Engage Estero

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THE STATE OF DEVELOPMENT

NEW AND PLANNED CONSTRUCTION

GREATER ESTERO COMMUNITY REPORT

QUARTER 1 - 2026

THE GREATER ESTERO COMMUNITY REPORT

The 1st Report of 2026.

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AN UPDATE OF THE URBANIZATION OF GREATER ESTERO.

Written by Allan Bowditch, President, Engage Estero.

If you travel around the Village of Estero or head out along East Corkscrew Road, you will be left in no doubt that our area is in the midst of considerable expansion. It is also no surprise that residents have become extremely concerned that more apartments and single-family homes mean more vehicles on the road and more congestion and safety risks. Bowditch made these points on WINK News on February 17th.

Greater Estero is experiencing significant growth across its borders, within the Village, and throughout its commercial and recreational landscape, with major residential communities, mixed-use projects, and university-adjacent developments reshaping areas from East Corkscrew Road to US-41.

Inside the Village, new neighborhoods, townhomes, and redevelopment sites are advancing alongside substantial recreational investments, including new parks, sports fields, and expanded community facilities.

Commercial activity continues to accelerate with new retail, dining, medical, educational, and hospitality projects at Coconut Point, along Corkscrew Road, and throughout the US-41 corridor. Complementing this surge in development, the Village is also pursuing key initiatives in utilities, resilience, and land acquisition to support long-term community needs.

Residents' concerns about traffic, safety, and quality of life are valid. As Greater Estero experiences rapid growth — with new apartments, single-family homes, and commercial developments — our roads, intersections, and pedestrian areas are under increasing pressure. More vehicles on East Corkscrew Road, US-41, and surrounding streets mean not just congestion, but higher risks for accidents and longer commute times.

The Engage Estero team has been actively advocating on your behalf. We have engaged with multiple levels of local government and transportation agencies, including;

- Village of Estero management – to track development approvals and infrastructure planning
- Lee County Metropolitan Planning Office (MPO) – to ensure traffic studies and long-term mobility plans account for current and projected growth.

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- Florida Department of Transportation (FDOT) & Lee DOT – to address safety improvements, signal timing, and road capacity issues.
- Lee County Manager Dave Harner and Commissioners David Mulicka & Trish Petrosky – to push for funding, strategic planning, and accountability.

What can we do to get action?

Attend Public Meetings:

Engage Estero has already set up two extremely important meetings to which the public is invited at no charge.

1. March 17 5:00 PM to 7:30 PM, FGCU Cohen Student Union Ballroom, 2nd Floor, Shaping Estero's Future: A Public Forum on Our Community's Tomorrow.

   Panelists are:

   Nick Cameratta, COO Cameratta Companies
   David Hoffmann, Founder and Chairman of Hoffmann Family of Companies
   Aysegul Timur, Ph.D., President of Florida Gulf Coast University
   Chris Simoneau, Lee Health's Chief Development, Marketing & Communications Officer
   Steve Sarkozy, The Village of Estero's Manager

2. April 17th at the Estero Recreation Center at 10 am. Don Scott, AICP, Executive Director, Lee County's Metropolitan Planning Office, and Brian Bollas, Community Outreach Manager, Florida Department of Transportation, District 1, will discuss
   - Planned Road Developments: Funding, Timing, Implications.
   - The Latest Information on the I-75 Expansion between Corkscrew Road and Golden Gate Parkway.

Village Council and Planning & Zoning meetings provide opportunities to voice concerns directly. Speak about traffic, safety, or development issues with specific examples.

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Submit Written Comments:

- Written statements carry weight with planning boards and commissioners. Include real-life impacts, such as commute times, accident history, or school traffic congestion.
- Keep an eye on our and the Village's announcements for the next meeting

Engage Through Community Organizations:

Groups like Engage Estero serve as collective voices. Coordinated letters, petitions, and advocacy campaigns help ensure the Village and County prioritize residents' concerns.

Track Development and Infrastructure Plans: Engage Estero will keep providing these communications. If you haven't already done so, go to our website and sign up to receive them at https://www.esterotoday.com/subscribe.

Review Lee County MPO long-range plans, FDOT project updates, and Village development orders online. Being informed allows residents to comment early in the approval process.

Other Suggestions:

- Promote Safety Improvements:
- Advocate for crosswalks, turn lanes, traffic signals, pedestrian bridges, and speed reduction measures. Safety-focused requests are often easier for agencies to approve than general opposition to development.

Connect with Local Officials Directly or contact Engage Estero and we will Communicate your concerns to the appropriate individuals.

- Emails or calls to Commissioners, the County Manager, and Village Council members outlining specific problems and suggestions can accelerate action.

By staying informed, engaged, and organized, residents of Greater Estero can help ensure that growth comes with responsible planning, safe roads, and livable communities. Rapid expansion is not inevitable chaos — with active participation, we can shape how our Village grows and ensure infrastructure keeps pace with new development.

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GREATER ESTERO GROWTH & URBANIZATION REPORT MARCH 2026

Introduction

As development continues throughout Greater Estero, several significant land acquisitions and infrastructure initiatives are helping guide responsible, sustainable growth. These efforts reflect a strong commitment to environmental stewardship, recreation, and long-term community resilience.

Recent and ongoing projects include:

- The preservation of 62 acres of recreational land northwest of US 41 and Corkscrew Road along the Estero River corridor.
- The protection of 10 acres near River Oaks to maintain natural open space and conserve environmentally sensitive areas.
- The dedication of 79 acres behind the Post Office on Three Oaks Parkway for enhanced flood management, including the installation of retention ponds to improve stormwater control.
- The allocation of 20 acres near Via Coconut and Williams Road for the development of a 100 acre sports and recreation complex.

In addition to land planning efforts, the Village of Estero has undertaken an important infrastructure initiative to transition properties from septic systems to central sewer service. This conversion is essential to reducing nutrient contamination in the Estero River and protecting the health of Estero Bay. While implementation has taken longer than originally anticipated, the delay reflects a deliberate effort to secure federal, state, and county grant funding to help minimize homeowners' costs.

More recently, plans have advanced for a centrally located 100-acre recreational and sports district north of Williams Road and west of Via Coconut. We will further detail the major investment in community amenities in this report.

Although we have much to appreciate in the progress made, continued vigilance and thoughtful planning remain essential to preserving the character and quality of life in Greater Estero. Ongoing community engagement and informed decision-making will be critical to ensuring responsible growth. Your support for Engage Estero is vital to achieving a positive, sustainable future for our community.

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The following chart highlights the continued growth planned along East Corkscrew Road. The total population could reach 57,000 over the next 10+ years. This total would include the newly planned developments by Kingston and FFD (GL Homes) along East Corkscrew Road. The Kingston Development has now begun, with the permitting process resolved. The first residents are expected to move into their homes by the end of the year. FFD Farms, another potential development on East Corkscrew near the Kingston property, is still resolving its permitting process. It is not yet clear whether GL Homes will be the key developer on the project.

In March 2025, an additional major development, close to the Kingston development but in Collier County, was announced, adding further pressure on the emerging infrastructure in that area. Alico Inc. 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.

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

									People at 2.2 per home								
CY	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Estero																	
Wildcat Run	946	957	968	968	968	979	990	990	990	990	990	990	990	990	990	990	990
Grandezza	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152
Rivercreek												198	838	1126			
Preserve at Corkscrew		198	616	836	970	970	970	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	4178	4178	4178
Stoneybrook	2462	2462	2462	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	11878			
Outside Estero																	
The Place							473	1049	1707	2519	2827	2915	2915	2915			
Verdana										35	469	1252	2152	3234			
Corkscrew Shores				332	664	933	1133	1223	1382	1423	1423	1423	1423	1423			
WildBlue								51	539	1181	1470	2226	2358	2413			
FFD																	
Corkscrew Estates												66	110	130			
Kingston																	
Corkscrew 80																	
	0	0	0	332	664	933	1606	2323	3628	5158	6189	7882	8958	10115			
Total	8640	9927	10376	10928	11394	11674	12358	13075	14380	15910	16941	18832	20548	21994			
Annual Increase		1287	449	552	466	280	684	717	1305	1530	1031	1891	1716	1445			
	Note: Numbers as of 12-31-2025																

(We base the population estimates on 2.2 X the number of homes (determined December 31, 2025. The chart illustrates population data by the number of occupied dwellings.)

Note: The Kingston Development (not listed above), if/when it proceeds, will involve approximately 10,000 new homes with a population estimate of 22,000. The FFD development will affect about 5,208 residential units (single-family and multi-family), with a population estimate of almost 11,500. Thus, when complete, the combined population from these two developments will be 33,500. However, given the permitting issues, these developments may take longer than initially envisaged. The Corkscrew Shores development would add another 20,000 residents to the area, giving a total eventually of over 50,000 on top of the current population along East Corkscrew of 22,000

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PART 1: Developments Outside the Estero Village Boundary

CenterPlace (FGCU/ Miromar Lakes)

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

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

There have been no changes to the plans over the last 6-month period, but other major developments around east Fort Myers, Alico Road, and the Gulf Coast Town Center areas have been moving forward over the past year. While not specific to CenterPlace, this growth pattern (new apartments, hotels, retail centers) reinforces the commercial and residential demand in the corridor near CenterPlace.

Examples include nearby multi-family communities, hotel projects, and new retail Development outside the direct CenterPlace boundary.

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, are now complete.

The Centro offers luxury studio, one-, two-, and three-bedroom apartments. Residents can enjoy dining, shopping, recreation, and entertainment.

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Corkscrew 80

There is a potential new development (Corkscrew 80) proposed for construction opposite Verdana, comprising 85 homes! No update is currently available.

FGCU Parkway and Ben Hill Griffin Road

The 12-acre site adjacent to the north entrance of Florida Gulf Coast University (FGCU), located about two miles southeast of the Gulf Coast Town Center and Alico Road, was cleared in April 2023. FGCU is still contemplating several options for the land. However, it seems likely to be retained as "green space" for the foreseeable future.

FFD (Florida Farms Development) Project East Corkscrew Road

FFD is a 5,208-acre site on the south side of Corkscrew Road, just east of Corkscrew Shores and west of Six L's Farm Road. GL Homes had planned a significant development, but they have allowed their option on the potential Development to lapse.

However, no new developer has emerged at this time. The 5,208-acre site remains stalled with no announced plans or activity as of early 2026. It continues to be referenced in population projections as potentially delayed.

Ritz Carlton Residences at Estero Bay

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

Construction remains on schedule, and the first tower will likely open in early 2026 (with some sources noting spring 2026 move-ins). $198.6 million in construction financing was secured in October 2025. Visible progress includes topping out milestones and amenity work; the project has strong sales momentum.

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The Grove at Portofino Vineyards North of Estero Parkway.

The Grove is an apartment community in Lee County, north of Estero Parkway, just off Three Oaks Parkway, opposite Athenian Charter School in the 33967 ZIP Code. The Grove is now a completed apartment community; all 312 units have been delivered and finished. The units have one, two, or three bedrooms and feature stainless steel appliances and walk-in closets. There is an on-site clubhouse and fitness center.

The Kingston Project East of Verdana Village

In June 2022, Lee County Commissioners approved this project, which involves building homes over 6,000 acres extending from south of Corkscrew Rd. to SR-82.

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

The proposed site density 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, along with other vital contributions to safeguard water runoff and wildlife.

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.

Groundbreaking began on November 13, 2025, with a ceremony attended by builders (Lennar, Neal Communities, Pulte, Taylor Morrison, Kolter Homes) and officials. Site work has transitioned to vertical construction. Model home construction is scheduled to begin in spring 2026, with models available for viewing in late 2026 and first closings expected in fall 2026. The overall plan remains - 10,000 residences, 700,000 sq ft of commercial space, a hotel, a K-8 school, and extensive preservation (over 3,200 acres restored). Although the project faces ongoing legal challenges related to environmental impacts (e.g., panther habitat, wetlands), construction is proceeding.

Intersection construction and traffic signal are under construction at Corkscrew Rd and the Spine Rd (name to be determined). The Traffic signal is likely to be operational by Fall 2026. Spine Rd, complete to St Rte. 82, will have a traffic signal at Ste Rte. 82 by winter 2027/2028.

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Cameratta has identified a parcel available for a K-8 school. However, no school(s) are identified in the Lee District School's 10-year plans, but negotiations continue with Lee District Schools.

Verdana Village on East Corkscrew

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

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

Lennar and Pulte Homes remain active builders in the community, continuing to build a variety of single-family home models and floor plans as part of the ongoing Development. The West Village portion of Verdana Village — one of the two main neighborhoods — is nearly sold out, underscoring strong buyer demand within the community. The community has completed and opened the West Village Amenity Center, significantly enhancing resident lifestyle spaces.

Construction in the East Village commenced in 2025, and this too has seen strong demand. It is estimated that approximately 80% of the Verdana Community has been sold.

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

A parcel near the Publix in Verdana has been identified as an outpatient health facility. Although not confirmed, Lee Health is rumored to be involved.

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Part 2-Residential Developments Within the Village of Estero

Broadway Crossing – South West corner of Broadway and Sandy Lane.

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

Concerns exist about Broadway, a small two-lane road, being able to cope with the extra traffic from this Development and from the larger Development on US 4 and Broadway, which has an entrance just to the East of the old Post Office, now converted into offices.

Coconut Landing

Construction is now complete. All 25 single-family homes in the gated community have now been built. The homes are still being listed and sold, so move-in-ready homes are available for purchase.

Situated off Coconut Road, just west of U.S.-41 and near El Dorado Acres in Estero/Bonita Springs. The community offers coastal contemporary luxury homes with seamless indoor-outdoor living and private pools.

Open-concept floor plans with flexible indoor and outdoor spaces. Most homes include private saltwater pools and spas integrated into outdoor living areas. Upgrades and customization options are available for features like outdoor kitchens, expanded pool decks, and outdoor entertaining spaces. Pricing for homes in the community starts around $1.77 million, though recent listings range from approximately $1.78 M to over $2.2 M, depending on size and finishes.

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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, modifying the golf cart and parking areas, and adding 21 staff parking spaces. The architecture and paint colors have been coordinated with the original design. A third bocce ball court has been added, along with infilling wet detention lakes and altering the clubhouse landscaping. The work is now complete and has enhanced the appeal of this already popular gated community.

Estero Town Homes (Corner of Corkscrew Road and Sandy Lane- "Summercrest"

Toll Brothers Estero Townhomes requested to rezone the 21.4-acre property at the northeast corner of Corkscrew Road and Sandy Lane to allow for a maximum of 154 two-story townhome units at 35 feet. This property is currently zoned for a continuing care facility.

Toll Brothers has met with their neighbors to the north and east to make them aware of the plans for this property. They plan to have a fence with enhanced buffer along the north side of the property, a pocket park adjacent to a lake, an amenity center, and a 6-foot wall with enhanced Landscaping along Corkscrew Road. There will also be a public amenity with seating and lush Landscaping on the southwest corner. They plan to have two accesses to the site, one from Design Parc Lane to the east and the other from Sandy Lane. Construction should begin later in 2026. With likely completion in the first half of 2027

Genova: (Via Coconut and Corkscrew Road)

Plans to build luxury villas and townhomes along Corkscrew Road, the northern area of the property, have been shelved since the owner, Mr. Jim Wallace, put the land up for sale. It is unclear if the proposed plan, which consisted of a mix of stately townhomes and luxury villas with open floor plans, gourmet island kitchens, private master suites, and spacious outdoor living areas, will be implemented. However, those plans had been approved by the Estero PZDB.

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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. Some units are already listed for rent (e.g., a recently built 3-bed, 2-bath villa offered for rent at around $2,500/month as of February 2026). Many homes in Milan Villas were built in 2025. Although many off-market or sold, some may still be available either for sale or rental, depending on current real estate listings

The homes are set out in two rows, with a road for internal access running north-south through the development 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 those still for sale are 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.

Past planning summaries and community presentations have noted general interest from developers in exploring uses for this site. Potential concepts (but not confirmed or formalized) include:

- A hotel with an associated conference center, proposed by a private group (The Hoffmann Group) at one point as a possibility for the site, though this idea has not progressed to a formal plan.
- Other potential concepts discussed in village planning circles for sites like this include commercial, office, hospitality, or mixed-use development. Still, there's no active application or approved project on record yet.

Documents tracking developments across the Village of Estero indicate that more specific details or proposals were expected to come forward by late 2025 or early 2026. However, as of the latest community reports, there are still no active, approved plans for this specific parcel.

River Creek (formerly Corkscrew Crossing), East Corkscrew Road.

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

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The RiverCreek community site—located across from WildBlue Boulevard and between Wildcat Run, Bella Terra, and The Preserve—has been under active construction by GL Homes, with construction traffic regularly entering and exiting the project site.

Construction activity at RiverCreek has continued in parallel with roadway and utility work along Corkscrew Road and surrounding corridors, supporting the long-term buildout of residential units and infrastructure. Home construction is ongoing (phased).

Heavy construction activity indicates continued progress in the buildout.

There is major infrastructure work supporting the community during 2025, and this will continue into 2026. The biggest recent Development impacting Estero River Creek directly is the infrastructure expansion on Corkscrew Road, which is critical to the community's viability and occupancy. Shared-use path, lighting, Landscaping, and utility installations are underway and almost complete. Earthwork, drainage work, and sidewalk construction are underway adjacent to WildBlue, Bella Terra, and Preserve areas, as are the installation of: Street lighting, Landscaping and irrigation, Shared-use pedestrian and bike pathways, sidewalk extensions.

The estimated completion of roadway and pedestrian improvements is possible by Fall 2026.

The impact on RiverCreek development will be improved accessibility and higher property values.

There will be enhanced safety and mobility for future residents.

A total of 459 homes have been sold to date. See details
https://www.youtube.com/watch?v=Ao6Uv9PkI04

It should be noted that the Estero Village Council approved a zoning change for this community that reduced the number of homes allowed on the property from the original plan of 724. The zoning request also changed the types of structures from primarily multi-family to primarily single-family, reducing the impact on wetlands and wildlife in the area. The construction is almost complete; only 17 homes remain to be built/permitted (out of 544 total).

Shadow Wood on Coconut Road

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

A future development submitted to the PZDB in February 2025 was to enable inner-road direct access to the main Clubhouse. This action also requires moving the tennis courts from their current location.

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A new proposed building will house four indoor Pickleball courts, to be erected on the west side of the car park, along with a coffee shop, restaurant/bar, and outdoor swimming pool. The construction of the building is well underway and ahead of schedule. Some issues need to be resolved regarding the proposed pool. Bonita Springs Utilities and Shadow Wood personnel are working to resolve the issue of the pool's water pipes running at a different level than the pipes leading to the main Clubhouse.

Shadow Wood has completed modifications to the guardhouses on Coconut Road and the Three Oaks Gate, altering their appearance and increasing the roof overhang height. The work on the Three Oaks Gatehouse was completed ahead of schedule, towards the end of 2025

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

The construction of the 137-unit apartment complex at the northwest corner of Three Oaks Parkway and Coconut Road is now well advanced. Despite considerable "push-back" and legal challenges from residents, especially those living in Shadow Wood, headed by Kathy Wyrofsky, it appears that the Development will be completed by the Fall of 2026. Several agreed-upon modifications will help reduce the impact of this Development on residents. But many residents remain upset that the apartments have taken up so much space from the car parking required for the businesses that operate there and have adversely affected the overall aesthetics of the location on the northwest corner of Three Oaks and Coconut Road.

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The Development on Broadway and US 41.

The Village Planning, Zoning, and Design Board approved a residential development on 34 acres east of US 41 in Estero, north of Broadway Avenue, East and west of the railroad tracks, in 2023. The developer, Buckingham Co., is building three multistory buildings with 100 units each and ten townhomes with 310 units. Several years ago, Lee County approved 200,000 square feet for nonresidential use and a 125-room hotel.

Two buildings will be mixed-use, with 5,000 square feet of nonresidential 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. To avoid confusion for residents, the Development will no longer be called "Downtown Estero."

The most visible milestone is that site clearing was completed in May 2025, which is why residents suddenly noticed the property looking ready for construction. The clearing included removing trees and vegetation, site grading and preparation, and preparing the property for roads, drainage, and utilities.

Land clearing is the first major physical step toward construction. Infrastructure installation has now begun. Work is underway on Internal roads, drainage systems, underground utilities (water, sewer, electrical, stormwater), and site preparation for building foundations.

Infrastructure work usually takes 6–12 months before vertical construction begins. The final residential plan is confirmed: 310 total residential units.

The approved residential plan includes:

- Three multistory residential buildings with 100 units each
- 10 townhomes.
- Total: 310 residential units

Future planned features include:

- 30,000 sq ft of commercial space (ground-floor retail in two buildings)
- Public pocket park
- Pickleball courts
- Pool and community amenities
- Passive Park along Broadway Avenue

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The larger commercial and hotel components previously approved may be developed later. The Development will no longer be called "Downtown Estero," although a new name has not yet been finalized.

Phase status

Zoning approval	Completed (2023)
Land clearing:	Completed (May 2025)
Infrastructure installation	Started (2025–2026)
Vertical building construction	Likely next year
First building completion	Estimated 2027
Full completion	Estimated 2028–2029.

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

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

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

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

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

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

The community's overall blueprint is impressive, encompassing 596 dwelling units, 82,000 square feet of retail and dining, a 260-room hotel, 6,000 square feet of civic spaces, and 42,000 square feet of general and medical office space.

The building's 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 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.

Phase 1 infrastructure stormwater, utilities, grading, Landscaping, and roadways are now underway. The full 45–46-acre mixed-use project (up to 596 residences, retail/dining, offices, 260-room hotel, civic space) is among the active builds contributing to Estero's record 2025 permit activity. Spanish Colonial Revival design and pedestrian features (e.g., Restaurant Row) are advancing. Although the roundabout on Coconut Road should have been incorporated into the Phase 1 plans, nothing has been implemented to date, and with construction vehicles entering and exiting the site, this needs to be addressed immediately. This first phase includes the infrastructure, two apartment buildings, two parking garages, and the pedestrian paseo on the southeast corner.

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

Although HCA Healthcare purchased 100 acres in Estero for $52.5 million in 2019, it is now selling a large part of the property. They will keep part of the site on the north side for a medical complex. Because no contract has been agreed upon, the potential outcomes and options for the property still need clarification. The property on US 41 is north of the Hertz Building and borders Via Coconut on the eastern boundary.

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

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

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

Jones Lang LaSalle Americas, Inc. ("JLL") provides the +20.19-acre development site, with Phase 1 well underway, and construction of several apartment buildings can already be seen from via Coconut opposite Genova. Completion is targeted for the end of 2026.

It is a mixed-use development comprising 330 multi-family units, 29,600 square feet of commercial space, and a 10,000-square-foot church, along with 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, and a drugstore. A hardware store,

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Household and Office Furnishings, Insurance Company, Dry-cleaning and Laundry Services, Library, Post Office, and Medical or Dental Lab.

There will be a mixture of lakes, stormwater vaults, a filter marsh, and two access points on Via Coconut with future pedestrian and vehicular access to the west. There was a lengthy discussion regarding drainage. The Village Planning, Zoning, and Design Board approved the plans with staff stimulations. "Under-building parking" has been eliminated and replaced with garages, carports, and surface parking behind the buildings.

- The height of mixed-use buildings along Main Street will be reduced from 3 to 2 stories.

The following link provides details on 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 almost complete) with waterfront and golf views.

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

The residences will have wider terraces with summer kitchens, expansive glass walls, and premium interior finishes. The building will be 23 stories over parking (approximately 270 feet) plus 20 feet for rooftop equipment. The highrise 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.

In July 2024, it was announced that Kolter Urban had selected Manhattan Construction Company as the general contractor for The Island

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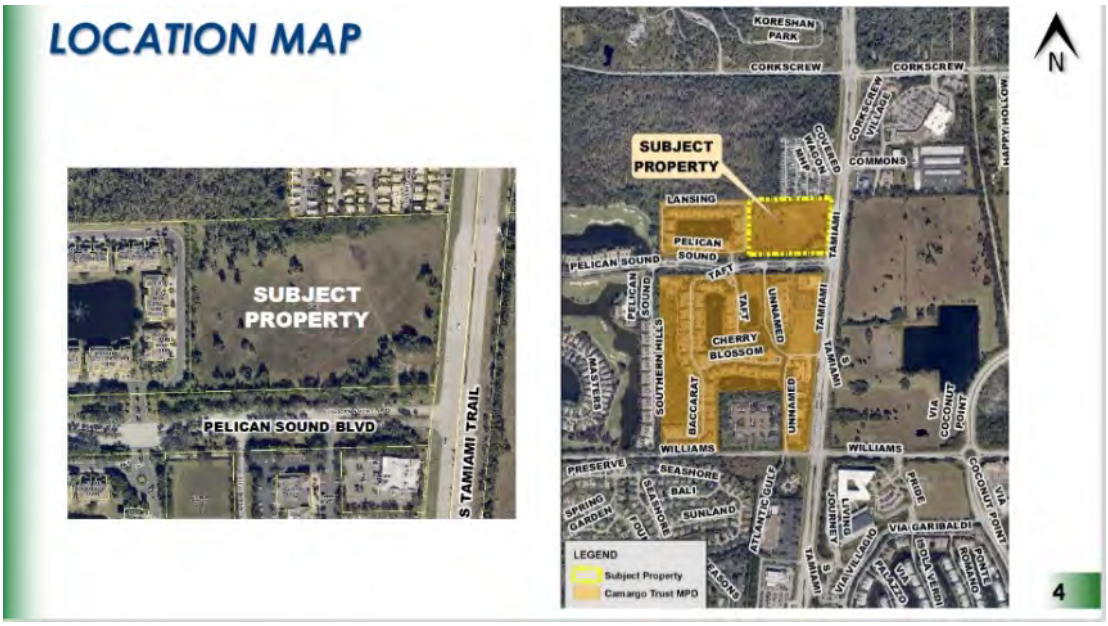
at West Bay Club, a 24-story, 86-unit luxury condominium at 5100 Bayridge Boulevard within the master-planned golf community of West Bay on Florida's Paradise Coast. "We are thrilled to announce our partnership with Manhattan Construction Group as the general contractor for The Island at West Bay Club," said Brian Van Slyke, Kolter Urban's Regional President. "With the development officially underway, we're pleased to pair our vision for The Island at West Bay Club with Manhattan Construction Group's extensive expertise and commitment to quality to deliver an exceptional living experience for our future residents."

Vertical construction is progressing rapidly and reached beyond the 5th floor in mid-January 2026. Site preparation and foundation work are complete. The 24-story, 86-unit luxury condominium, which is the final phase of the West Bay Club, is on track for completion by the end of 2026.

West side of US 41 near Pelican Sound Blvd

A 219-unit complex is proposed for the location shown on the map below.



The project, proposed by Minnesota-based Roers Companies, seeks approval to build up to 219 multi-family residential units on approximately 11 acres located north of Pelican Sound Drive on the west side of US-41. The Development will be part of a mixed-use planned development, meaning it could include residential and supporting uses aligned with the Village Center land-use designation. As of early 2026, it is still considered a proposed project and is not yet under construction.

No approval has been finalized; zoning and design modifications are still required.

Over the past 6 months, the project has not moved into construction due to ongoing approval hurdles. The developer must obtain rezoning to Estero's planned development standards

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before construction can begin. The Village Planning, Zoning, and Design Board indicated the initial proposal needed significant revisions to meet Village standards. Density limits and planning requirements must be addressed, including compliance with maximum allowable units per acre.

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Part 3: Recreational Developments Planned in Estero

Entrance to the Estero Recreational Center

Plans are actively underway to reconfigure the entrance to the Estero Recreational Park along Corkscrew Road. This reconfiguration is part of a larger effort to improve access and functionality for the park and future sports and recreation facilities. The proposed new main entrance is intended to be off Via Coconut Point, providing a more direct and structured access route compared with the existing configuration. It is part of a larger "Village Hub" vision.

The entrance reconfiguration is linked to a broader **master plan** that aims to establish a sports and recreation hub, the Estero Village Sports & Recreational Area. This hub integrates the Estero Community Park with new sports fields, entertainment amenities, connections to trails like the Bonita Springs/Estero Rails to Trails (BERT), and other public spaces.

The New Sports and Recreational Center in Estero - Williams Road and Via Coconut.

The sports complex will be located on the parcel of land between Williams Road and Via Coconut Point. Construction of the all-new multi-sport entertainment center has begun. High 5 Entertainment will be one of the Public-Private Partnership (PPP) arrangements, and will control the Pickleball courts on the site.

A PPP is a long-term contractual arrangement between Estero Village and High 5, under which High 5 will develop, construct, and finance its operations, leveraging capital to deliver public projects. The Village will benefit from payments generated by High 5 under a build-operate-transfer (BOT) arrangement. Other PPPs will likely be established with various companies providing additional facilities in the complex.

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

- 21 pickleball courts
- 16 full-size bowling lanes
- Eight lanes of duckpin bowling
- Bocce ball
- 18 holes of miniature golf
- Axe throwing
- Immersive laser tag
- An arcade
- Patio dining and a bar

The High 5 Entertainment Complex will now take charge of both its operations and the Pickleball courts under construction. 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 site plan includes ample space for additional partnerships that have yet to be announced.

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

This lease will make facilities available to sports organizations and citizens when school is not in session and provides functional resource access without purchasing land at an estimated $500K / Acre. Improvements have been made to improve tennis, pickleball, and covered basketball courts.

An agreement was reached with Lee County and the Estero Community Association to purchase additional land, bringing the overall development area to approximately 100 acres. In summary, the Development of Estero Sports Park stems from a thoughtful, strategic land acquisition. In brief, 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.

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

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

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

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

Phase 1 infrastructure (entry road, stormwater, fields) for the broader 100-acre Sports Park is advancing; a 5-year overall phasing plan is in place.

In brief, the current status of the project is as follows:

- High 5 Entertainment has broken ground and plans to open in November 2026.
- Wright Construction continues to complete site work on the Entertainment Campus, scheduled for completion by October 2026.
- Chris Tel Construction continues construction of the new county maintenance building, scheduled for completion by April 2026.
- Suffolk Construction has broken ground on phase 1 of the Sports Park, which includes the new main entry off Via Coconut. Completion of phase 1 is scheduled for October 2026.
- The Village is in design for phase 2, which includes the driving range, two turf long fields, and the event lawn. The construction schedule for phase 2 will be announced shortly.

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

Since the Village purchased the property in 2018, various discussions have taken place with the public and architects regarding acceptable options.

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

Within this area is a section called "Happehatchee land," gifted to the Village of Estero by Ellen Peterson, which refers to a small but very significant 4.5-acre nature preserve along the Estero River. It was donated for permanent preservation and public use. The environmentalist, Ellen Peterson, used her home and the location as an eco-spiritual retreat and nature education center. It offers many interesting features, not least some very rare plants that are worth examining.

The natural area will offer a peaceful natural environment for everyone to enjoy. Work is well advanced on the nature trails through the site, which is around 80% complete. An attractive open fence along US 41 and Corkscrew Road will also provide the property's boundary. The area will be available to the public in 2024. However, after 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 has involved an access drive, 85 parking spaces, bike racks, and Old Florida-styled restrooms on the north side of the Estero River. The toilets will be hooked into the nearby utility. A bridge will cross the river to the 8-foot ADA-accessible, porous multi-use path on the southern side. 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. Although the new bridge was completed very recently, the overall timing has slipped, and the contractor has been penalized.

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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 24, 2024, meeting, the Village Council approved $151,440 for CW3 Engineering, Inc. to provide construction engineering and inspection services for the Estero on the River Phase 1 improvements.

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

BERT- The Bonita Estero Rails to Trails.

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

Earlier this year, the Bonita Estero Rail Trail project hit a milestone. After four years of negotiations, the "Trust for Public Land" secured a purchase and sale agreement on the 14.9-mile segment of the Seminole Gulf Railway that stretches from Alico Road to Collier County for $82 million. Local governments are trying to assemble funding before a key March 2026 deadline to secure the land. The county, Bonita Springs, and Estero Council have agreed to discuss how to fund the extensive costs of this project. The Village will also examine what grants may be available to help fund the project.

If the corridor is not purchased, the trail cannot move forward. In a major show of support:

- Village of Estero committed $5 million

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- City of Bonita Springs committed $5 million
- Total local contribution: $10 million

These funds will help leverage state and federal funding.

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

Friends of BERT, an all-volunteer non-profit 501(c)(3) citizen group dedicated to bringing the Bonita Estero Rail Trail (BERT) and Florida Gulf Coast Trail (FGCT) to Lee County communities, has worked hard over the last few years to advocate for and encourage this Development, which Engage Estero has supported. BERT has raised $140K and has pledges totaling $160K, for a total of $300K to be used for trail development once the land is purchased.

Expected Timeline (If Funding Is Secured)

Phase	Estimated Timeline
Corridor purchase	2026
Final design and engineering	2026–2027
Construction starts	2027
Phased trail openings	2028–2030

Billiards and Bowling -Miromar Outlets.

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

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

Purchase of the previous school site planned on Three Oaks Road and Corkscrew.

The Village has purchased the land for $15M to improve stormwater management and designate it "not for commercial use." The purchase will help prevent the Development of **further commercial and residential buildings on the site.**

A procedural item was implemented in the January 21, 2025, Village Council meeting to empower the Village to use this Village asset to sell bonds and return cash to the Village for other priorities.

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Sandy Lane Bike and Pedestrian Improvements.

In January 2024, the Village Council approved $490,560.65 for High Spans 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 obtained in May. However, the project has not begun due to difficulties obtaining several required easements along the route.

The Brooks Pickleball Expansion

The Brooks Commons Club previously had only three courts, but has expanded its facilities due to high demand from the four communities within The Brooks.

The original plan was for 16 courts, but this was scaled back. It was necessary to relocate the open-air shade structure, change Landscaping and lighting, and adjust the project's construction phasing. There are now 7 new Pickleball courts in operation, completed in 2025.

The Corkscrew Golf Club on East Corkscrew Road. (The Pandion Club)

The Corkscrew Golf Club is located on Eat Corkscrew Road. The Hoffmann Group has acquired it. It will be renamed the club "The Pandion Club." It is anticipated that groundbreaking will begin in the summer of 2026, with a planned opening in Fall 2027.

It is expected to deliver economic benefits to the area. The project will replace the former Old Corkscrew Golf Club off Corkscrew Road. The club's reconfigured golf course will include a heathland-style design by Kyle Phillips. The project will include building a low-country style clubhouse and adding expansive practice areas. The Hoffmanns envision a membership cap of 280 for the new golf club.

The Estero Park and Recreation Center's Playground

Playmore West, Inc. replaced the existing north-side playground section at Estero Park. The new playground replaces the 17-year-old playground, which showed signs of wear and rust

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deterioration. This playground now features play components for children ages 2 to 5, additional swings, and improved accessibility. It cost $300,000; funding was included in Lee County's Parks and Recreation Department's budget.

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

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

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

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Part 4: Commercial Developments

Abbiati Dental Office Building, US 41 and Fountain Lakes.

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

They plan to offer walk-in services to residents experiencing dental emergencies. 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 plan is intended to include dental office suites and potentially walk-in services for dental emergencies, serving residents and travelers. Additional conceptual ideas included features like sustainable building elements, such as solar roofing and rainwater harvesting, and a covered public seating area — although these details may evolve as the project moves into construction.

During earlier public information meetings, some community members expressed concerns about:

- Traffic impacts
- Safety and site access through the Fountain Lakes entrance

These voices were part of the planning discussion, but did not halt the approval of the development order.

With the development order signed off, the project is set to move closer to construction commencement. A formal building permit process and construction timeline would be the next phases, typically overseen by the Village and the developer.

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

Aldi has applied for a grocery store project at 11906 Newbridge Drive, located east of Stoneybrook Golf Drive and south of Corkscrew Road — the area just *east of Corkscrew Shores* where new retail is planned. The proposed store would be approximately 20,642 sq ft (often cited as about 22,000 sq ft) and include room for additional smaller retail spaces nearby.

Plans show access from both Corkscrew Road/Stoneybrook Golf Drive and Newbridge Drive, with architecture described as Mediterranean Revival–style, consistent with other Estero commercial design. Store hours were proposed to be 9 a.m. – 8 p.m., similar to other Aldi stores.

The Aldi project was still in the planning/approval phase with conceptual details outlined — but there's no published report yet confirming construction start or a store opening date for this specific Estero location. Aldi has applied to build a 22,000-square-foot supermarket East of Stoneybrook and South of Corkscrew Road. The grocery store will be located east of Stoneybrook Golf Drive, with room for other smaller retail stores.

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

This AT&T cell tower is now fully functional.

Bella Terra Cell Tower

Broadus Towers is still planning to install the cell tower along East Corkscrew Road near Bella Terra despite the unfortunate delays.

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

- Monopole = 1 support pole, no ironworks or guy wires
- Antennas mounted on the headframe at the top
- Dull gray tones to help minimize visibility
- The Monopole will meet all aspects of the Village Tower Code (No Variances)

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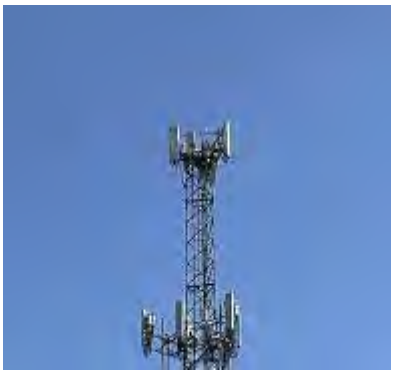
- This Monopole will be completely dark at night. This Monopole will be designed to hold antennas for up to 4 carriers



After considerable difficulties, which, towards the end of 2025, led to the cancellation of the earlier approval for the cell tower, it was determined that the location impinged on a wetland, necessitating a new application.

As of February 2026, the tower's base is under construction. It is anticipated that the cell service will be made available at the end of 2026

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

Remodeling of the former Goodwill building has been completed, and the Celebree School is now fully functional. Celebree's objective is to provide a stimulating, positive environment that protects, educates, and nurtures children.

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

The Perkins Restaurant at Ben Hill Griffin & Corkscrew Road was sold to Chick-fil-A in 2025. On December 9, 2025, Estero's Planning, Zoning & Design Board approved the design application for a new Chick-fil-A restaurant at the corner of Ben Hill Griffin Parkway and Corkscrew Road — on the former Perkins restaurant site in The Shoppes at Grande Oak.

The building is approximately 5,695 sq ft and features a dual-lane drive-thru. Seating will involve about 70 indoor seats and 16 outdoor seats. The architecture is Mediterranean-style, with stucco finishes and a Spanish tile roof, in line with local design standards.

Chiropractic Care and Rehab 9250 Corkscrew Road

The Chiropractic Health Center is dedicated to helping improve your health naturally. The center is open. It is a private chiropractic clinic led by Dr. Christopher M. Green, D.C., who has been providing chiropractic care at this location for several months.

Coastal Palms Academy Daycare, River Ranch Road, and Corkscrew Road

There is no confirmed public listing showing Coastal Palms Academy at River Ranch Rd & Corkscrew Rd as open yet. It appears that the location was still in the planning or development phase recently, and it may not have officially opened under that exact name.

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There is an active preschool, "Palms Day School," in the Estero/Bonita Springs area. They are currently open weekdays (about 6:30 a.m.–6 p.m.), but that address is different from the River Ranch & Corkscrew site. This suggests that the Coastal Palms Academy location is still under construction and may open in late 2026.

Coconut Point Additions.

New Stores established in the recent past.

Restaurants

- **Alba Breakfast and Brunch**
- **Casa Blu Restaurant**
- **Masons Famous Lobster Rolls**
- **PJK Neighborhood Chinese** – opened at Coconut Point (late 2024 but active into 2025 expansion phase)
- **The Real Seafood Company** – opened late September (important reference timing since it anchors the fall expansion period)

Retail stores

- **Barnes & Noble – reopened in a new, smaller-format location**
- **Cheekade Meekade**
- **Evereve – women's fashion retailer added to the center**
- **Grounding Spot**
- **Jet Set Pilates**
- **Talbots (New Location)**
- **UNTUCKit** – men's fashion retailer
- **Van Go Exhibit**
- **Warby Parker** – opened November 25 (recent tenant group expansion)

BH 2.0 – clothing, shoes, and accessories retailer

Sunglass World – eyewear retailer

New Stores Coming to Coconut Point in 2026

- **Brooks Brothers**
- **Clarks**
- **Rowan**
- **Fresh Monkee**

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Corkscrew Pines Self Storage Units on Corkscrew Road near Stoneybrook.

The proposal is for self-storage located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive, and west of Firehouse Lane.

The applicant requested a development order to construct a three-building, 134,000-square-foot self-storage facility, associated drainage, utilities, and Landscaping. The architecture is Mission Revival style. To mimic separate buildings, undulations have been created every 100 feet of the building facing Corkscrew Road. The paint colors are shades of tan and beige with brown accents. The Landscaping includes a variety of trees and perimeter shrubs.

The infrastructure, including sewer pipes and the foundations for what is proposed, commenced in 2025. Although the process has been taking some time, no formal completion date or construction start date has been announced yet.

Culver's at US 41 and Murano del Lago Dr.

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

Curadel Pharma.

According to recent real-estate transaction reports, Curadel Pharma has purchased the 3.83-acre parcel at 9600 Corkscrew Road from BD Corkscrew, LLC for approximately $3.25 million. This indicates the company has secured ownership of the site where it plans to build its medical facility.

Curadel’s application to construct a 43,000 square-foot medical office and supporting infrastructure on the vacant 3.5–3.8-acre site is still active with the Village of Estero Planning, Zoning & Design Board. A public information meeting was held on August 12, 2025.

There are no publicly available updates showing final approval, building permits issued, or construction start dates as of February 2026. The latest community reports still list it under review and proposed rather than under construction.

At the informational meeting, Curadel’s representatives discussed the project scale and potential impacts. While residents and officials expressed interest, they also raised concerns (e.g., traffic, flooding), and the developer was expected to return with completed studies and revised plans before final approvals.

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

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

The Eye Center is a boutique, patient-centered ophthalmology practice focusing only on the patient's experience and eyes. It strives to address each person's needs in the best possible way, 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.

This 21,800 sq ft Goodwill retail and donation facility opened in 2025, replacing the older property at-10351 Corkscrew Commons Drive. The new store includes an upgraded drive-thru donation area, larger retail floor space, parking, and outdoor plaza elements, intended to better serve customers and donors.

Hotels Planned or Completed Recently in Greater Estero.

1) **A new Home2 Suites Hotel in Coconut Point between The Cinema and via Coconut.** Although the company applied to build a new 4-story Home2Suites hotel within the Coconut Point Shopping Mall in the car park South and East of the cinema, the plan has now been shelved.

   Readers may be aware that a developer associated with Simon Property Group, which owns Coconut Point Mall, has submitted plans to redevelop the closed Muvico/Regal Cinema building and adjacent parking area into a multi-family residential project.

   The proposal calls for approximately 365 residential units, with a mix of building heights: Two five-story apartment buildings, one four-story apartment building, and a five-story structured parking garage are integrated into the development footprint. The tallest

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portions of the project would be about 65 feet, with exterior design features under discussion (a neutral/beige palette with architectural accents).

Engage Estero has expressed serious concerns to the Estero Planning and Zoning Board regarding the potential project's height and density.

1. It would be the highest building in Estero. It would not blend aesthetically with the rest of the mall.
    a. Condos in the mall are currently only three stories, with much lower density.
2. The increased number of vehicles would have only one access point, which would affect local traffic.
3. Such a high density would set a precedent for other developments in Estero.
4. The highrise could affect neighborhoods in Shadow Wood.

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 that the developer work with Marsh Landing to provide a visually opaque barrier and revise the front entry 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 to Marsh Landing.

The Village Council approved the Development Order for the 122-room, 4-story hotel at this location for planning authorities in September 2025. The project has formal permission to move forward under the approved development order**.** Construction and a firm start date have not been publicly announced yet.

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

An Ohio-based company proposes a 5-story, 115-room Hilton Garden Inn hotel on a 2.16-acre parcel at 8009 Sweetwater Ranch Blvd. An application before the Village Planning, Zoning, and Design Board in October requested consideration for the proposed Development. The 2.16-acre parcel is at the southwest corner of Via Villaggio and Sweetwater Ranch Blvd., adjacent to the Estero Fire Station. The 5-story building was approved in November, with stipulations requiring the addition of signs cautioning pedestrians and extra glass on the west elevation.

The building's maximum height is 55 feet, with deviations allowing additional height for architectural enhancements, including towers, up to 77 feet. Another deviation, aside

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from height, is a reduction in the landscaping buffer from 20 feet to 15 feet. Despite approvals and revived planning discussions, there are no official announcements indicating vertical construction has begun or a groundbreaking date as of early 2026.

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, friendly place to stay and for easy access to Southwest Florida International Airport (RSW), just minutes away.
5) **Holiday Inn**
   A Holiday Inn is planned for the location opposite Fountain Lakes on the East side of US 41. The proposed hotel is approved with a planned development in the pipeline, but no active vertical construction has been confirmed. The original approvals date back several years (late 2010s), with slow progress thereafter.
   This area is part of Estero's broader US-41 commercial corridor, where hotel uses are permitted and encouraged to support tourism and business travel.
6) **Hilton Hotel**
   Although it is unclear if the proposed Hilton Hotel -which was to be part of the Woodfield development (the northwest corner of US41 and Coconut Road) is still being considered, this represents another possibility! Available information now indicates the following:
   - The Woodfield mixed-use project still includes a large hotel component as part of the overall plan.
   - Earlier plans showed a 260-room hotel as part of the Development, positioned near the central green and commercial district.
   - However, more recent reporting (late 2025) indicates a shift:
     - The project now calls for a "boutique dual-branded hotel totaling about 190 rooms."
     - This shift strongly suggests the original hotel concept is being revised, and the exact brand (Hilton, Marriott, etc.) has not been finalized or publicly announced.

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

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help relieve pain and achieve a state of health and wellness.

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

Land Parcel to the north of the Houck Dermatology building.

A proposed zoning amendment for this land parcel will change the site plan for "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. The lot is still vacant and approved for medical office use, but as of early 2026, there is no confirmed vertical construction or a publicly announced named tenant.

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

An amendment to the commercial planned Development for the 7.7-acre tract of Property Located in the Plaza Del Sol Subdivision at the Northeast Corner of Three Oaks Parkway and Corkscrew Road was agreed. A self-storage facility and possibly a hotel may be developed on the site, but plans have not yet been put forward.

Renovations at the South County Regional Library in Estero

The renovations are complete, and the library opened at the end of 2025.

The Estero Library underwent renovations costing approximately $10.47 million, funded through the library's Capital Improvement Budget. The updated design incorporates enhancements intended to benefit individuals of all ages, from children to older adults. The new entrance area provides easy, inviting access to the library's interior. The transformation has been thoughtfully orchestrated and well designed. It is now easier to find books thanks to new creative shelving and technology offerings.

The Improved mechanical and technological upgrades include:

- 12 public PCs to share/use.
- 6 study rooms.
- 760 ft programming room with areas for kids and teens.
- Rooms to study, do research, and do homework with access to PCs, printers, and copiers.

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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 in unincorporated Lee County, just beyond Corkscrew Shores.

It would help relieve pressure on East Corkscrew Road by reducing traffic volume heading west to stores around Miromar Outlets, Grand Oaks, and University Highlands. When more details are available, we will provide more information. No additional information is available at this time.

Southwest Florida Proton Center at Estero Parkway and Three Oaks.

Southwest Florida was opened in December 2025 and is now treating patients and is fully operational.
It is a cutting-edge cancer treatment facility. The 35,000-square-foot medical building, located at the northwest corner of Estero Parkway and Three Oaks Parkway, is the first on Florida's West Coast to offer proton therapy, an advanced form of radiation therapy, as well as standard radiation treatment. The facility offers advanced MRI investigations and standard radiation therapy.

The $80 million project, a joint venture between Advocate Radiation Oncology and Lee Healthcare Holdings (a subsidiary of Lee Health), will be a game-changer for cancer care in the region. The extensive calibration of the machines was completed in the third quarter of 2025.

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

A new Starbucks has been located on a 1.5-acre Parcel on Corkscrew Road next to Wawa and is now open for business.

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

A new development is planned South of the Methodist Church, 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 is to demolish the existing buildings and redevelop the site with a 16,000-square-foot commercial building. This proposal was presented to the Village of Estero Planning, Zoning & Design Board as a public information item — meaning the applicant is in the early review and discussion phase, not yet a fully approved project.

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

Goddard School for Early Development **is now open**. The school is a 2-story building of 14,190 sq ft. A 5,910-square-foot fenced-in playground has on-site parking, drainage, and utility connections.

The Old Post Office 8111 Broadway E.

The construction, which was a renovation of the Old Post Office, is nearing completion.

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

The building is beautifully designed and is a considerable improvement on the old building. The PZDB ultimately recommended that the applicant incorporate more color, bring enhanced renderings, and meet with the residential neighbor to discuss concerns before returning for a public hearing. Approval was granted in May, subject to conditions.

The Shoppes at University Highlands off Ben Hill Griffin Parkway

The following is an update to this property.

- Three60 Wine, a wine shop, has been announced as a new addition to the retail mix at University Highlands.

- Edison Eye — An eye care practice providing optical services has opened in the Development.
- Lee Health University Highlands Outpatient Center — A 20,820 sq ft medical facility with primary care, outpatient imaging, women's health, physical therapy, and lab services opened in May 2023 at 19511 Highland Oaks Drive, just adjacent to University Highlands, increasing foot traffic and a complementary customer base for the center.

Further developments are planned that include:

- A new single-story commercial building totaling ~7,300 sq ft has been proposed and is under review. This building is expected to contain:
    - 6,000 sq ft of retail space

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- 1,300 sq ft restaurant space
  This building will be the fifth in the retail center when constructed.

Tenant names for that new building have not yet been publicly announced.

Wawa Convenience Food & Beverage Store with Gas Station

Wawa opened in 2025 and is now fully functional.

The 5,537-square-foot Wawa features 12 fueling pumps, a monument sign, and its traditional, popular attached store. The site has been reconfigured to provide for vehicular and pedestrian traffic, parking, and Landscaping.

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

Miller's Ale House and McDonald's are now open.

The companies are located along the east side of So. Tamiami Trail and US 41 have excellent visibility and accessibility.

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Part 5: 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 adopted at the January 21 Village Council meeting to empower the Village to use 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 on-site 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 Contract Addendum 02 for $2,540,946 with Wright Construction, Inc., for the Sunny Grove Park project.

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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 for administering the $6.5M in grant awards for the Estero River Regional Stormwater project and the $20.3M in grant awards 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 not-to-exceed cost of $204,080, to be reimbursed 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 the 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.

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EAST CORKSCREW UPDATES: FEBRUARY 2026

What's happening—and why it matters to every Estero Area resident

By Mark Novitski, Consultant to Engage Estero

If you haven't driven down East Corkscrew Road recently, you might think it's all about more homes and heavier traffic. That's true, but it doesn't tell the whole story. East Corkscrew is quickly becoming a second major growth hub for the wider Estero area, and the choices being made right now on roads, schools, utilities, cell service, and conservation will shape life here for years to come.

Below is an easy-to-read summary for residents on what's progressing, what's stalled, and what developments to keep an eye on next, drawn from the latest East Corkscrew Alliance update released February 14, 2026.

1) The big picture: East Corkscrew is no longer "the edge of town."

Planners are now using language such as "tens of thousands of homes" and "tens of thousands of residents" to describe the East Corkscrew corridor. The update notes "over 35k homes built and in planning" and uses 2.2 persons per home as a planning assumption.

That number isn't meant to alarm you; it's meant to clarify the scale. Once you frame East Corkscrew as a "small city in the making," a lot of the current debates suddenly make sense:

- Why signals and turn lanes are a constant topic
- Why school sites matter *now* (not later)
- Why cell coverage has become a quality-of-life issue
- Why widening plans (and funding sources) are being re-litigated

It also matters to residents who live nowhere near Corkscrew Road. If East Corkscrew functions poorly, congestion, safety issues, limited connectivity, spillover traffic, and service demand **do not stay contained**. It shows up on I-75 ramps, US-41, Three Oaks, Alico, and even your errands and commute times within Estero itself!

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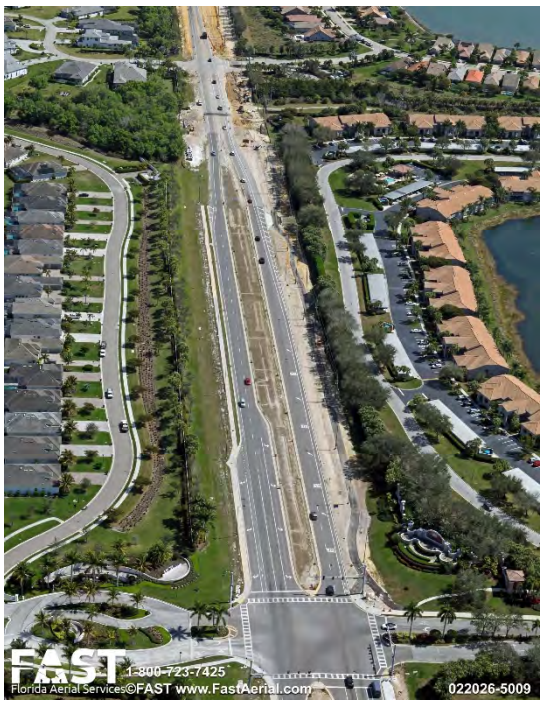
2) Corkscrew Road widening: Phase II is progressing, but the "real date" is later



You've probably seen signage implying completion in Spring/Summer 2026. The update says the more realistic completion—after change orders tied largely to utilities work—**is December 2026.**

That's not just a scheduling footnote. It affects:

- when traffic patterns stabilize,
- when nearby commercial parcels become more viable,
- and when the corridor can absorb the next wave of community openings without feeling permanently jammed.

Phase III and beyond: the funding gap is the headline

The update flags that the draft Lee County Metropolitan Planning Organization (MPO) 2050 Long Range Transportation Plan shows no funding for additional Corkscrew widening over the next 10 years, while the MPO and Board of County Commissioners staff are exploring what could be accelerated with a ½-cent or 1-cent transportation sales tax.

Translation: Phase II is happening. What comes next is a *money conversation*.

If you're trying to forecast quality of life, don't just ask "Will they widen it?" Ask:

- "What funding mechanism actually makes widening possible sooner?"
- "What would that funding prioritize: Corkscrew, I-75 interchanges, transit, intersections, or something else?"
- How long will the funding initiative last?
- Will the funding ONLY be applied to road infrastructure?

3) Kingston and Spine Road: a new north-south connector is forming

Kingston is a critical focal point because it connects Corkscrew to State Road 82 via the Spine Road, which is being built in phases.

What the update says:

- The Corkscrew Rd & Spine Rd intersection is under construction now, with a traffic signal expected to be operational by Fall 2026.

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- Spine Road to SR 82 is expected to be complete with a signal by Winter 2027/2028.
- There's even "potential for a hospital" discussed around Spine Rd and SR 82.

Why this matters: Spine Road isn't just "another entrance." It's an important alternative route that could relieve traffic congestion on Corkscrew—if it's well designed and signalized. It also becomes a magnet for future commercial and medical services because it's where regional traffic wants to move.

4) Schools: land may exist, but the plan doesn't—yet

The update notes that a developer has identified a parcel that could work for a K–8 school, but also states that there is no K–8 school in the Lee District 10-year plans, and that a charter school is a possibility. Negotiations continue with residents, who can either be passive or strategic.

A useful way to think about it:

- A school site without a timeline is a *placeholder*.
- A timeline without funding is a *wish*.
- A funded timeline tied to enrollment triggers is a *plan*.

If you want clarity, push for specifics: what would have to be true—enrollment thresholds, funding availability, interlocal agreements—for the school to move from "possible" to "scheduled"?

5) Safety hot spot: the Rivercreek / Wild Blue signal dispute

The update references three accidents at Corkscrew Rd and at Rivercreek Crossing Blvd/Wild Blue Blvd.

The conflict (in plain English): A signal is contemplated, but stakeholders disagree on who should pay. The update says the development order required funding from a gas station and Rivercreek, with no requirement for Wild Blue, even though prior cost-share concepts were discussed; the gas station has already paid $100k to the county; Rivercreek has funds in escrow; and **Wild Blue leadership does not agree with the cost share**.

Resident questions should be laser-focused:

- "What engineering warrants exist for the signal—today—not hypothetically?"
- "What is the decision path if private cost-sharing fails?"
- "What interim safety measures are available (timing changes, enforcement, signage, lane adjustments)?"

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6) Cell service: a tower is underway, another is planned, and a "coverage hole" is a concern

If you've had dropped calls east of Bella Terra, you're not imagining it. The update points to:

- Cell tower construction on the Bella Terra parcel beginning February 9, 2026, with operation within 90 days.
- A Lee County-contracted cell tower on a parcel west of Kingston, with estimated completion by the end of 2026.
- Concern about a potential coverage "hole" around the FFD Farms area.

A supporting "cell towers along East Corkscrew" map was included with the update.

7) Larry Kiker Preserve: access is real—but water management comes first

Two key points from the update:

- Any route through the preserve for road connectivity is not feasible; agencies are working on alternatives further east.
- The preserve is in the middle of a $27M water management effort, expected to take 2 years of design plus 2 years of construction. Access and recreational planning follow, and community involvement is described as essential.

Also, rangers are using trail cameras to address trespassing by e-bikes, motorcycles, and 4-wheelers.

8) Healthcare rumor that's worth watching

A parcel near the Publix in Verdana has been identified as an outpatient health facility, with "rumors indicate Lee Health." No official announcement has been made yet, but it's a logical location given the growth curve.

What residents should ask next (to turn "updates" into accountability)

If you want to elevate the conversation beyond complaints, here are the questions that force clarity:

1. **Corkscrew widening:** What's the updated critical path to December 2026 completion, and what would cause further slippage?
2. **Phase III+:** What specific projects could a ½-cent or 1-cent sales tax accelerate, and what would it *not* fund?

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3. **Spine Road:** What will the signal timing plan be at Corkscrew/Spine once it opens in Fall 2026, and how will it be adjusted after the first 90 days of real traffic?
4. **Schools:** What enrollment trigger (homes occupied, not homes approved) would justify placing a K–8 in the district plan—and who owns that decision?
5. **Rivercreek/Wild Blue signal:** If the private cost share doesn't resolve, what is the county's "Plan B" for safety in the interim?
6. **Cell coverage:** After the Bella Terra tower goes live, what objective testing will confirm whether the FFD area remains a gap?
7. **Kiker Preserve:** How will residents be included in access planning *after* the water project, and what decisions are actually on the table?

East Corkscrew is moving fast. The smartest thing we can do as a community is keep the questions sharp, so the answers get specific.

Please also refer to the introduction to the Greater Estero Report. The introduction explains:

The Engage Estero team has been actively advocating on your behalf. We have engaged with multiple levels of local government and transportation agencies, including:

1. Village of Estero management – to track development approvals and infrastructure planning
2. Lee County Metropolitan Planning Office (MPO) – to ensure traffic studies and long-term mobility plans account for current and projected growth.
3. Florida Department of Transportation (FDOT) & Lee DOT – to address safety improvements, signal timing, and road capacity issues.
4. Lee County Manager Dave Harner and Commissioners David Mulicka & Trish Petrosky – to push for funding, strategic planning, and accountability.

What can we do to get action?

The introduction section of the report highlights how, together, we can achieve results!

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Engage Estero

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