



Inform > Engage > Impact

Community & Member Meeting

September 26th, 2025

Key Developments in
Greater Estero.

&

Don't let Scammers Take
Away your Home!





Pledge of Allegiance

Welcome

Allan Bowditch
President, Engage Estero

Our Congratulations & Thanks to Lou & Louise Fratarelli



Our Speakers



- **Mary Gibbs, Community Development Director for the Village.**

A Summary of Some of the Key Developments Underway and Planned for Estero & The Difficulties That Often Face the Village's PZD Board



- **Clerk Karnes, Lee County's Clerk of the Court & Comptroller.**

Title Fraud

Some of the Key Developments Underway and
Planned for Estero
&
The Difficulties That Often Face the Village's PZD
Board

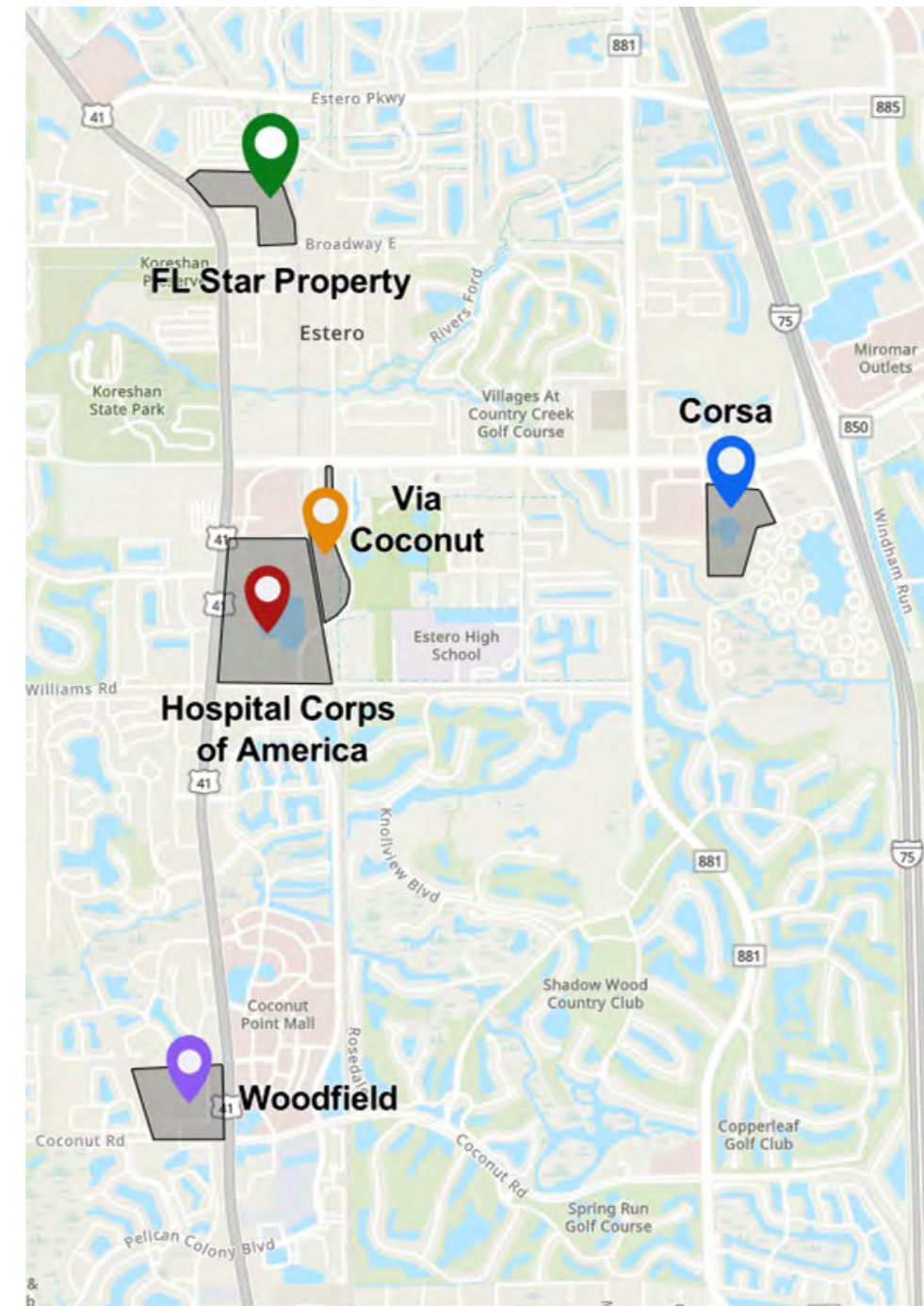


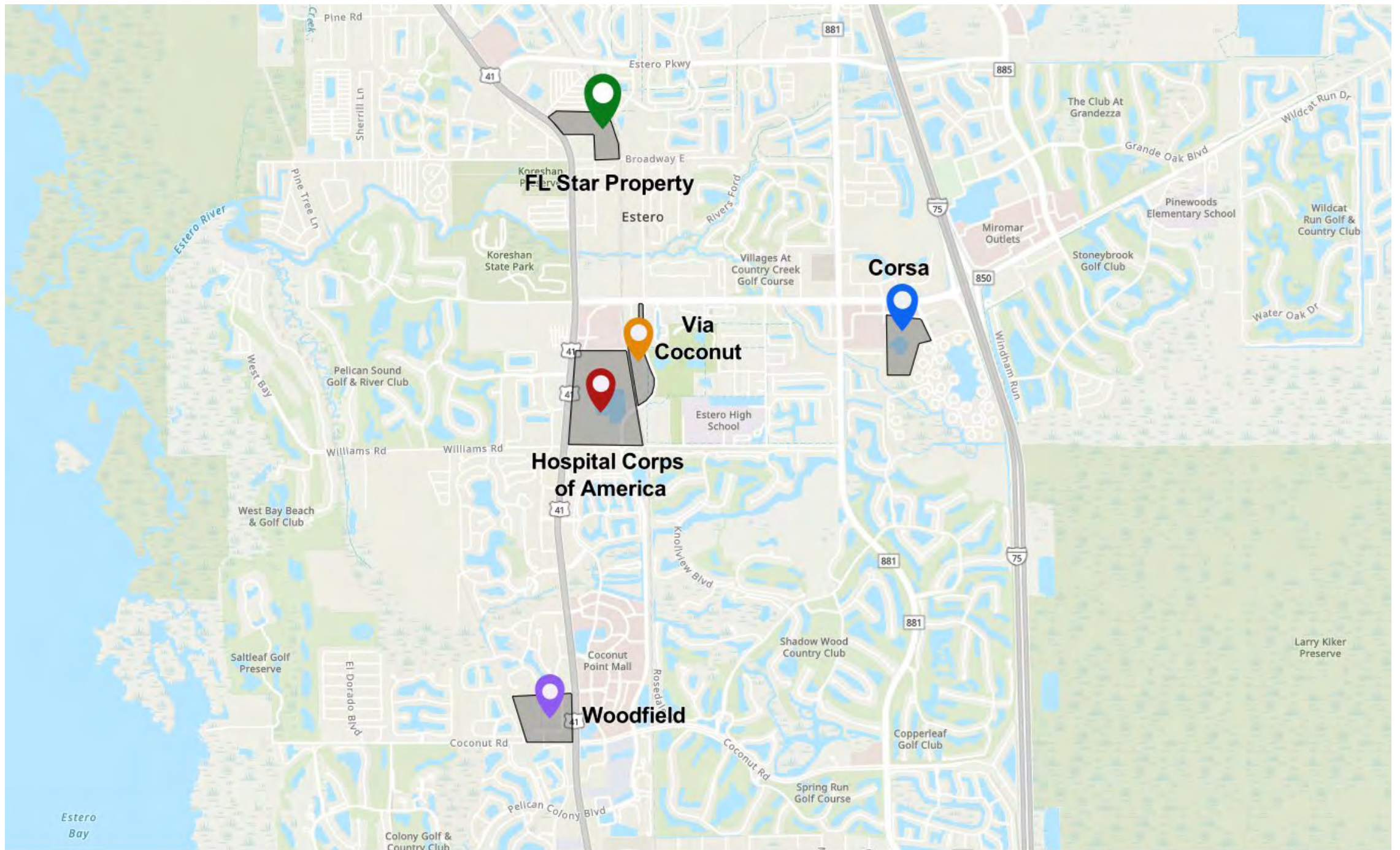
Important Background

- The many tracks of land in Estero were registered with Lee County well before the Village was incorporated.
- Why agree to mixed use: (Commercial & Residential)?
- The Village PZDB is often in a difficult situation between the demands of Developers and the views of the Public!
- Developers consider the Village PZDB one of the most difficult to work with in SW Florida!

5 Key Developments in Estero

1. **Estero Crossing:** The residential section is called “Corsa” (North of Lowes)
2. **The F.L. Star Development, North of Broadway and East on US 41.**
3. **The Woodfield Development, Northwest Corner of US 41 & Coconut Road.**
4. **The Jones Lang LaSalle Americas, West side of Via Coconut opposite Genova.**
5. **The Hospital Corp of America's Property on US 41 (East side), North of Hertz.**





Estero Crossing: The residential section is called “Corsa” (North of Lowes)



Estero Crossing- Corsa



- The residential portion of Estero Crossing is “Corsa”
- 6 X 3 story luxury apartments (306 Units)
- 60,000 sq ft of commercial properties
- Pedestrian-friendly, benches, and lush landscaping
- Restaurants with indoor and outdoor seating, other entertainment, boutique-style shops, health & wellness offices and studios

Estero Crossing- Corsa



- Offers luxury living with an exceptional range of amenities
- State-of-the-art fitness center
- Unique bowling alley
- Swimming pool with cabanas

Estero Crossing- Corsa

Combination Of Residential & Commercial Properties Near Lowes Plaza

- Chicken Salad Chick
- Crisp and Green
- Dunkin
- Oak and Stone
- Orange Theory
- Restore Cryotherapy
- Sherwin-Williams
- Affordable Dentures
- The Joint
- Bubbakoos Burritos
- Estero Eye
- Orange Theory Fitness
- My Salon
- Batteries Plus

The F.L. Star Development, North of Broadway and East on US 41



The F.L. Star Development, North of Broadway and East on US 41



- A residential development on 34 acres east of U.S. 41 in Estero
- 3 X multistory buildings with 100 units each and ten townhomes for a total of 310 units
- Lee County approved two hundred thousand square feet for non-residential use and a 125-room hotel.

The F.L. Star Development, North of Broadway and East on US 41



- Plans to use 30,000 square feet of nonresidential land use entitlement in phase 2
- Two of the residential buildings will be mixed-use
- 5,000 square feet of non-residential use on the ground level

The F.L. Star Development, North of Broadway and East on US 41



- Likely population: 682
- Third building will include community amenities
- Public pocket park
- Two pickleball courts
- Pool area
- Public passive park on Broadway Avenue. (**not confirmed yet**)

The Woodfield Development, Northwest Corner of US 41 & Coconut Road

■ CRESCENT ROAD RENDERING



The Woodfield Development, Northwest Corner of US 41 & Coconut Road



- The 45.6-acre development.
- A mixed-use development.
- 596 residential dwelling units.
- Offices, retail, restaurants, and other related uses.
- Spanish Colonial Revival architecture

The Woodfield Development, Northwest Corner of US 41 & Coconut Road



- Phase 1 has begun
- Infrastructure
- Includes two apartment buildings (approximately 291–296 residential units)
- Two parking garages, retail space, and the pedestrian paseo (Restaurant Row) on the southeast corner close to US-41

The Woodfield Development, Northwest Corner of US 41 & Coconut Road



- Additional retail and dining spaces will follow
- Along with public amenities
 - Green spaces
 - Plazas
 - Walkable pathways
 - Central civic building.

The Woodfield Development, Northwest Corner of US 41 & Coconut Road



- 596 residences, 82,000 sq ft of retail/dining, 42,000 sq ft of office, 260-room hotel
- 7.6-acre indigenous preserve area along the western and northern boundaries
- One access point from Coconut Road at Walden Center Drive
- Plans have specified the integration of a roundabout

The Woodfield Development, Northwest Corner of US 41 & Coconut Road



- Harmonious blend of two, three, and four-story structures
- Taupe and linen, complemented by dark bronze accents.
- Building height 70 feet max.
- The design ensures a balanced skyline
- The two-story clubhouse will boast a picturesque waterfront view

The Jones Lang LaSalle Americas, West side of Via Coconut opposite Genova



The Jones Lang LaSalle Americas, West side of Via Coconut opposite Genova



- A 20-acre development
- Mixed-use development and a 1-acre public park
- 330 multi-family units, 29,600 square feet of commercial use
- 10,000-square-foot church

The Jones Lang LaSalle Americas, West side of Via Coconut opposite Genova



- Public amenities include:
 - A dog & pocket park
 - Multi-use path
 - Fishing pier with a bike rack
 - One-acre park donated to the Village
- Plans will likely include:
 - Animal Clinic
 - Banks and Financial institutions
 - Bar
 - Broadcast Studio, cinemas and theaters

The Jones Lang LaSalle Americas, West side of Via Coconut opposite Genova



- Other options could include:
- Restaurants
- Convenience food and beverage stores
- Cultural facility, Daycare center
- Drugstore, Hardware store
- Household and Office Furnishings

The Jones Lang LaSalle Americas, West side of Via Coconut opposite Genova



- Insurance Company
- Dry-cleaning and Laundry Services
- Library
- Post Office
- Medical or Dental Lab

The Jones Lang LaSalle Americas, West side of Via Coconut opposite Genova



- No “under-building parking”
 - Replaced with garages, carports, and surface parking behind the buildings.
- The height of mixed-use buildings along Main Street will be reduced from 3 to 2 stories
- Ground was broken in mid-August 2025
- Likely completion late 2026

The Hospital Corp of America's Property on US 41 (East side), North of Hertz



The Hospital Corp of America's Property on US 41 (East side), North of Hertz



- HCA Healthcare purchased 100 acres in Estero for \$52.5 million in 2019.
- Much of the property has been sold
- A belief that part of the site on the north side will be used for a medical complex. **But unclear!**
- Options for the property still need to be clarified

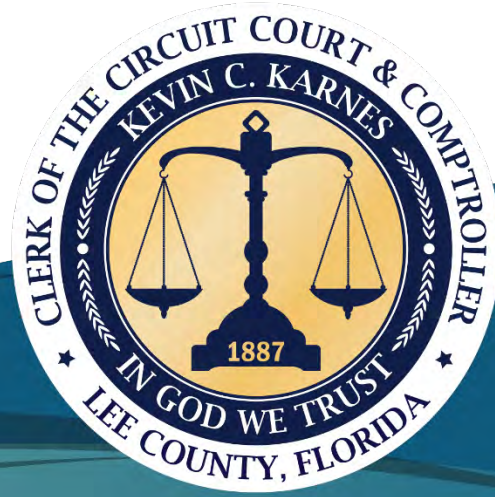
The Hospital Corp of America's Property on US 41 (East side), North of Hertz



- **This is a prime site in Estero**
- Development will need to achieve a high level of aesthetic design and quality because of the site's size and location
- Possibly like the Mercato in Naples
- But no specific plan is in place currently



Questions



Your Lee Clerk & Comptroller's Office

Safeguarding your Property from Fraud



Clerk Kevin Karnes was appointed Clerk of the Court & Comptroller by Gov. DeSantis in March 2022 and was elected to the position in August 2022 by Lee County voters.

Karnes holds a master's degree in Legal Studies from American Public University and a bachelor's degree from Florida Gulf Coast University. WINGS UP! Kevin is a long-time veteran of the Clerk's office and has held a variety of leadership positions

Karnes' goals are to prioritize initiatives related to property fraud prevention, cybersecurity preparedness, increasing online services, and demanding government transparency and accountability.



County-wide Constitutional Officer

Article VIII, Section 1(d) of the Florida Constitution recognizes the role of the Clerk of the Circuit Court as an independently elected Constitutional Officer.

The Clerk serves alongside the:

Sheriff

**Tax
Collector**

**Property
Appraiser**

**Supervisor
of Elections**

**State
Attorney**

**Public
Defender**

**Superintendent of
Schools**

Article V, Section 16 defines the title of Clerk of the Circuit Court, but the position also serves as:

**Clerk to the
Court**

**Ex-Officio Clerk of the Board of
County Commissioners**

**County
Recorder**

**Custodian of
all County
Funds**

**County
Auditor**





Property Fraud Alert



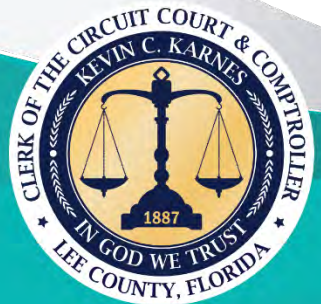
Property fraud occurs when a party uses a forged deed to sell or transfer property that does not belong to them

FREE service that alerts subscribers when any of the following have been recorded in their name in Lee County Official Records:

Mortgage | Deed | Any other land documents

Notifications emailed within 24-hours of the document being recorded

Property Fraud [Frequently Asked Questions](#) (FAQs)



Property Fraud Alert

Lee County



All Florida Counties



www.leeclerk.org/fraudalert



leeclerk.org

Property Fraud Alert: Registration

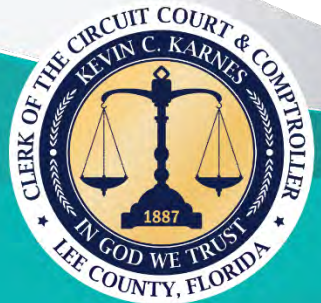
www.leeclerk.org/fraudalert



Register for Property Fraud Alert

What is Property Fraud?

Property fraud occurs when a party uses a forged deed to sell or transfer property that does not belong to them. While a forged deed does not actually transfer the property, it gives the appearance to the rest of the world that the ownership of the property has been changed. If you believe you have been the victim of property fraud, removing this cloud from your title can be a complicated process.



Upcoming Events

FREE Community Shredding Event!

Saturday, November 8
9-11AM

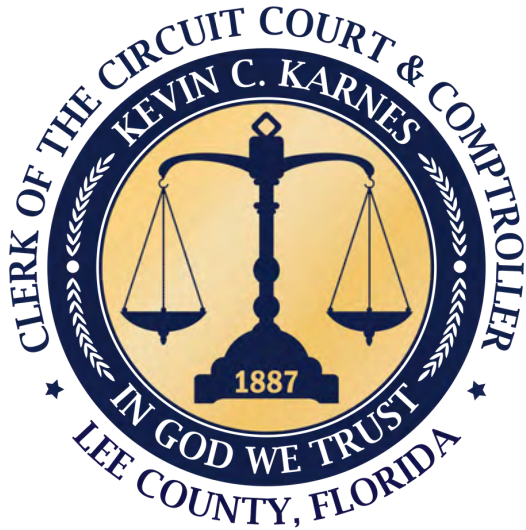
Lee County Government Complex
1039 SE 9th Place
Cape Coral

Drive up and have your paper documents transported to the on-site shredding truck by a Clerk team member.



Thank You!

Questions & Comments



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2024

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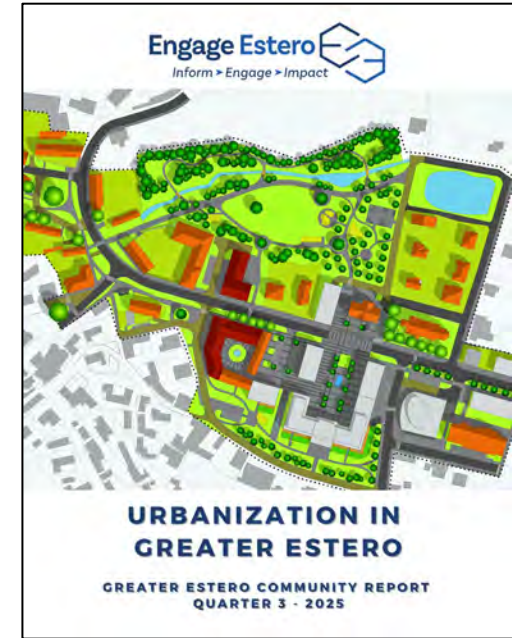
leeclerk.org

The President's Report

Allan Bowditch
President, Engage Estero

Commercial Value of Engage Estero

- The Development and Urbanization Report.
 - Involved 180 hrs. of work plus the cost of the design and development.
 - Based on senior consulting fees @\$200
 - **The overall commercial cost to produce it would be = \$38,000!**



The Commercial Value of Engage Estero

- Staff of 26 (all highly accomplished director-level individuals)
 - Board of Directors (6)
 - Executive Management Team (5)
 - Communications Committee (7)
 - Health Committee (8)
- Only one is a paid Position – Our Communications Coordinator and Web-controller
- **Commercial salaries would be \$1.9M**
- **Commercial Company annual running costs would be \$4M**

Why we need your Support!

Engage Estero requires a much higher level of donations to continue our work

- We need to have an Emergency Fund of between \$0.75M and \$1M available to assist Estero residents in need when serious problems arise
- To continue to provide residents with well researched and accurate information and facts, we need to pay experts/consultants for their time and effort
- Our goal is to achieve approx. \$400,000 in each of the next 3 years
- We have almost 15,000 who receive our communications. All donations will help

Why we need your Support!







For Your Continuing Support and
Investment in Our Community



Estero

Podcast

[YouTube.com/@engageestero](https://www.youtube.com/@engageestero)

