



**DETAILS ON THE GROWTH
AND URBANIZATION IN
GREATER ESTERO**
GREATER ESTERO COMMUNITY REPORT
QUARTER 1 - 2025



THE GREATER ESTERO COMMUNITY REPORT

Details on the Growth and Urbanization in Greater Estero

February 2025

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Contents

Introduction	4
DEVELOPMENTS OUTSIDE THE ESTERO VILLAGE BOUNDARY	6
CenterPlace (FGCU/ Miromar Lakes)	6
Centro Apartments, near Three Oaks Parkway, North of Alico Road.....	6
Corkscrew Commons Drive	6
FGCU Parkway and Ben Hill Griffin Road.....	7
FFD (Florida Farms Development) Project East Corkscrew Road.....	7
Ritz Carlton Residences at Estero Bay	7
The Grove at Portofino Vineyards North of Estero Parkway.....	8
The Kingston Project East of Verdana Village.....	8
Verdana Village on East Corkscrew	9
RESIDENTIAL DEVELOPMENTS WITHIN THE VILLAGE OF ESTERO.....	10
Entrance to the Estero Recreational Center.....	10
Estero Crossing -Stock Residential and Commercial Project: "Corsa."	10
Estero Town Homes (Corner of Corkscrew Road and Sandy Lane- Formerly the Colonnade).....	11
Coconut Landing	11
Copperleaf on Three Oaks Parkway	11
Genova: The Last Phase of the Development	12

Mayfield Village – South of Broadway E and West of Sandy Lane. (East of the Seminole Gulf Railroad)	12
Milan Villas- Northwest Corner of Williams Road and Three Oaks.....	12
Northwest Corner of Estero Parkway and Ben Hill Griffin	13
River Creek (formerly Corkscrew Crossing) East Corkscrew Road	13
Shadow Wood on Coconut Road	13
The Brooks Town Center Development Plans involving the Previous Winn Dixie Building	14
The Development of the 62-acre Land Parcel on the Estero River: Estero River Park.....	14
Tamiami Trail (s) -East of US 41 and South of Broadway.....	15
The Development on Broadway and US 41	15
The Development on the Northwest corner of US 41 and Coconut Road (Woodfield Development) ...	16
The Hospital Corp of America's Property on US 41 (East side) just North of Hertz – “Northpoint” HCA	17
University Highlands II	17
Via Coconut (via Coconut on the west side of Genova).....	17
West Bay Club- The Island Highrise.....	18
West side of US 41 near Pelican Sound Blvd.....	19
Wildcat Run on East Corkscrew Road.....	20
Recreational Developments Planned in Estero	21
A New Recreational Center in Estero -Replacing the Driving Range and Using the Land Purchased by The Village on Williams Road and Via Coconut	21
BERT- The Bonita Estero Rails to Trails	23
Billiards and Bowling -Miromar Outlets.....	24
Purchase of Previous School Site planned on Three Oaks Road and Corkscrew	24
Sandy Lane Bike and Pedestrian Improvements	25
The Brooks Pickleball Expansion	25
The Estero Park and Recreation Center’s Playground	25
Commercial Developments.....	27
Abbiati Dental Office Building US 41 and Fountain Lakes	27
Aldi’s in the Shopping Center East of Corkscrew Shores and South of Corkscrew Rd	27
AT&T Cell Tower (at 3231 Coconut Road adjacent to the Bonita Springs-Estero Elks Lodge).....	28
Bella Terra Cell Tower	28
Celebree School at the Former Goodwill Location (Corkscrew Road and Puente Lane)	29
Chick-fil-A (Ben Hill Griffin and Corkscrew).....	29
Chiropractic Care and Rehab 9250 Corkscrew Road	30
Coastal Palms Academy Daycare River Ranch Road and Corkscrew Road.....	30

Coconut Point Additions	30
New Stores from January 2024 to January 2025	30
New Stores that will be Coming to Coconut Point in early 2025	33
Coconut Point Ford Estero	33
Corkscrew Pines Self Storage Units on Corkscrew Road near Stoneybrook	33
Culvers at US 41 and Murano del Lago Dr.....	34
Estero Eyebuild (former application under Ginsberg Eye Center) at Corkscrew Palms	34
Goodwill – New location in Lowes Plaza on Corkscrew Road	34
Hotels Planned or Completed Recently in Greater Estero	35
Integrative Rehab Clinic on Corkscrew Road.....	36
Land Parcel to the north of the Houck Dermatology building	36
Palms Day Care for Early Learners.....	37
Plaza De Sol. (Northeast corner of Three Oaks and Corkscrew Road)	37
Renovations at the South County Regional Library in Estero.....	37
Shopping Center East of Corkscrew Shores and South of Corkscrew Rd	37
Southwest Florida Proton Center at Estero Parkway and Three Oaks.	38
Starbucks's New Location Next to Wawa in Lowes Plaza.....	38
SW Corner of Corkscrew Road & River Ranch Road	38
The Goddard School for Eary Development -Corner of Quente Way & Three Oaks Parkway.	38
The Old Post Office 8111 Broadway East	39
The Shoppes at University Highlands off Ben Hill Griffin Parkway.....	39
Walmart on US 41 in Estero	40
Wawa Convenience Food & Beverage Store with Gas Development	40
10-acre site on US 41 in front of Rapallo-Marketplace at Coconut Point	40
Road Development Updates	42
Florida Department of Transportation (FDOT).....	42
Village of Estero	44



Introduction

As indicated in the Engage Estero report issued in September 2024, urbanization in greater Estero continues rapidly. Before the Village of Estero’s incorporation at the end of 2014, those who purchased land and registered with Lee County—often dating back to the 1990s—either sold their building options to developers or are in the process of doing so themselves.

Due to the earlier approval granted for development by Lee County, there is relatively little room for maneuvering that the Village of Estero can implement for those developments within the Village boundary. The factors that can be addressed include style, colors, density, layout, landscaping, access, safety, and environmental issues to ensure everything aligns with Estero’s overall community plan.

Residents have expressed their concerns to Engage Estero regarding the impact of road congestion caused by the increased density of units due to the numerous apartment buildings and the challenges of constructing new roads to accommodate this growth. Additionally, because of the high costs associated with renting or purchasing these apartments, opportunities for teachers, healthcare workers, first responders, and other support staff to live near their workplaces are virtually nonexistent. This situation further intensifies traffic congestion.

The management team at Engage Estero has been holding regular meetings with Village Council members and management regarding these issues, which are being taken seriously. Two upcoming meetings on Road Safety are scheduled for February 26th at 10 am at the Estero Recreation Center and another on March 26th at the exact location. Village management will summarize the findings of the Road Traffic Study conducted in 2024 by Johnson Engineering at that time and place. The Village management has also expressed a willingness to encourage developers to create more affordable housing for junior professionals and other support staff in Estero. These initiatives will help reduce rush-hour traffic and the turnover rate of key individuals, ensuring we retain qualified teachers, medical staff, and first responders.

In the last few years, the Village has purchased various land parcels amounting to approximately 200 acres at considerable cost to ensure that the level of development is minimized wherever possible. This has been done without raising our property taxes. These include:

- 62 acres of recreational land northwest of US 41 and Corkscrew Road, part of the Estero River
- 10 acres near River Oaks to preserve natural spaces
- 79 acres behind the Post Office on Three Oaks Parkway to support flood management and retention pond installation

- 20 acres near Via Coconut and Williams Road for the sports and recreation complex

The Village has also embarked on converting those with septic tanks to mains sewers that will help reduce contamination of the Estero River leading to Estero Bay. Although this process has taken longer than we had hoped, this has been mainly due to the aim of reducing the cost to homeowners by seeking grants from Federal, State, and County sources. More recently, the Village has planned and developed a central 100-acre area north of Williams Road and west of Via Coconut for recreation and sports purposes, which will be outlined later in this report.

While there is much to be thankful for, vigilance and sound decision-making are needed to ensure we can continue enjoying our lives in greater Estero. Engage Estero will need your support to achieve a positive outcome.

The following chart highlights the continued growth planned along East Corkscrew Road. The total population could reach 57,000 in 10-15 years. This total would include the newly planned developments by Kingston and FFD (GL Homes) along East Corkscrew Road. However, Kingston Development and FFD are on hold until the permitting process is resolved (see details under The Kingstone Development).

Chart 1 Shows the Current & Likely Population Estimates Along East Corkscrew Road

CY	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Estero													
Wildcat Run	946	957	968	968	968	979	990	990	990	990	990	990	990
Grandezza	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152
Rivercreek												198	838
Preserve at Corkscrew		198	616	836	970	970	970	970	970	970	970	970	970
Bella Terra	3080	4158	4178	4178	4178	4178	4178	4178	4178	4178	4178	4178	4178
Stoneybrook	2462	2462	2462	2462	2462	2462	2462	2462	2462	2462	2462	2462	2462
Total	8640	9927	10376	10596	10730	10741	10752	10752	10752	10752	10752	10950	11590
Outside Estero													
The Place							473	1049	1707	2519	2827	2915	2915
Verdana										35	469	1252	2152
Corkscrew Shores				332	664	933	1133	1223	1382	1423	1423	1423	1423
WildBlue								51	539	1181	1470	2226	2358
FFD (GL Homes)													
Corkscrew Estates												66	110
Kingston													
Total	0	0	0	332	664	933	1606	2323	3628	5158	6189	7882	8958
Total	8640	9927	10376	10928	11394	11674	12358	13075	14380	15910	16941	18832	20,548
Annual Increase		1287	449	552	466	280	684	717	1305	1530	1031	1891	1716
Population estimate as of 12-31-2024 (2.2)													

(Population estimates are based on 2.2 X the number of homes (determined in Jan 2024), but the chart is from January 2025 with the data on the numbers of dwellings occupied)

Note: The Kingston Development (not listed above), if/when it proceeds, will involve approximately 10,000 new homes with a population estimate of 22,000. The FFD development will affect about 5,208 residential units (single-family and multi-family), with a population estimate of almost 11,500. Thus, when complete, the combined population from these two developments will be 33,500. However, given the problems with permitting, these developments may take longer than initially envisaged. As you can see, the estimated population along East Corkscrew is now over 20,500.

Outside the Village

DEVELOPMENTS OUTSIDE THE ESTERO VILLAGE BOUNDARY

CenterPlace (FGCU/ Miromar Lakes)

CenterPlace is a mixed-use development in Fort Myers, adjacent to Florida Gulf Coast University and Miromar Lakes. This 886-acre community will feature 1,950 multi-family residential units, including condos and rental apartments at full build-out.

The commercial segment of CenterPlace will include a 250-room hotel, conference center, shops, and office space. About 170 acres of CenterPlace will be dedicated to open space, and the community features frontage on a beautiful freshwater lake. Walkability is a key design feature with commercial amenities within walking distance of residential buildings.



Private Equity Group is developing CenterPlace. It previously developed The Landings Yacht, Golf, and Tennis Club along the Caloosahatchee River in Fort Myers and the Coral Point Shopping Center in Cape Coral.

CenterPlace is in Fort Myers, east of Ben Hill Griffin Parkway and south of Alico Road. It is adjacent to Florida Gulf Coast University and the Gulf Coast Town Center.

Centro Apartments, near Three Oaks Parkway, North of Alico Road

The Centro apartments, a 264-unit complex at the northwest corner of Interstate 75 and Alico Road, welcomed its first residents in October 2023.

The 264 units have one to three bedrooms and private balconies. The Centro offers luxury studio, one-, two-, and three-bedroom apartments.

Residents can enjoy dining, shopping, recreation, entertainment, service, and academics within minutes of The Centro. The development is complete, and the apartments are “move-in ready.”



Corkscrew Commons Drive

Cellebree School has applied for a change to the property located north of Corkscrew Road and west of Corkscrew Crossings Boulevard, which was previously operated as a

Goodwill Retail & Donation Center will soon move to its new premises within the Lowes Development area on the corner of Three Oaks and Corkscrew Road. They wish to modify the original site plan by replacing the

loading zone with a playground and changing the building's color scheme. Approval was granted in October to remove the stone at the building's base and clarify the color of Utterly Beige for the base.

FGCU Parkway and Ben Hill Griffin Road

The 12-acre site adjacent to the north entrance of Florida Gulf Coast University (FGCU), located about two miles southeast of the Gulf Coast Town Center and Alico Road, was cleared in April 2023. FGCU was considering several options for the land at the time, but it is understood this has now been sold to a developer. Some would like to see the land retained as “greenspace,” given that changing from its previous barren land to greenspace has both environmental and developmental implications. There is the dilemma of wanting to see the environment in its natural state and wanting to see development for those living close by. However, it is hoped that the developer and planners will consider keeping a significant green space area intact.

Engage Estero is unaware of any further information on this aspect.

FFD (Florida Farms Development) Project East Corkscrew Road

FFD is a 5,208-acre site on the south side of Corkscrew Road, just east of Corkscrew Shores and west of Six L's Farm Road. GL Homes had planned a significant development that would have included:

- 5,208 residential units (single-family and multi-family) 1 unit per gross acre
- 100,000 square feet of commercial uses
- 240,000 square feet of amenity area use
- Existing agricultural services, including 50,000 square feet of research and development acreage for an elementary school, have also been included in their plans

However, the company has let its option to develop the land lapse. At this time, no other company has come forward with any subsequent plans. It is unclear whether this decision relates to the permitting problems and delays that have impacted the large Kingston site nearby, but it is possible.

Ritz Carlton Residences at Estero Bay

The Ritz-Carlton Residences, Estero Bay, condominium development by London Bay Development Group, has sold over 90% of its units in the south tower. This demand prompted the release of 112 additional waterfront residences in the North Tower. Situated on nearly a mile of waterfront along Estero Bay and the Gulf of Mexico, the project consists of 224 apartment homes across two 22-story towers upon its anticipated 2026 completion. Construction is ongoing. The development was formerly known as Bayview Development. For more details, see <https://www.theresidencesesterobay.com/>



The Grove at Portofino Vineyards North of Estero Parkway

The Grove is an apartment community in Lee County, north of Estero Parkway, just off Three Oaks Parkway, opposite Athenian Charter School in the 33967 ZIP Code. The Lee attendance zone serves this area. This three-story community has 312 units. The units have one, two, or three bedrooms and feature stainless steel appliances and walk-in closets. There is a clubhouse and fitness center onsite.



The Kingston Project East of Verdana Village

In June 2022, Lee County Commissioners approved an extensive development after initially denying Corkscrew Grove Limited Partnership a limestone rock mine proposed for the same spot along Corkscrew Road. The homes will be built on over 6,000 acres of property extending from south of Corkscrew Rd. to SR-82.

Cameratta Companies' proposed development will include 10,000 dwelling units, a 240-unit hotel, 700,000 square feet of commercial space, and 3,287 acres of restoration, conservation, and flowway.



The proposed density on the site will be 1.5 dwelling units per acre. Cameratta has promised a K-8 school and will pay for the spine road within the complex and other vital contributions to safeguard water runoff and wildlife.

The property, used for agriculture, extends south of Corkscrew Road to State Road 82, bordering conservation lands such as CREW and the Imperial Marsh Preserve.

“Our efforts on the Kingston project will duplicate the restoration work that we’ve done at The Place and Verdana Village,” said Ray Blacksmith, President of Cameratta.

The project's development conditions include open space, a human-wildlife coexistence plan, a central irrigation system, and hydraulic connections to improve flood control in the Wildcat Farms neighborhood.

The property is in a Density Reduction/Groundwater Resource area, a land-use category incorporated in the Lee Plan to address the development’s effect on wetlands and natural resources. Cameratta acknowledged some of the development’s inconsistencies with the Lee Plan but explained that each inconsistency was met with evidence of protection of the public interest. The density per dwelling unit is 1.5 dwelling units per acre.

Despite the many impressive initiatives the developer was planning for the site, in 2024, a U.S. district judge ruled that the Fish and Wildlife Service and the Environmental Protection Agency violated the Endangered Species Act by putting Florida in charge of approving specific permits to fill in or build on wetlands.

Washington, D.C.-based Judge Randolph Moss, in a 97-page decision, overturned the federal agencies' decision, which was made four years ago, because they did not follow the required steps to make it legal for Florida officials to make such decisions.

The federal judge's ruling means state agencies such as the Florida Department of Environmental Protection cannot approve the required permits before anyone can build on a wetland. This has put a hold on the Kingston development, at least for the time being, until a clear pathway to potentially gaining the required permits can be determined. So, the development is on hold pending further investigation of the permitting situation.

Verdana Village on East Corkscrew

Verdana Village, a Cameratta Companies operation, is now well advanced. Homes by Lennar and Pulte Homes showcase several home styles and footprints. Home prices are in the \$500K-\$1M range. Although building on the site is extensive, there are still opportunities for those interested in living in this well-designed community.

It is a large community in terms of area and provides indoor and outdoor tennis, pickleball, and basketball courts. There are resort pools and many other amenities. When complete, the development will have 2,400 homes.



In addition, residents now have a Publix-anchored retail shopping center outside the front gates, which opened in 2024, including Heartland Dental, Publix Liquors, The Nail Lounge Spa, and Dunkin'. The Shoppes at Verdana Village provides 78,000 square feet of shopping space with top-tier local, regional, and national brands built to accommodate dining, beauty, banking, and medical services. There is up to 15,500 square feet of available small shop space with three out parcels for development. The school bus also stops inside the community close to the Publix store. Other stores such as the UPS Store – Estero Nail and Spa – Embark- New York Pizza and Pasta – Heartland Dental – and Fifth Third Bank have recently opened or are about to.

Residential

RESIDENTIAL DEVELOPMENTS WITHIN THE VILLAGE OF ESTERO

Entrance to the Estero Recreational Center

Residents will notice that the recreational and sports complex work is underway if they travel on Via Coconut north of Williams Road. Plans to reconfigure the entrance to Estero Recreational Park on Corkscrew Road are underway. Discussions are taking place between The Village of Estero, the Lee County Board of County Commissioners Parks and Rec Advisory Committee, and the Lee Department of Transport about the potential for a main entrance to the Estero Community Park off Via Coconut Point. When implemented, this main entrance would facilitate connection to the Recreation and Sports Complex and Bonita Springs/Estero Rails to Trails (BERT) development along the existing Seminole Railway land that has been approved.

Estero Crossing -Stock Residential and Commercial Project: The residential section will be called “Corsa.”

Located on the south side of Corkscrew Road, between Three Oaks Parkway and I-75, Estero Crossing (east of Lowes) features 306 apartments and 60,000 square feet of retail shops. It is close to Corkscrew Road and includes six three-story luxury apartment buildings. This development is now almost complete.



As residents will have seen, the commercial space is pedestrian-friendly, with brick-paver walkways, benches, and lush landscaping. Various businesses have already established their operations there. These include restaurants with indoor and outdoor seating, other entertainment venues, boutique-style shops, and even health and wellness offices and studios.

The stores and restaurants include Chicken Salad Chick, Crisp and Green, Dunkin, Oak and Stone, Orange Theory, Restore Cryotherapy, Sherwin Williams, Affordable Dentures, The Joint, Bubbakoos, Estero Eye, Orange Theory Fitness, My Salon, Burritos, and Batteries Plus. The well-planned and designed combination of residential and commercial properties is an important addition to what is available in the area near Lowes Plaza.

In January 2024, the developer requested a development order to construct the residential portion of Estero Crossing, which includes six residential buildings, an amenity center, and associated parking lots. The name of the residential portion of Estero Crossing will be “Corsa” at Estero Crossing. The colors for the six residential buildings were revised to be consistent with the pattern book. Each building will have the same paint colors,

but each building will have a unique articulation, so they are not identical. The paint colors are the same as the commercial portion of Estero Crossing.

Estero Town Homes (Corner of Corkscrew Road and Sandy Lane- Formerly the Colonnade)

Toll Brothers Estero Townhomes requested to rezone the 21.4-acre property at the northeast corner of Corkscrew Road and Sandy Lane to allow for a maximum of 171 two-story townhome units at 35 feet. This property is currently zoned for a continuing care facility.



Toll Brothers has met with their neighbors to the north and east to make them aware of the plans for this property. They plan to have a fence with enhanced buffer along the north side of the property, a pocket park adjacent to a lake, an amenity center, and a 6-foot wall with enhanced landscaping along Corkscrew Road. There will also be a public amenity with seating and lush landscaping on the southwest corner. They plan to have two accesses to the site, one from Design Parc Lane to the east and the other from Sandy Lane. The builder has asked for a continuance at an earlier PZDB meeting. It appears that 154 townhomes have been agreed.



The Village has expressed concerns about the general appearance and design of the proposed properties, which will require modification. In September, Estero PZDB Board Members Williams, Wallace, Sheeley, and Tatoes each met individually with the Toll Brothers representatives and Village Staff for an overview of the changes. Following a review, the changes were approved.

Coconut Landing

The development is located off Coconut Road, ¼ mile from the Coconut Point Hyatt Resort next to El Dorado Acres. Coconut Landing has 25 single-family homes that have now been completed. Some homes are still available for purchase. Key features include open-concept floor plans, customizable outdoor living with a private pool, and exclusive Coconut Point Hyatt Resort VIP membership. Pricing starts from \$1.05 million.



Copperleaf on Three Oaks Parkway

Copperleaf at The Brooks has remodeled the clubhouse at Three Oaks Parkway and Coconut Road. The work involved expanding the clubhouse, pool café, and pool deck, as well as modifying the golf cart and parking areas, adding 21 parking spaces for staff. The architecture and paint colors have been coordinated with the original design.

A third bocce ball court has been added, along with infilling wet detention lakes and altering the clubhouse landscaping. The work has enhanced the appeal of this already popular gated community.

Genova: The Last Phase of the Development

What began as a private gated community of luxury condominiums inspired by the Italian Riviera, Genova, is now getting ready to debut its final phase. The plan for additional condominiums has been amended to brand-new luxury villas and townhomes. Open-concept floor plans with gourmet kitchens and outdoor living spaces are just some of the features that will be included. The resort-style amenities include lake and clubhouse views.

The townhomes will feature two garage spaces per unit, with varied building heights, shallow roof pitches with barrel tile as material, and wide overhangs. Attached balconies with decorative metal railings, square openings with an occasional archway, and architectural features with roof cupolas, corbels, and clay tile vents are also expected. CC Homes will build 31 villas, two stories, and 2,500 square feet.



Genova Gate Access Modification. Genova wishes to manage gate access with cameras and remote actions as a significant cost-saving strategy. The discussion was polarized and will involve HOA bylaws and approval thresholds (75%). The Village Planning, Zoning, and Design Board approved the change in 2023. Building has yet to commence.

The final phase of Genova consists of a mix of stately townhomes and luxury villas with open floor plans, gourmet island kitchens, private master suites, and spacious outdoor living areas.

Although plans have been approved, it is unclear when the final phase of this eye-catching development will begin.

Mayfield Village – South of Broadway E and West of Sandy Lane. (East of the Seminole Gulf Railroad)

In October 2024, the Village Planning, Zoning, and Design Board (PZDB) received an application to change the Master Concept Plan and Zoning conditions to allow for a small residential development. Lennar Homes is planning to build on 16 lots at that location.

Milan Villas- Northwest Corner of Williams Road and Three Oaks

The development on the 10 acres of land at the northwest corner of Williams Road and Three Oaks Parkway is almost complete. Forty homes have been built and are ready for occupation. Landscaping on the site has also been carried out.

The homes are set into two rows, essentially with a road for internal access running north-south inside the developments and a roundabout at the southern end. Some original trees and landscaping have been retained along Williams Road to the corner with Three Oaks. The homes are around 1,500 sq ft and are for sale at the \$500K level.



Northwest Corner of Estero Parkway and Ben Hill Griffin

There are no final plans for this site. The Village has been discussing several possibilities with several parties, but nothing has been finalized at this time.

River Creek (formerly Corkscrew Crossing) East Corkscrew Road

The new community within the Estero Village boundary will consist of 395 acres and 544 single-family homesites, bounded by Corkscrew Road to the North, Wildcat Run to the West, The Preserve, and Bella Terra to the East. The homes will include single-family homes, twin villas, townhomes, and condominiums. Two hundred acres will be set aside as a preserve.



Homes comprise one and two-story home designs featuring a selection of standard luxury features. Floorplans range from approximately 1,900 to over 4,300 square feet, including up to five bedrooms, master suites upstairs or downstairs, 2-3 car garages, and flexible living spaces.

The development consists of a gatehouse and a common recreation area. The community will have awnings for the sports courts and bicycle stands.

The community features several lakes, and over half the acreage is dedicated to undeveloped preserves. This residential community will have three phases, with a common recreation area. River Creek's GL Homes' grand opening was on August 27th, 2023. The new home designs range from the \$600s and up. Click here to view the site. A total of 459 homes have been sold to date. <https://www.youtube.com/watch?v=Ao6Uv9PkI04>

In August 2023, the developer requested approval to construct 200 single-family homes on 56.25 acres for Phase III of the River Creek Development. The Village Planning, Zoning, and Design Board noted no communication or conflict of interest. Considerable progress is being made on the 12,000-square-foot clubhouse, which was started in February 2024.

It should be noted that Estero councilors signed off on a change in zoning for this community that reduced the number of homes allowed on the property to 590 from an original plan of 724. The zoning request also changed the types of structures from primarily multi-family to primarily single-family buildings, which has reduced the impact on the wetlands and wildlife in the area.

Shadow Wood on Coconut Road



Shadow Wood has completed the enhance its Clubhouse to comply with emergency access requirements.

In a future development submitted to the PZDB in February 2025, access to the clubhouse will be altered so that the road will run directly to the building. This also requires moving the tennis courts from their current location. A new proposed building will house four indoor Pickleball courts to be erected on the west side of the car park with a coffee shop, restaurant/bar, and outdoor swimming pool.

Shadow Wood has completed the modifications to the guardhouse on Coconut Road, changing its appearance and increasing the height of the roof overhang. A similar change will be made to the Three Oaks gatehouse. Plans were submitted to the PZDB in October 2024.

The Brooks Town Center Development Plans involving the Previous Winn Dixie Building



Estero Village Council unanimously voted to affirm a development order on Dec. 13, 2023, for a four-story, 137-unit apartment complex at the

northwest corner of Three Oaks Parkway and Coconut Road. The development order for the project, known as Brooks Town Center apartments, was approved with conditions by the Village Planning, Zoning, and Design Board on Oct. 10 in a 5-2 vote. Also approved was the stipulation that the 20 spaces immediately in front of the commercial area that are back-to-back spaces be strictly reserved for commercial and not for joint use.

Despite considerable “push-back” and legal challenges from residents, especially those living in Shadow Wood and headed by Kathy Wyrofsky, it appears that the development has commenced with several agreed-upon modifications to help reduce the impact of this development on residents.

The former Winn Dixie building has been demolished, and construction of the 4-story apartment building will begin shortly. Completion will likely be in around 12-14 months.



The Development of the 62-acre Land Parcel on the Estero River: Estero River Park

Since the Village purchased the property in 2018, various discussions have occurred with the public and architects about acceptable options.

The 30 acres south of the Estero River will remain a protected environmental area that could not be developed following the council's vote to rezone the property from mixed-use to a public park. This rezoning ensures that it cannot be sold off for commercial use in the future. The land south of the river is an area of natural beauty. There are many mature trees of several types, together with a wetland area and a section home to gopher tortoises.

The natural area will offer a peaceful natural environment for everyone to enjoy. Work is well advanced on the nature trails through the site, which is around 80% complete. An attractive open fence along US 41 and Corkscrew Road will also provide the property's boundary. The area will be available to the public in 2024. However, after a lapse of 6 years, the area north of the Estero River is still under consideration by the Village Council and management regarding the most suitable options.

However, at the Village Council meeting on Jan 21st, 2024, it was stated that Engineering Management contracts for the project would be outsourced for future development of the area to the north of the river. Conceptual plans for the overall site have not yet been put forward for public comment.

Phase 1 of the project involves an access drive, 85 parking spaces, bike racks, and Old Florida-styled restrooms on the north side of the Estero River. The toilets will be hooked into the nearby utility. A bridge will cross the river to the 8-foot ADA-accessible, porous multi-use on the southern side of the river. Decorative fencing will be on the park's perimeter at US 41 and Corkscrew Road, with a chain-link fence on the eastern railroad side of the property.

Access to this site is off US-41 to the southern end of Highlands Avenue, where the parking lot and bathroom will be located north of the Estero River. The existing swing bridge over the river will be replaced with a 10-foot-wide bridge leading to 8-foot-wide walking trails composed of recycled porous rubber. A bald eagle management plan is in place, as an eagle's nest is on the southwestern portion of this property.

Phase 1 represents less than 6 acres of the total 64 acres of the Village-owned Estero on the River property, located at the northeast corner of Corkscrew Road and US 41. At the January 24th, 2024, meeting, The Village Council approved \$151,440 for CW3 Engineering, Inc. to provide construction engineering and inspection services for the Estero on the River Phase 1 improvements.

Phase 2 improvements will include additional paths on the south side of the Estero River, a fence around the property south of the Estero River, and a path along the north side of Corkscrew Road. The additional paths will allow people to walk through the area during the eagle's nesting season. It is hoped that these phases will be completed soon.

Tamiami Trail (s) -East of US 41 and South of Broadway

A new potential development is planned South of the Methodist Church, which is South of Broadway. A request has been made to rezone the properties currently zoned Commercial Planned Development (CPD) and Urban Commercial Redevelopment (UCR) to Commercial Planned Development. The plan would be to remove the existing buildings and redevelop the site with a 16,000-square-foot commercial building.

The Development on Broadway and US 41

The Village Planning, Zoning, and Design Board approved a residential development on 34 acres east of U.S. 41 in Estero, north of Broadway Avenue, East and west of the railroad tracks, in 2023. Land clearance is now virtually complete, which has led to many questions from residents about what is being planned for this site!

The developer, Buckingham Co., is building three multistory buildings with 100 units each and ten townhomes with 310 units. Several years ago, Lee County approved two hundred thousand square feet for nonresidential use and a 125-room hotel.



The developer plans to use just 30,000 square feet of the nonresidential land-use entitlement. Two buildings will be mixed-use, with 5,000 square feet of non-residential use on the ground level. The third building will include community amenities, a public pocket park, two pickleball courts, a pool area, and a public passive park at Broadway Avenue. To avoid confusion for residents, the development will no longer be called “Downtown Estero.”

The company hopes to begin construction by March/April 2025.

The Development on the Northwest corner of US 41 and Coconut Road (Woodfield Development)

South Carolina-based developers Woodfield Development and ELV Associates now own the land (previously owned by Lee Health), which was acquired for \$32.6M. The 45.6-acre development is located at the northwest corner of U.S. 41 and Coconut Road in Estero. The mixed-use development, Woodfield Estero, is planned for 596 residential dwelling units, offices, retail, restaurants, and related uses.



The site has a 7.6-acre indigenous preserve area along the western and northern boundaries and some existing street infrastructure, including one access point from Coconut Road at Walden Center Drive, constructed as part of a previous development plan.

It is currently zoned for mixed-use development under the Mixed Use Planned Development (MPD) district classification. However, as required in the Village’s Land Development Code for any planned developments in the Village Center Area, the application will request a rezoning to the Estero Planned Development (EPD) classification, specifically the Tier 3 Village Center designation.

The zoning change would allow residential and nonresidential uses in a more compact, urban form. The current plans for Woodfield Estero show nearly 600 residential dwellings with a mix of apartments and townhomes. A 260-room hotel will overlook one of the several community parks.

In July 2023, the Estero Village Council unanimously approved an ordinance with six deviations to rezone a 45.6-acre parcel from mixed-use to Estero's planned development. Council members mostly praised the project, but they did have some concerns. They thought the civic building, intended for about 3,000 square feet, was too small. The developer was encouraged to double the size given the expanding local population.

Phase 1 will begin a transformative journey, focusing on essential infrastructure such as stormwater retention, roadways, utilities, and lush perimeter landscape buffers along key areas, including the US-41 frontage. Plans also include the integration of a traffic signal or roundabout at the intersection of Coconut Road and Walden Center Drive, ensuring smooth accessibility for residents and visitors alike.

As updated in February 2024, Phase 1 of the project will start shortly. The project is set to introduce 296 modern apartments and 25,000 square feet of commercial spaces, all designed in the timeless elegance of Spanish Colonial Revival architecture. The community’s overall blueprint is impressive, encompassing 596 dwelling units, 82,000 square feet of retail and dining options, a 260-room hotel, civic spaces totaling 6,000 square feet, and 42,000 square feet of general and medical office spaces.

Building aesthetics will feature a harmonious blend of two-, three-, and four-story structures adorned in taupe and linen, complemented by dark bronze accents. With a maximum height of 70 feet (excluding architectural features), the design ensures a balanced skyline. Notably, the two-story clubhouse will boast a picturesque waterfront view, enhancing the community's appeal.

Parking solutions have been thoughtfully integrated to minimize visual impact, with most spaces cleverly concealed from public view. Enhanced landscape planning further enriches the community's ambiance, promising residents a serene and verdant environment to call home. Additional information will be provided as it becomes available.

In November 2024, Woodfield requested a development order for the first phase of its mixed-use development. This first phase includes the infrastructure, two apartment buildings, two parking garages, and the pedestrian paseo on the southeast corner.



The Hospital Corp of America's Property on US 41 (East side) just North of Hertz – “Northpoint” HCA

Although HCA Healthcare purchased 100 acres in Estero for \$52.5 million in 2019, they are now selling a large part of the property. They will keep part of the site on the north side for a medical complex. Because no contract has been agreed upon, the potential outcome and range of options for the property still need to be clarified. If a large part of the property is sold to a developer, it seems unlikely that a hospital will be built on the site. The property on US 41 is north of The Hertz Building and borders Via Coconut on the eastern boundary.

Although “behind the scenes” discussions about plans are ongoing, no final decisions for this large land parcel have been made or formally submitted to the Village. The Village Manager, Steve Sarkozy, has stated that any development will need to achieve a high level of aesthetic design and quality because of the site's size and location.

University Highlands II

The site is part of the Timberland & Tiburon location. Two buildings are requested to be built on the 6.37-acre vacant site. Each one-story building includes four units and totals 7,800 square feet.

Via Coconut (via Coconut on the west side of Genova)

This is a 20-acre development on the West Side of Via Coconut, south of Corkscrew Road.

Jones Lang LaSalle Americas, Inc. (“JLL”) provides the +20.19-acre development site, with approvals, to break ground on a mixed-use development and a 1-acre public park, creating a landmark destination.

In January 2024, a public information meeting was conducted for a request for a development order for Via Coconut’s mixed-use development of 330 multi-family units, 29,600 square feet of commercial use, and a 10,000-square foot church, a one-acre public park on Via Coconut Point across from Genova. The public amenities include a dog park, pocket park, meandering multi-use path, fishing pier with bike rack, and the one-acre park being donated to the Village.

The commercial development will likely include an Animal Clinic, Banks and Financial institutions, a Bar, a Broadcast Studio (Commercial Radio and Television), and cinemas and theaters. Community Gardens and a public dog park on the south side of the property are also included in the plans. Other options being considered for the development include restaurants, convenience food and beverage stores, a cultural facility, a daycare center, and a drugstore. A hardware store, Household and Office Furnishings, Insurance Company, Dry-cleaning and Laundry Services, Library, Post Office, and Medical or Dental Lab.



The public amenities include a dog park, pocket park, meandering multi-use path, fishing pier with a bike rack, and the one-acre park being donated to the Village. Their plans call for multi-family buildings, commercial space with potential restaurants and retail space, and a park.

They will have a mixture of lakes, stormwater vaults, a filter marsh, and two access points on Via Coconut with future pedestrian and vehicular access to the west. There was a lengthy discussion regarding drainage. The Village Planning, Zoning, and Design Board approved the plans with staff stimulations. There will be two access points on Via Coconut with future pedestrian and vehicular access to the west. No ground has been broken, but this could start later this year. An amendment to the plan will be heard in July by the PZDB and will include several changes to the mixed-use project consisting of:

- Eliminating the “under-building parking” and replacing garages, carports, and surface parking behind the buildings.
- Modification of building footprints and shifting of some units. The height of mixed-use buildings along Main Street will be reduced from 3 to 2 stories.

The following link shows the details of the planned development.

<https://play.champds.com/ATT/esterofl/2021-08/6198cfd30c43c0728c3650f2a813b4d88454d43f.pdf>

West Bay Club- The Island Highrise

West Lake Court at the West Bay Club will have 26 Luxury Villa Single Family Homes (now under construction) with spectacular waterfront and golf views.

In addition, Garcia Stromberg has designed a new high-rise, "The Island." It will have a central core building designed to maximize the panoramic views from every residence. The new condominium will focus on outdoor living, an appreciation for sunsets over the Gulf of Mexico, and a rooftop amenity deck with a pool and fitness area.

The residences will have wider terraces with summer kitchens, expansive glass walls, and premium interior finishes. The building will be 23 stories over parking (approximately 270 feet) plus 20 feet for rooftop equipment. The high-rise building will be built on Pod 5 at the West Bay Club. It will have four units per floor, with two penthouse levels. The glass on the building will be non-reflective. West Bay Club is located at the end of Williams Road, west of US 41.



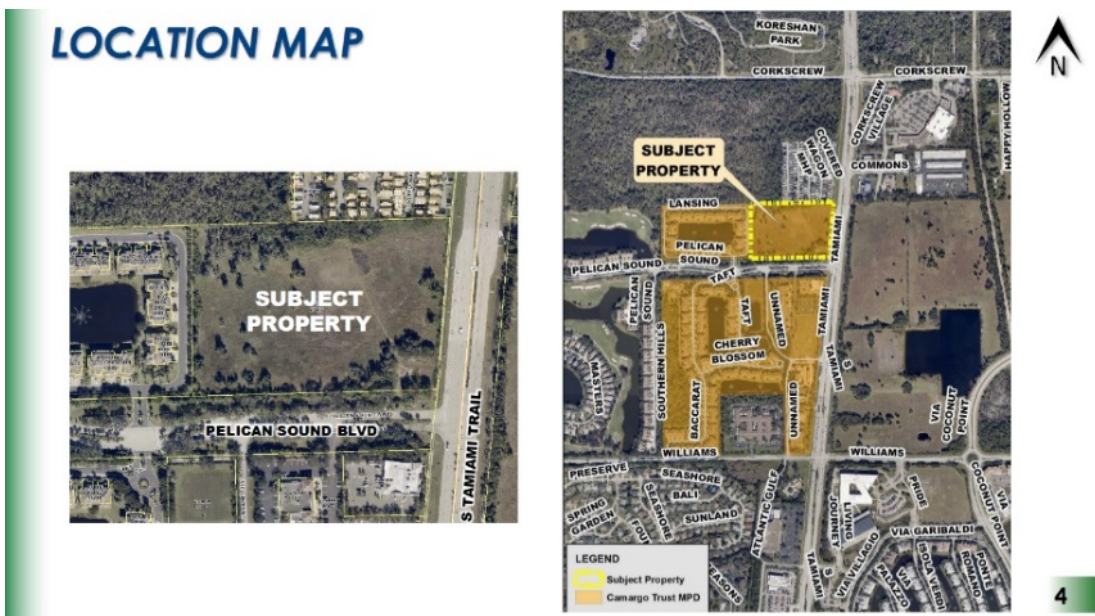
In July 2024, it was announced that Kolter Urban had selected Manhattan Construction Company as the general contractor for The Island at West Bay Club, a 24-story, 86-unit luxury condominium at 5100 Bayridge Boulevard within the master-planned golf community of West Bay on Florida’s Paradise Coast. The project, designed by Garcia Stromberg Architects, recently received a construction permit from the Village of Estero.

“We are thrilled to announce our partnership with Manhattan Construction Group as the general contractor for The Island at West Bay Club,” said Brian Van Slyke, Kolter Urban’s Regional President. “With the development officially underway, we’re pleased to pair our vision for The Island at West Bay Club with Manhattan Construction Group’s extensive expertise and commitment to quality to deliver an exceptional living experience for our future residents.”

It is anticipated that ground will be broken soon, with completion of the project likely in 2026.

West side of US 41 near Pelican Sound Blvd

A 219-unit complex is being proposed for the location in the following map.



It will be a mixed-use development. Minnesota-based Roers Co is applying to the Village Planning, Zoning, and Design Board to allow a maximum of 219 Multi-Family Residential Dwelling Units on the 11+/- acre parcel located on the north side of Pelican Sound Dr.

The initial presentation on July 25th at the Village Planning, Zoning, and Design Board meeting was considered unimpressive and will need several modifications to move forward. There was significant pushback by residents of the Meadows.

The key objection was traffic at the intersection of Pelican Sound and US 41. Mary Gibbs indicated that a traffic light may be installed in the future because of the development of the Northpoint property on the east side of US 41. This puts the Pelican Sound intersection, Coconut Road, and Williams Road into the traffic pattern study. This will undoubtedly be examined in the 2024 Estero Traffic study, which is now well underway. Steve Sarkozy, David Willems, and Leah Holmes, Transportation Engineer at Johnson Engineering, will present the Village 2024 Traffic Study results at The Estero Recreational Center on March 24th at 10 am. (registration for the event is necessary- go to www.esterotoday.com to do so)

The property's current zoning is Camargo Trust mixed-use planned development. Since the site's future land use designation is at the Village Center, it must be rezoned to Estero's planned development standards to allow the project to proceed.

Estero's planned development has different tiers, mixed uses, and incentive offerings that must be addressed. The PZDB has pointed out that the maximum density permitted in the land-use plan is 27 units an acre for a Tier 4 compact community.

Wildcat Run on East Corkscrew Road

The Village Planning, Zoning, and Design Board approved Wildcat Run's application to improve the clubhouse and parking. The plan includes a newly paved parking lot, realignment of existing parking spaces, and drive aisles. ADA access from the parking lot to the existing clubhouse sidewalk separated golf cart parking spaces, bike rack areas, and improved pedestrian and staff pathways are included. Four heritage trees, 3 of which were planted too close to each other and one over-pruned, will be removed and replaced with 20-foot-tall live oak trees between the parking lot and the residences.

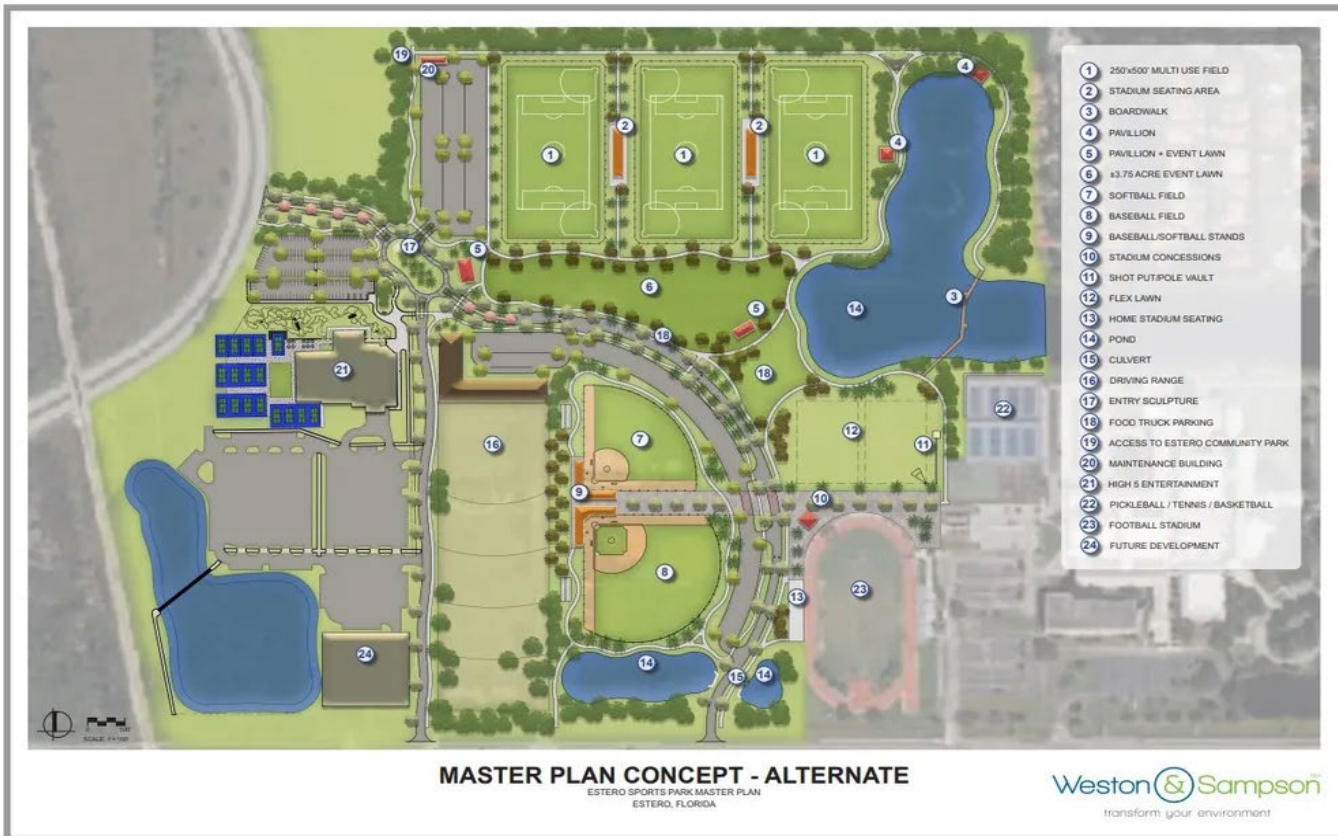
The community also seeks to renovate one of the five existing tennis courts into four new pickleball courts. These courts would be located south of the clubhouse in the center of the development. This request was made in May 2024.

Recreation



Recreational Developments Planned in Estero

A New Recreational Center in Estero -Replacing the Driving Range and Using the Land Purchased by The Village on Williams Road and Via Coconut



The sports complex will be located on the parcel of land between Williams Road and Via Coconut Point. Although The Village of Estero closed down the Golf Coast Driving Range last year, the all-new multi-sport entertainment center is commencing development. Following Chicken and Pickle's decision to pull out of the project, High 5 Entertainment will control the Pickleball courts on the site.

Crews have begun groundwork for the new High 5 Entertainment complex. The brand-new High 5 Entertainment building will sit on the 20-acre property on the north side of Williams Road, east of Coconut Point. It will consist of two floors of indoor and outdoor entertainment spaces, including:

- 21 pickleball courts
- 16 full-size bowling lanes

- eight lanes of duckpin bowling
- Bocce ball
- 18 holes of miniature golf
- Axe throwing
- Immersive laser tag
- An arcade
- Patio dining and a bar

The High 5 Entertainment Complex will now take charge of both its operation and the Pickleball courts that will be built even though Chicken and Pickle have pulled out of the arrangements. The Entertainment complex will be built on two floors, featuring a state-of-the-art arcade with virtual reality, laser tag, mini golf, duckpin bowling, bocce, axe throwing, escape rooms, and a full-service restaurant. The Estero PZDB has been reviewing the architectural plans and, in September 2024, requested South and West elevations for further review.

The site plan includes ample space for an additional partnership that has yet to be announced.



In January 2024, the Village Council and Lee Schools agreed to lease just over 50 acres of the adjacent playing fields for 99 years. The Village will spend around \$10M on updates and renovations, including covered areas over the basketball courts, renovations to the tennis courts that could also be used as pickleball courts, and artificial turf installation for the stadium fields. Rezoning has been approved, and the development order is being processed.

This lease will make facilities available to sports organizations and citizens when school is not in session. This provides functional resource access without purchasing land at an estimated \$500K / Acre. Taxpayers have already purchased the land for the school district. The Village Manager and Council members touted the benefits without describing the impact on Estero's character or vision. They expect to invest this summer to improve tennis, pickleball, and covered basketball courts. In addition, an agreement was reached with Lee County and the Estero Community Association to purchase additional land to bring the overall development area to approximately 100 acres. The Village Manager commented that the expansion of recreational facilities is included in the master CIP plan.

In summary, the development of Estero Sports Park stems from a thoughtful and strategic acquisition of land. The Village of Estero secured:

- 21.2 acres previously owned by the Village.
- 52.8 acres through a lease agreement with the Lee County School District.
- 25.5 acres purchased from Lee County for \$700,000.

This collaboration highlights the Village's commitment to creating a dynamic space for sports, recreation, and community gatherings.

In the latter part of October and the beginning of November, the Village Management and Council members and Perez Planning + Design LLC invited residents to comment on the plans for the Sports Complex. This resulted in a helpful dialogue with several suggestions and ideas.

The final plan for the park includes an impressive array of facilities designed to cater to a wide range of interests in addition to the High 5 complex outlined above:

- Three multi-purpose long fields for soccer, lacrosse, and other activities.
- A baseball field and a softball field.
- A new football stadium with expanded seating for spectators.
- A golf driving range for enthusiasts of all skill levels.
- Two expansive lawns for events and open recreation.
- A splash pad and a playground for family-friendly fun.
- A Community Hub in the Making.
- A climbing wall.
- A zip line across the lake.
- Remote-controlled boating enthusiasts can sail their boats on the large lake that will be installed. This lake will have covered areas for people to sit and look over.
- A Veterans Memorial Area. Etc.

The Village approved almost \$2.5M for Hellas Construction, Inc. to install eight tennis courts, two basketball courts, and four pickleball courts within the proposed plans as part of an agreement with Estero High School to incorporate their fields in the overall Recreation and Sports complex.

BERT- The Bonita Estero Rails to Trails

The proposed Bonita Estero Rail Trail (BERT) will run from just south of the Lee Collier County border to Alico Road along the 15-mile unused rail corridor through downtown Bonita Springs and Estero, ending just north of San Carlos Park at Alico Road. BERT will connect to the John Yarborough Trail to the north and the Paradise Coast Trail to the south. Once complete, BERT will become part of the planned 42-mile Florida Gulf Coast Trail network in Lee County and, ultimately, part of the 400+ mile Florida Gulf Coast Trail stretching from Collier County to Tampa.

Earlier this year, The Bonita Estero Rail Trail project hit a milestone. After four years of negotiations, the "Trust for Public Land" secured a purchase and sale agreement on the 14.9-mile segment of the Seminole Gulf Railway that stretches from Alico Road to Collier County for \$82 million.



The county, Bonita Springs, and Estero Council have agreed to discuss how to fund the extensive costs of this project. However, the Village will examine what grants may be available to help fund the project.

It is exciting to learn that Schenkel Shultz in Estero, specializing in strategic planning, architecture, and urban design, has begun examining the logistics and details required to ensure the project's success. They are reviewing where to locate restrooms, parking, and bridge designs where needed. Although it will still take time before the work to convert the Seminole railway land to the bike and walking trail commences, the outcome described is very encouraging.

Friends of BERT, an all-volunteer non-profit 501(c)(3) citizen group dedicated to bringing the Bonita Estero Rail Trail (BERT) and Florida Gulf Coast Trail (FGCT) to Lee County communities, has worked hard over the last few years to advocate for and encourage this development, which Engage Estero has supported.

Billiards and Bowling -Miromar Outlets

Billiards & Bowling opened in July 2025 at Miromar Outlets. It is a 28,000-square-foot entertainment venue across from Wasabi Japanese Steakhouse.

It offers 16 bowling lanes and five pool tables. Four axe-throwing lanes, three Krazy Darts lanes, and two golf and sports simulators can be leased per hour.

Purchase of Previous School Site planned on Three Oaks Road and Corkscrew

The Village will purchase the land for \$15M to improve stormwater management and designate it “not for commercial use.” This will help prevent the development of **further commercial and residential buildings on the site.**

A procedural item was implemented in the January 21st Village Council meeting to empower the Village to use this Village asset to sell bonds and return cash to the Village for other priorities.

Sandy Lane Bike and Pedestrian Improvements

In January 2024, the Village Council approved \$490,560.65 for HighSpans Engineering, Inc. to provide construction engineering and inspection services for the Sandy Lake Bike/Ped Improvements. In February, \$47,200 was approved for easement acquisition. The construction manager's approval for the project was agreed upon in May. It is hoped the project will begin soon, but gaining approval has been difficult because not everyone has agreed to several required easements.



The Brooks Pickleball Expansion



A public hearing was conducted for The Brooks CDD's expansion of pickleball courts adjacent to the Commons Club on Coconut Road. The Brooks currently has three courts but plans to expand the facilities due to the high demand from the four communities in The Brooks.

In April 2024, the application to the Village Planning, Zoning, and Design Board (PZDB) was to reduce the number of planned pickleball courts from 16 to 11, relocate the open-air shade structure, change landscaping and lighting, and adjust the project's construction phasing. This was approved in May with some stipulations. Work will commence soon.

The Estero Park and Recreation Center's Playground

Playmore West, Inc. was contracted to replace the existing north-side playground section at Estero Park. The new playground replaces the 17-year-old playground, which showed signs of wear and rust deterioration. This playground now has play components for 2 to 5-year-old children, additional swings, and better accessibility. It cost \$300,000; funding was included in Lee County's Parks and Recreation Department's budget.

The Estero Park and Recreation Center playground project work is now complete! The new and exciting features are ready for residents and their children to explore. Here's what you can look forward to:

- Zip-line: Glide through the air and feel the rush of excitement on our brand-new zip-line.

- Play Structure: Climb, slide, and explore our multi-level play structure designed for endless fun.
- Alligator Climber: Challenge your climbing skills and conquer the alligator climber, a unique addition to our playground.
- Shade Structure: Stay cool and comfortable under the shade structure while keeping an eye on the kids.
- Gaga Ball Pit: Engage in our dedicated pit's fast-paced, fun-filled game of Gaga Ball.

Enjoy the new amenities available at the Estero Park and Recreation Center!



Commercial Developments

Abbiati Dental Office Building US 41 and Fountain Lakes

The Estero PZDB conducted a public information meeting for the proposed Abbiati Emergency Dental Office Building on a 1.45-acre vacant parcel on the west side of US 41, south of the Fountain Lakes entrance. The preliminary plans call for 10,000 square feet for dental offices and possibly 5,000 square feet for general office use.



They plan to offer walk-in services for residents experiencing a dental emergency. The building would face the street with parking behind it. The architecture is Prairie style. Among the list of green and sustainable building features are a Tesla solar roof and power wall storage system, rainwater harvesting and cistern for landscape watering, and recycled materials where possible. They also plan to have a covered seating area for the public.

Some concerns about safety, traffic, and access through the Fountain Lakes entry have been expressed. The development, which has been approved, will commence shortly.

Aldi's in the Shopping Center East of Corkscrew Shores and South of Corkscrew Rd

Aldi has applied to build a 22,000-square-foot supermarket East of Stoneybrook and South of Corkscrew Road. The grocery store will be located east of Stoneybrook Golf Drive, with room for other smaller retail stores.



AT&T Cell Tower (at 3231 Coconut Road adjacent to the Bonita Springs-Estero Elks Lodge)

The first public hearing addressed a notable exception for a 100-foot-tall AT&T wireless telecommunications facility on the Bonita Springs-Estero Elks Lodge property at 3231 Coconut Road.

The applicant revised their original application from 149 feet to a 99-foot monopole with a 1-foot lightning rod for a total height of 100 feet. Space will be made available on the monopole for two other providers. They stated that the tower is needed to provide capacity and coverage for this area.

The facility will include the monopole with antennas, a 20 x 15-foot area for a generator, and an equipment shelter for each antenna array. This will be enclosed by an eight-foot wooden fence surrounded by a ten-foot-wide landscape buffer. In addition, this tower will have FirstNet, a network service for first responders. It will not be lit at night.

Although public comments were considered, the application for a 100-foot-tall tower with conditions was approved. The tower is now built and functioning.

Bella Terra Cell Tower

Broadus Towers will install a cell tower along East Corkscrew Road near Bella Terra.

The 148' cell tower is to be increased to 178'. It will involve:

- Monopole = 1 support pole, no ironworks or guy wires
- Antennas mounted on the headframe at the top
- Dull gray tones to help minimize visibility
- The Monopole will meet all aspects of the Village Tower Code (No Variances)
- This Monopole will be completely dark at night. This Monopole will be designed to hold antennas for up to 4 carriers



Bella Terra has been notorious for poor cell service, especially at the southernmost location. The tower is needed to provide the residents with communication with Fire and rescue resources. Fire and Rescue are in Bella Terra 3-4 times a week. Multiple meetings have been held about this issue, and over 70% of the residents approve of the cell tower.

The Federal Aviation Authority (FAA) has approved the tower's construction. The Village Council requested an update on the approval of Mosquito Control and Port Authority. As of June

18th, the company had received the Mosquito Control and Port Authority (Tall Structures) agreement, and it was determined that the tower would not require a light.

Broadbus is working on obtaining approval for an exemption for the South Florida Water Management District. Once achieved, they will file with Estero Village for a Limited Development Order (site plan approval). They will file for building permits once the limited development order is approved. It is anticipated that Broadbus will have the building permit review by the start of Q4, pending the Village Staff's review times and any shutdowns from storms.

In March, the PZDB agreed with the proposal to increase the height of the cell tower to 178 feet and increase the fall radius. Conditions were mentioned before the Council approved the change, plus the need to have an updated letter from the engineer addressing the taller tower height and the fall radius. All approvals have now been secured. Construction is expected to start in the 4th Quarter 2024. This will provide improved service for Verizon and T-Mobile customers. Two future lease areas are also available for additional providers, although Engage Estero is unaware of which companies will be involved. Residents are hoping that one of those leases will be taken up by AT&T.

It is still unclear whether Broadbus has finalized the leases for the various providers. It is understood that recent meetings with the South Florida Water Management District have posed some challenges for the tower's location. Several suggestions have been made, including:

1. Start the process again with the comments/directions from South Florida Water Management District
2. Adjust the placement of the tower south by 3 feet and the fence south by 20 feet.

This latter suggestion appears to be agreeable to all parties and will thus move the project forward quickly. It is anticipated that the tower will be completed and functioning by mid-2026.

Celebree School at the Former Goodwill Location (Corkscrew Road and Puente Lane)

Remodeling of the former Goodwill building is taking place that will eventually house the Celebree School. Celebree aims to provide an environment designed to Protect, Educate, and Nurture children in a stimulating and positive environment.

Chick-fil-A (Ben Hill Griffin and Corkscrew)

The Perkins Restaurant at Ben Hill Griffin & Corkscrew Road has been sold to Chick-fil-A and will close in April. An article in the Wall Street Journal highlights the traffic challenges and Chick-fil-A's efforts to improve efficiency and address traffic issues. Residents are already asking about

the traffic issue they expect to materialize. It is an issue that residents and The Village Of Estero must examine very carefully.

Chiropractic Care and Rehab 9250 Corkscrew Road

The Chiropractic Health Center is dedicated to helping improve your health naturally. Its goals are simple: to help reduce pain and restore lost function, to assist in getting your life 'back.' For those looking for prevention and maintenance, the company is willing to provide the aid necessary with natural, safe, and effective chiropractic care. The office is open but not at all hours of each day. Should you require help, please check their website for opening hours.

Coastal Palms Academy Daycare River Ranch Road and Corkscrew Road

A development order has been submitted to build a 15,000 sq ft daycare center on the vacant ± 3.5-acre site on the southwest corner of River Ranch and Corkscrew Road. The school would have a maximum of 260 students from infant to preschool age and a 24-person staff. An outdoor play and learning area with a 5 to 6-foot fence is also proposed on-site.

A steel roofing cover with pronounced and extended roof lines to provide shaded areas for outdoor play is proposed, along with the school being wrapped in a wide-band rain-screen core with protruded wings of horizontal-banded siding. However, the PZDB has expressed concerns regarding traffic congestion. A traffic study was recommended, which might be incorporated into the Village of Estero's 2024 traffic study to be reported on March 26th at the Estero Recreation Center at 10 am.

Coconut Point Additions

New Stores from January 2024 to January 2025

Barnes & Noble

Opened in January 2024, the store features a new, more inviting design. It includes themed "rooms," lighter colors, and a selection of books, toys, and games based on what local customers want. The store is at 8052 Mediterranean Drive, Estero, next to DSW and Ulta Beauty.

BH2.0

BH2.0 is a lifestyle fashion retailer with the hottest clothing and shoe brands relevant to today's market. Our buying team scours the industry for the newest and greatest! Carrying everything from men's and women's lifestyle apparel to branded shoes and accessories, BH2.0 strives to

stay in line with the hottest trends and fashion movements. With BH2.0, it is more than fashion; it is a lifestyle!

Chatime

Chatime is a global beverage brand that brings the world together with endless ways to enjoy every kind of drink. From their original bubble teas to new beverage creations, every cup is fresh, flavorful, and fun! The company appeals to tea fans who love to customize and build their creations with over 100 flavor profiles, abundant mix-ins, and infinite bubble tea combo possibilities so everyone can celebrate every choice they make.

Evereve:

The retail chain focuses on denim, casual wear & occasion dresses, plus shoes & accessories for women.

Face Foundrie

The company is an all-inclusive focused facial bar. They empower customers to look and feel their best by providing cutting-edge services, accessible pricing, and an extensively trained staff of skin experts.

Lululemon

lululemon is a yoga-inspired, technical athletic apparel company for yoga, running, training, and most other sweaty pursuits for both men and women. It is scheduled to open between Butterfly Beach and Warby Parker in June 2024.

PJK Neighborhood Chinese Restaurant.

PJK is also open and is situated between Divieto and Ruth's Chris Restaurants. It is described as a "modern take on Chinese cuisine." The Paul Fleming Restaurant Group, founder of Fleming's Steakhouse and P.F. Change's brands, will run it. It already operates a PJK in Naples. Those who have eaten there have given positive feedback on the food and service provided.

Real Seafood:

Real Seafood Co. has moved from 8960 Fontana Del Sol Way, North Naples, to its new location at Coconut Point in Estero.

The restaurant opened in early December 2024. The upscale seafood establishment is currently building out the ample space that previously hosted Bo Kamper's Sports Bar & Grill and



Hemingway's Island Grill. The restaurant has a capacity for 350 diners.

Real Seafood is a dinner-only restaurant specializing in Atlantic Ocean, Gulf of Mexico, and Great Lakes seafood. Its menu features entrees such as Miso-Glazed Chilean Sea Bass, Stuffed Atlantic Salmon, and Coconut-Encrusted Fried Gulf Shrimp.

Sunglass World

It is now open and offers the largest selection of sunglasses in the mall. Premium brands include Oakley, Maui Jim, Nike, Ray Ban, Calvin Klein, Bolle, Tommy Hilfiger, Serengeti, Polo, Gargoyles, Killer Loop, DKNY, Kenneth Cole, and Ralph.

The Grounding Spot

Grounding Spot, a mental wellness club, will open its doors in Coconut Point Mall in Estero on May 25. The opening dovetails with Mental Health Awareness Month, which strives to overcome stigmas and other mental health and well-being challenges. More: Benefits of hot yoga: It can burn many calories, but it's not for everyone.

Grounding Spot will take a preventative approach with programs to maintain a "healthy mental state, " including staying connected, exercising, good nutrition, mindfulness, and self-care. "Whether it's work-life stress, anxiety, or depression, many people struggle daily," said Grounding Spot founder Frances Borshell.

Untuckit

UNTUCKit has given men a seamless way to look sharp and feel casual by creating shirts designed to be worn untucked. The brand has since expanded to offer fit combinations for all shapes and sizes and new product categories like pants, polos, tees, Henleys, sweaters, jackets, and sports coats. It also offers a wide selection of shirts, dresses, and jackets for women. UNTUCKit is dedicated to creating an unmatched shopping experience.

Warby Parker

Has licensed optometrists available to assist with eye examinations. It is one of the country's largest networks of trusted eye specialists, making quality eye care accessible and affordable for everyone. The company accepts HSA/FSA funds on purchases of glasses, prescription sunglasses, sports goggles, contact lenses, lens cleaners, solutions, and more. You can also use them for eye exams or contact lens fittings. However, you don't need insurance to get a good deal. We offer everyday low prices and exclusive offers. With their 2-pair offer, you get two pairs of glasses and an eye exam for \$79.95.

New Stores that will be Coming to Coconut Point in early 2025

Nordstrom Rack:

Nordstrom Rack offers customers up to 70% off apparel, accessories, beauty products, home decor, and shoes from many of the top brands sold at Nordstrom stores.

Sea Love Candle Bar & Boutique:

Opening March 9, visitors will be able to create their own custom candles and reed diffusers inspired by the tranquility of the ocean. The store also features a curated selection of handmade candles and coastal-inspired lifestyle products.

Bonita Smoke Shop & Cigar Lounge:

Bonita Smoke Shop has been in the area for over 30 years and is relocating to a newer, more prominent location featuring a cigar lounge. The entire store will operate as a massive walk-in humidor, ensuring all cigars are kept at optimal freshness year-round.

Coconut Point Ford Estero

Coconut Point Ford has expanded its services on the west side of US 41 and south of Galloway Ford Road. Currently, the property is used for Coconut Point Pre-Owned vehicle sales. They have constructed 18 additional vehicle service bays, 14 parking spaces, and related infrastructure, completed earlier in 2024.

Corkscrew Pines Self Storage Units on Corkscrew Road near Stoneybrook



The Village Planning, Zoning, and Design Board reviewed this development proposal at a public hearing in 2023. The proposal is for self-storage located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive, and west of Firehouse Lane.

The applicant requested a development order to construct a three-building, 134,000-square-foot self-storage facility, associated drainage, utilities, and landscaping. The architecture is mission revival style. To mimic separate buildings, undulations have been created every 100

feet of the building facing Corkscrew Road. The paint colors are shades of tan and beige with brown accents. The landscaping includes a variety of trees and perimeter shrubs.

The infrastructure involving sewer pipes and the foundations for what is proposed has started (Feb 2025), although the process has been taking some time. We are maybe looking at completion at the end of 2025 or the beginning of 2026.

Culvers at US 41 and Murano del Lago Dr.

Culver's restaurant, located at US 41 and Pelican Colony Blvd., near The Estero Health Center, is now open and can seat 50+ patrons.

Estero Eyebuild (former application under Ginsberg Eye Center) at Corkscrew Palms

The building is a two-story medical and general office building in the office park Corkscrew Palms Commerce Center at 9441 Corkscrew Palms Circle. It plans to have medical offices on the second floor and future tenant space on the first floor.



The Eye Center is a boutique, patient-centered ophthalmology practice focusing only on the patient's experience and eyes. It strives to address each person's needs in the best way possible, starting by listening. The offices of Ginsberg Eye specialize in personalized, ultra-modern eye care and surgery.

There are 70 parking spaces, including handicapped parking. The facility is now open.

Goodwill – New location in Lowes Plaza on Corkscrew Road

The new Goodwill store with a drive-thru donation center at the southeast corner of Corkscrew Road and Three Oaks Parkway in the Estero Town Commons, also known as Lowes Plaza, is under construction. Although it was hoped that it would open in December 2024 following the closure of its other site just off Corkscrew Road near I-75, it seems unlikely the facility will open before April.

Goodwill had outgrown their facility on the north side of Corkscrew Road and is relocating to the new site.

It is understood the color of the building will be beige/white with decorative tile roofs and brown trim, and it includes trellises with plant materials. The plan is to preserve much of the existing heritage oak tree bordering the corner of Three Oaks Parkway and Corkscrew Road and add additional landscaping. There may also be a public plaza with benches and bike racks.

For those who need to give items to Goodwill, the nearest location is in Bonita Springs, in the plaza along the East side of US 41, which includes the Tax offices and Figs Grille.

Hotels Planned or Completed Recently in Greater Estero

1) A new Home2 Suites Hotel in Coconut Point between The Cinema and via Coconut.

The company has now applied to build a new 4-story Home2Suites hotel within the Coconut Point Shopping Mall in the car park South and East of the cinema. It will be situated on 2.37 acres at Coconut Point Mall between the cinema and Via Coconut.

The parking lot area and interior landscape islands must be removed to accommodate the proposed development. The proposed hotel is four stories tall and will feature 111 guest rooms, a fitness center, a Peloton Cycle Bar, an outdoor swimming pool, and an amenity area. A covered porte-cochere will be provided for guest loading/unloading at the primary entrance.

No direct access to the right-of-way is proposed, and primary access must be utilized via a shared access easement at the shopping mall. A total of 116 off-street parking spaces are proposed on-site, with ADA spaces near the primary entrance. ADA Pedestrian access to the right-of-way and shopping mall will be provided.

2) Coconut Trace

A request for a zoning amendment to allow for a 122-room, 4-story extended stay hotel at 22910 Lynden Drive, located east of Marsh Landing, west of US 41, and across from Coconut Point Mall, was made to the PZDB in November 2024. The PZDB has recommended to the Council conditions that the developer ensures that they work with Marsh Landing to provide a visually opaque barrier, the front entry should be revised to make it a more welcoming area. Three signature trees/palms will be planted along the Eastern face and the open vertical panels, parking lot lighting will be reduced to 20-foot poles throughout parking, visually opaque windows will be used on the west side of the building, and 48-inch continuous hedgerow will be adjacent to the parking and adjacent Marsh Landing.

3) A New Hilton Garden Inn on Sweetwater Ranch Blvd.- Marketplace at Coconut Point North.

An Ohio-based company proposes a five-story, 115-room 5, 5-story Hilton Garden Inn hotel on a 2.16-acre parcel at 8009 Sweetwater Ranch Blvd. An application before the Village Planning, Zoning, and Design Board in October requested consideration for the proposed development. The 2.16-acre parcel is at the southwest corner of Via Villaggio and Sweetwater Ranch Blvd., adjacent to the Estero Fire Station. The 5-story building

was approved in November with stipulations for the addition of signs cautioning people to watch for pedestrians and providing extra glass on the west elevation. The maximum height of the building is 55 feet, with deviations allowing additional height for architectural enhancements in the form of towers, with a maximum height of 77 feet. Another deviation aside from height includes a landscaping buffer from 20 feet to 15 feet.

4) Town Place Suites by Marriott.

This hotel has been completed. The new TownePlace Suites by Marriott in Estero is a 126-suite hotel located at Exit 128 just off I-75 at Allico Road. The hotel is designed for travelers looking for a simple and friendly place to stay and easily connect to the Southwest Florida International Airport (RSW), just minutes away.

5) Holliday Inn

A Holliday Inn is planned for the location opposite Fountain Lakes on the East side of US 41.

6) Hilton Hotel

Although it is unclear if the proposed Hilton Hotel -which was to be part of the Woodfield development (the northwest corner of US41 and Coconut Road) is still being considered, this represents another possibility!

Integrative Rehab Clinic on Corkscrew Road

Integrative Physical Medicine & Rehabilitation clinic is centrally located in Estero, Florida. It offers treatment for sports injuries, arthritis, and joint pain with a comprehensive team approach to help patients eliminate pain from neuropathy, chronic joint pain, back and spine pain, and knee and foot pain. With regenerative treatment, its experts will help relieve pain and achieve a state of health and wellness.



Integrative Rehab Medicine's founder and medical director, Dr. Sebastian, specializes in the spine, musculoskeletal system, and peripheral nerves. He combines his extensive knowledge of Regenerative Medicine, Osteopathy, Physical Rehabilitation, and Integrative Medicine to provide comprehensive treatment strategies.

Land Parcel to the north of the Houck Dermatology building

A proposed zoning amendment to this land parcel will change the site plan for what is termed "Parcel G East." The change is from the proposed Assisted Living Facility to a mix of self-storage, commercial, and hotel use. The zoning amendment was submitted on January 17, 2024.

Palms Day Care for Early Learners

Palms Day School's vision is to instill a lifelong love of learning while igniting curiosity, exploration, and joy in children. They believe all children are filled with wonder. They pledge to create a safe, bespoke learning environment that encourages critical thinking, problem-solving, and creativity to empower young learners to thrive in a rapidly evolving world. A day school is a place where curiosity is celebrated, and students are inspired to explore and embrace the joy of the learning journey. The school will be located at 9600 Corkscrew Road, Estero, and will open in 2025.

Plaza De Sol. (Northeast corner of Three Oaks and Corkscrew Road)

An amendment to the commercial planned development for the 7.7-acre tract of Property Located in the Plaza Del Sol Subdivision at the Northeast Corner of Three Oaks Parkway and Corkscrew Road was agreed. A self-storage facility and possibly a hotel may be developed on the site but plans have yet to be put forward.

Renovations at the South County Regional Library in Estero

Lee Board of County Commissioners voted today to award BSSW Architects, Inc. an architectural services contract for renovations to the South County Regional Library. The planned renovations include an automated material handler, upgraded building systems, reconfiguring the interior to serve the public and staff better, ADA upgrades, a new roof, and site improvements. BSSW Architects, Inc. will provide professional architectural, civil, structural, mechanical, electrical, and plumbing design services. There will be multiple opportunities for public input during the 11-month design process.

The South County Regional Library will be renovated beginning Sept. 7, 2024. These are expected to last until the end of 2025. For those seeking new or updates to their library cards or the ability to take out a limited number of books available, you can visit the building near the baseball field on Three Oaks Parkway at #18251 Three Oaks Parkway. The office is open Mon-Thurs 10 am -6 pm and Fri & Sat 9 am to 5 pm.

Shopping Center East of Corkscrew Shores and South of Corkscrew Rd

Developers are considering providing retail stores in a parcel of land east of Corkscrew Shores. This parcel is located within unincorporated Lee County, just beyond Corkscrew Shores - also in unincorporated Lee County.

It would help relieve pressure on East Corkscrew Road by reducing the volume of traffic heading west to the stores around Miromar Outlets, Grand Oaks, and University Highlands. When more details are available, we will provide more information.

Southwest Florida Proton Center at Estero Parkway and Three Oaks.

Southwest Florida is set to welcome a cutting-edge cancer treatment facility, the Southwest Florida Proton Center, in early 2025. This 35,000-square-foot medical building, located at the northwest corner of Estero Parkway and Three Oaks Parkway, will be the first on Florida's West Coast to offer proton therapy, an advanced form of radiation therapy.

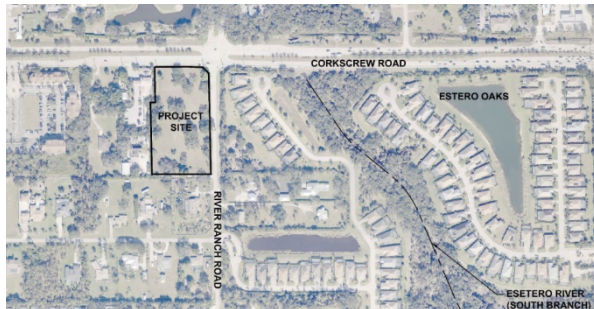


The \$80 million project, a joint venture between Advocate Radiation Oncology and Lee Healthcare Holdings (a subsidiary of Lee Health), is expected to be a game-changer for cancer care in the region. Once the complex medical equipment, including the particle accelerator, is installed by the end of 2024, calibrating the machines will take approximately 4-6 months before the first patients can be treated in mid-2025. A launch meeting to update guests about progress and the formal opening date when the equipment can be used will occur in the early evening of February 27th.

Starbucks's New Location Next to Wawa in Lowes Plaza.

A new Starbucks will be located on a 1.5-acre Parcel on Corkscrew Road next to Wawa.

SW Corner of Corkscrew Road & River Ranch Road



A development order was submitted in January 2024 for Coastal Palms Academy to build a 14,700± sq ft daycare and preschool center on 3.84 acres. The company's principal address is 17445 Cabrini Way, Estero.

The Goddard School for Early Development -Corner of Quente Way & Three Oaks Parkway.

Goddard School for Early Development is proposed. The school is planned for the Plaza Del Sol subdivision on the southeast corner of Quente Way and Three Oaks Parkway. It will be a 2-story building of 14,190 sq ft. A 5,910-square-foot fenced-in playground will have on-site parking, drainage, and utility connections. In March 2024, a public information meeting related

to development orders occurred. Since the November 2023 PZDB meeting, Goddard’s engineering team has made architectural and design changes based on the board’s suggestions. Construction is now well underway.

The Old Post Office 8111 Broadway East

The new owner has submitted proposed changes to the site plans. It was rezoned from AG to a commercially planned development. The development order approved the redevelopment of the 4,800 sq. ft. building.



Earlier this year, a zoning amendment was put forward to the PZDB for revisions to the architectural elevations, the schedule of deviations, and the approval of the uses and conditions. The amendment would allow the applicant to retrofit the existing metal building on-site, relocate their business into half of a freestanding commercial building, and use the remaining space as office space for other professionals.

Planner Veronica Martin stated in February that the plan included eliminating the nearest driveway to the intersection of U.S. 41, the addition of buffers along all four sides of the property, construction of an ADA-compliant pedestrian facility along Broadway Avenue East, and the addition of a T-turnaround for firetruck access to the rear of the building. Reducing scheduled uses includes eliminating laundry and dry-cleaning services, restaurants, broadcast studios, and outdoor displays of merchandise.

Questions were raised about whether it would be better to demolish the existing building, although David Moore, the architect, said. “Looking at the cost of demolishing the building and completely redeveloping the site, the company can enclose this building much more economically.”

The PZDB ultimately recommended that the applicant incorporate more color, bring enhanced renderings, and meet with the residential neighbor to discuss concerns before returning for a public hearing. Approval was given in May with conditions. (Photo Credit: Katuska Carrillo)

The Shoppes at University Highlands off Ben Hill Griffin Parkway

The property is on Ben Hill Griffin Parkway north of Everblades Parkway, North and east of Tiburon Way, part of the Timberland & Tiburon MPD/DRI. A development Order to build two buildings on a portion of the vacant 6.37-acre site is in place. Each building would include four units and a total of 7,800 square feet. There is no news yet on what stores or uses will be made of the space when complete.

The Shoppes at University Highlands have applied for a development order to add a one-story, 7,300-square-foot commercial building on a vacant parcel on the west side of Ben Hill Griffin Parkway just north of Miromar Outlets. The new facility will have 6,000 square feet of retail space and a 1,300-square-foot restaurant. It's the fifth building for University Highlands, which includes 14 acres of retail, a hotel, and office properties.

Walmart on US 41 in Estero

Approval was given in October to allow Walmart to add a ± 5,800 square foot addition to the existing 186,404 square foot building to accommodate storage for online pickup orders on the north side of the building. The project also includes reconfiguring the parking area where the addition is being constructed. The expansion will provide additional storage space for online orders, including refrigeration and a freezer section for cold items that customers may order online. Improvements include parking, traffic signage, and landscaping on-site.

Wawa Convenience Food & Beverage Store with Gas Development



Despite the delays, as many residents will have seen, the building is now very close to completion, and the opening of Wawa can be expected within just a few weeks. This popular company is on Corkscrew Road, on the southwest corner of the Traffic light that turns into Lowes Plaza.

The 5,537-square-foot Wawa has 12 fueling pumps, a monument sign, and its traditional and popular attached store. There will be two accesses: the already existing right turn-in only from eastbound Corkscrew Road and full access to the south from Three Oaks Parkway.

The site has been reconfigured to provide for vehicular & pedestrian traffic, parking, and landscaping. Approval was given for the minor amendment for the height of lighting features under the gas canopy to 21.53 feet, a minor amendment for the sign setback to be 10 feet instead of 15 feet with the preference of the taller sign if Lowes's approves the sign and replacing Cypress trees on Corkscrew Road with oaks or another species approved by staff.

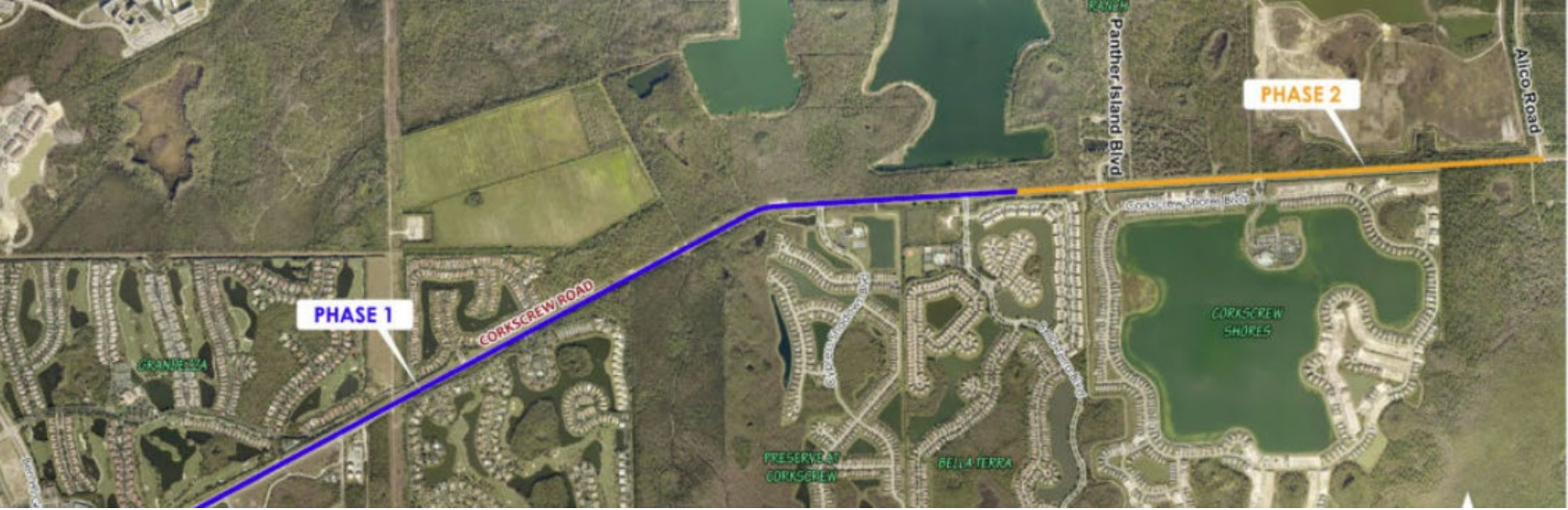
Wawa is anticipated to open towards the end of February or early March. Many will have seen a spate of Wawa commercials on local TV promoting the company!

10-acre site on US 41 in front of Rapallo-Marketplace at Coconut Point

Miller's Ale House and McDonald's are proposed for the site. The site plan sets a McDonald's on the north end of the property closest to Rapallo Residents and a Miller's Ale House at the south end. Jim Wallace, a Village Planning, Zoning, and Design Board member, agreed with residents to flip the location of these businesses to cause the most minor inconvenience to neighbors.

The site plan includes a 30-foot landscape buffer along Via Rapallo Drive. To reduce noise, additional internal landscaping has been added between the north drive-thru building and the eastern property line. The Village Planning, Zoning, and Design Board approved the development 4-3.

The property is located along the east side of So. Tamiami Trail and US 41 have excellent visibility and accessibility. Leases have already been signed with Miller Ale House, McDonald's, and Noire the Nail Bar.



Road Development Updates

By Mark Novitski, Consultant to Engage Estero.

Florida Department of Transportation (FDOT)

1. I-75

The Interstate 75 widening project in Collier and Lee will commence in 2026. The project will be divided into four specific areas, with the first area from Bonita Beach Road south to Immokalee Rd. All four sections are projected to be completed by 2032.



According to Gov. Ron DeSantis, a project to widen Interstate 75 in Collier to Lee counties will begin earlier. The project, which will be completed 10 years ahead of schedule, will widen I-75 from 6 to 8 lanes to reduce travel times by an estimated 47% and improve traffic operations.

The posting also said the project will "enhance the safety and quality of life for communities in Southwest Florida."

Lee County Department of Transportation (LC DOT)



1. Alico (LC DOT) Rd widening – Airport Haul Road to State Route 82 – Board of County Commissioners (BOCC) District 2

Lee County is designing the extension of Alico Road to prepare for county population growth. This new roadway will connect with the existing Alico Road at the Green Meadow Road intersection and travel east and north to connect with SR 82 at the Sunshine Boulevard intersection.

On February 21, 2023, under BOCC Administrative Agenda Item 2, the Board selected the south alignment option presented in the widening analysis for the Alico Road Connector Phase I Widening Alico Road Extension from Green Meadow Road to State Road 82/Sunshine Boulevard.”

Construction of Phase 1 is scheduled to begin in Spring 2025.

2. Three Oaks (LC DOT) Parkway Extension – Alico Road to Daniels Parkway – BOCC District 2

Wright Construction Group, Inc. was awarded a contract for \$26,843,745.56. This project includes constructing a four (4) lane arterial roadway extension from the north end of Three Oaks Parkway northward approximately 2.5 miles. The project includes a new bridge crossing, drainage improvements, two (2) on-road bike lanes, an 8’ concrete, 6’ concrete sidewalk, street lighting, and utility relocations and improvements.”

Phase II is expected to be completed in Spring 2026.

3. Lee County (LC DOT) Road 951 (North-South connector east of Corkscrew Road) – BOCC District 3; Village of Estero Districts 5 & 7

2. Corkscrew (LC DOT) Road Widening – Ben Hill Griffin to East side of Bella Terra – Village District 5 & 7

The road widening and related utilities movement for Phase 1 (from Ben Hill Griffin Pkwy. to Bella Terra Blvd.) are complete.

Corkscrew Rd Phase I landscape maintenance was added to the mowing contract on October 1st, 2024. The mowing contract only requires 10 cycles and does not include weed control. Both contracts have provisions for “wet areas” and waiting for them to dry out.

LC DOT welcomes concern on the landscape and maintenance of Lee County roadways:

Landscape, trash, construction materials, pothole repairs, and minor roadway repairs. You can also report on their website

https://survey123.arcgis.com/share/7d51036dfd3e4d7aa45e1ab21f915771?hide=field:problem_status,field:notes,navbar or call 239 533-9400.

Corkscrew Road is on the LC DOT schedule for once-a-month street sweeping. If additional sweeping is required, that will be accomplished.

The Village Council, determined on December 18th, 2024, Council meeting: The proposed Corkscrew Road improvements project starts at Ben Hill Griffin Parkway to the eastern side of Bella Terra (the Village’s eastern boundary). The project includes the construction of a 10-ft wide pathway with landscaping on both sides of the road, median landscaping, and decorative street lighting. The design and permitting of the project have been completed, and the Village’s consultant has obtained 90% of the required easement. The remaining easements will be obtained in the next 1-2 months.

From David Willems, Jan 3rd, 2025, “A landscaping maintenance contractor will be hired after the pathway/landscape project is completed. The Village’s construction contractor will take over maintenance once they start construction in the next few months. As the Village starts its construction project for phase I, the landscape maintenance task on the LDOT contract will be eliminated.

The Village of Estero's efforts started in late January 2025 with surveying, staking, and silt fencing. They are projected to take 6 - 9 months. Long-lead-time items (e.g., streetlight poles) may extend the timeline. The Village collaborated with LC DOT to have the same streetlight design from Ben Hill Griffin to the eastern edge of Bella Terra.

3. A traffic signal on Corkscrew (LC DOT) Road at Estero Crossing Blvd and WildBlue Blvd – Village Districts 5 & 7

Previously, all understood that a traffic signal did not meet warrants for Lee County to install the traffic signal. Developer funding was being used by Rivercreek development, WildBlue commercial, and WildBlue development. Unfortunately, the three entities could not agree to

fund the traffic signal! Rivercreek Development agreed to their fair share and deposited the funding in an escrow account.

Update from February 18th, 2025, BOCC meeting. Execute a Proportionate Share Agreement for a Traffic Signal at Corkscrew Rd. & Wildblue Blvd./Estero Crossing Blvd
Funding: Current Year Dollar Amount: \$200,000.

Execute signalization agreement with 38769 Tampa FL, LLC/FL WildBlue, LLC for proportionate share payment of a new signal at Corkscrew Road and WildBlue Boulevard/Estero Crossing Boulevard. 38769 Tampa FL, LLC/FL WildBlue, LLC intends to construct a gas station and a convenience store, car wash, and other commercial uses with related infrastructure on the northwest corner of Corkscrew Road and Wildblue Boulevard/Estero Crossing Boulevard.

Lee County DOT acknowledges that a traffic signal at this intersection will be warranted to provide proper traffic safety as required under the Lee County Land Development Code. 38769 Tampa FL, LLC/FL Wildblue, LLC has agreed to pay \$200,000, representing its proportionate signal share. This fee will be paid to the County within 30 days of execution of this agreement.

4. Corkscrew (LC DOT) Road Widening - East side of Bella Terra to Alico Road – Unincorporated Lee County

The contract is with Bergeron Land Development. Construction began in the first quarter of 2024. Construction is expected to be completed in the summer of 2026.

We hope more traffic signals on Corkscrew Rd will decrease truck traffic, as stopping and going is not fuel-efficient. We expect trucks to travel on Alico Rd.

The chart below shows new home construction along East Corkscrew (LC DOT) Road:

1/23/2025 12:55	Homes Built/Closed																		Total
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Estero																			
Wildcat Run	430	435	440	440	440	445	450	450	450	450	450	450	450	450	450	450	450	450	450
Grandezaa	978	978	978	978	978	978	978	978	978	978	978	978	978	978	978	978	978	978	978
Rivercreek												90	381						554
Preserve		90	280	380	441	441	441	441	441	441	441	441	441	441	441	441	441	441	441
Bella Terra	1400	1890	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899	1899
Stoneybrook	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119
Total	3927	4512	4716	4816	4877	4882	4887	4887	4887	4887	4887	4977	5268						5441
Outside Estero																			
The Place							215	477	776	1145	1285	1325	1325	1325	1325	1325	1325	1325	1325
Verdana									16	213	569	978							2400
Corkscrew Shores				151	302	424	515	556	628	647	647	647	647	647	647	647	647	647	647
Wild Blue								23	245	537	668	1012	1072						1097
FFD																			5208
Corkscrew Estates												30	50						59
Kingston																			10000
Total	0	0	0	151	302	424	730	1056	1649	2345	2813	3583	4022						20736
East Corkscrew Total	3927	4512	4716	4967	5179	5306	5617	5943	6536	7232	7700	8560	9290						26177

Note: Homes Closed as of 12-31-24

Other Corkscrew (LC DOT) Road widening projects (from the Lee County MPO Transportation Improvement Plan):

10/17/2024 12:43		Corkscrew Rd Widening 2021 through 2045																																
		1-6	7-12	1-6	7-12	1-6	7-12	2021	2021	2022	2023	2024	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Corkscrew Rd Widen Phase I	Ben Hill Griffin to Bella Terra	[Yellow bar]																																
	2L to 6L to Firehouse Ln																																	
	2L to 4L to East Bella Terra																																	
	Village Landscape, Lights, Path																																	
Corkscrew Rd Widen Phase II	East Bella Terra to Alico Rd																																	
	2L - 4L																																	
Corkscrew Rd Widen 2L - 4L	Alico Rd to East of The Place																																	
Corkscrew Rd Widen 2L- 4L	Verdanah Village to Kingston																																	
Corkscrew Rd Widen 4L - 6L	Firehouse lane to Alico Rd																																	
Corkscrew Rd Widen 4L - 6L	Three Oaks Pkwy to I-75																																	
Corkscrew Rd Widen 4L - 6L	US 41 to Three Oaks Pkwy																																	

5. FDOT Traffic signal at US 41 at Pelican Colony Blvd – Village District 1

It was reported that FDOT required additional information before approval. The developer engineering team and the Village of Estero are working to provide that information.

On Monday, October 14th, 2024, Mr. Randy Weng, FDOT Permits Manager, reported, “Comments went out to the engineer of record on 9/16, no response yet.

This intersection did/does not justify a traffic signal. The surrounding communities/developers/CDDs are required to pay for the signalization.

6. Williams (Village of Estero) Road Widening – Village Districts 4 & 6



Williams Road is currently a two-lane road. Development of the North Point property, located north of Williams Road between US 41 and Via Coconut Point, is expected to widen Williams Road from the existing two lanes to four lanes from US 41 to Via Coconut Point.

Kisinger Campo & Associates was awarded the contract for the preliminary engineering and design of the Williams Road widening project. Currently, there is no estimated construction start date.

On Wednesday, October 16th, 2024, the Village Council identified this project as a second-tier priority for the 2025 fiscal year. The construction start date is TBD!

7. Sandy (Village of Estero) Lane Bike-Ped Improvements – Village Districts 3 & 4

The plan calls for a crosswalk at Corkscrew Road; a 12-foot off-road concrete bike/ped path in those areas where possible, reduced to an 8-foot path was necessary; a pedestrian bridge over the Estero River; lighting; grasses and water tolerant plants in the swales, and a variety of trees and shrubs along the pathway.

The Village’s consultant is nearing completion of the project’s design and is working to obtain the permits required to build the project. This effort is on hold as the Village staff works to acquire easements. Unfortunately, some homeowners have not agreed to the proposed plan requiring easements on their property.

8. US41/ Williams Road / Atlantic Gulf (Village of Estero) Intersection Improvements (Williams Rd West Roundabout) – Village Districts 2, 4, & 6

Construct roadway intersection improvements on Williams Road east of US-41 to prevent illegal left turns out of the Walgreens parking lot and improve left-turn vehicle stacking at US-41. Potential improvements include extending the eastbound left turn at US-41, installing a traffic separator to prevent left turns out of Walgreens and Atlantic Gulf Drive, and constructing a roundabout at Life Care Center.



On Wednesday, October 16th, 2024, the Village Council identified this project as a first-tier priority for the 2025 fiscal year. Currently, there is no construction start date!

9. River Ranch (Village of Estero) Road - Roadway Improvements – Village District 4

Resurfacing and widening to add 1-ft shoulders, Sidewalks & crosswalks, and Drainage improvements. River Ranch Road Improvements—Roadway, drainage, and bicycle/pedestrian improvements along River Road include the Williams Road Intersection roundabout and Estero High School turn lane improvements. These are in the Village’s out-of-year Capital Improvement Plan (CIP).

10. Coconut (Village of Estero) Road West [of US 41] 3 Roundabouts – Village District 1

The Coconut Road Traffic Study recommends the installation of three roundabouts (Coconut Shores, Meadowbrook, and El Dorado) along Coconut Road, west of US-41. The Study indicates the existing intersection will reach capacity in 2028. As traffic along Coconut Road increases with future development, making southbound left turns (the predominant movement at each

intersection) onto Coconut Road will become more complex. The Coconut Shores, Meadowbrook, and El Dorado entrances are expected to fail. Roundabouts were recommended to improve these intersections, allowing vehicles and pedestrians to more safely cross Coconut Road.

This is a government bureaucracy at its worst. The Village of Estero owns the majority of Coconut Road west of US41. Lee County owns a small section of the road. Just before the Village of Estero was established in 2014, the Hyatt Regency Coconut Point Resort and Spa agreed to be incorporated into Bonita Springs. Previously known as Weeks Fish Camp, the area was also incorporated into the City of Bonita Springs. Any road impact fees associated with The Ritz-Carlton Residences, Estero Bay, being constructed now are collected by the city of Bonita Springs.

In addition to 50-100 heavy trucks daily transiting Coconut Rd to support the construction of the Ritz-Carlton Residences, Estero Bay, the residents in the above three communities live with dangerous intersections. These heavy trucks are prematurely tearing up the road. There is no land (easement/right of way) to acquire and widen Coconut Road.

The City of Bonita Springs, the Village of Estero, and LDOT have not agreed to share the cost of building the three roundabouts.

The Village CIP has identified the 3 Coconut Road Roundabouts, but not anytime soon!

Coconut Road (west of US 41) was a discussion item at the January 21st, 2025, BOCC meeting, as they were adjusting the boundaries of the SaltLeaf CDD.

<https://www.saltleaf.com/>

11. Access to Estero (Lee County) Community Park from Via Coconut (Village of Estero) Road – Village District 4

Unfortunately, the Lee County Parks and Recreation Department is not interested in creating the main entrance off Via Coconut Road.

There is a safety issue as cars turning left (westbound) onto Corkscrew Rd from the community park, Estero Historical Society, and office park risk their lives to get on Corkscrew Rd. There is no plan for a traffic signal at Corkscrew (LC DOT) Road to facilitate safe westbound turning.

12. Estero Sports Park Entrances

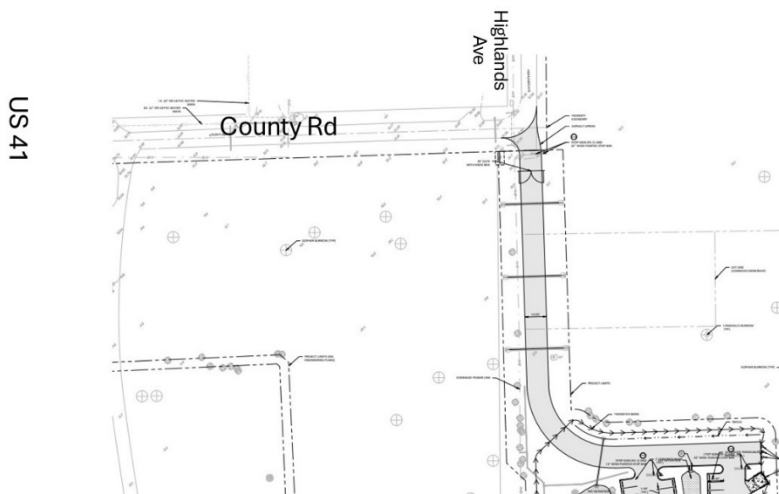
The Village of Estero approved the Estero Sports Park plan at its January 22nd, 2025, Council meeting. The plan shows one entrance off Via Coconut (Village of Estero) Point and two off Williams (Village of Estero) Road. It does not show vehicle access to the Estero Community Park. Hopefully, bike and pedestrian access will be included.



13. Traffic signal on US41 (FDOT) at Sweetwater Ranch Rd and Fountain Lakes Blvd – Village Districts 1 & 6

This intersection did/does not justify a traffic signal, and the warrants do not justify the signal. If the surrounding communities/developers desire a fully operational traffic signal, they must fund the installation. There currently exists a flashing signal for the Estero Fire Rescue station. Converting a flashing signal to a functional traffic signal is not easy, and the cost could be \$1M.

14. Access to Estero River Park from US41 (using County Road and Highlands Avenue [Village of Estero]) – Village District 4



The infrastructure contract awarded identifies access to the Estero River Park from US41 on County Road. Where County Road and Highlands Avenue converge, there will be gated access to the Estero River Park. County Road will be required to be upgraded. Is there a plan for a Traffic Signal at US41 and County Rd

David Willems responded to an inquiry. "It is too early in the planning process to speculate on how traffic will be managed. Any traffic signal along US 41 would be subject to the same review by FDOT as any other project. Considering the size of the property, there might not be enough traffic to warrant a traffic signal, but those details will be worked out as Council decides what will be placed on the property."

15. Via Coconut Point (Village of Estero and City of Bonita Springs) connector to Old US 41 – Village District 1; Bonita Springs District 1

Although the Village of Estero has identified this effort in its "out-year" Capital Improvement Plan (CIP), the City of Bonita Springs is not interested in the project.



16. Septic to Sewer conversion (Village of Estero) Road work – Village Districts 1, 2, & 4

As various phases of the Utilities Expansion Program are undertaken, roads will be impacted during construction and require repairs and improvements. In addition, curbs, gutters, storm drains, and sidewalks may be constructed.

In Early January 2025, an email with questions was sent to David Willems, Village of Estero, Director, Public Works. With the Village UEP program moving forward, are road improvements included in these efforts? Specifically, roadway curbs, gutters, storm drains, gutters, marked

crosswalks, etc.? Will the potable water and sanitary sewer be installed under the roadway or in the right-of-way?

David replied, "The answer to these questions varies by project.

Some locations already have potable water, so no new water will be installed. Where we are extending water, it will generally be located along the edge of the right of way, not under the roadway.

Where the gravity sewer is being installed, the entire roadway must be replaced. Generally, the roads we are working on do not have a curb, gutter (sidewalks), or crosswalks. But if the construction impacts them, they will be replaced."



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