



Inform ► Engage ► Impact

Community & Member Meeting

December 11th, 2025

Estero Project Updates

[1\) Village Wide Traffic Study](#)

[2\) Septic to Sewer](#)

[3\) Estero RiverPark](#)





Pledge of Allegiance

Welcome

Allan Bowditch
President, Engage Estero

Our Speakers



- **Steve Sarkozy: Estero's Village Manager.**



- **David Willems: Estero's Director of Public Works.**



- **Leah Holmes: Transportation Engineer at Johnson Engineering.**

Results of the 2024 Estero Traffic Study



Goals & Objectives



Peak Season Traffic Data Collection



Roadway & Intersection Analysis



Crash Data Review



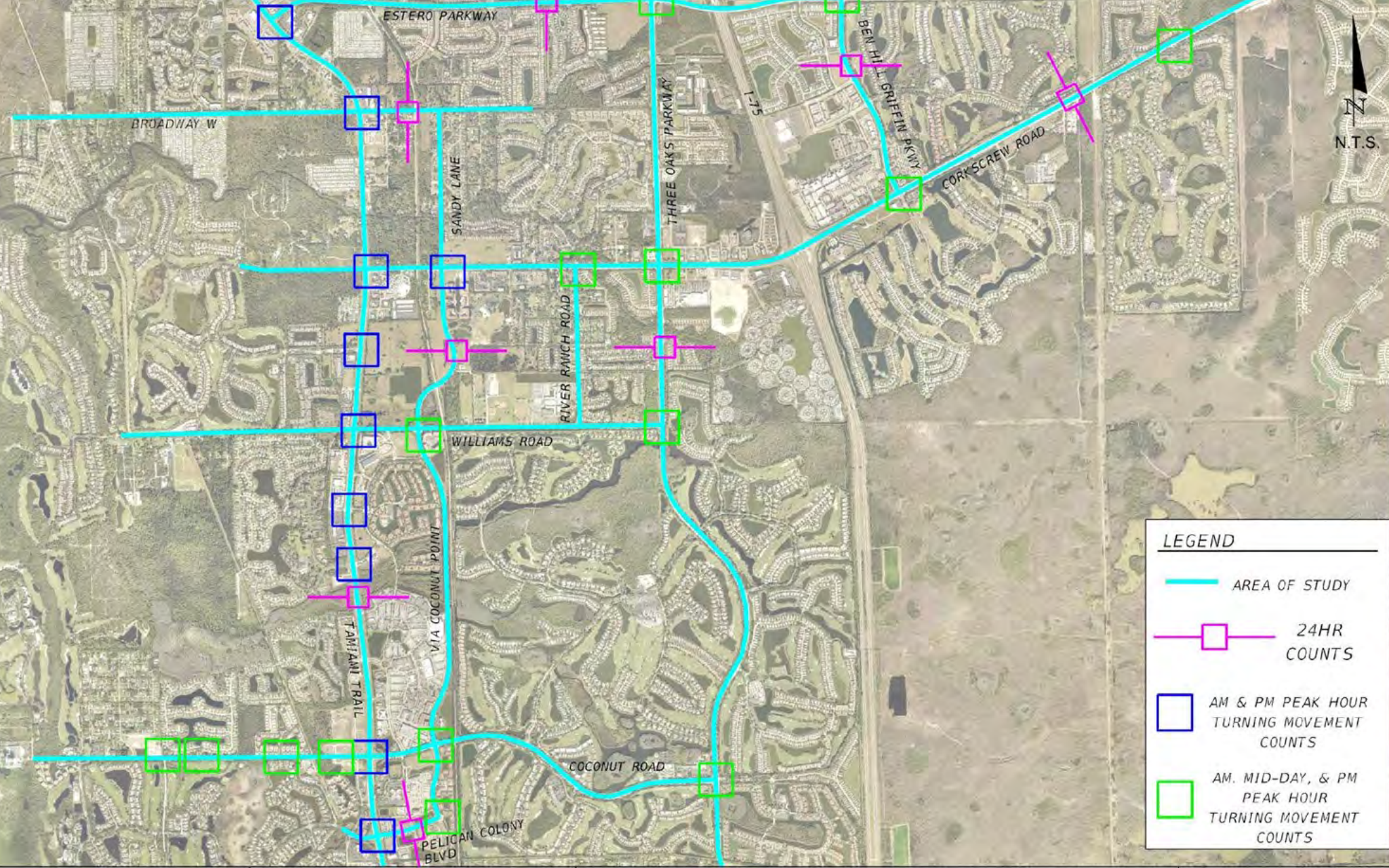
Develop Area-Wide Traffic Study
Update

VILLAGE OF ESTERO

**Area-Wide Traffic
Study Update**



Data Collection



Traffic Forecasting

- 2024 Peak Season Baseline Data
- 2034 10-Year Peak Season Projections



Growth Rates

Growth Rate Determinations for Study Area			
Roadway	From	To	Annual Growth Rate
Tamiami Trail	Within the Village of Estero Limits		1%
Ben Hill Griffin Parkway	Corkscrew Road	Estero Parkway	2.5%
Broadway Avenue West	Yellow Trail	Tamiami Trail	1%
Broadway Avenue East	Tamiami Trail	Sandy Lane	1%
Coconut Road	West End	Spring Creek Road	1%
	Spring Creek Road	Tamiami Trail	1%
	Tamiami Trail	Via Coconut Point	1%
	Via Coconut Point	Three Oaks Parkway	3%
Corkscrew Road	Ben Hill Griffin Parkway	Wildcat Run Drive	3%
Estero Parkway	Tamiami Trail	Three Oaks Parkway	1%
Pelican Colony Boulevard	Tamiami Trail	Via Coconut Point	2%
River Ranch Road	Williams Road	Corkscrew Road	1%
Sandy Lane	Corkscrew Road	Broadway Avenue	1%
Three Oaks Parkway	Williams Road	Corkscrew Road	2.5%
Via Coconut Point	Pelican Colony	Coconut Road	3%
	Coconut Road	Williams Road	3%
	Williams Road	Corkscrew Road	3%
Williams Road	West Way	Tamiami Trail	1%
	Tamiami Trail	Via Coconut Point	1.5%
	Via Coconut Point	Three Oaks Parkway	3%
Spring Creek Road	at Coconut Road		1%
El Dorado Boulevard	at Coconut Road		1%
Via Veneto	at Coconut Road		1%









Roadway & Intersection Level of Service

- Collected peak season traffic data to serve at baseline 2024 conditions
- Projected travel demands and patterns to 2034 conditions using growth rates and large future developments



What is Roadway Level of Service (LOS)?

Levels of Service		
FREE FLOW Low volumes and no delays.	LOS A	
STABLE FLOW Speeds restricted by travel conditions, minor delays.	LOS B	
STABLE FLOW Speeds and maneuverability closely controlled because of higher volumes.	LOS C	
STABLE FLOW Speeds considerably affected by change in operation conditions. High density traffic restricts maneuverability; volume near capacity.	LOS D	
UNSTABLE FLOW Low speeds; considerable delay; volume at or slightly over capacity.	LOS E	
FORCED FLOW Very low speeds; volumes exceed capacity; long delays with stop-and-go traffic.	LOS F	



<https://t4america.org/community-connectors/what-they-mean/level-of-service/>

VILLAGE OF ESTERO

Area-Wide Traffic Study Update

JOHNSON
ENGINEERING
— An Apex Company —

Roadway LOS Analysis

Peak-Hour Village of Estero Roadway Conditions								
Roadway	Segment	Lanes	Performance Standard Peak Hour Two-Way Service Volumes		2024 Roadway Volumes (Two Way)		2034 Roadway Volumes (Two Way)	
			Performance	Capacity	LOS	Volume	LOS	Volume
Broadway Avenue	West of Tamiami Trail	2	D	1,180	C	668	C	738
Broadway Avenue	East of Tamiami Trail	2	D	1,180	C	518	C	572
Coconut Road	Weeks Street to Spring Creek Road	2	D	1,180	C	863	C	953
Coconut Road	Spring Creek Road to Tamiami Trail	2	D	1,180	C	993	C	1,097
Coconut Road	Tamiami Trail to Via Coconut	4	D	2,710	C	1,485	C	1,640
Coconut Road	Via Coconut to Three Oaks	4	D	2,710	C	1,494	C	2,008
River Ranch Road	Corkscrew Road to Williams	2	D	1,180	B	390	B	431
Sandy Lane	Broadway Avenue to Corkscrew	2	D	1,180	B	400	B	442
Via Coconut Point	Pelican Colony Boulevard to Coconut Road	4	D	2,710	B	536	B	720
Via Coconut Point	Coconut Road to Williams Road	4	D	2,710	C	1,393	C	1,872
Via Coconut Point	Williams Road to Corkscrew Road	4	D	2,710	B	400	B	538
Williams Road	West Way to Tamiami Trail	2	D	1,180	C	717	C	792
Williams Road	Tamiami Trail to Via Coconut Point	2	D	1,180	C	871	C	971
Williams Road	Via Coconut Point to Three Oaks Parkway	2	D	1,180	C	1,039	F	1,396
Pelican Colony Boulevard	Tamiami Trail to Via Coconut Point	4	D	2,710	B	871	B	971
Spring Creek Road	at Coconut Road	2	D	1,180	B	157	B	173
El Dorado Boulevard	at Coconut Road	2	D	1,180	B	130	B	144
Via Veneto	at Coconut Road	2	D	1,180	C	527	B	582

Roadway LOS Analysis

Peak-Hour Lee County/FDOT Roadway Volumes

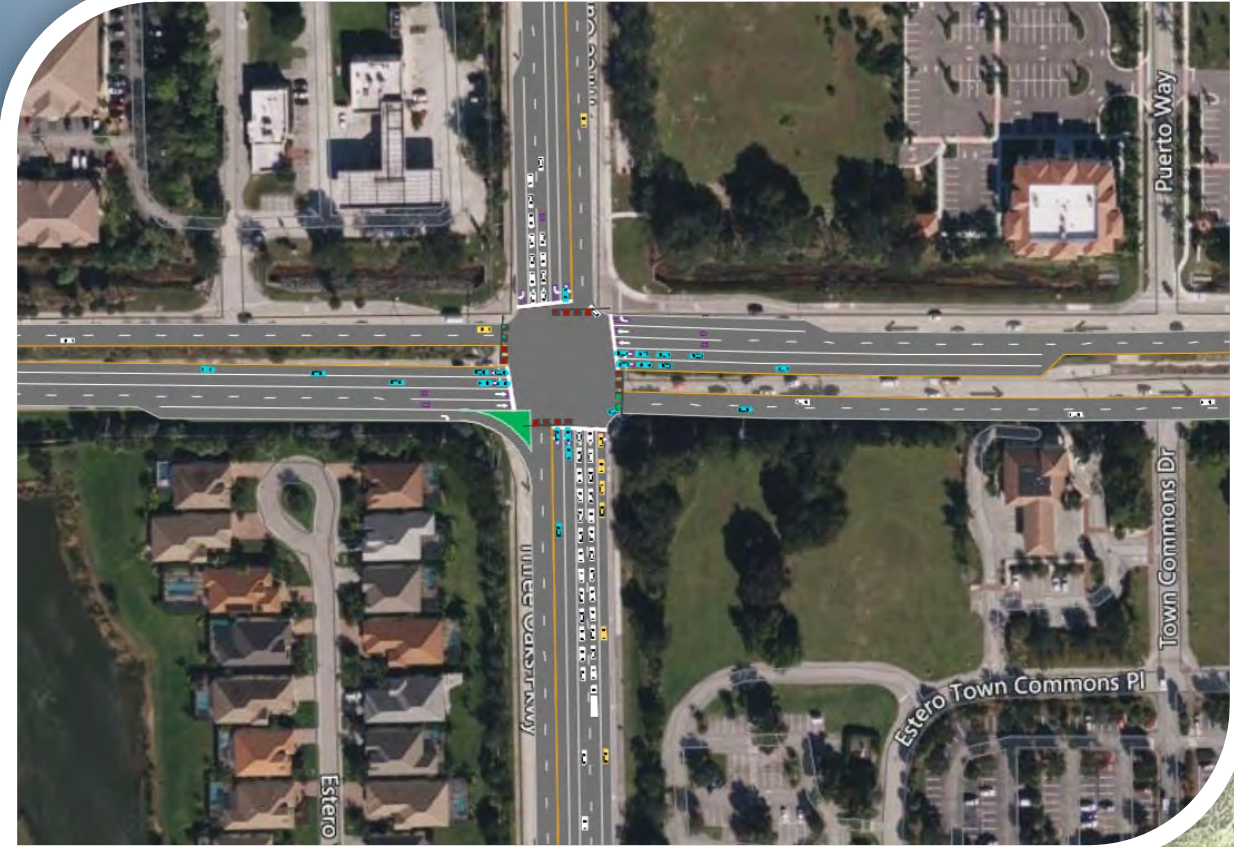
Roadway	Segment	Lanes	Performance Standard Peak Hour Directional Service Volumes		2024 Roadway Volumes (One Way)		2034 Roadway Volumes (One Way)	
			Performance	Capacity	LOS	Volume	LOS	Volume
Tamiami Trail	Within the Village of Estero	6	D	2,814	F	3,134	F	3,462
Ben Hill Griffin Parkway	Corkscrew Road to Estero Parkway	4	E	2,000	D	1,736	F	2,222
Corkscrew Road	Ben Hill Griffin Parkway to Bella Terra	4	E	1,960	D	1,490	F	2,002
Corkscrew Road	Tamiami Trail to I-75	4	E	1,960	D	1,616	F	2,172
Estero Parkway	Tamiami Trail to Three Oaks Parkway	4	E	2,000	C	1,273	D	1,406
Three Oaks Parkway	Williams Road to Corkscrew Road	4	E	1,940	F	1,945	F	2,490

What is Intersection Level of Service (LOS)?

LOS	Control Delay per Vehicle (seconds per vehicle)
A	≤ 10
B	> 10-20
C	> 20-35
D	> 35-55
E	> 55-80
F	> 80

Intersection LOS Analysis

- Intersection LOS
- Average Intersection Delay
- Worst Case Approach LOS
- Worst Case Approach Delay



2024 Intersection LOS Analysis

Signalized Intersections within the study limits include the following:

- | | | | |
|---|----------|---|----------|
| ➤ Tamiami Trail (U.S. 41) and Estero Parkway | F | ➤ Ben Hill Griffin Parkway and Estero Parkway | E |
| ➤ Tamiami Trail (U.S. 41) and Broadway Avenue | F | ➤ Ben Hill Griffin Parkway and Corkscrew Road | F |
| ➤ Tamiami Trail (U.S. 41) and Corkscrew Road | F | ➤ Ben Hill Griffin Parkway and Everblades Parkway | B |
| ➤ Tamiami Trail (U.S. 41) and Williams Road | E | ➤ Three Oaks Parkway and Coconut Road | F |
| ➤ Tamiami Trail (U.S. 41) and Coconut Road | F | ➤ Three Oaks Parkway and Williams Road | D |
| ➤ Corkscrew Road and Via Coconut Point | F | ➤ Three Oaks Parkway and Estero Parkway | D |
| ➤ Corkscrew Road and River Ranch Road | B | ➤ Coconut Road and Via Coconut Point | F |
| ➤ Corkscrew Road and Three Oaks Parkway | F | | D |

2034 Intersection LOS Analysis

Signalized Intersections within the study limits include the following:

- | | | | |
|---|----------|---|----------|
| ➤ Tamiami Trail (U.S. 41) and Estero Parkway | F | ➤ Ben Hill Griffin Parkway and Estero Parkway | F |
| ➤ Tamiami Trail (U.S. 41) and Broadway Avenue | F | ➤ Ben Hill Griffin Parkway and Corkscrew Road | F |
| ➤ Tamiami Trail (U.S. 41) and Corkscrew Road | F | ➤ Ben Hill Griffin Parkway and Everblades Parkway | C |
| ➤ Tamiami Trail (U.S. 41) and Williams Road | E | ➤ Three Oaks Parkway and Coconut Road | F |
| ➤ Tamiami Trail (U.S. 41) and Coconut Road | F | ➤ Three Oaks Parkway and Williams Road | F |
| ➤ Corkscrew Road and Via Coconut Point | F | ➤ Three Oaks Parkway and Estero Parkway | F |
| ➤ Corkscrew Road and River Ranch Road | C | ➤ Coconut Road and Via Coconut Point | F |
| ➤ Corkscrew Road and Three Oaks Parkway | F | | D |

2024 Intersection LOS Analysis

Unsignalized Intersections within the study limits include the following:

➤ Tamiami Trail (U.S. 41) and Pelican Sound Drive	F	➤ Coconut Road and Olde Meadowbrook Boulevard	A
➤ Tamiami Trail (U.S. 41) and Pelican Colony Boulevard	B	➤ Coconut Road and Spring Creek Road	A
➤ Tamiami Trail (U.S. 41) and Via Rapallo Drive	E	➤ Corkscrew Road and Cypress Shadows Boulevard	A
➤ Tamiami Trail (U.S. 41) and Fountain Lakes Boulevard	A	➤ Corkscrew Road and Wildcat Run Road	A
➤ Tamiami Trail (U.S. 41) and Commons Way	A	➤ Via Coconut Point and Williams Road	A
➤ Ben Hill Griffin Parkway and Tidewater Key Boulevard	D	➤ Via Coconut Point and Pelican Colony Boulevard	C
➤ Coconut Road and Walden Center Drive	A		A
➤ Coconut Road and Coconut Shores Drive	A		
➤ Coconut Road and North Commons Drive	A		
	A		

2034 Intersection LOS Analysis

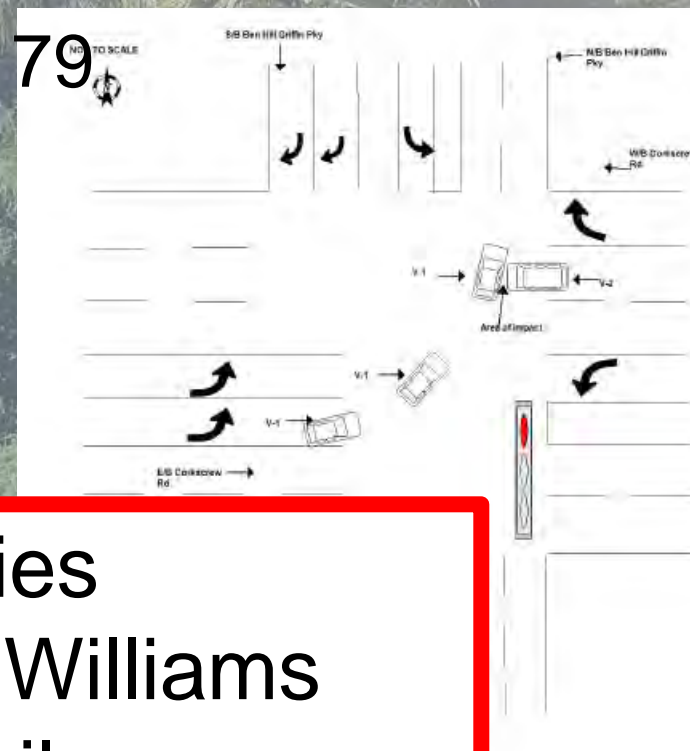
Unsignalized Intersections within the study limits include the following:

➤ Tamiami Trail (U.S. 41) and Pelican Sound Drive	F	➤ Coconut Road and Olde Meadowbrook Boulevard	A
➤ Tamiami Trail (U.S. 41) and Pelican Colony Boulevard	F	➤ Coconut Road and Spring Creek Road	A
➤ Tamiami Trail (U.S. 41) and Via Rapallo Drive	E	➤ Corkscrew Road and Cypress Shadows Boulevard	B
➤ Tamiami Trail (U.S. 41) and Fountain Lakes Boulevard	A	➤ Corkscrew Road and Wildcat Run Road	A
➤ Tamiami Trail (U.S. 41) and Commons Way	A	➤ Via Coconut Point and Williams Road	C
➤ Ben Hill Griffin Parkway and Tidewater Key Boulevard	D	➤ Via Coconut Point and Pelican Colony Boulevard	A
➤ Coconut Road and Walden Center Drive	A		
➤ Coconut Road and Coconut Shores Drive	A		
➤ Coconut Road and North Commons Drive	A		

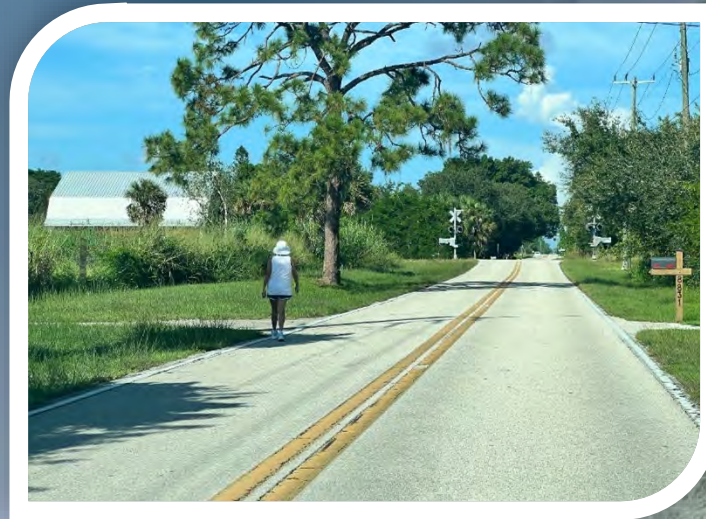
Crash Data – 5 Year History

- Corkscrew Road and Three Oaks Parkway – 179
- Tamiami Trail and Estero Parkway – 165
- Tamiami Trail and Corkscrew Road – 158
- Tamiami Trail and Williams Road – 118
- Tamiami Trail and Coconut Road – 105
- Three Oaks Parkway
- Corkscrew Road and

3 Accidents with Fatalities
2 Due to left turns onto Williams
Road from Tamiami Trail



Multimodal Impacts



VILLAGE OF ESTERO

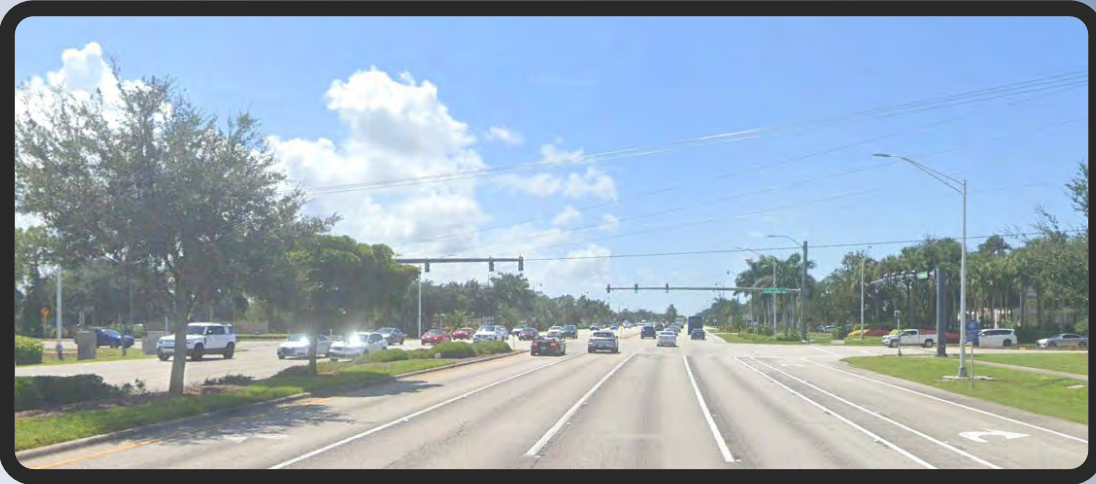
**Area-Wide Traffic
Study Update**

**JOHNSON
ENGINEERING**
— An Apex Company —

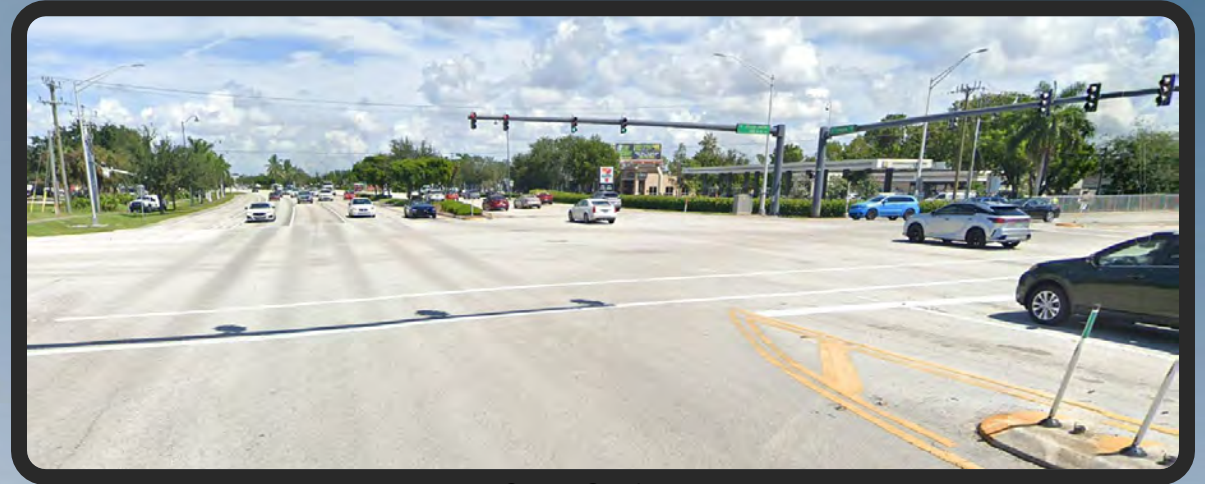
Findings

➤ Tamiami Trail

- State maintained constrained roadway
- Monitor signal timings and phasing for improvements



Source: Google
Earth



Source: Google
Earth

VILLAGE OF ESTERO

Area-Wide Traffic
Study Update

JOHNSON
ENGINEERING
— An Apex Company —

Findings

➤ **Williams Road** (Via Coconut Point to Three Oaks Parkway)

- Potential turn lane additions at Three Oaks Parkway
- Potential 2 to 4 lane widening
- Scheduled roundabout addition at River Ranch Road inters



Source: Google Earth



Source: Google Earth

VILLAGE OF ESTERO

Area-Wide Traffic Study Update

JOHNSON
ENGINEERING
— An Apex Company —

Findings

➤ Corkscrew Road (Tamiami Trail to I-75)

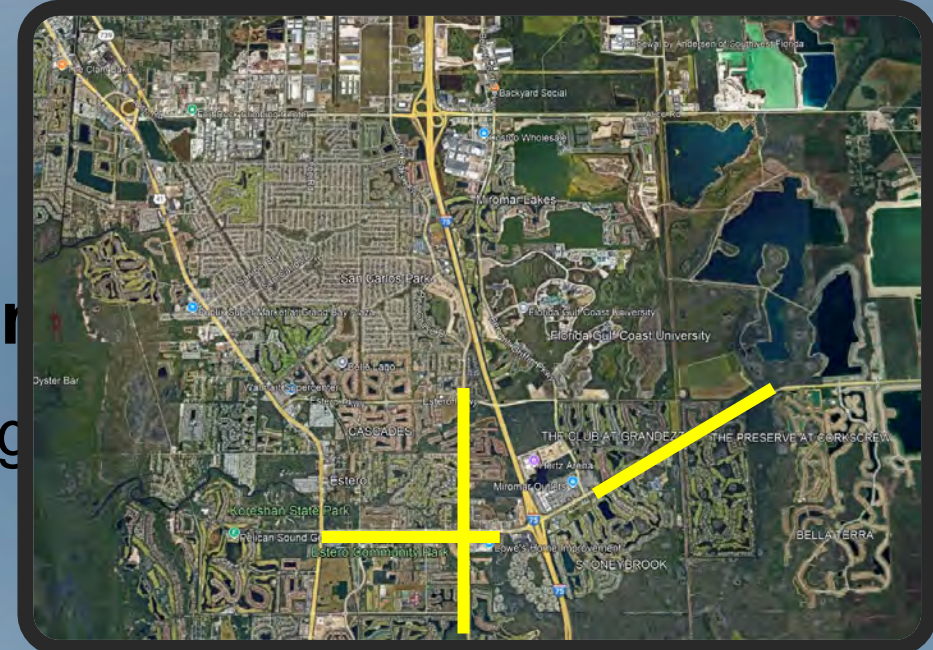
- Lee County Cost Feasible 6-Laning

➤ Corkscrew Road (East of Ben Hill Griffin)

- Ultimate design planned for the future 6-Laning

➤ Three Oaks Parkway

- Increase capacity thru Lee County involvement to meet current and future travel demands



Source: Google
Earth

Findings

➤ Tamiami Trail & Estero Parkway

- Estero Parkway turn lanes insufficient length
- Close the left turn into Walmart and lengthen the dual left turn lanes onto Tamiami Trail (U.S. 41)



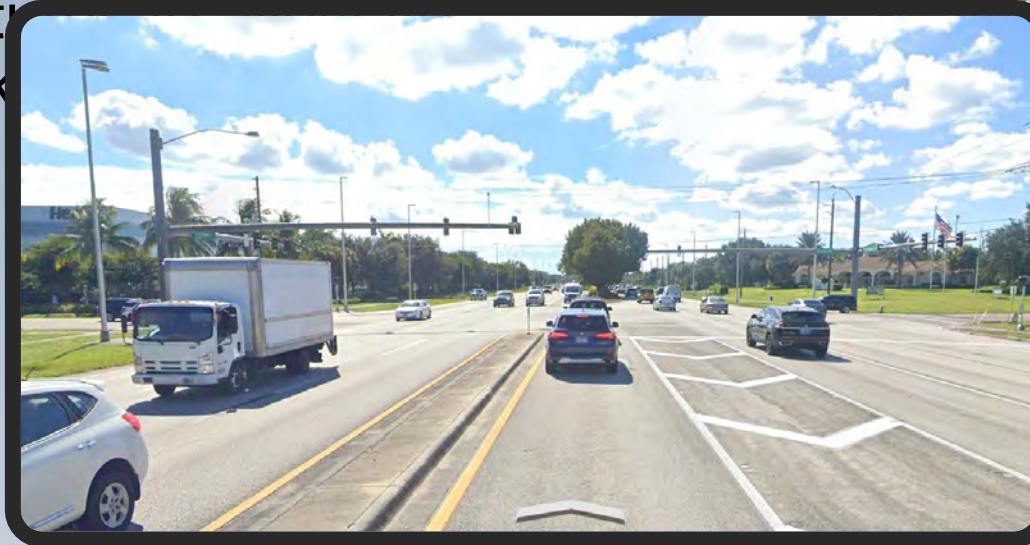
Source: Google
Earth



Findings

➤ Tamiami Trail & Williams Road

- Add exclusive westbound right turn lane
- Consider protected northbound and southbound left turn lanes to reduce severe crash risk



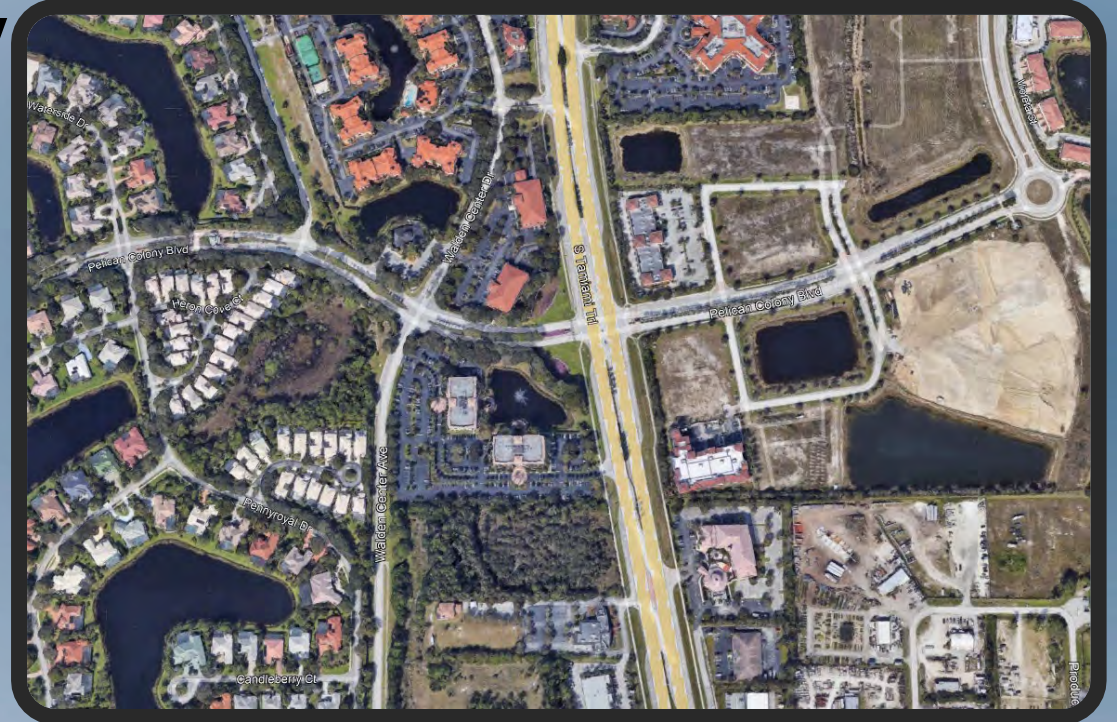
Source: Google
Earth



Findings

➤ Tamiami Trail & Pelican Colony

- Installation of a traffic signal



Source: Google
Earth

Findings

➤ Tamiami Trail & Coconut Road

- Extend westbound left turn lane
- Future Pelican Colony traffic signal may help alleviate traffic congestion at this intersection

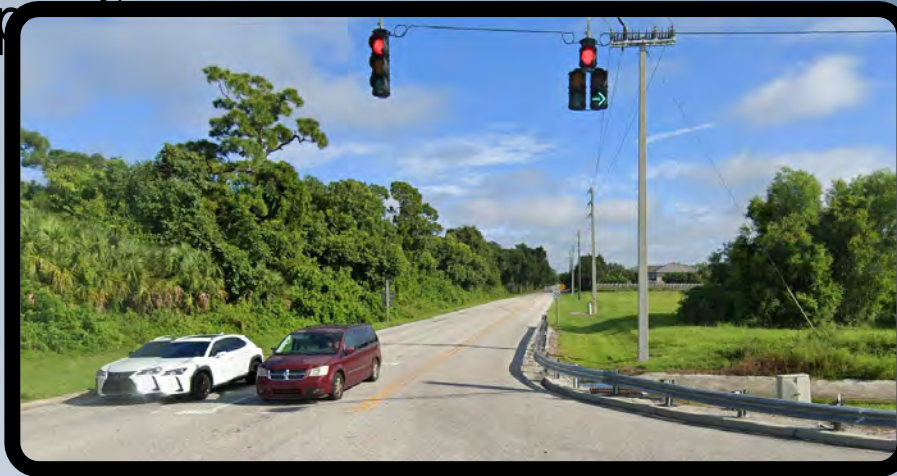


Source: Google
Earth

Findings

➤ Corkscrew Road & Via Coconut Point

- Southbound turn lane improvements could improve capacity

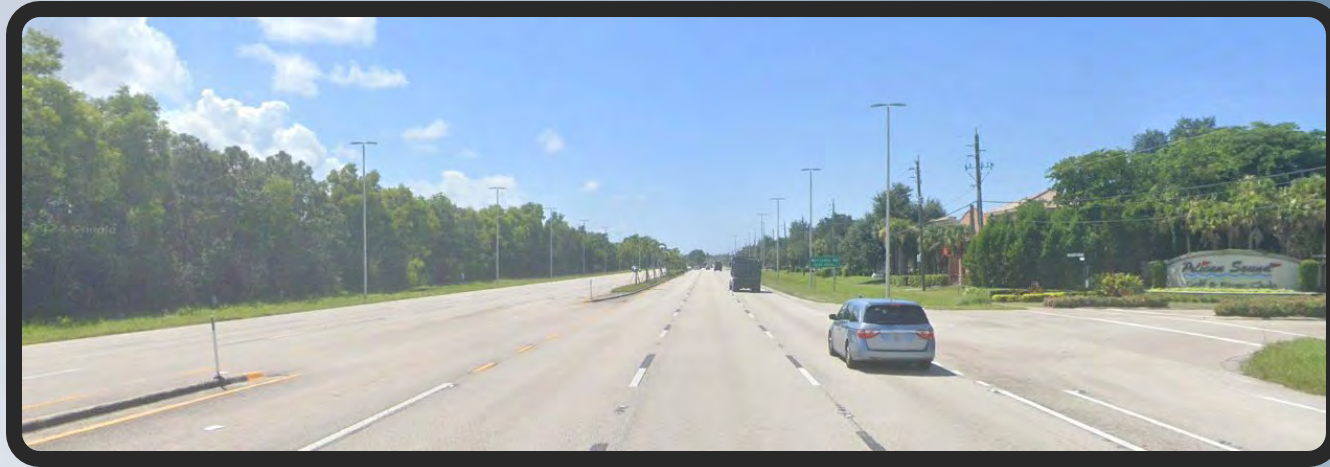


Source: Google Earth

Findings

➤ Tamiami Trail & Pelican Sound Drive

- Modify intersection to right-in/right-out to address unprotected movements across Tamiami Trail.
- Potential future signal with development to the east



VILLAGE OF ESTERO

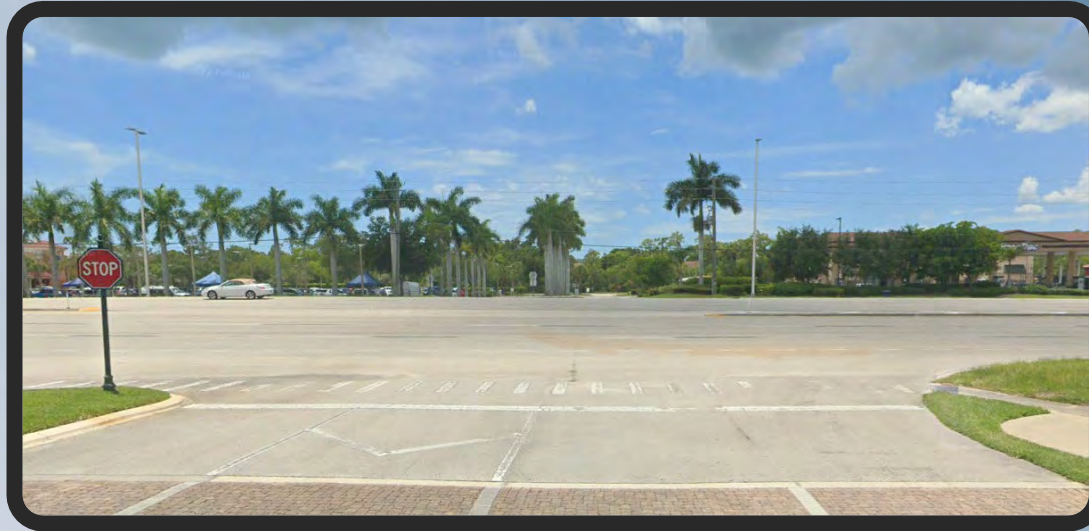
**Area-Wide Traffic
Study Update**

**JOHNSON
ENGINEERING**
— An Apex Company —

Findings

➤ Tamiami Trail & Via Rapallo Drive

- Recommend completing a signal warrant analysis



Source: Google
Earth

Village of Estero Priority Improvements



VILLAGE OF ESTERO

**Area-Wide Traffic
Study Update**

**JOHNSON
ENGINEERING**
— An Apex Company —

High Priority Improvements (Safety & Operational)

➤ Tamiami Trail & Williams Road

- Protected left turns along Tamiami Trail. Addition of exclusive westbound right turn lane.

➤ Tamiami Trail & Coconut Road

- Eastbound and Westbound left turn lane improvements, along with coordination with future Woodfield development. Addition of traffic signal (permitting stage) at Pelican Colony to help relieve congestion at Coconut Road.

➤ Tamiami Trail & Via Rapallo Drive & Fountain Lake Boulevard

- Traffic Signal warrant studies.

Medium Priority Improvements (Operational)

➤ Tamiami Trail & Estero Parkway

- Increase WB left turn lane storage (Remove Walmart left turn)

➤ Tamiami Trail & Corkscrew Road

- Modify the westbound approach to a dual left turn, single through lane, and exclusive right turn lane, as well as add a secondary right turn lane for the eastbound approach.

➤ Miscellaneous Signal Timing Improvements

Low Priority Improvements (Operational or Future Studies)

➤ Tamiami Trail & Broadway Avenue

- Addition of exclusive eastbound and westbound left turn lanes

➤ Coconut Road & Coconut Shores Drive & Olde Meadowbrook

- Roundabout Study

➤ Corkscrew Road & Via Coconut Point

- Southbound left turn lane extension

Future Improvements (By Others)

➤ **Three Oaks Parkway Capacity Improvements**

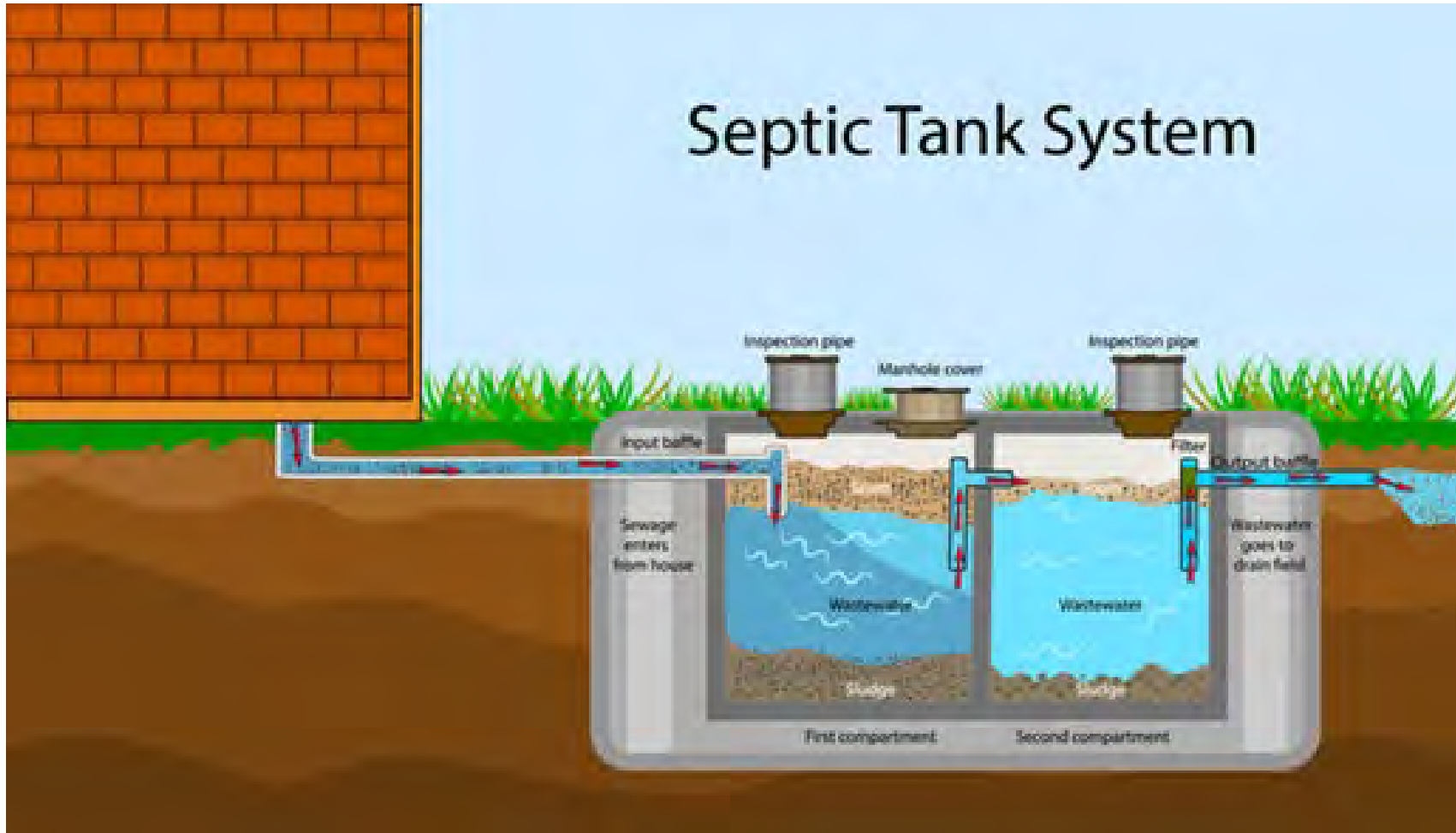
- Lee County Department of Transportation

➤ **Corkscrew Road Widening**

- Lee County Department of Transportation

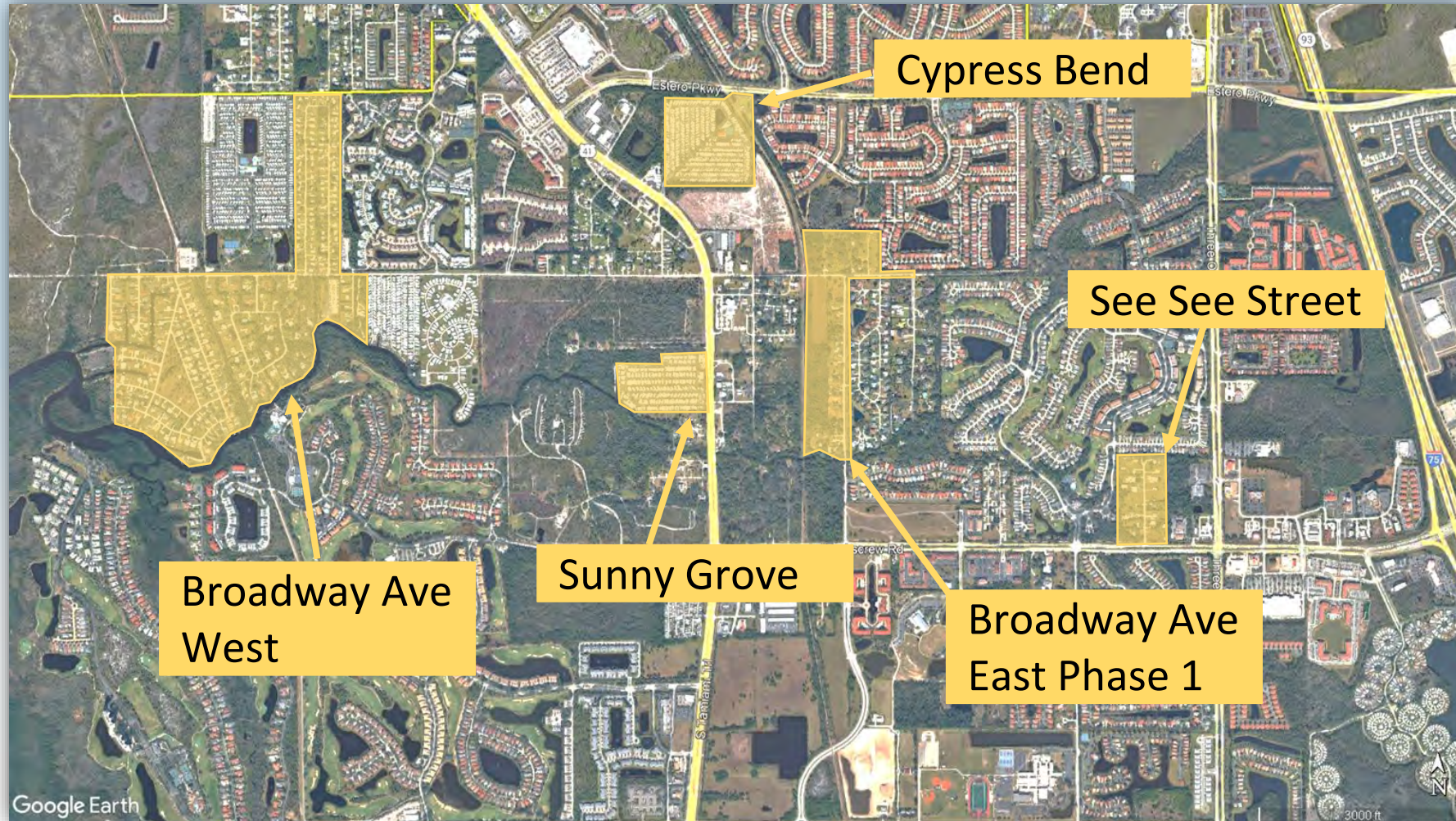


Septic to Sewer Conversion Update



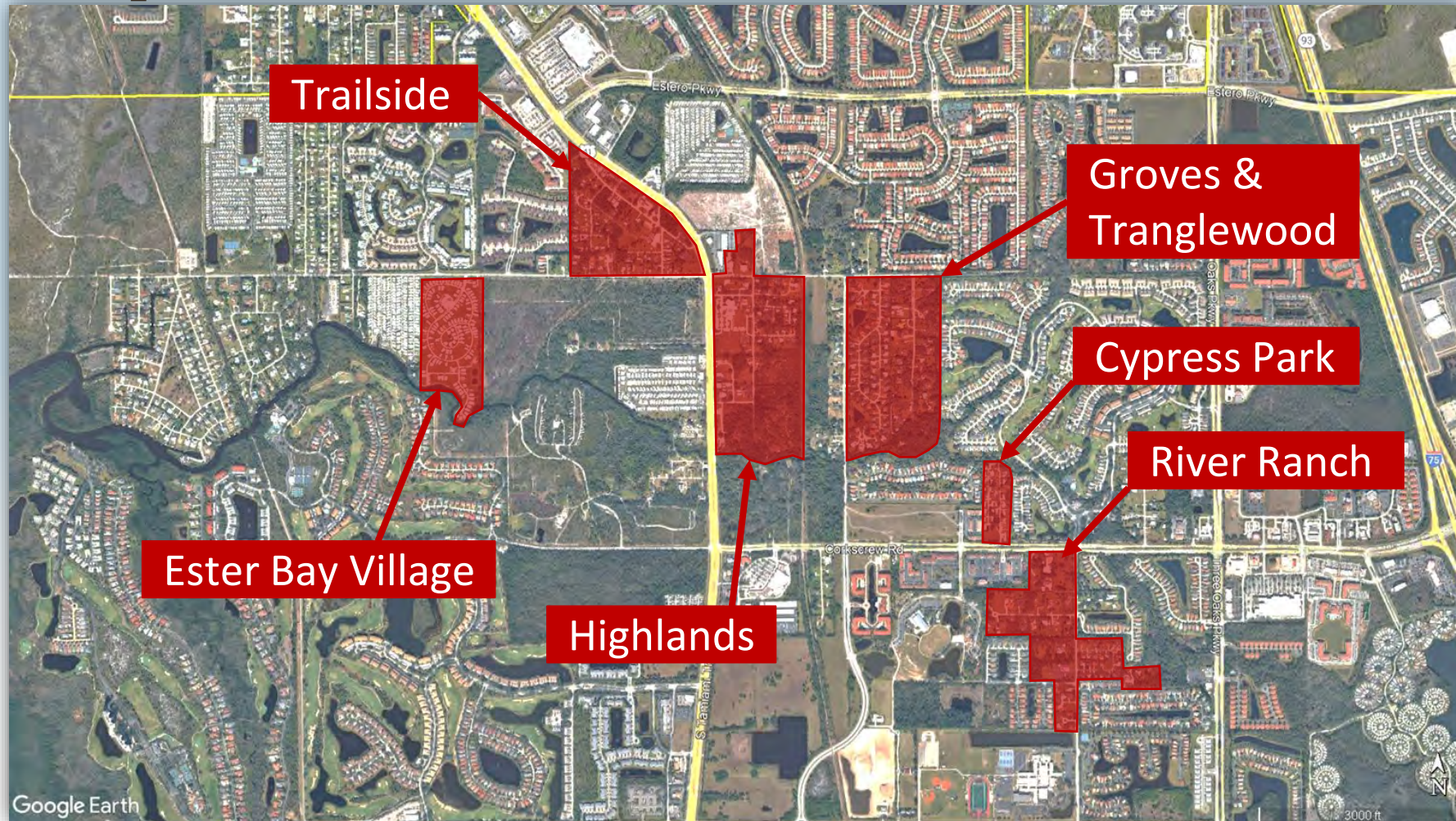


Septic to Sewer



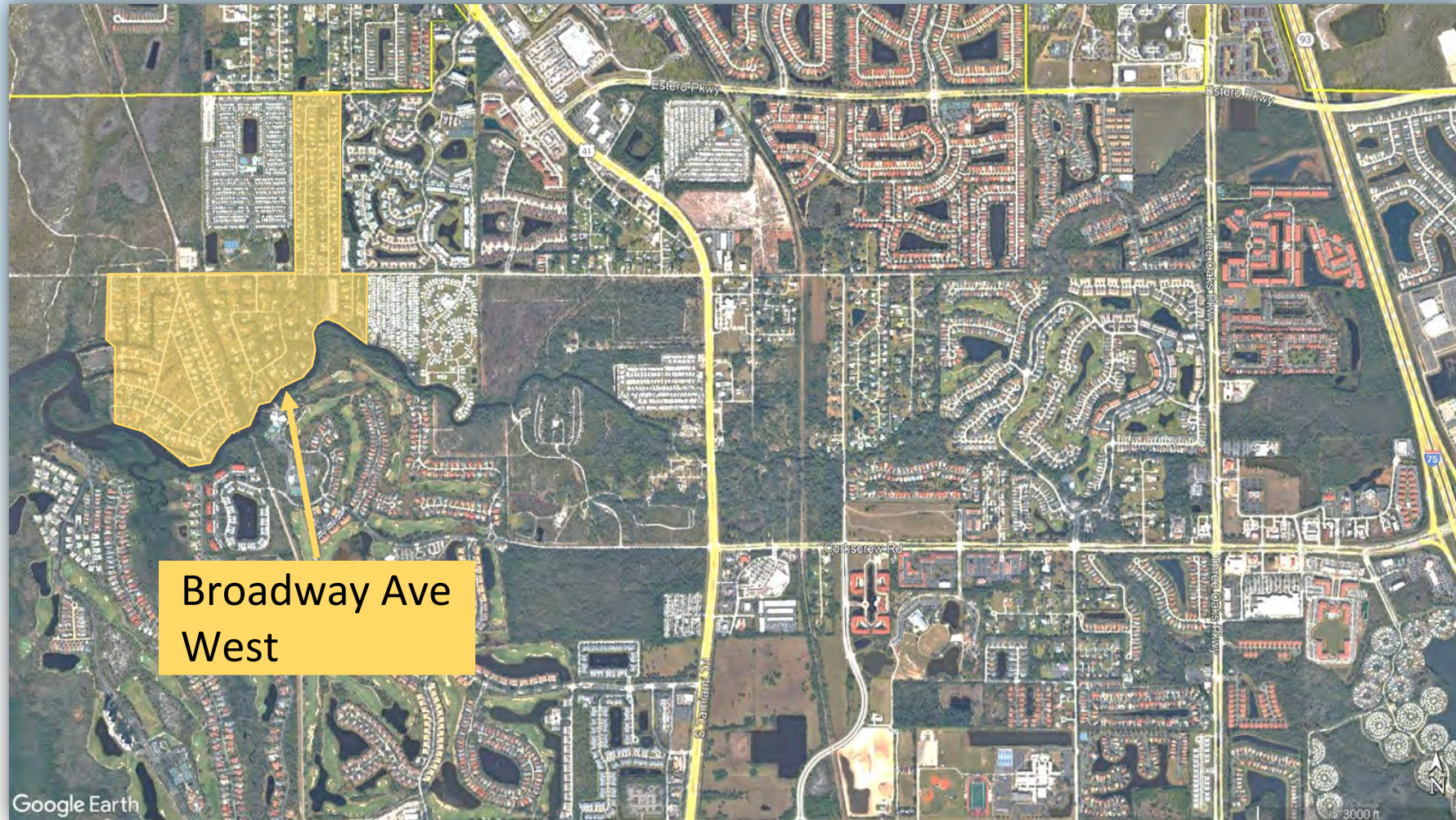


Septic to Sewer



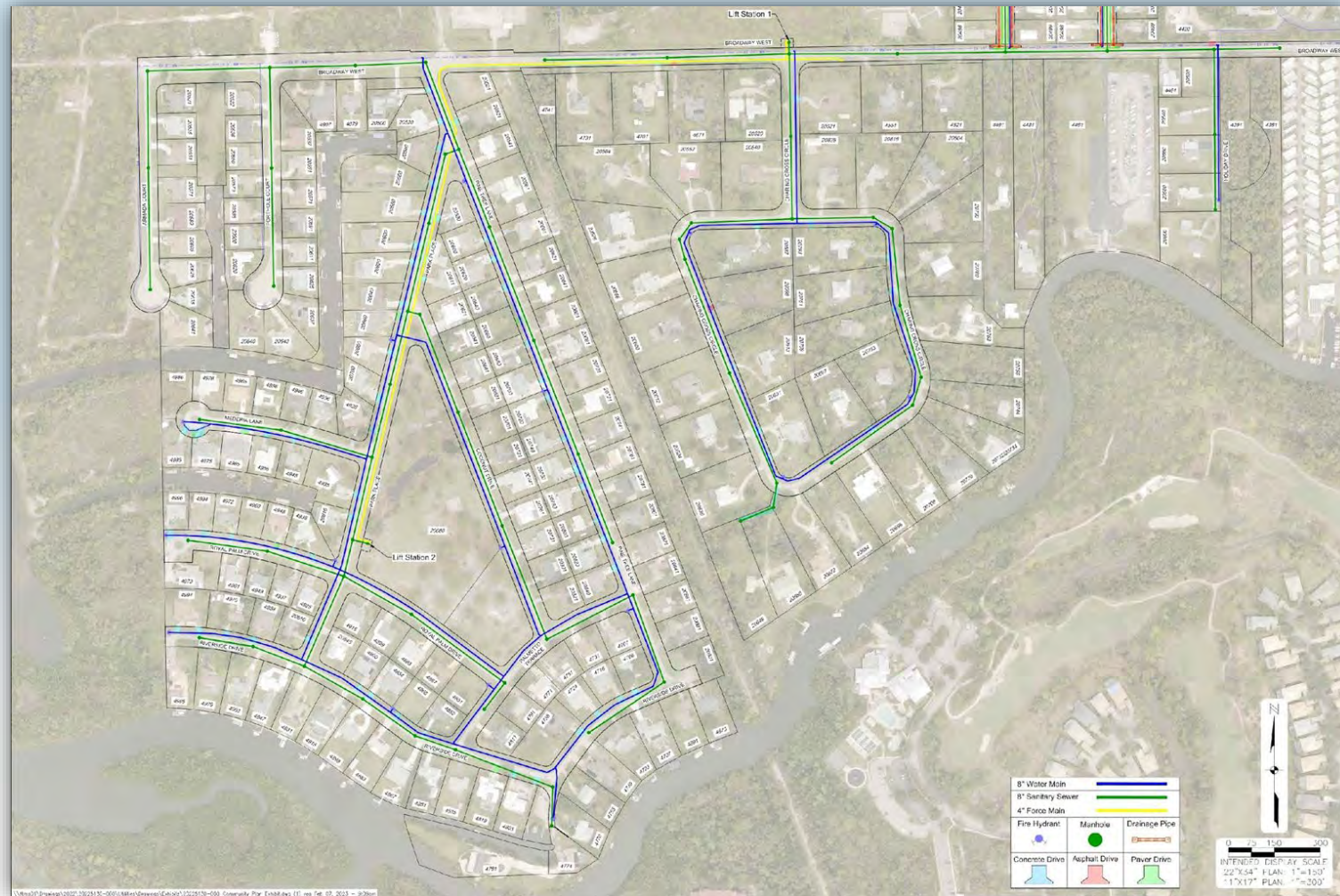


Broadway Ave West



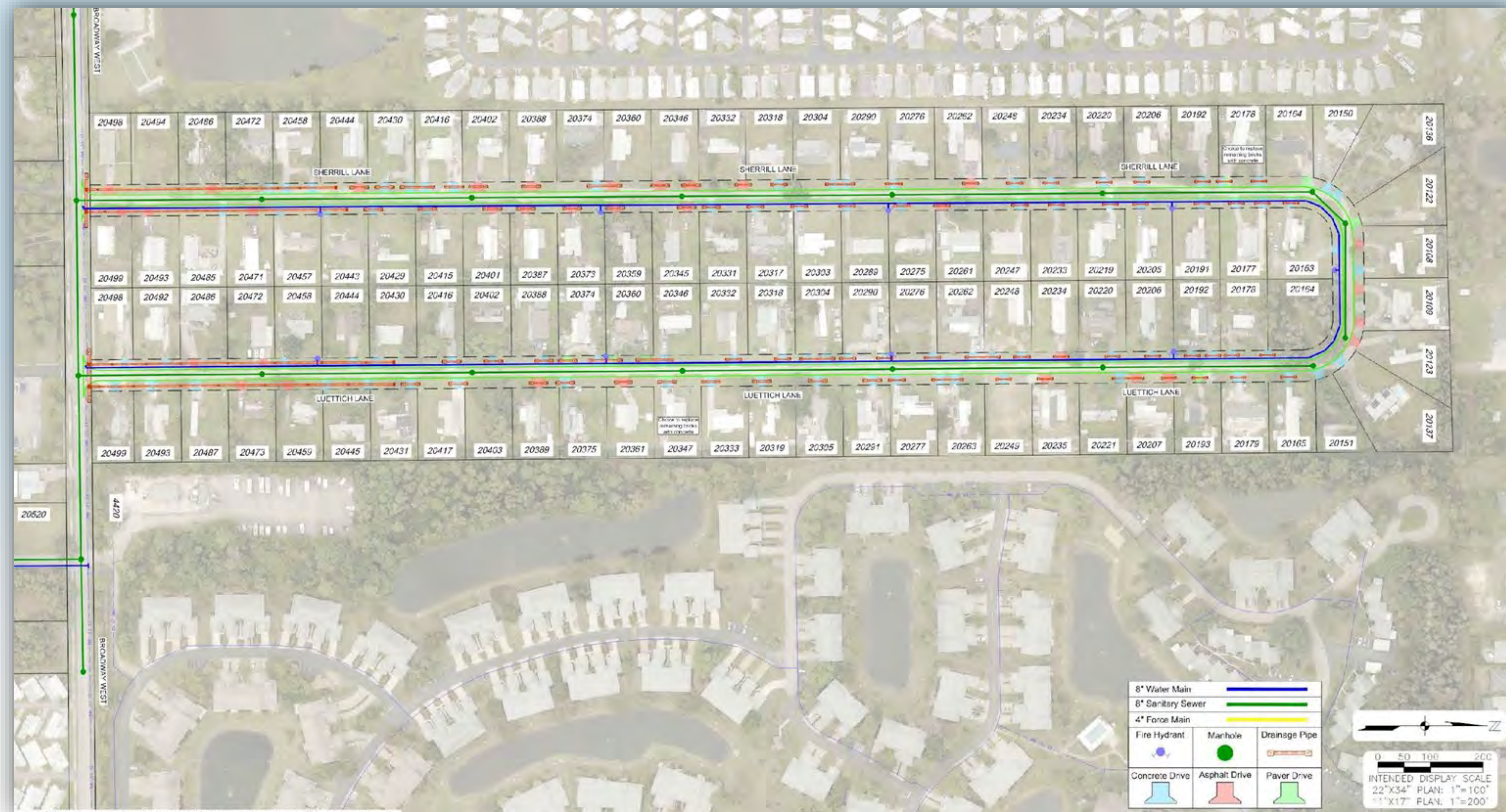


Broadway Ave West





Broadway Ave West





Broadway Ave West

Design Complete

State Grant: \$7,400,000 Received

Federal Grant: \$16,488,000 Pending

(Public Notice Completed)

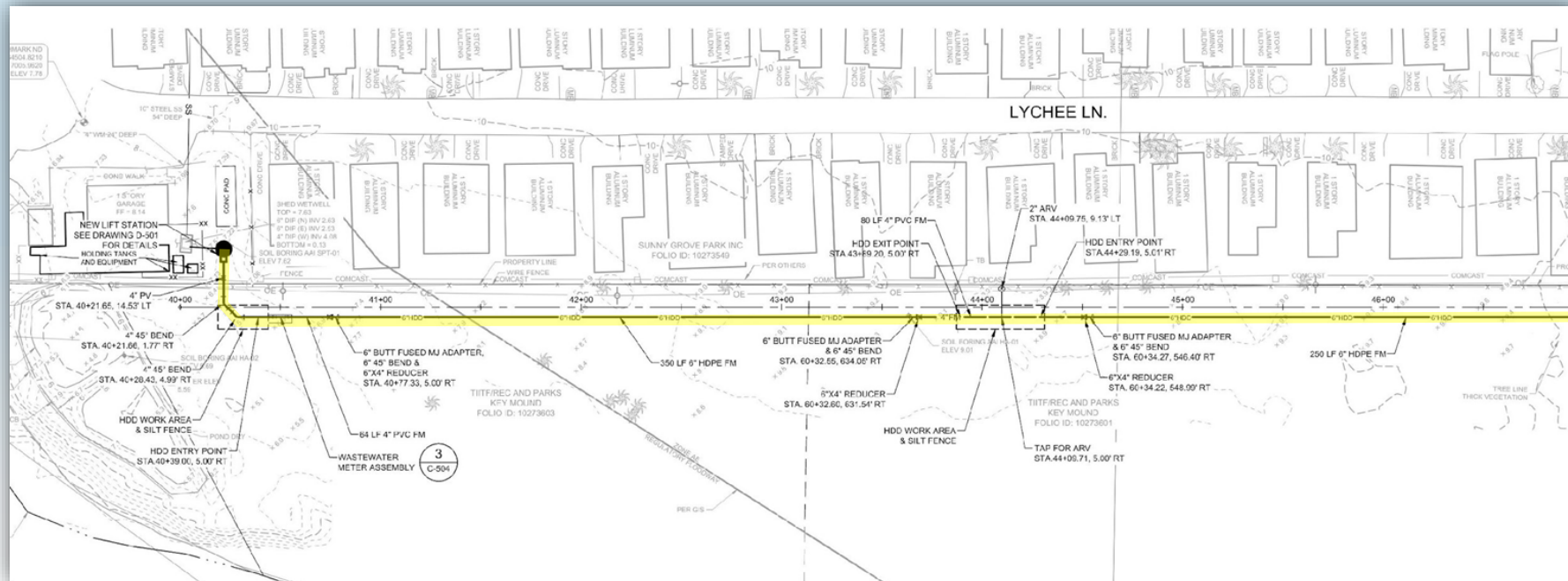


Sunny Grove



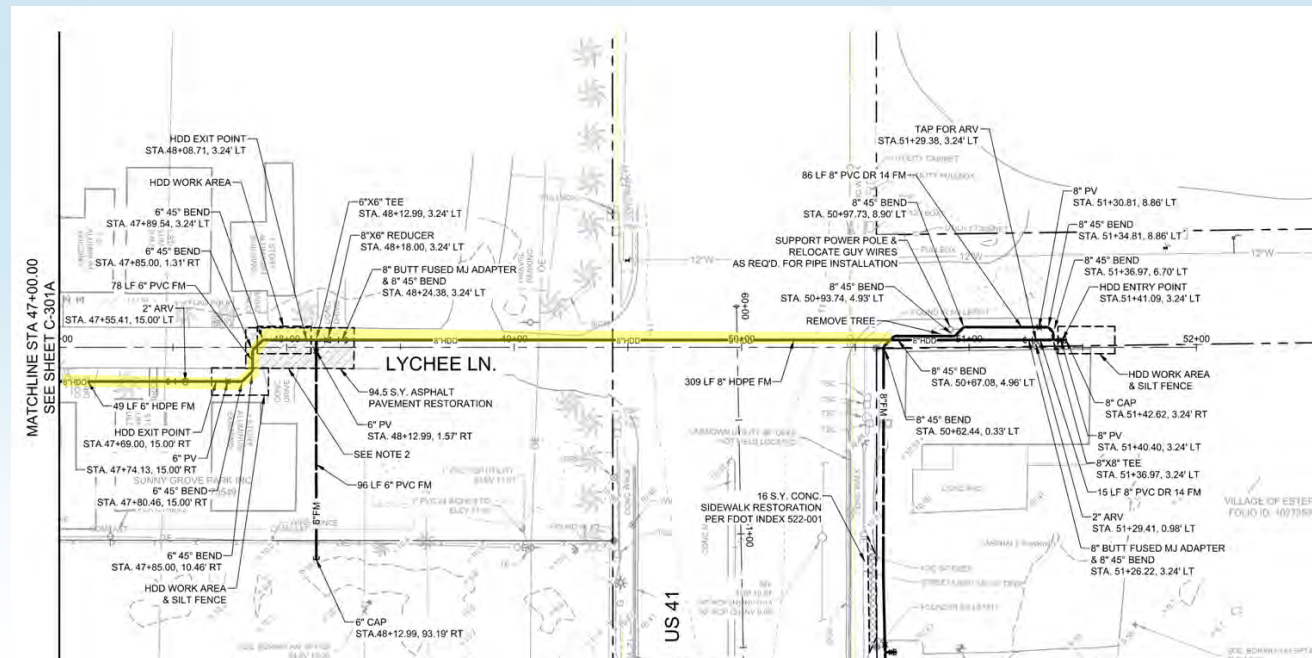


Sunny Grove





Sunny Grove





Sunny Grove

Currently Under Construction

Force main along US 41 Installed

Onsite improvements ongoing

Completion date – August 26, 2026

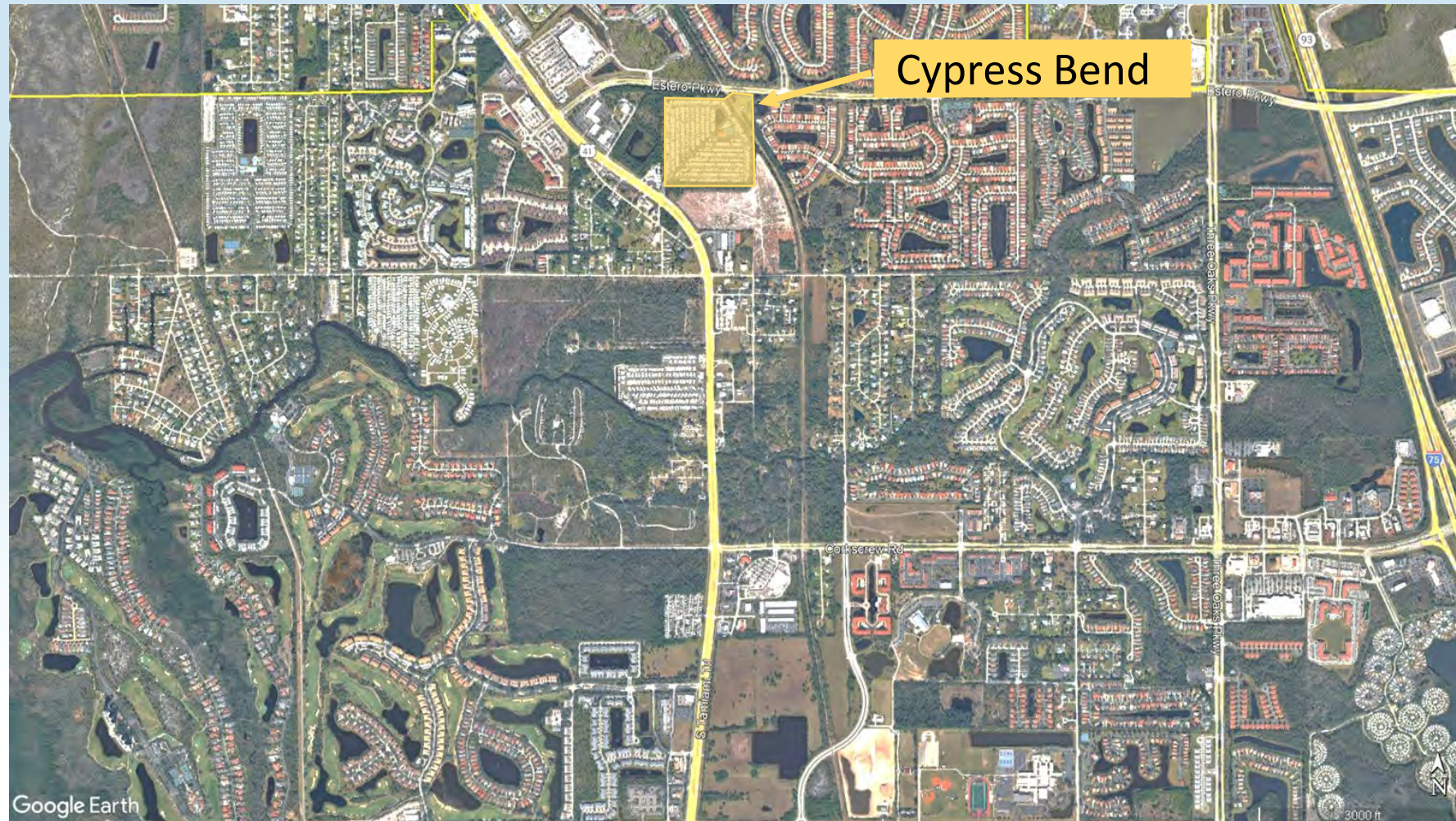
State Grant: \$530,000 Received

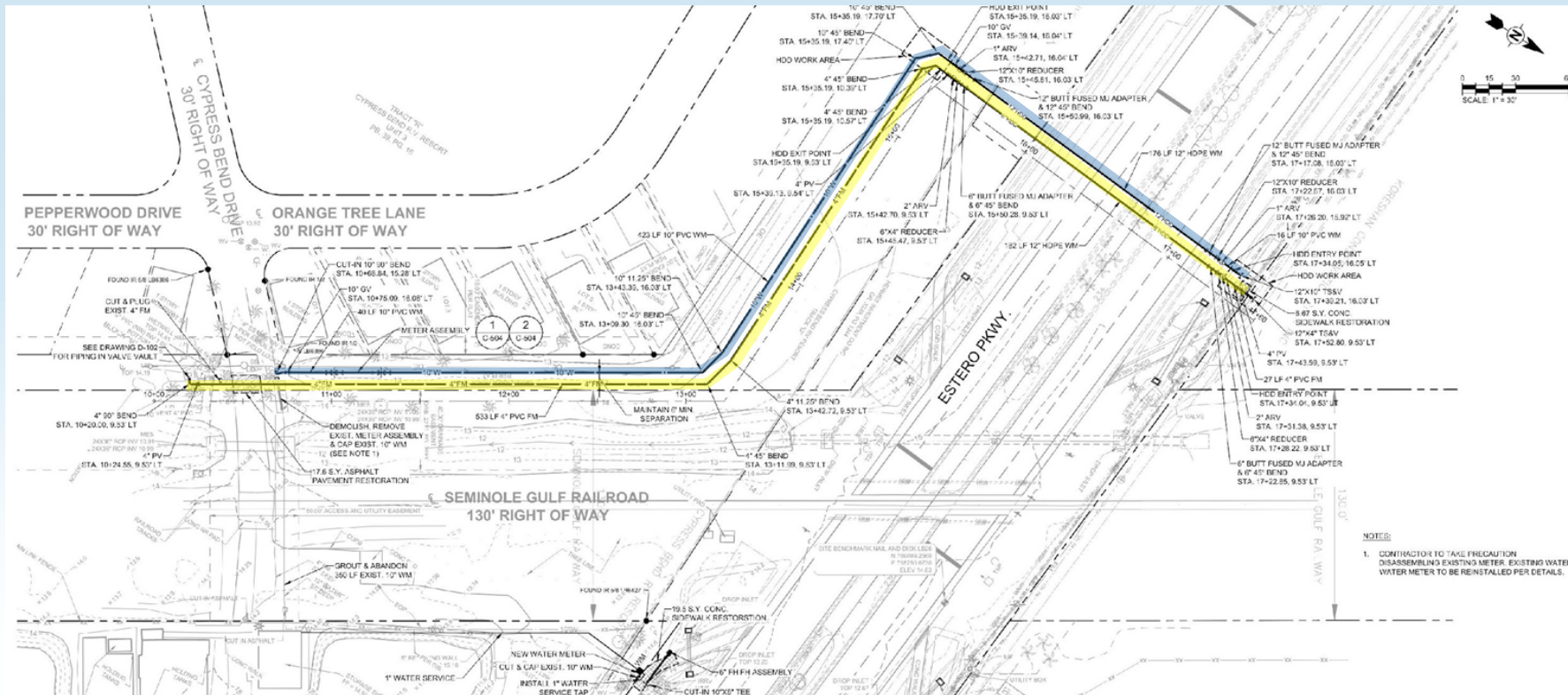
(Shared with Sunny Grove)

Additional State Grant: \$800,000 Requested



Cypress Bend







Cypress Bend

Currently Under Construction

Portions of water main and force main installed

Onsite improvements ongoing

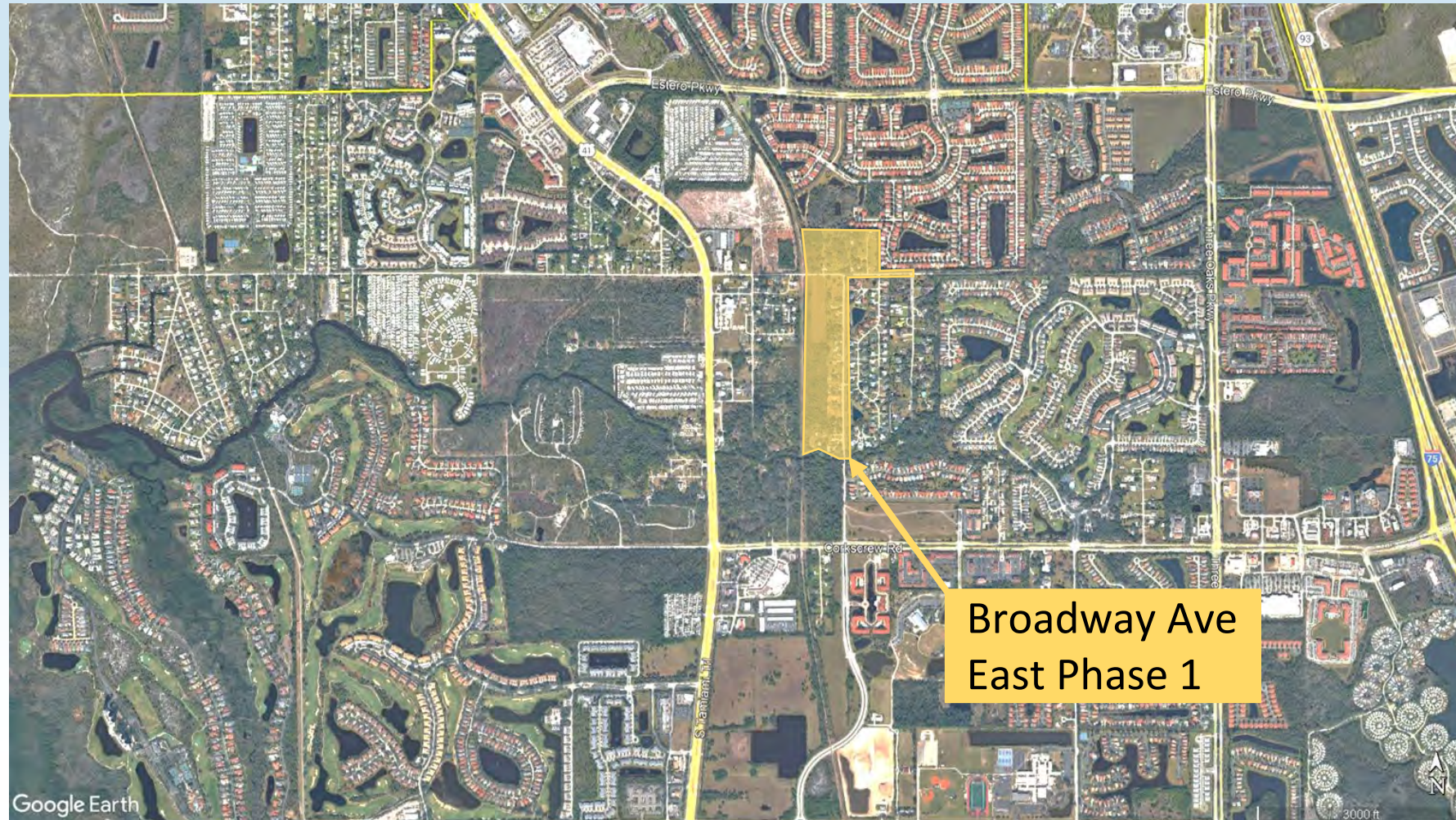
Completion date – July 12, 2026

State Grant: \$530,000 Received

(Shared with Sunny Grove)



Broadway Ave East Phase 1



Broadway Ave East Phase 1





Broadway Ave East Phase 1

Final design/permitting being completed

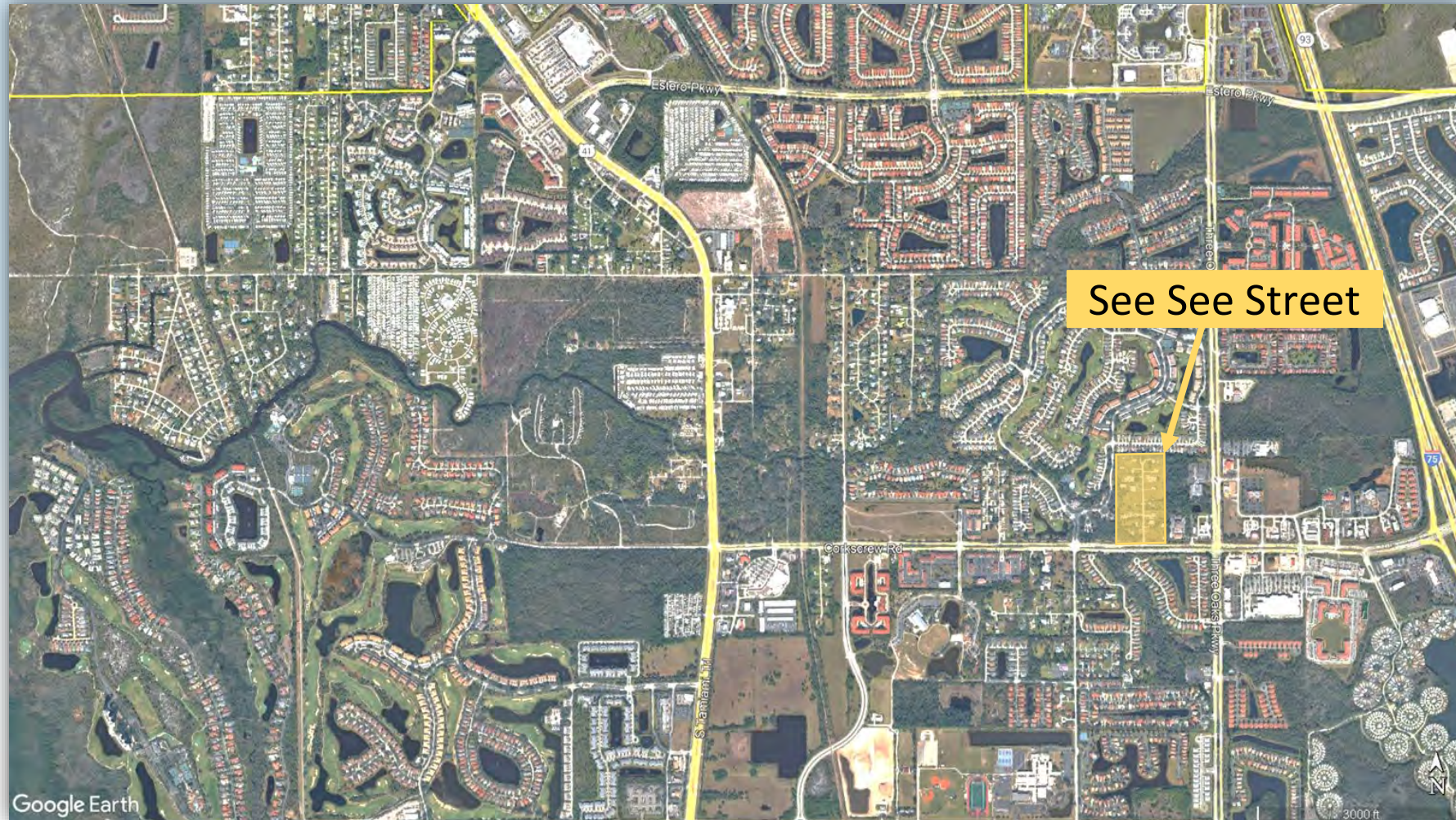
Contractor working on costs/bids

Cost share will include new development on Broadway

State Grant: \$800,000 Received



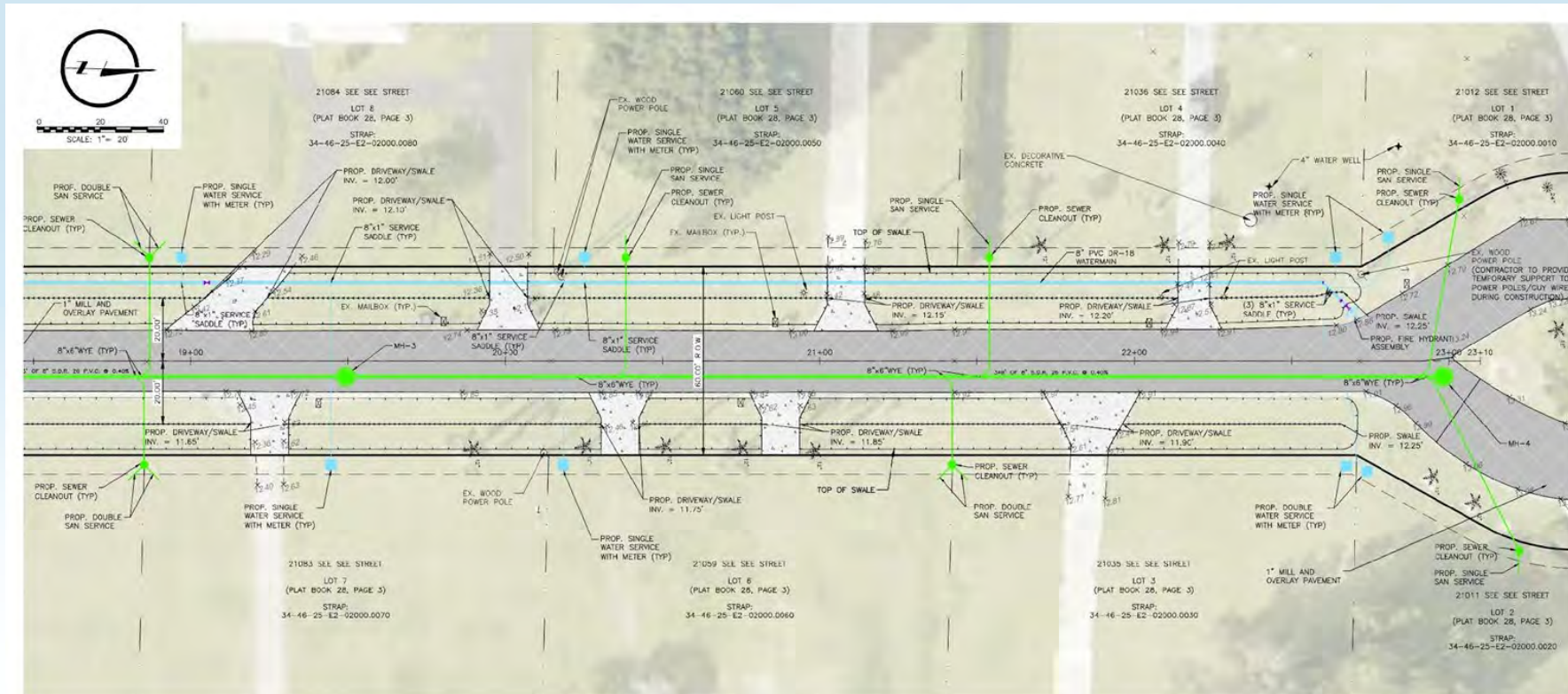
See See Street



[illegible]



See See Street





See See Street

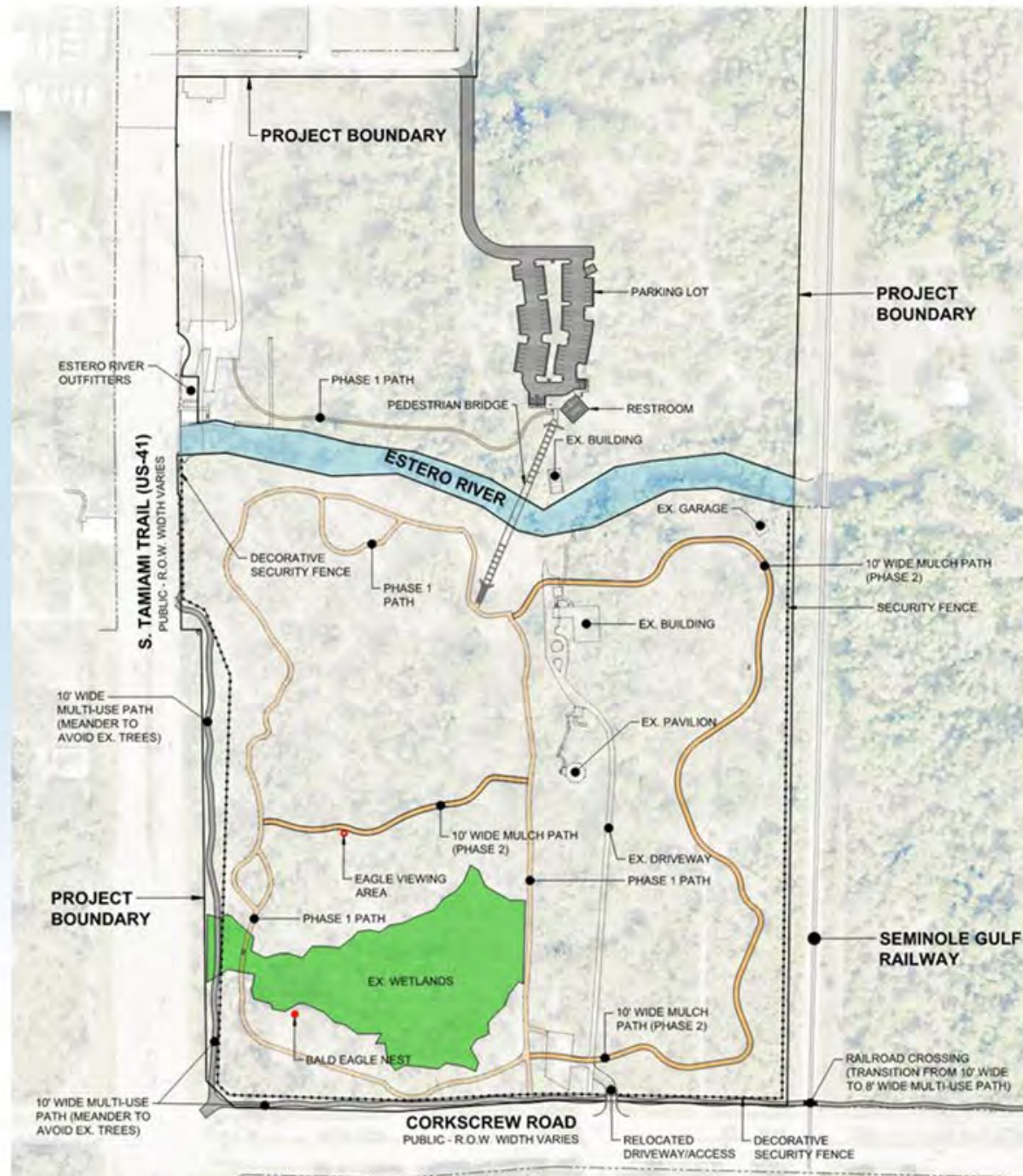
Final design/permitting being completed

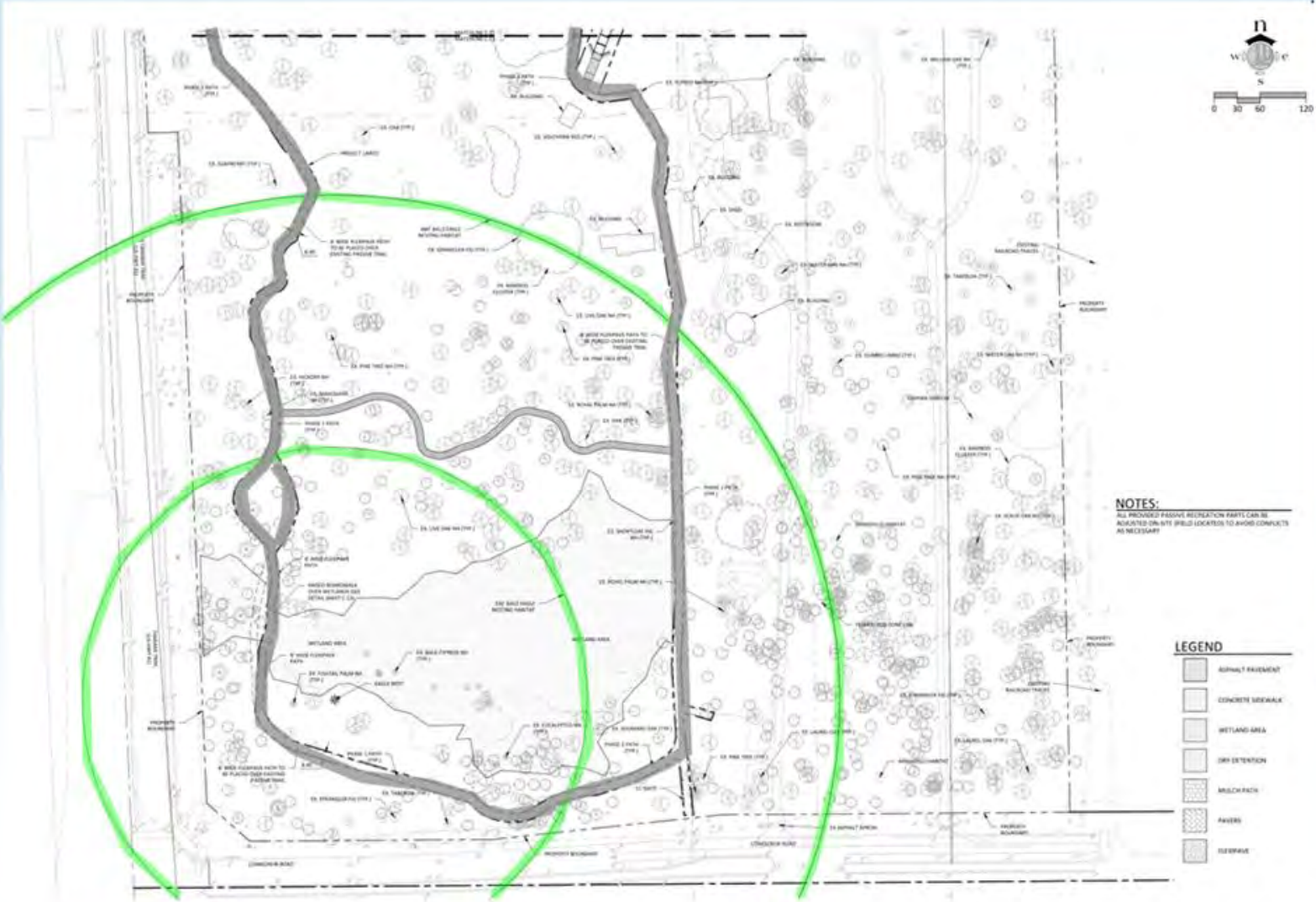
Contractor working on costs/bids

State Grant: \$800,000 Received

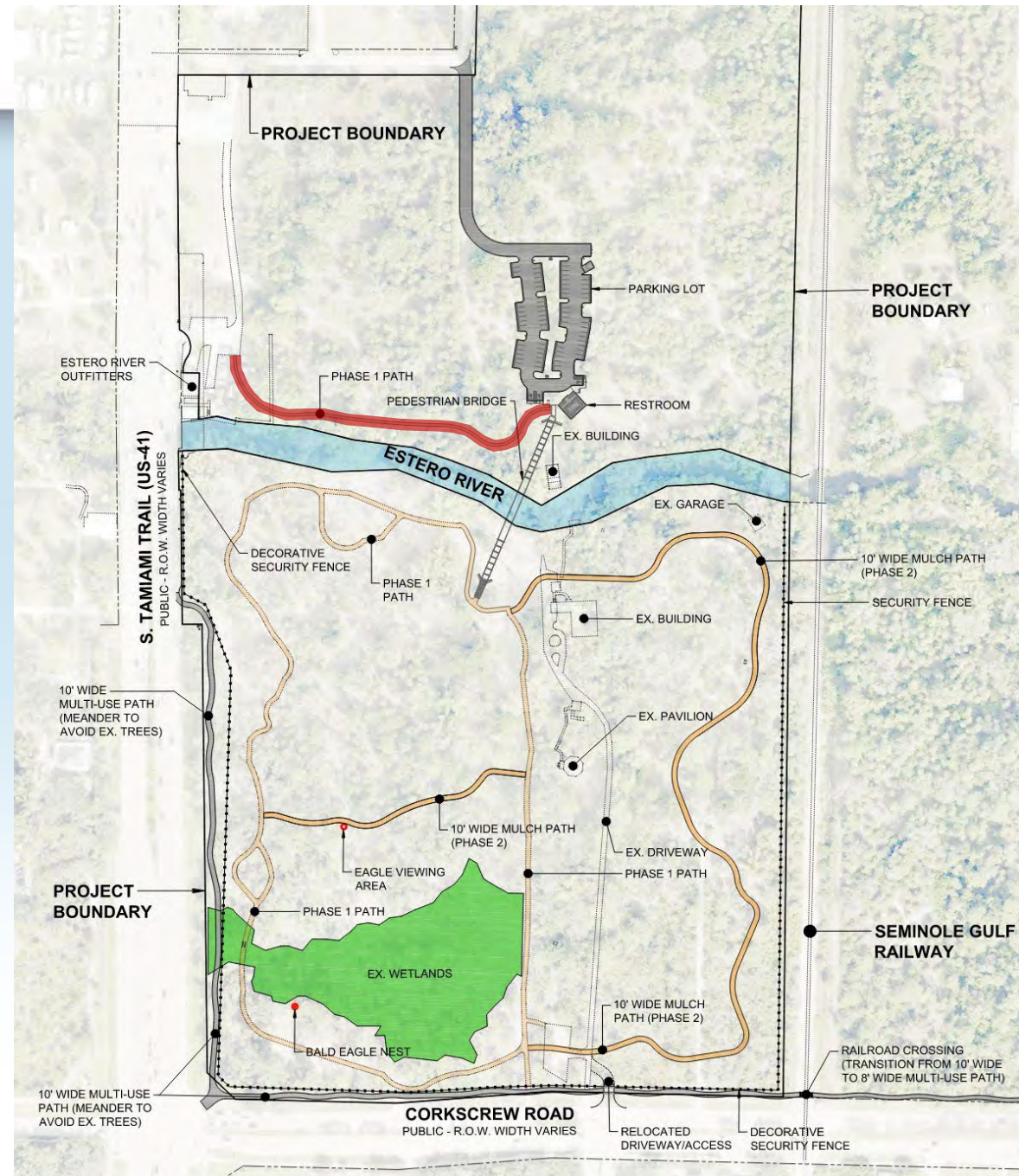


RiverPark

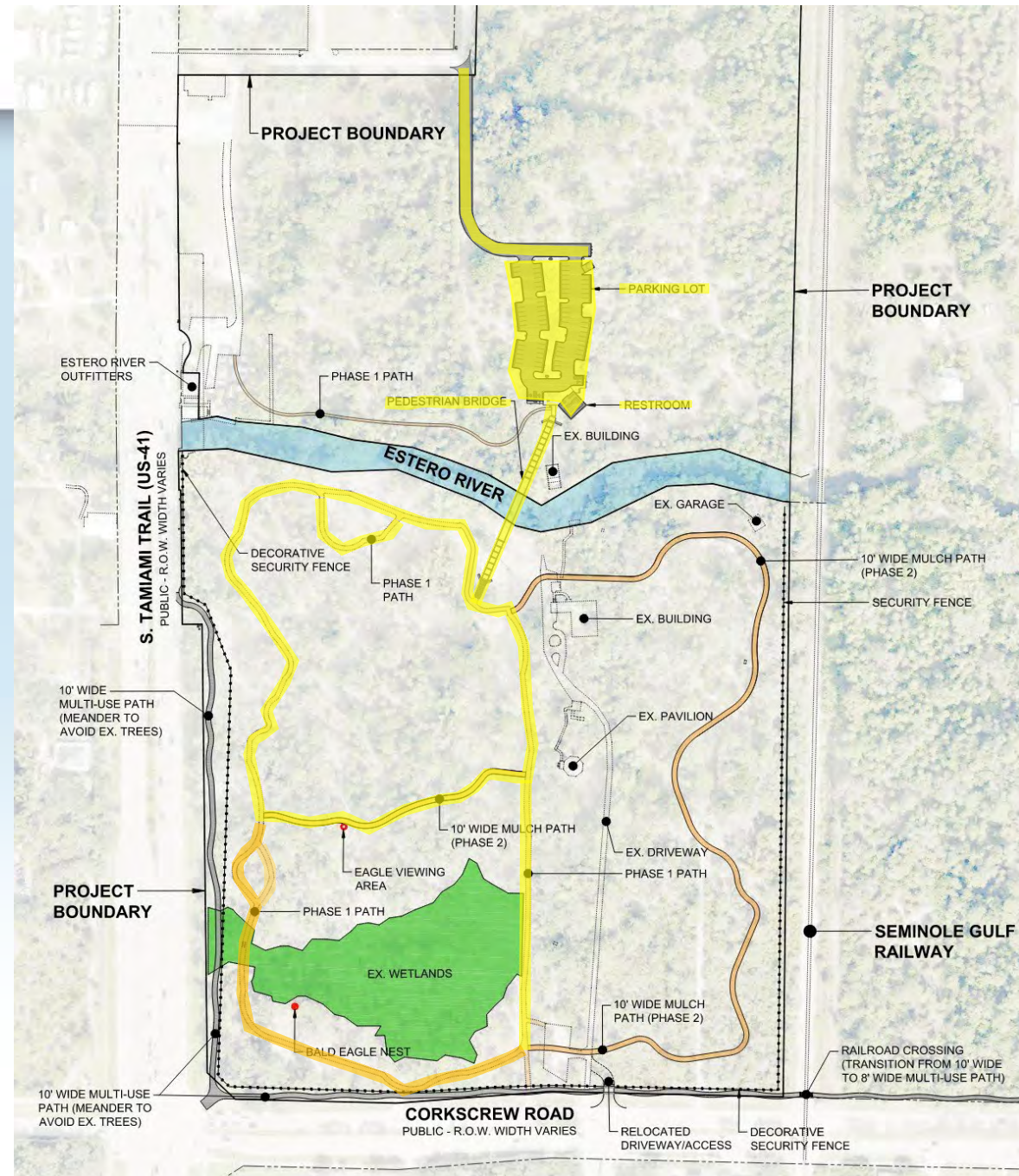




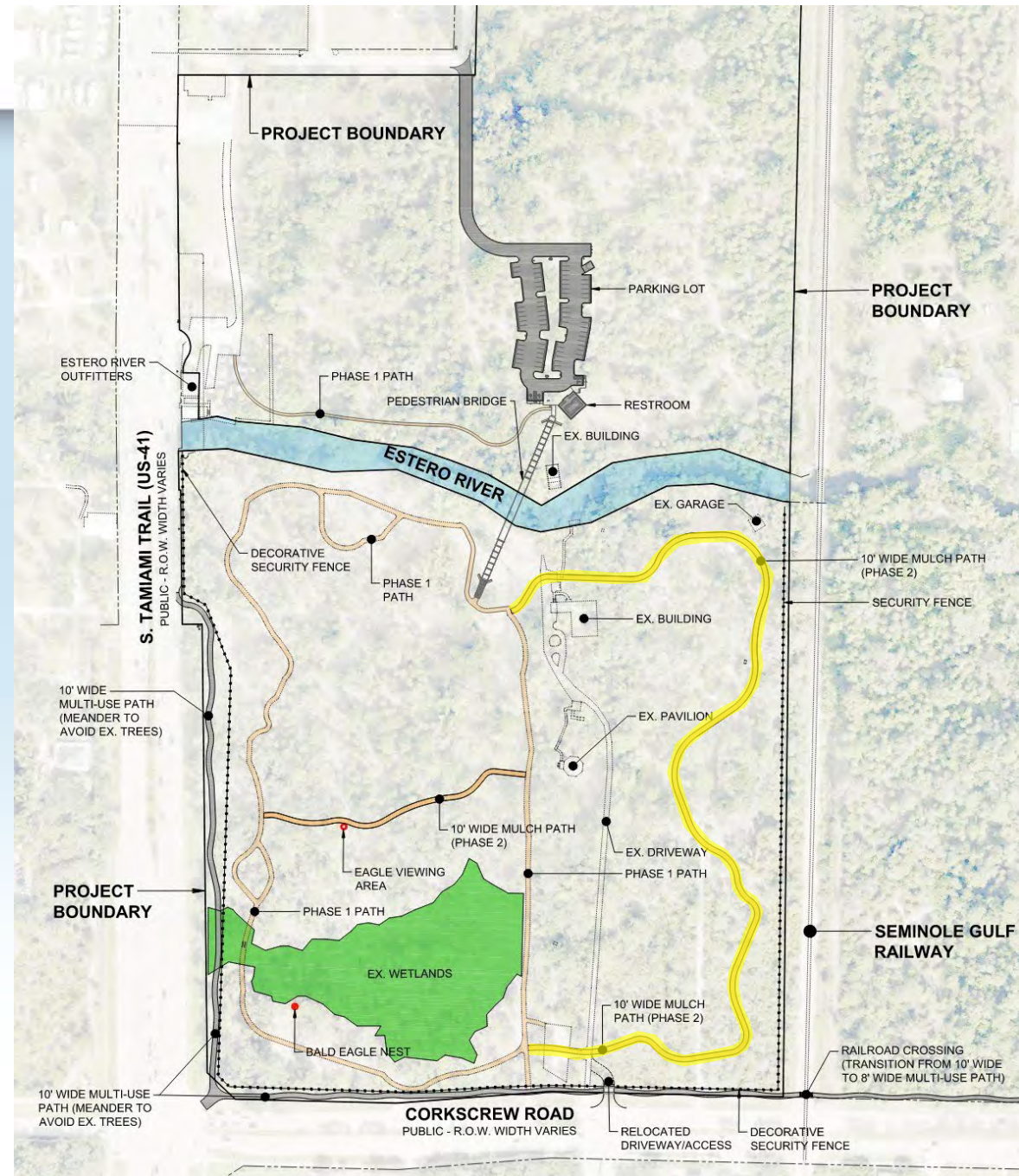
RiverPark Removed



RiverPark Phase 1



RiverPark Phase 2





The President's Report

Allan Bowditch

Important Upcoming Meetings & Events

The Community & Member Meeting Estero Recreational Center Jan 29, 2026, 10 am

Meeting Agenda

- Why FGCU's Entrepreneurial School Is Important and What is the Mutual Benefit FGCU & Greater Estero?
- Enhance Your Musical Experience and Quality of Life in Greater Estero!
 - a. Gulfshore Opera: Its aims and what it offers to residents.
 - b. FGCU's Bower School of Music and the Arts: Its aims and what it offers to residents.
- **March 17th Shaping Estero's Future: A Public Forum on Our Community's Tomorrow**
- at 5 pm at FGCU's Cohen Student Union Ballroom, 2nd Floor



Important Upcoming Meetings & Events

The Don Eslick Person of the Year Award & Gala

The Estero Country Club at the Vines. February 26
at 5-30pm

The 2025 Recipient of the Award is Dr Larry Antonucci, President & Chief Operating Officer, Lee Health. In honor of his community leadership & significant commitment to enhancing medical services available in Greater Estero.

The Future of Estero: FGCU's FGCU Cohen Student Union Ballroom, 2nd Floor March 17 @ 5 pm – 7:30pm





For Your Continuing Support and
Investment in Our Community