



URBANIZATION IN GREATER ESTERO

**GREATER ESTERO COMMUNITY REPORT
QUARTER 3 - 2025**



THE GREATER ESTERO COMMUNITY REPORT

Urbanization in Greater Estero

SEPTEMBER 2025

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Summary

During the year, Engage Estero produce four special reports under the GECR banner. These articles focus on important issues that, in addition to our regular content, are particularly important for our Estero residents.

Our September GECR gives a thorough update on **urbanization in Greater Estero**. Growth rates remain high, especially in East Corkscrew and within the Village. Estero's population is projected to grow by over 8,000 within the next 2-3 years, whereas East Corkscrew is expected to reach approximately 60,000 residents within a decade. The September GECR report's introduction covers these trends.

In an earlier GECR report titled "Adapt or Perish," we also made the point that municipalities must adapt what they offer to the public, much like companies do, because they operate in a competitive environment, even if their primary goal isn't profit. Just like companies need customers, municipalities need residents and businesses to thrive.

If a city fails to evolve and offer good services, infrastructure, and quality of life, people and companies may leave or choose not to settle there. The result is economic stagnation or even decline, with a resulting drop in home values because people will be less inclined to make Estero their home.

Estero is also hampered by the fact that many of the land parcels being developed were registered with Lee County for several types of development (mixed commercial and residential) in the mid to late 1990's well before Estero was incorporated.

This situation leaves the Estero Planning Zoning Design Board (PZDB) little "wiggle" room.

In many ways, the fact that developers have a considerable interest and desire to build in Greater Estero is a positive sign, given the recent decline in property prices. The recent decision by Curadel Pharma, a start-up pharmaceutical company, to construct a 43,000 square foot medical office and supporting infrastructure at 9600 Corkscrew Road is another positive result.

The fact remains that many would like to understand better: Where is Estero Heading? and What is likely to be its Future in 15-20 years?

Engage Estero is pleased to inform you that an authoritative panel has agreed to respond to these essential questions at a Public Forum produced by Engage Estero at FGCU's Cohen Ballroom on **March 11, 2026**, at 5 pm. Please make a note of the date, as it is sure to be very well attended. You can register for the meeting later this year.

Our esteemed panel members will be:

- Steve Sarkozy, Estero's Village Manager.
- Dr Aysegul Timur, FGCU's President.
- Chris Simoneau, Lee Health's Chief Development, Marketing & Communications Officer.
- Geoff Hoffmann, Co-CEO of The Hoffmann Family of Companies, or David Hoffmann, Founder of the Hoffmann Family of Companies.

Don't miss this meeting.

Introduction

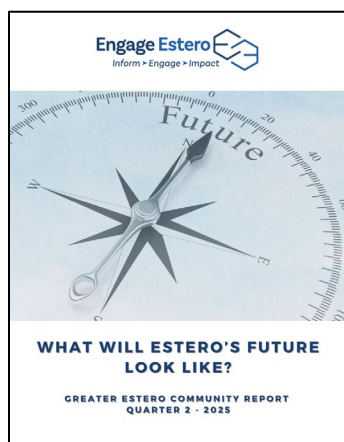
By Allan Bowditch, President, Engage Estero

This updated report (September 2025) highlights **considerable progress on several key development projects** currently underway or upcoming in and around the Village of Estero. Considering the concerns about the housing market this year, residents in Greater Estero need to see ongoing investments in the community.

While many are concerned that our road infrastructure is not keeping pace with these developments, various plans have been proposed by traffic consultants and the Lee Metropolitan Planning Office to improve traffic flow. Additionally, the Village management conducted a traffic survey in Estero during 2024. The preliminary results were presented to residents at the Engage Estero's Community Monthly Meeting in March 2025. Engage Estero has invited the team to share the conclusions and recommendations from a more detailed examination at our upcoming meeting on December 11th. Details will be announced in the fall.

While many residents continue to express concern about ongoing developments, everyone needs to be reminded that 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 little room for the Village to change zoning 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.

In Engage Estero's 2nd Greater Estero Community Report, published in June, we highlighted the need to continue planning and developing our municipality for future residents.



“Just as companies must adapt to meet market demand and stay competitive, municipalities must evolve to meet residents' needs, attract visitors, and maintain a vibrant, sustainable community.

Most people tend to become worried and uncomfortable when faced with change. Most prefer the status quo. However, like companies, municipalities will face severe financial difficulties if they do not adapt. Property values fall, and revenue will be reduced as potential purchasers become attracted to towns and cities offering more relevant attractions.”

The full report can be seen on our website via the following link:

<https://esterotoday.com/wp-content/uploads/2025/06/2025GECR2.pdf>

Environmental and resiliency issues also feature high on the agenda for the Village Council and management. 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, together with an additional purchase from Lee County and an agreement to lease additional land for the Sports Complex from Estero High School, enabling approximately 100 acres to be developed for this purpose

Despite delays in converting homes with **septic tanks to mains sewers**, due to difficulties in securing grants from Federal, State, and County sources to reduce homeowner costs, work will start in earnest now that most of these grants have been secured.

No community can continue to survive the impact of our changing weather patterns unless it embraces resiliency planning. Residents who live in our area now and those who need to be attracted to where we live need to be sure that all is being done to keep us safe from floods and damage to our infrastructure. Without that, our economy will suffer, and the knock-on effects will be considerable and painful! The following notes were taken from the Gulfshore Business Publication in June 2025, written by David Dosey.

“The Village of Estero has begun some high-level work in a low-lying area. Last year, the village paid the Lee County School District \$15 million for a 72-acre property sandwiched between Interstate 75 and Three Oaks Parkway. It’s surrounded by housing developments that flooded during Hurricane Irma. In addition, Estero is building a 25-acre pond for flood mitigation, with \$5 million slated to come from the federal government and \$1.7 million coming from the Village. At the same time, the land had been slated to become 400 to 600 housing units. Instead, it will be used to store and transport excess rain runoff along the Estero River, away from existing homes.

“It is mundane to the community at large,” Estero Village Manager Steve Sarkozy says. “But to those neighbors who experienced the flooding ... when you’re looking at a high-density, high-traffic development option versus mitigating flooding in a tight area, it’s a baby step in helping the overall livability of our community.”

Estero is also doing a vulnerability study focusing on the older part of town, near Broadway Avenue, where aging septic tanks outnumber the sewers of the newer, gated communities.

“That’s going to identify where the environmental vulnerabilities are,” says David Willems, Estero’s public works director. “That’s going to look at rainfall flooding, storm surge flooding, wildfires, and sea level rise. That’s going to identify where the village is vulnerable.”

From there, Estero would continue to be proactive in mitigating future weather events.”

It is encouraging that our community is focusing on this critical issue. Residents must encourage our municipality to continue acting proactively, as it has a marked effect on reducing climate risks, which in turn benefits public health, job creation, and quality of life, improving our local economy and enhancing property values.

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. Engage Estero has been proactive on many fronts, and with your continued support, we will continue to monitor issues that will impact our day-to-day lives.

Chart 1 highlights the **continued growth planned along East Corkscrew Road**. The total population could reach around 60,000 to 65,000 in 10-15 years. This total would include the newly planned developments by Cameratta at the Kingston site and the FFD area, although this latter development may be delayed.

It was recently announced that a major development close to the Kingston development, but in Collier County, will add further pressure on the emerging infrastructure in that area.

Alico Inc. in March 2025 announced plans to build Corkscrew Grove Village, a 4,660-acre master-planned community on a former grove on Corkscrew Road. The plans call for two 1,500-acre villages, with the possibility of 4,500 homes and 280,000 square feet of commercial space in each village. There will also be 6,000 acres of permanent conservation area.



Alico Inc. stated that the proposed development will be overseen by a five-member Board of Supervisors that will “help facilitate collaboration and communications” with government agencies and other parties.

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	2025
Estero														
Wildcat Run	946	957	968	968	968	979	990	990	990	990	990	990	990	990
Grandezaa	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152
Rivercreek												198	838	1010
Preserve at Corkscrew		198	616	836	970	970	970	970	970	970	970	970	970	970
Bella Terra	3080	4158	4178	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	2462
Total	8640	9927	10376	10596	10730	10741	10752	10752	10752	10752	10752	10950	11590	11762
Outside Estero														
The Place							473	1049	1707	2519	2827	2915	2915	2915
Verdana										35	469	1252	2152	2726
Corkscrew Shores				332	664	933	1133	1223	1382	1423	1423	1423	1423	1423
WildBlue								51	539	1181	1470	2226	2358	2413
FFD (GL Homes)														
Corkscrew Estates												66	110	110
Kingston														
	0	0	0	332	664	933	1606	2323	3628	5158	6189	7882	8958	9587
Total	8640	9927	10376	10928	11394	11674	12358	13075	14380	15910	16941	18832	20,548	21349
Annual Increase		1287	449	552	466	280	684	717	1305	1530	1031	1891	1716	801
Population Estimate as of 6-30-2025														

(Population estimates are based on 2.2 X the number of homes (determined in July 2025))

Note: The Kingston Development: Phase 1 will begin very soon. It will include approximately 10,000 new homes with an estimated population of 22,000. The FFD development will impact about 5,208 residential units (single-family and multi-family), with a population projection of nearly 11,500. The new Corkscrew Groves Village will add another 10000 residents. Therefore, when finished, the combined population of these three developments will be about 42,500, in addition to the current projections for the communities already on East Corkscrew Road! As shown in Chart 1, the estimated population along East Corkscrew is now over 21,350.

Outside the Village

DEVELOPMENTS OUTSIDE THE ESTERO VILLAGE BOUNDARY

CenterPlace (FGCU/ Miromar Lakes)

CenterPlace is a mixed-use development in Fort Myers, located near Florida Gulf Coast University and Miromar Lakes. This 886-acre community will include 1,950 multi-family residential units, such as condominiums and rental apartments, at full build-out. There will be a combination of condominiums and rental units designed for both comfort and convenience. Focused on walkability, residents will have easy access to shopping, dining, and entertainment, making it a highly desirable spot for students, young professionals, and families.



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. There will be a mix of condominiums and rental apartments designed for both comfort and convenience. With a focus on walkability, residents will enjoy easy access to shopping, dining, and entertainment.

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. Residents can enjoy



dining, shopping, recreation, entertainment, service, and academics within minutes of The Centro. The development is now complete.

The area has also seen many different developments nearby, which have enhanced the local environment.

- The cancer diagnostics company NeoGenomics, food distributor Scotlynn, and the eye care facility of Dr. Jonathan Frantz have all been completed at the northwest corner of where Interstate 75 and Alico Road meet.
- TownePlace Suites Hotel, a 126-room hotel, was the first Marriott brand in Southwest Florida, which opened on Alico Road in November 2024.
- A 119-room Avid Hotel at Three Oaks Marketplace is also planned.
- Floor & Décor flooring outlet anchors a retail building of just under 80,000 square feet on a 5.4-acre parcel at 16917 Vintage Commerce Blvd., just west of the TownePlace Suites and just south of the Centro apartments.
- Wawa, Blue Wave Car Wash, and Home Depot, complete with a 28,118-square-foot garden center, have all helped to provide a wide variety of commercial, residential, and hotel accommodations to the area.

FGCU Parkway and Ben Hill Griffin Road

The 12-acre site near the north entrance of Florida Gulf Coast University (FGCU), about two miles southeast of Gulf Coast Town Center and Alico Road, was cleared in April 2023.

The university cleared 12 acres of land during the spring and summer of 2022. Purchased from Miromar Development Corporation in 2011, the land was covered by an Army Corps of Engineers permit that expired at the end of 2022. The purchase was \$3.8 million. Although former FGCU President Mike Martin felt the site could be considered for the placement of a future community outreach center, the transition from barren land to green space has both environmental and moral implications.

The lot remains under FGCU's ownership and management.

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, which was of interest to GL Homes, who had planned a significant development involving:

- 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 is related to the permitting problems and delays that have impacted the large Kingston site nearby. But now that the permitting issues have been largely resolved for the Kingston development, we may see renewed interest in this site.

Ritz Carlton Residences at Estero Bay

In July this year, the luxury tower complex under construction in the Saltleaf on Estero Bay community has topped the \$700 million mark in total contracts signed. That includes selling three of its four penthouse units. London Bay Development Group, which is developing the project, released a statement stating that the project “continues to see strong momentum as demand for luxury-branded condominium living in Southwest Florida accelerates.” The two-tower 224-unit development is under construction in the 500-acre community. The first tower is expected to open early in 2026.



Units in the Ritz-Carlton Residences range from 2,628 square feet to 3,885 square feet with two-, three-, and four-bedroom units available.

As for amenities, London Bay says the development will have a wellness center with fitness equipment, a yoga and Pilates studio, steam rooms, and a sauna, along with an 8,000-square-foot space called The Oasis that will include a sunset lounge, private dining room, a sports and news cafe, a wine and whiskey room, a card room, and exhibition kitchens.

The north tower will have a sports simulator and a screening room. Prices for units start at \$3 million. 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, an apartment community in Lee County, has been completed. It is located north of Estero Parkway, just off Three Oaks Parkway, opposite Athenian Charter School.

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 on-site. The apartment complex is close to Miromar Outlets and Gulf Coast Town Center.



The Kingston Project East of Verdana Village

Estero-based developer Cameratta Cos. completed the \$92.8 million purchase of roughly 2,700 acres in southeastern Lee County, marking the largest land sale of the year so far by both acreage and price, according to a deed recorded June 5 by the Lee County Clerk of Courts.

“It’s a huge moment for Cameratta Companies,” said Joe Cameratta, CEO of Cameratta Companies. “This was a huge acquisition. We’ve bought half the property so far. The other half we’ll be closing on in the next 12 months.”



Kingston will be built over the next decade and beyond, starting with plans to build 1,118 single-family homes as the first phase of the project, clustering them while preserving 60% of the property to become restored wetlands and flow ways, and green space, Cameratta said.

Cameratta Companies' overall 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, as well as make 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.

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. Construction on phase 1 of the project is now underway.

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-\$1 range. Although building on the site is extensive, there are still opportunities for those interested in living in this well-designed community. For those who are used to being able to

step outside their house and dine at one of a hundred restaurants, Verdana may seem like it's way out in the boonies. But for anyone seeking to cultivate a laidback Florida lifestyle, Verdana Village is an easy decision. Natural water flows help protect residents from flooding that occurs during hurricanes.

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.

Verdana offers a resort-style pool, gymnasium, Paradise Patio Bar, café, Craft Lounge, Fitness Center, Movement Studio, Dog Park + Bocce, Outdoor Racquet courts, and Pro Shop, Satellite Clubhouses, and The Drift Restaurant.

Additionally, residents now have a Publix-anchored retail shopping center outside the front gates, which opened in 2024. It includes Heartland Dental, Publix Liquors, The Nail Lounge Spa, and Dunkin'. The Shoppes at Verdana Village offers 78,000 square feet of shopping space with top local, regional, and national brands designed to support dining, beauty, banking, and medical services. Up to 15,500 square feet of small shop space is available, along with three out parcels for development. The school bus also stops inside the community near the Publix store. Recently opened stores include the UPS Store, Estero Nail and Spa, Embark, New York Pizza and Pasta, Heartland Dental, and Fifth Third Bank.



RESIDENTIAL DEVELOPMENTS WITHIN THE VILLAGE OF ESTERO

Corsa at Estero Crossing -Stock Residential & Commercial Project

Located on the south side of Corkscrew Road, between Three Oaks Parkway and I-75, Estero Crossing (east of Lowe's) 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 nearing completion.

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 Burritos, Estero Eye, Orange Theory Fitness, My Salon, and Batteries Plus. The well-planned and designed combination of residential and commercial properties is a significant addition to the area near Lowes Plaza.



The developer has completed building 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 is “Corsa” at Estero Crossing.

It is described as “the epitome of luxury living where an exceptional range of amenities awaits you. It has a state-of-the-art fitness center, a unique bowling alley, and a swimming pool with cabanas. Corsa at Estero Crossing offers the ultimate in apartment living where convenience, comfort, and leisure effortlessly come together.”

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

Toll Brothers Estero Townhomes will be constructing 154 homes soon, after an agreement with the Village's Planning, Zoning, and Design Board to reduce their proposed number from 171. The site is the 21.4-acre property at the northeast corner of Corkscrew Road and Sandy Lane.

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. There will be two access points to the site, one from Design Parc Lane to the east and the other from Sandy Lane.

The Village had expressed concerns about the general appearance and design of the proposed properties, but these issues will be addressed towards the end of the project. The property has been marked out for the start of development in mid-August 2025.

Coconut Landing

This development, now finished, 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. Key features include open-concept floor plans, customizable outdoor living with a private pool, and exclusive Coconut Point Hyatt Resort VIP membership. Pricing began at \$1.77 million. At the time of writing, some homes are still available.



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, and 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 project has now been completed, and the work has enhanced the appeal of this already popular gated community, which includes golf membership on its 18-hole course.

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 planning the final phase. This will involve new luxury villas (20) and townhomes (11). 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. The development is expected to commence soon, and it is anticipated that the project will be completed by mid-to-late 2026.

Mayfield Village – South of Broadway E and West of Sandy Lane.

(East of the Seminole Gulf Railroad)

Lennar Homes is planning to build on two parcels of land at this location. One is 51/2 acres, the other 2 acres. The latter requires rezoning from agricultural to planned development to incorporate the proposed single-family 17 lots. The homes would be a maximum of 35 ft high, single- and two-story



homes. The land has some gopher tortoises that will require accommodation. Potential neighbors of the development expressed concerns about privacy and potential flooding issues. These were understood and would be addressed together with the installation of underground electricity cables.

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 now complete. Forty homes have been built and are ready for occupation. Landscaping on the site has also been conducted. Some homes are still available for purchase.

The homes are set into two rows, 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. Further details are expected towards the end of 2025.

River Creek (formerly Corkscrew Crossing) East Corkscrew Road



This community within the Estero Village boundary involves a 396-acre community that will include 590 residences. These include single-family homes, twin villas, town homes, and condominiums. The community features several lakes, and over half of the acreage is dedicated to undeveloped preserves. It is bounded by Corkscrew Road to the North, Wildcat Run to the West, The Preserve, and Bella Terra to the East. Two hundred acres will be set aside as a preserve.

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. At the time of writing, more than 450 homes have been sold, and some 26 are listed.

The centerpiece of the community is a 12,000-sf lifestyle complex spanning 4 acres. An indoor sports complex with basketball and volleyball courts adjoins the state-of-the-art fitness center, while the resort-style pool runs the length of the complex.

The fully equipped fitness center provides several opportunities for a personalized workout, from custom cardio equipment to the latest in strength training, backed up by onsite

professionals. Residents can enjoy a variety of classes from blood-pumping cardio workouts to stretching, dance, and restorative yoga sessions. RiverCreek's four tennis courts, six pickleball courts, and two bocce courts provide additional ways to stay fit. All facilities are equipped with shade pavilions and are lit for nighttime use for added playing time.

<https://www.greaterftmyers.com/rivercreek/>

Shadow Wood on Coconut Road

Shadow Wood has completed the improvement of its Clubhouse Portico to comply with emergency access requirements. In a future development submitted to the Village Planning, Zoning and Design Board (PZDB) in February 2025, access to the clubhouse will be altered so that the road will run directly to the building. A public meeting on Aug 12th, 2025, reviewed the proposed plans. The overall project involves a 33,676 square foot lifestyle center with six indoor



pickleball courts, a restaurant, a pro shop, the relocation of 8 outdoor tennis courts, and a new outdoor pool. The plan includes modifications to the entry drive, utilities, parking, and landscaping.

Shadow Wood has also completed the modifications to the guardhouse on Coconut Road, changing its appearance and increasing the height

of the roof overhang. The work on a similar change to the Three Oaks gatehouse is nearing completion.

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



Construction of the apartment building on the site of the former Winn-Dixie store in the Brooks Town Center has now commenced. The construction is already up to the 2-story level. The

building will be a four-story, 137-unit apartment complex on the northwest corner of Three Oaks Parkway and Coconut Road. The Village stipulated that the 20 spaces immediately in front of the commercial area be strictly reserved for commercial use 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, while construction could not be prevented, there have been several agreed-upon modifications to help reduce the impact of this development on residents.

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

A new potential development is planned South of the Methodist Church, located 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

Land clearing was completed in May 2025 on the approved residential development on 34 acres east of U.S. 41 in Estero, north of Broadway Avenue, East and west of the railroad tracks.

The developer, FL Star, is building three multistory buildings with 100 units each and ten townhomes for a total of 310 units. Several years ago, Lee County approved two hundred thousand square feet for non-residential use and a 125-room hotel.



The developer plans to use 30,000 square feet of nonresidential land use entitlement in a later phase after the residential portion is developed. Two of the residential 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 on Broadway Avenue, although these amenities have not been confirmed at this time. To avoid confusion for residents, the development will no longer be called “Downtown Estero,” although this too has not been finalized.

The company has now begun the installation of the infrastructure on the site.

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 buildings will be designed in an elegant, timeless Spanish Colonial Revival architecture.

The first phase of construction officially began. The project team has initiated site infrastructure work—stormwater systems, utilities, roadway grading, and landscaping. Phase 1 includes two apartment buildings (approximately 291–296 residential units), two parking garages, retail space, and the pedestrian paseo (commonly referred to as Restaurant Row) on the southeast corner close to US-41 and The Coconut Road junction.

Additional retail and dining spaces will follow, along with public amenities like green spaces, plazas, walkable pathways, and a central civic building. The multi-phase plan will deliver up to 596 residences, 82,000 sq ft of retail/dining, 42,000 sq ft of office, a 260-room hotel that will overlook one of the several community parks, and 6,000 sq ft of civic space.

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. The plans have specified the integration of a roundabout.

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.

The Hospital Corp of America's Property East of US 41, North of Hertz – “Northpoint”



Although HCA Healthcare purchased 100 acres in Estero for \$52.5 million in 2019, it is Engage Estero’s understanding that much of the property has been sold. 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 bordering Via Coconut on the eastern boundary, is a prime site in Estero. Because of this, 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. One idea is to develop the site in a comparable way to the Mercato in Naples, but there is no specific plan in place at this time.



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. 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, a pocket park, a meandering multi-use path, a fishing pier with a bike rack, and a 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, a drugstore, a hardware store, Household and Office Furnishings, an Insurance Company, Dry-cleaning and Laundry Services, a Library, a Post Office, and a Medical or Dental Lab.

The public amenities include a dog park, a pocket park, a meandering multi-use path, a fishing pier with a bike rack, and a 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, a filter marsh, and two access points on Via Coconut with future pedestrian and vehicular access to the west.

There will be two access points on Via Coconut with future pedestrian and vehicular access to the west. Ground was broken in mid-August. Although it was stated that the project would be completed by the end of 2025, it would seem that this might not be completed until well into 2026. Approval was given for mixed-use 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. Four floor plans are being offered in the community, ranging in size from 2,800 SF to 3,800 SF of living space.

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. Potential buyers at the time of writing (Aug 2025) would be among the first to secure their home in this panoramic location. With just 86 residences on 24 floors, owners of each expansive corner residence will enjoy spectacular views of the Gulf of Mexico and the West Bay Club's championship golf course.

Completion of the project is expected 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.

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 were significant pushbacks 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 was examined in the 2024 Estero Traffic study. Although preliminary results of the study were shared with residents at Engage Estero's Community Meeting in March 2025, it is hoped that a further meeting in December can be held to review the conclusions and recommendations that are forthcoming. 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

Wildcat Run has recently improved its clubhouse and parking. The plan involved 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, were removed and replaced with 20-foot-tall live oak trees between the parking lot and the residences.

The community has also replaced one of the five existing tennis courts with four new pickleball courts.

Recreation



Recreational Developments Planned in Estero

The Estero Village Hub



The Village announced earlier this year a collective plan that explains the basis of a “Village Center” concept. Four areas are earmarked and will be developed, incorporating community aesthetic features that will be linked to each other as key destinations within Estero.

These areas are a) The Village Council Offices, b) The Estero High School, c) The Sports and Recreational 100 Acre Area, and d) Estero on the River 100 Acre Complex.

The Sports and Recreational Area

The Entrance to the Estero Sports & 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. A main entrance to the Estero Community Park is being established 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.

The Sports and Recreational Center (Hub)



The sports complex is being developed 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, development of the all-new multi-sport entertainment center has already begun. The work will take place in phases, with phase one involving the 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:

- 15 outdoor pickleball courts
- 6 indoor 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 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, having reviewed the architectural plan, made several requested changes to the South and West elevations, which will be addressed. High 5 has also decided to increase the number of indoor Pickleball Courts after further consultation with the Village Management.



Several partnerships with other interested sporting companies are under review. It is anticipated that a new golf driving range will be one of the options, given the popularity of the previous driving range.

The Village Council and Lee Schools have 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, many of which have been implemented, and

include covered areas over the basketball courts, renovations to the tennis courts that could also be used as pickleball courts, and artificial turf for the stadium fields.

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. In addition, an agreement was reached with Lee County and the Estero Community Association for the purchase of additional land that brings the development area to approximately 100 acres.

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.

The final plan for the park is taking shape based on input from the public and considerations by the Village and consultants. There will likely be:

- Three flex fields for multiple sports.
- New baseball and softball fields are planned for Phase 3. Six 220' diamonds are also provided in the flex field configuration.

- The stadium turf and long/high jump features have already been upgraded. Scoreboard upgrades are just being completed. Seating reconfiguration is planned for Phase 3.
- A driving range is in discussion/negotiation with multiple parties as our next public/private partnership, after High 5.
- Two expansive lawns for events and open recreation.
- The Village Management is in discussion with various potential entertainment partners about climbing walls, ropes courses, zip lines, etc. There are no specific plans or timing for these features.
- The design team is looking into the possibility of having remote-controlled boats on the retention lake.
- The design team has not yet got to the point of determining the specific playground elements that might be provided for children.
- The plan remains to create and activate a “Village Hub” for all to enjoy.
- A Veterans Memorial Area has not yet been decided upon but is also under review by the design team.

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.

It should be noted that the Sports Park maintenance building is currently located at the planned main entry of the Sports Park and also overlaps High 5’s proposed northern parking lot. Village staff recommended that Chris-Tel Construction’s contract be amended to construct a new maintenance building and demolish the old facility. The demolition of the maintenance building is a critical path item that risks delaying the greater Sports Park schedule if not completed expeditiously.

The Village is currently reviewing and evaluating 30% of the design/budget information for the Sports Park, provided by Suffolk Construction, in preparation for authorizing the initial construction phase upon the Council's return this fall, 2025. The construction schedule for the SportsPark contains several phases over multiple fiscal years for Village budgeting.

- The initial phase includes site grading, retention lake, main road/entry systems, and parking. Completion of this phase aligns with the opening of High 5 Entertainment, scheduled for Fall 2026. The driving range is planned to be completed right behind that.
- The second phase will include the flex fields, event lawns, and additional infrastructure work.
- The third phase will include new baseball/softball fields and additional improvements to the stadium.
- **The Village is anticipating a 5-year phasing plan for the entire “Village Center Hub”.**

The Development Estero on the River: Now -The Estero River Park



Since the Village purchased the property in 2018, various discussions have occurred with the public and architects about acceptable options. More recently, the Estero River Park (formerly known as “Estero on the River”) project is a transformative initiative by the Village of Estero, Florida, aimed at preserving natural landscapes, enhancing recreational opportunities, and promoting environmental sustainability. This purchase was conducted in response to residents’ requests to embrace Estero’s historic heritage and protect the environment. The plan includes a private-public partnership with the Estero Forever Foundation to provide services while keeping to the Village’s goal of government lite.

The project exemplifies the Village of Estero’s commitment to sustainable development, environmental stewardship, and community well-being. By transforming a previously approved high-density development site into a preserved natural area with passive recreational amenities, the Village is enhancing the quality of life for its residents while protecting vital ecosystems.

The 30 acres south of the Estero River will remain a protected environmental area that cannot 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. 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.

Phase 1 of the project involves an access drive, 85 parking spaces, bike racks, and Old Florida-style 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 path 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.

In brief, the stages of the project are:

[Project Phases](#)

Phase 1:

- Construction of an entry road and parking lot.
- Installation of a restroom facility.
- Development of a pedestrian bridge over the Estero River.
- Creation of walking paths, with a decision to use mulch instead of pavement to save costs.

Phase 2:

- Expansion of walking paths on both sides of the Estero River.
- Installation of fencing around the southern property boundary.
- Development of a path along the north side of Corkscrew Road.

Construction management for these phases is being managed by Manhattan Construction, with oversight by CW3 Engineering, Inc., ensuring adherence to project plans and timelines.

BERT- The Bonita Estero Rails to Trails

Two primary paths will stretch 80 miles, linking Naples to Fort Myers through a network built for bikes and walking. These paths — the Bonita Estero Rail Trail (BERT) and Paradise Coast Trail (PCT) aim to boost safety, enhance the local economy, and home values in the area.

Workers will turn 14.9 miles of old Seminole Gulf Railway tracks into a paved trail. It runs from Collier County through Bonita Springs and Estero to San Carlos Park. The Trust for Public Land made a deal to get the railway this past February. "When we connect Fort Myers and Naples, a lot of possibilities arise," said Deborah Orton, president of the Friends of BERT

Once complete, BERT will become part of the planned 42-mile Florida Gulf Coast Trail network in Lee County and part of the 400+ mile Florida Gulf Coast Trail stretching from Collier County to Tampa.

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—\$70.4 million to start. Two towns stepped up — Estero and Bonita Springs each gave \$5 million. The funding acquisition deadline is March 2026.

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 the locations of restrooms, parking, and bridge designs as needed. Although it will still take time before work to convert the Seminole railway land to the bike and walking trail commences, the outcome described is very encouraging.

One crucial issue to consider is safety. Mark Novitski, Consultant to Engage Estero, has made the following observation about where the trail crosses major roads. “As the Seminole Gulf railroad right of way is purchased for BERT, bike and pedestrian bridges will need to be installed over Corkscrew Road. Additional crossings will also be required.”

As described in a US Department of Transportation report, a “Pedestrian Hybrid Beacon (PHB) is a traffic control device similar to a European pedestrian signal imported into the US and adapted by engineers in Arizona to raise motorists’ awareness of pedestrian crossings at uncontrolled marked crosswalk locations. A PHB differs from pre-timed traffic signals and constant flash warning beacons because it is only activated by pedestrians when needed.

“PHBs have been shown to reduce pedestrian crashes significantly. A Federal Highway Administration (FHWA) study published in 2010 found that pedestrian hybrid beacons can reduce pedestrian crashes by 69 percent and total crashes by 29 percent. Because PHBs remain dark until activated, they can help increase drivers’ attention to pedestrians crossing the roadway and can reduce rear-end collisions. “Let’s hope this approach will be considered in the design phase.

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.

Grandezza

The club is requesting permission to modify the parking lot to accommodate four pickleball courts.

River Oaks Preserve

The Village of Estero purchased this 10-acre property at the eastern end of Broadway Avenue East in 2022. It is now called River Oaks Preserve and is currently being maintained by the Coccoloba Chapter of the Florida Native Plant Society and many volunteers.

The primary reason the Village acquired this land was to create a new stormwater pond and bypass ditch around Country Creek to prevent backups and flooding during future major storm events. The property features old oak hammocks, pine trees, and palm trees, and will serve the

public as a passive park. It's also home to gopher tortoises, butterflies, birds, and an occasional bobcat and coyote.



A native plant nursery on site offers exciting new landscaping options for homeowners and community landscape committees. The parcel, which is bisected by the north branch of the Estero River, allows for better stormwater management and helps to prevent flooding.

Over the past three years, the all-volunteer, non-profit chapter has supervised the removal of invasive and exotic plants, established electrical service and a solar-powered irrigation system, set up retail and propagation nurseries, started a long-term planting program to restore natural habitats, mapped gopher tortoise burrows, and secured nearly \$27,000 in USDA government funding. Hundreds of volunteers made this happen. Many of those volunteers were university students.

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. No additional information was available at the time of writing.



The Commons Club Pickleball Expansion at the Brooks

The Brooks Commons Club has completed a significant expansion of its pickleball courts adjacent to the Commons Club on Coconut Road. The club has installed seven beautiful new courts set in a scenic, parklike setting along the water. A shaded social area has also been provided. This could be considered as an additional court if needed in the future.

The club provides an ideal environment to enjoy the game. Whether you're interested in joining a league, participating in a clinic, or enjoying social play, there are opportunities for all skill levels. The group also organizes social events throughout the season, fostering a welcoming and enjoyable atmosphere both on and off the courts.

The Estero Park and Recreation Center's Playground

A new playground at the Estero Park and Recreation Center is now in place. The playground features play components suitable for 2 to 5-year-old children, additional swings, and improved accessibility. The installation cost \$300,000, funded by Lee County's Parks and Recreation Department's budget.

These are some of the exciting new features available.



- 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.

Why not visit and 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 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.

The development, which has been approved, will commence shortly.

Aldi's located on the South Side of Corkscrew Road just east of Stoneybrook Golf Drive

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.

The grocery store will be a 20,642-square-foot store located at 11906 Newbridge Drive. Access to the store will be at the intersection of Corkscrew Road and Stoneybrook Golf Drive, as well as Newbridge Drive. The proposed architecture is based on the Mediterranean Revival and is similar in design, architectural detailing, and colors to the existing Aldi on 41 immediately north of Walmart. The store hours will be from 9 a.m. to 8 p.m. They



will have curbside pickup and bike racks. Aldi stated that due to the new Pinewoods school, drop-off and pick-up times are 8:40 a.m. and 3:10 p.m. They will not open until 9 a.m., so this change will not impact the student drop-off times. Landscaping will be primarily native plantings, and they have increased the size of the trees buffering the west side of the building facing the Stoneybrook community.

Arcos Avenue in the Plaza -Del Sol Commercial Planned Development

A ±107,000 S.F. self-storage building, associated site work, infrastructure, and the open space serving the entire development are proposed.

AT&T Cell Tower is now complete and functioning (Adjacent to the Bonita Springs-Estero Elks Lodge)

The AT&T cell tower on the Bonita Springs/ Estero Elk Lodge property is a 99-foot monopole with a 1-foot lightning rod for a total height of 100 feet. Space has been made available on the monopole for two other providers. The tower was needed to provide capacity and coverage for this area, which was poorly served.

The facility includes 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 has FirstNet, a network service for first responders, and is not lit at night.

Bella Terra Cell Tower

Broadus Towers is going to install a cell tower along East Corkscrew Road near Bella Terra.

The cell tower will be 178' high. 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.

This will provide improved service for Verizon, T-Mobile, and AT&T customers, as well as one other company.

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 the South Florida Water Management District
2. Adjust the placement of the tower south by 3 feet and the fence south by 20 feet.

Site clearing has already begun, and it is anticipated that the tower will be completed by the end of 2025 or early 2026.

Celebree School – Corkscrew Commons Drive

Celebree School is now open! Celebree provides an environment designed to protect, educate, and nurture children in a stimulating and positive environment.

The school is on the site of the former Goodwill Organization on the north side of Corkscrew Road near I-75. It is open from 6:30 am to 6:30 pm (closed Saturday and Sunday)

The new Goodwill Retail & Donation Center is now open in its location within the Lowe's Development area, on the corner of Three Oaks and Corkscrew Road (referenced later in this section).

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. Chick-fil-A is proposing to construct its restaurant at the site of the existing Perkins restaurant located in the Shoppes of Grand Oaks. Plans call for demolishing the Perkins building, creating a new building with an outdoor patio, new landscaping, and keeping the trees in place. The drive-thru lanes will accommodate 32 cars.

However, residents have expressed their concerns about potential traffic difficulties on that site, especially during the peak lunchtime period. It is hoped that the Village will carefully consider how to avoid traffic back-up for lunchtime customers, which could have a profound knock-on effect for other road users in the area. During the June 2025 meeting, the PZDB expressed their concerns about the traffic movements not just at Chick-fil-A but the whole area around McDonald's and Publix. The applicant has agreed to conduct a traffic study. However,

concerns could still be an issue, given the restaurant's popularity and the fact that it will have a patio area, which will attract both parking and drive-through traffic.

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 seeking prevention and maintenance, the company offers the necessary aid through 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.

Their location is close to the Villages at Country Creek.

Coastal Palms Academy Daycare

The Coastal Palms Academy Daycare was originally going to establish its facility on a 15,000 sq ft area on the vacant ± 3.5-acre site on the southwest corner of River Ranch and Corkscrew Road. The school was to have a maximum of 260 students, from infants to preschool age, and a 24-person staff. This plan has now been shelved, and the Academy has chosen to move into an existing building in Estero.

Burkholder and his sister, Emma Duffy, have a combined 30 years of experience in early education. "We pledge to create a safe learning environment that encourages critical thinking and problem-solving creativity," Duffy said. "We genuinely want to empower young learners. Our day school is a place where curiosities can be celebrated, and students are inspired to explore and embrace the joy and journey of learning."

The school has selected a new location, to be confirmed in the near future. It is anticipated that the school is aiming to open by the start of the new school year in 2026.

Corkscrew Pines Self Storage Units on Corkscrew Road near Stoneybrook



The Village Planning, Zoning, and Design Board A 134,000-square-foot self-storage facility, with associated drainage, utilities, and landscaping on the south side of Corkscrew Road east of Stoneybrook Golf Drive and West of Firehouse Lane, has been in the works since 2023.

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, including sewer pipes and the foundations for the proposed project, was initiated in February 2025. Although the process has been taking some time, Engage Estero estimates that construction is likely to be completed by 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. Although a traffic light has been discussed for US41 at this junction, problems persist!

FDOT Traffic Signal at US 41 at Pelican Colony Blvd – Village District 1. FDOT. The developer/CDD hired an engineer, and the Village of Estero Public Works has been exchanging emails and information to obtain approval. Warrants did not justify the installation of a traffic signal at this intersection. The surrounding communities, developers, and CDDs are required to pay for the signalization. The issue is ongoing.

Curadel Pharma

Curadel Pharma has an application to construct a 43,000 square foot medical office and supporting infrastructure at 9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road. A public meeting took place on Aug 12th, 2025. Curadel Pharma (also known as Curadel Surgical Innovation) is a biotechnology company that provides molecule therapeutics to treat cancer diseases. It offers imaging and therapeutic drugs that optimize the tumor-to-background ratio. The purchase of the site has not yet been verified, but it appears the company is committed to moving forward with its plans.

Discount Tire, 21500 S Tamiami Trail

Discount Tire is proposing a 7,000 S.F. commercial drive-in tire facility. The building style would be a Mediterranean revival style. The location will be 21500 S Tamiami Trail, Estero. The move aims to better serve the growing customer base in the area. The new facility will feature expanded services and amenities. The opening date is expected to be announced soon. Customers can look forward to improved accessibility and parking.

Ginsberg Eye Ophthalmic Center at Corkscrew Palms

Their offices are now open! The building is a two-story medical and general office building in the office park Corkscrew Palms Commerce Center at 9441 Corkscrew Palms Circle.

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 with 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 now open.

Hotels Planned or Completed Recently in Greater Estero

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

The proposed hotel would involve a 111-room, 4-story hotel, north of the Residences and south of the movie theater. The approved zoning allows the hotel use, but the maximum number of hotel units in the approved zoning and Development of Regional Impact will be exceeded, necessitating amendments to both the zoning and Development of Regional Impact. Council held the second reading and public hearing for this case on June 4. After hearing testimony from staff, the applicant, and public input, Council continued the public hearing to July 2 for consideration of Condition 10 only.

Condition 10 – Construction of the exterior walls of the hotel will be concrete masonry (concrete block), and all load-bearing elements will be of concrete with reinforcing steel as required by relevant codes and engineering standards. The applicant's development counsel notified the Village that they agree with the condition. Council approved this ordinance.

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 ensure that they work with Marsh Landing to provide a visually opaque barrier, and 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 the parking, visually opaque windows will be used on the west side of the building, and a 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. It is anticipated that building will commence towards the end of 2025.

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.

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

6) Hilton Hotel

As part of the Woodfield development on the corner of US-41 and Coconut Road, a 260-room Hilton Hotel is proposed as part of the overall extensive development. As reported in this report, Phase 1 will begin shortly.

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. The center was opened earlier this year by Dr Sebastian.



Dr. Sebastian is a leading Regenerative Medicine Specialist in Southwest Florida (serving Fort Myers, Estero, Bonita Springs, and Naples). He specializes in non-surgical treatments of the

spine, joints, and nerves utilizing advanced regenerative treatments such as Discseel[®], Platelet Rich Plasma (PRP), Stem Cells, Nerve Hydrodissection, and Prolotherapy. Dr. Sebastian combines Regenerative Medicine treatments with Physical Rehabilitation and Integrative Medicine to help his patients resolve pain, improve function, and regain quality of life.

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 is now open and located at 3480 Pelican Colony Blvd, opposite Angelina's. This daycare is just outside the Village of Estero, but has been listed in this section to assist families with young children.

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. The plan is designed to locate a self-storage building at the back of the site, farthest away from Corkscrew Road and the hotel overlooking the lake area, which acts as a natural buffer and land use separation to the north and east. The addition of the hotel will complement the existing restaurant establishments along Corkscrew Road. Additionally, the Self-storage use complements and provides a desired service for the residential communities along Corkscrew Road.

Rapallo- Marketplace at Coconut Point

This last remaining commercial frontage within the Coconut Point Development includes over 140 stores and up to 1.5 million square feet of retail space. Located along the east side of S.

Tamiami Trail/US 41 (traffic counts of 56,875), the property has excellent visibility and accessibility.

Miller Ale House has a grand opening planned for August 18th. McDonald's is also expected to open soon. Other tenants, such as Noire the Nail Bar, occupying the building, are likely to open by Year's end.

Piccolo Bucco is a specialty Pasta and Pizza Restaurant featuring Copper Hawk wines. The pizzas are based on a successful Pizza restaurant in Rome and use the same recipes for their fast-developing range of restaurants. The building is in front of Rapallo on US 41 next to McDonald's and The Miller Ale House. Detailed discussions have been held regarding the proposed color scheme, and it appears a consensus has been established for the building to be completed soon. The company requested approval for the service of alcoholic beverages in their outdoor patio area on the east side of the building and for indoor wine tasting in conjunction with package sales. Piccolo Buco is located in the Marketplace at Coconut Point. The restaurant was approved with conditions relating to outdoor music.

It has been suggested that potential future tenants may include a restaurant with outdoor seating, specialty dessert shops, boutiques, and family and specialized medical services.

Renovations at the South County Regional Library in Estero

The Lee Board of County Commissioners voted to award BSSW Architects, Inc. an architectural services contract for renovations to the South County Regional Library. The upgrades include a complete update of the library space, an automated material handler, upgraded building systems, reconfiguring the interior to serve the public and staff better, ADA upgrades, a new roof, site improvements, and an enhanced entrance.

The anticipated cost for the project will be over \$9M. This will be a remarkable and valuable enhancement of Estero's library.

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 work commenced at the beginning of September 2024. Completion of the work is expected by the end of 2025.

For those seeking new or updated library cards or to borrow a limited number of books, you can visit the building located near the baseball field at 18251 Three Oaks Parkway. The office is open Monday through Thursday, 10 am - 6 pm, and Friday and Saturday, 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 Therapy Center at Estero Parkway and Three Oaks.

Southwest Florida is set to have an innovative cancer treatment facility. The Southwest Florida Proton will be fully operational very soon, once the involved calibration and final setup are completed.



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. Although the complex medical equipment, including the particle accelerator, was installed at the end of 2024, calibrating the machines will take approximately 6 months before the first patients can be treated.

At Engage Estero's Community Meeting on October 28th at 10 am at the Estero Recreation Center, Dr. Shannon MacDonald, Medical Director at Southwest Florida Proton, will provide the latest information on cancer research and the new treatment options offered by the Southwest Florida Proton therapy center.

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. Development is expected to start soon.

Tamiami Trail S 19950, across US 41 from Wal-Mart and north of Cayo

de Estero Shoppes

A 4-acre lot on the north side of Tamiami Trail, close to the Breckenridge Gated Community, has been cleared. The plans submitted to the Estero PZDB have called for the development of 2 commercial buildings and supporting infrastructure for a 4,200 S.F. dental office and a 10,000 S.F. day care (reduced from the original 18,000) that will have 167 students. Residents from Breckenridge have expressed concerns regarding the wall of one of the buildings that would be visible from within the town, as well as the potential impact on stormwater runoff. Meetings have been held with the developers, PZDB, and residents. For the most part, it appears there is a satisfactory solution that relates to landscaping and the concerns about daycare access.

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

Goddard School for Early Development is proposed. The school will open shortly at the Plaza Del Sol subdivision on the southeast corner of Quente Way and Three Oaks Parkway. It is 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.



Enrolment for the school is now taking place.

The Old Post Office 8111 Broadway East

The property has been rezoned for a commercially planned development. The development order approved the redevelopment of the 4,800 sq. ft. building.

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. The owners would use half the building for their accounting business, while the other half would be rented for similar office-based purposes.

While there have been discussions about the proposed colors, landscaping, and window sizes, the PZDB and the local neighbors agreed that the proposal enhanced the appearance of the old building. With some minor suggestions, approval was given for the project to proceed. The work is likely to start soon, with completion in 6-9 months. (Photo Credit: Katiuska Carrillo)

The Shoppes at University Highlands off Ben Hill Griffin Parkway

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.

Shoppes at University Highlands has 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

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 has been approved and will commence shortly. 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 and Gas



Despite the delays, many residents will be aware that Wawa on Corkscrew Road outside Lowe's was opened in May.

The 5,537-square-foot Wawa has 12 fueling pumps, a monument sign, and its traditional and popular attached store. There are 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 was reconfigured to provide for vehicle & pedestrian traffic, parking, and landscaping.

Many will have seen a wave of Wawa commercials on local TV promoting the company!

Coconut Point

Opened in the last 12+ months

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 innovative services, accessible pricing, and an extensively trained staff of skin experts.

PJK Neighborhood Chinese Restaurant.

PJK is also open and is located 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. Chang'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.



Sea Love Candle Bar & Boutique:

This store opened in March 2025. Visitors can create their custom candles and reed diffusers inspired by the tranquility of the ocean. The store features a curated selection of handmade candles and coastal-inspired lifestyle products.

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.

Coconut Point's Planned New Stores and Changes to Stores

Bonita Smoke Shop & Cigar Lounge:

Bonita Smoke Shop, which has been in the area for over 30 years, is relocating from its current position in Bonita Springs and will feature a cigar lounge. The entire store will operate as a massive walk-in humidor, ensuring all cigars are kept at optimal freshness year-round. The plan was to open in late June

Laura Jacobs Bridal.

It is a full-service bridal salon, wedding, and dress shop catering to residents in Southwest Florida. This store is moving to a new, larger location across from Pandora.

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. The store is expected to open in November 2025.

SB Grill.

A first-to-market eatery that is known for its steaks and burgers is opening this summer. They fire-grill their meats, and recipes are rooted in ancient Central Asian traditions, where secrets of marinades, spices, and cooking techniques have been passed down through generations. Every steak and every burger bursts with juiciness, richness, and the soul of open-fire cooking. All their dishes are crafted using the legendary Jospo oven — a unique combination of charcoal grill and oven, renowned worldwide for creating intensely flavorful, perfectly seared meats.

SB Bar

Located close to SB Grill, SB Bar will also offer open fire cooking and nightly live music. The Bar is likely to open shortly.

Talbots.

The store will be moving soon to a new location next to “Loft” on Fashion Drive. Talbots is an American specialty retailer of women’s clothing, shoes, and accessories. From its current position in Bonita Springs.

Estero's Utility Expansion Program & Resiliency

Cypress Bend RV Resort, Orange Tree Lane

The Cypress Bend project includes construction of a new sanitary sewer force main out to the existing Lee County Utilities force main on the north side of Estero Parkway, rehabilitation and upgrading the existing sewer pump station, abandonment of the small existing sewer force main under the railroad tracks, removal of the existing waste water treatment plant facility (leaving the maintenance building) and demucking/backfilling the percolation ponds.

Council approved a contract addendum 01 for \$2,120,269 with Wright Construction Group, Inc., for the construction of the Cypress Bend RV Resort project.

Purchase of the 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 purchase 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 utilize its assets to sell bonds and return cash to the Village for other priorities.

Sunny Grove Park, west side of US 41, north of the Estero River

The Sunny Grove project includes the construction of a new sanitary sewer force main out to a new force main being constructed along the east side of US-41 as part of the Estero River Park project. That new force main will connect to the existing Lee County Utilities force main on the north side of Corkscrew Road. The Sunny Grove Park project includes construction of a new pump station facility with an onsite emergency generator adjacent to the existing Sunny Grove wastewater treatment plant (WWTP), removal of the existing WWTP facility, leaving the maintenance building, and demucking/backfilling the percolation ponds.

Council approved a contract addendum 02 for \$2,540,946 with Wright Construction, Inc. for the Sunny Grove Park project.

Grant Program Grant Management Support



Hagerty Consulting, Inc. is one of two firms awarded RFP 2023-31 Disaster Management Services. Hazard Mitigation Grant Program grants are federally awarded disaster relief funds administered through the Florida Division of Emergency Management. This consulting service is essential in administering the \$6.5M in grant award for the Estero River Regional

Stormwater project and the \$20.3M in grant award for the River Watershed Utility project.

Council approved a supplemental Task Order with Hagerty Consulting, Inc. to provide the Village with grant management support at a cost of not-to-exceed \$204,080, which is reimbursable from the grant funding. This order is necessary due to the time-consuming nature of these tasks and the need for considerable expertise in securing the grants themselves.

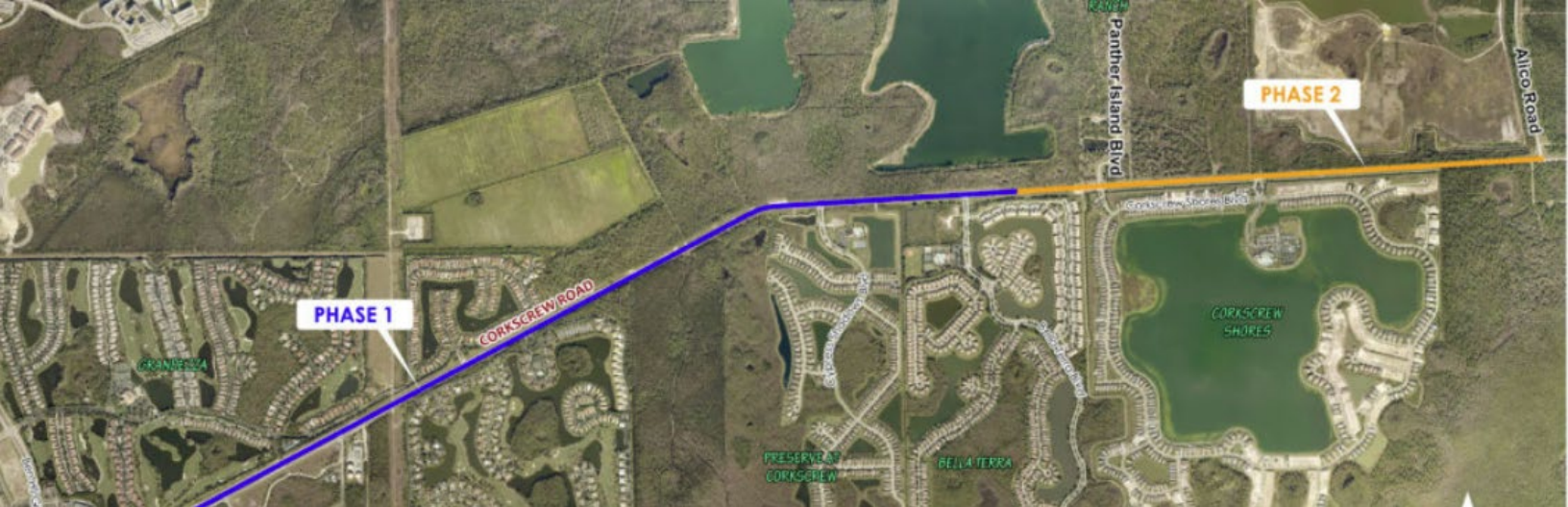
Resilience for Estero

As part of the Village's October 28, 2024, Corrective Action Plan required by FEMA, the Village agreed to review its Land Development Code floodplain regulations to make changes where appropriate. The Village's floodplain regulations have not been updated since November 16, 2022. Due to the recent hurricanes, it became evident that some revisions were needed.

Staff have prepared changes in the ordinance, including the following:

- Variance Process – clarify process due to inconsistent language in the Code
- Non-conversion agreement for elevated homes
- Clarify the specific use of FEMA Elevation Certificates for all flood hazard areas
- Clarify the specific use of the FEMA Dry Floodproofing Certification form
- Limit of partitioning of enclosed areas below the flood

The Village PZDB Board voted to recommend that Council approve this ordinance.



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

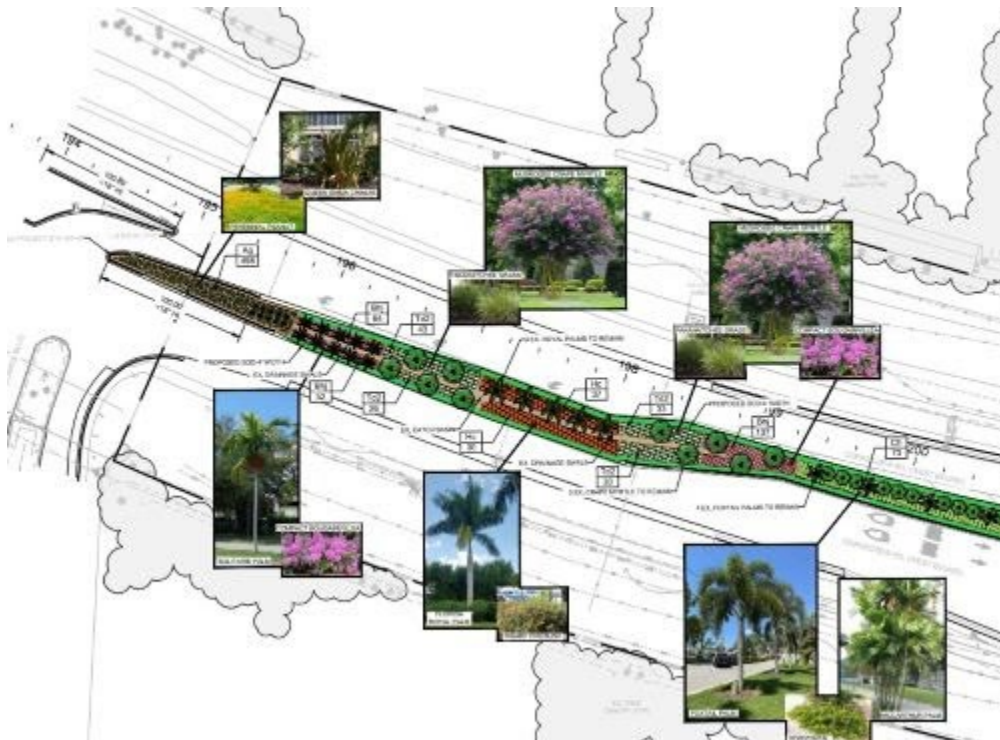
Don Scott, Lee County MPO Executive Director, indicated, "... the 951 (North-South connector east of Corkscrew Road) feasibility study report will be ready in late winter or early spring 2025." It has been suggested this might be a candidate for a toll road. It could be a State/Federal partnership to achieve!

Communities along East Corkscrew (in Estero) are not interested in this roadway! Many believe it should be located far east in Collier County, where Immokalee Road would connect somewhere around the State Route 82 and Corkscrew Rd intersection.

Village of Estero

1. Corkscrew (LC DOT) Road (Woodlands to Ben Hill Griffin) Village Districts 4 & 5

Public Works Director David Willems updated the proposed landscape plan for the median along Corkscrew Road from Corkscrew Woodlands Blvd. to Ben Hill Griffin Parkway.



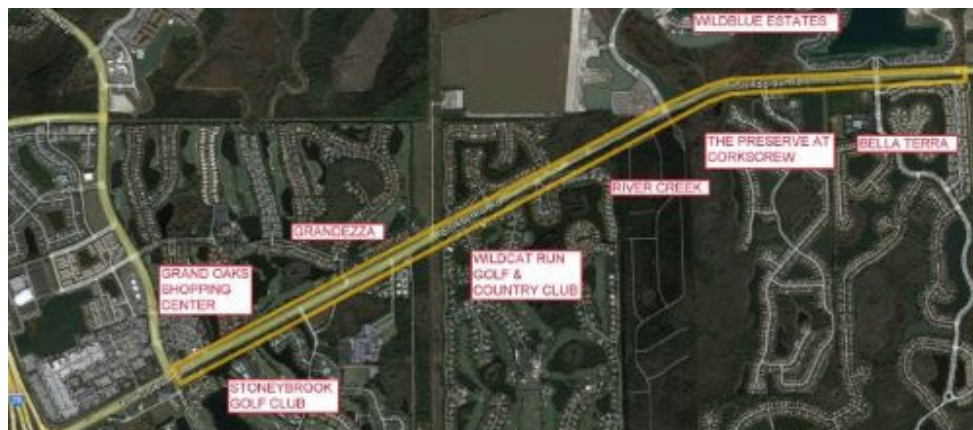
Johnson Engineering has finalized the design and is working with the Florida Department of Transportation and Lee County Department of Transportation to get approval for the landscaping and irrigation installation.

The existing trees that are flourishing will be kept, supplementing those to be planted. Ground cover, flowering bushes, and small flowering trees will be added. Installation is expected to start sometime this summer (2025).

2. Corkscrew (LC DOT) Road Village streetlights, landscaping, and multi-use path from Ben Hill Griffin to Bella Terra Blvd – Village District 5 & 7

The project involves constructing a 10-foot-wide asphalt pathway on the north side of Corkscrew Road from Ben Hill Griffin Parkway to Palermo Lake Court (eastern entrance of Grandezza), and 6-foot-wide concrete sidewalk from east of Palermo Lake Court that connects to the sidewalk that runs to Midnight Blue Court (Wild Blue Vista) built by Lee County's previous widening project.

The 10-foot-wide asphalt pathway will also be constructed on the south side of Corkscrew Road from Ben Hill Griffin Parkway to Bella Terra Boulevard. Roadway and pathway lighting similar to that on Estero Parkway will be installed to complement the new facilities, along with a substantial amount of landscaping and irrigation, which will add to the beautification of the Corkscrew Road corridor.



Please note that once the sidewalk and multi-use path are completed, the communities of Grandezza, Wildcat Run, Rivercreek, Wild Blue, and The Preserve at Corkscrew will be within a 2-mile distance (as a student would walk) to Pinewoods Elementary School. This will then be considered safe to walk to school, and Lee District school buses will transport elementary school students to this school from the above communities.

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



Williams Road is currently a two-lane road. The 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 two lanes to four lanes from US 41 to Via Coconut Point.

Kisinger Campo & Associates received the contract for the preliminary engineering and design of the Williams Road widening project. Currently, there is no estimated start date for construction. On Wednesday, October 16th, 2024, the Village Council designated this project as a second-tier priority for the 2025 fiscal year. The start date for construction is to be determined!

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

The plan calls for a crosswalk at Corkscrew Road: The details are:

- A 12-foot off-road concrete bike/ped path in those areas where possible.
- But reduced to an 8-foot path where necessary.
- A pedestrian bridge over the Estero River.
- Lighting; grasses and water-tolerant plants in the swales.
- 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 secure the necessary permits for construction. This process is currently paused as the Village staff works to acquire easements. Unfortunately, some homeowners have declined the proposed plan that requires easements on their property.

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

Plans are in place to build roadway intersection improvements on Williams Road west of US-41 to stop illegal left turns from the Walgreens parking lot and improve left-turn vehicle stacking at US-41. Possible improvements include extending the eastbound left turn at US-41, adding a traffic separator to prevent left turns from Walgreens and Atlantic Gulf Drive, and creating a roundabout at the Life Care Center.

On Wednesday, October 16th, 2024, the Village Council identified this project as a first-tier priority for the 2025 fiscal year.

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

Resurfacing and widening to add 1-foot shoulders, sidewalks & crosswalks, and drainage are planned. These improvements along River Ranch Road (resurfacing, drainage, and bicycle/pedestrian improvements) will also involve the Williams Road Intersection roundabout and Estero High School turn lane improvements. These improvements are in the Village's out-of-year Capital Improvement Plan (CIP).

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

The Coconut Road Traffic Study recommends installing three roundabouts at Coconut Shores, Meadowbrook, and El Dorado along West Coconut Road. The study indicates these intersections will reach capacity in 2028.

As traffic increases with future development, the road without improvements will make eastbound left turns the central difficulty at these intersections, along West Coconut Road. Entrance points at Coconut Shores, Meadowbrook, and El Dorado are expected to fail unless action is taken soon.

Although roundabouts were suggested to improve traffic flow for vehicles and pedestrians, no decision has been made yet. This represents government bureaucracy at its worst. The Village of Estero owns most of Coconut Road west of US41, with a small section owned by Lee County. Before the Village of Estero was established in 2014, the Hyatt Regency Coconut Point Resort and Spa agreed to be incorporated into Bonita Springs. When the London Bay Group bought the former Weeks Fish Camp, the area had already become part of Bonita Springs.

The development impact fees, now associated with The Ritz-Carlton Residences, Estero Bay, have been collected by Bonita Springs rather than the Village of Estero. The City of Bonita Springs, the Village of Estero, and LDOT have not agreed on sharing the costs for building the three roundabouts, resulting in a stalemate. The CIP has identified the three Coconut Road roundabouts, but their implementation seems unlikely anytime soon!

8. 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 appears to be uninterested in creating the main entrance off Via Coconut Road. There is a safety concern as cars turning left (westbound) onto Corkscrew Rd from the community park, Estero Historical Society, and office park risk their lives to get onto Corkscrew Rd. There is no plan for a traffic signal at Corkscrew (LC DOT) Road to ensure safe westbound turns.

9. 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. Construction started this summer on the Estero River Park, including road access.

10. 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 project in its "out-year" CIP, the City of Bonita Springs is not interested in the project.

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

As different phases of the Utilities Expansion Program (UEP) are carried out, roads will be affected during construction and may need repairs and improvements. Construction has begun on three projects this summer.



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