

Engage Estero

Inform > Engage > Impact



THE STATE OF DEVELOPMENT NEW AND PLANNED CONSTRUCTION

GREATER ESTERO COMMUNITY REPORT
QUARTER 3 - 2026



The Greater Estero Community Report

Quarter 3, September 2026

Written by Allan Bowditch, President, Engage Estero.

An Update on the Residential and Commercial Developments & Urbanization Taking Place In Great Estero

Contents

Introduction	1
Development & Urbanization in Greater Estero	3
Introduction	3
Current Residential Properties under Development in Estero	3
Current Developments Outside the Village Boundary	5
Protective Steps Undertaken to Date.	6
Population Information.....	7
Current and likely population estimates along East Corkscrew Road.	8
PART 1: Developments Outside the Estero Village Boundary	10
CenterPlace (FGCU/ Miromar Lakes)	10
Corkscrew 80.....	11
FGCU Parkway and Ben Hill Griffin Road	11
FFD (Florida Farms Development) Project East Corkscrew Road	11
Northwest Corner of Estero Parkway and Ben Hill Griffin.....	11
Ritz Carlton Residences at Estero Bay.....	12
The Kingston Project	12
Verdana Village on East Corkscrew.....	14
Broadway Crossing.....	16
Coconut Landing	16
Coconut Point Development.....	16
Copperleaf.....	17
Estero Town Homes	17
Genova	18
Lakes of Estero by D.R. Horton	18
Lumio Estero	18
River Creek	20
Shadow Wood on Coconut Road	21
The Brooks Town Center Development Apartments.....	21
The Development on Broadway and US 41.	22
The Development on the Northwest corner of US 41 and Coconut Road (Woodfield Development) ..	22
The Development on the Corner of Three Oaks and Estero Parkway.	24
The Hospital Corp of America's Property.....	25

West Bay Club- The Island Highrise.	26
West side of US 41 near Pelican Sound Blvd	27
Entrance to the Estero Recreational Center	28
The Estero Sports Park: A New Recreational Center in Estero	28
The Estero RiverPark.....	30
BERT- The Bonita Estero Rails to Trails.	32
Sandy Lane Bike and Pedestrian Improvements.....	34
The Corkscrew Golf Club.....	34
The Estero Park and Recreation Center's Playground	35
Part 4: Commercial Developments	36
Abbiati Dental Office Building.....	36
Aldi's.....	36
Bella Terra Cell Tower (Verizon, T-Mobile, AT&T)	37
Celebree School	37
Chick-fil-A.....	37
Chiropractic Care and Rehab 9250 Corkscrew Road	38
Coastal Palms Academy Daycare, River Ranch Road, and Corkscrew Road	38
Coconut Point Additions.	38
Corkscrew Pines Self Storage Units in front of Pinewoods Elementary School.....	39
Culver's at US 41 and Murano del Lago Dr.	40
Curadel Pharma SW Corner of Corkscrew Road & River Ranch Road	40
Estero Eyebuild (former application under Ginsberg Eye Center) at Corkscrew Palms.	40
Goodwill – New location in Lowes Plaza on Corkscrew Road.....	40
Hotels Planned or Completed Recently in Greater Estero.	41
Integrative Rehab Clinic on Corkscrew Road.	42
Land Parcel to the north of the Houck Dermatology building.....	42
Land Parcel outside the Breckenridge Community on US 41	42
Lee County Cell Tower (around Kingston)	43
Meridian Medical Spa in Corkscrew Palms.....	44
Miromar Outlets new stores.....	44
Renovations at the South County Regional Library in Estero	44
Shopping Center East of Corkscrew Shores and South of Corkscrew Rd	44
Southwest Florida Proton Center	45

Starbucks's additional location next to Wawa in Lowes Plaza.	45
Tamiami Trail (s) -East of US 41 and South of Broadway.....	45
The Goddard School for Early Development	46
The Office Building in place of the Old Post Office, 8111 Broadway E.....	46
The Shoppes at University Highlands off Ben Hill Griffin Parkway	46
Wawa Convenience Food & Beverage Store with Gas Station	47
10-acre site on US 41 in front of Rapallo- Marketplace at Coconut Point.....	47
Part 5: Estero's Utility Expansion Program & Resiliency.....	48
Utilities Expansion Program (Septic to Sewer)	48
Grant Program Grant Management Support.....	49
Broadway West Plans Announced	50
Cypress Bend RV Resort, Orange Tree Lane	50
Sunny Grove Park, west side of US 41, north of the Estero River	51
Potable water tower – Lee County Utilities –	51
Resilience for Estero, including: Clearing/dredging the Estero River and tributaries	52

Introduction

[In an earlier article](#), Engage Estero explained that despite concerns about the level of development in Estero, the Village Planning, Zoning, and Design Board has limited discretion when reviewing new development applications.

Many residents have long been concerned about the pace of development in Estero and along East Corkscrew Road outside the municipality. Engage Estero receives frequent questions about why the Village cannot halt development to allow road infrastructure to catch up.

Engage Estero's senior executives, who also live locally, understand these concerns. Lee County currently lacks the funding to address many of the infrastructure improvements needed to relieve congestion and improve safety. We repeatedly hear:

- Why can't the Village stop a project?
- Why can't the Planning, Zoning, and Design Board demand major changes?
- Why were these developments approved in the first place?

The answer is fundamentally **timing, property rights, and Florida law**.

When Estero incorporated on December 31, 2014, it did not start with a blank slate. Developers and investors had already purchased large tracts of land, and many properties had established zoning, density allowances, development orders, and permits under Lee County regulations. Developers had often invested substantially based on those approvals and the expectation that they could build under the rules then in effect.



As a result, the Village inherited projects with certain **"legal rights"** that existed before incorporation. When a developer has legally acquired property, obtained approvals, invested significant funds, and relied on existing regulations, Florida law provides important protections. The Village generally cannot simply revoke those rights without potentially facing costly legal challenges and financial consequences for taxpayers.

However, these legal limitations do not mean residents are powerless. Public participation can influence:

- project design, landscaping, and buffering;
- traffic circulation and pedestrian/bicycle connections;

- environmental and stormwater protections;
- lighting, signage, and architectural standards; and
- future comprehensive planning and land-use policies.

Residents also help shape elected leadership, redevelopment standards, conservation priorities, and future Village codes.

Constructive participation often achieves more than opposition alone.

Development & Urbanization in Greater Estero

Introduction

The following charts provide a summary of key residential developments within the Estero Village boundary and along East Corkscrew.

Current Residential Properties under Development in Estero

Underway and/or could be commenced in the next 12 months

Developments within the Village of Estero	# Homes	Density /Acre
Summercrest is a development of 153 townhomes on approximately 21 acres at the northeast corner of Corkscrew Road and Sandy Lane.	153	7
Woodfield is a development on the Northwest corner of US 41 and Coconut Road. The full 45–46-acre mixed-use project will have 596 apartments, retail/dining, offices, a 260-room hotel, and civic space	596	13
The 20-acre development on the West Side of Via Coconut, south of Corkscrew Road, opposite Genova. This mixed-use development will comprise 330 multi-family units, 29,600 square feet of commercial space, and is well underway	330	17
The Apartments at the Commons Town Center . Corner of Three Oaks and Coconut Road- this is a 137-unit apartment complex on 5.3 acres	137	26
River Creek: 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.	544	1.5
West Bay: a 24-story, 86-unit luxury condominium at 5100 Bayridge Boulevard plus 26 Luxury Villa Single Family Homes. There are 704 units on 890 acres – the number includes the new development.	704 86 new	0.8
A residential development on 34 acres east of US 41 in Estero, north of Broadway Avenue, East and west of the railroad tracks. The developer is building three multistory buildings with 100 units each and ten townhomes with 310 units.	310	9
Lenar development on the corner of Sandy Lane and Broadway: 17 family homes will be built on the 7.5-acre site	17	2
Coconut Landing: All 25 single-family homes in the gated community have now been built. Located just off Coconut Road, just west of U.S. 41 and near El Dorado Acres in Estero/Bonita Springs on 10 acres.	25	2.5
TOTAL Number of Units being built.	2,417	

Developments in Estero not Yet Agreed	# Homes	Density /Acre
The Coconut Point Possible Development in place of the Cinema. Proposed is a 380-unit apartment building on 6 acres. Although this has been contested. It will now be 4 stories, not 5, and the number of units will be reduced from the original 380 to 355, still a high density.	355	59
The application for mixed-use designation at the southwest corner of Three Oaks and Estero Parkway (opposite Southwest Florida Proton). This could be a 370-unit condo series with shops. The area is 36 acres	370	10
The Property, which is part of Genova on the South side of Corkscrew Road and east of Via Coconut. Formerly, it was to include single-family homes, but now, as the land is for sale, it could be developed differently!	(?)	
Northpoint: The potential development of the 100 acres on the east side of US 41 and north of Williams Road. No plans are currently in place, but it could be a development similar to the Mercado in Naples, but 4 times larger! Possibly 800 units	800(?)	8(?)
Located on the Southwest corner of US 41 and Corkscrew Road. Potential for an amalgamation of land parcels totaling around 80 acres. No plans or potential developers are known at this time	500(?)	6(?)

The table shows that 2,417 units are currently being built, most likely completed by mid-2027 or earlier. This would increase the Village's population by about 5,300 residents. The table below highlights the recent developments underway just outside the Estero border and along East Corkscrew Road.

Current Developments Outside the Village Boundary

Underway or could be commenced in the next 12 months

Chart 2

Developments outside the Village of Estero	# Homes	Density /Acre
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.	1,950	2
Coconut Road West near the Hyatt Hotel: 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. Situating 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. It sits within a 500-acre nature preserve	224	0.5
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 of 312 units that was built on 36 acres	312	9
The Kingston Project: East Corkscrew, developed by The Camerata Companies, will feature 10,000 dwelling units, a 240-unit hotel, 700,000 square feet of commercial space, and 3,287 acres dedicated to restoration, conservation, and flowway. The proposed site density will be 1.5 dwelling units per acre. Cameratta has agreed to build a Charter School serving all grade levels and will pay for the spine road within the complex, along with other vital contributions to safeguard water runoff and wildlife.	10,000	1.5
Verdana – East Corkscrew. When complete, the Development will have 2,400 homes. Currently, just over 80% of the development is complete. Built on 2,138 acres, it includes a Publix in a large anchored retail shopping center outside the front gates and will soon also have a Lee Health Center.	2,400	1
TOTAL	14,886	

Possible Developments not Yet Agreed.	# Homes	Density /Acre
Corkscrew 80: There is a potential new development (Corkscrew 80) proposed for construction opposite Verdana, comprising 85 homes! No update is currently available. (acreage not yet finalized)	85	?
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.	5200	1

Protective Steps Undertaken to Date.

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 community sports and recreation complex.

In addition to land planning efforts, the Village 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.

The development of a centrally located 100-acre recreational and sports district north of Williams Road and west of Via Coconut.

Although we have much to appreciate in the progress made, continued vigilance and thoughtful planning remain essential to preserving Greater Estero's character and quality of life. 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.

Population Information

Chart 4 highlights the continued planned growth 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 working through its permitting process. It is not yet clear whether GL Homes will be the key developer on the project.

In March 2025, a new major development near the Kingston project in Collier County (Chart 3) was announced, increasing strain on the area's emerging infrastructure. The latest update offers insights into this development just across the Lee County border. Notably, Corkscrew Grove East Village has now secured local entitlement approval from Collier County.

On April 28, 2026, the Collier County Board of County Commissioners unanimously approved the Stewardship Receiving Area (SRA) for Corkscrew Grove East Village and the companion Stewardship Sending Area (SSA 22). The East Village SRA encompasses approximately 1,446.6 acres, while SSA 22 covers approximately 1,295.4 acres.

The approved East Village is more specifically defined than in the original 2025 announcement. It allows for:

- Up to 4,502 residential dwelling units, including 362 affordable housing units for essential workers.
- At least 10% multifamily housing to provide greater housing diversity.
- Up to 238,606 square feet of neighborhood-scale retail and office space.
- Up to 100,000 square feet of indoor self-storage space.
- At least 45,020 square feet of civic, governmental, and institutional uses.
- The county approval also provides for 300 units of senior housing and includes an approximately 8.5-acre amenity area.

Alico (the developer) now describes Corkscrew Grove Villages as two 1,500-acre mixed-use villages on approximately 4,660 acres, with more than 6,000 acres of permanent conservation areas. The long-term plan is approximately 9,000 homes across the two villages, including approximately 750 affordable homes for essential workers, and approximately 480,000 square feet of commercial space in total.

Chart 3



Current and likely population estimates along East Corkscrew Road.

Chart 4

CY	2012	2013	2014	2015	2016	2017	2018	2019	People at 2.2 per home				2023	2024	2025	2026	2027	2028	2029
Estero																			
Wildcat Run	946	957	968	968	968	979	990	990	990	990	990	990	990	990	990	990	990	990	990
Grandezaa	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152
Rivercreek													198	838	1126	1219	1219	1219	1219
Preserve at Corkscrew		198	616	836	970	970	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	4178	4178
Stoneybrook	2462	2462	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	11971	11971	11971	11971	11971
Outside Estero																			
The Place							473	1049	1707	2519	2827	2915	2915	2915	2915	2915	2915	2915	2915
Verdana										35	469	1252	2152	3234	3687				
Corkscrew Shores				332	664	933	1133	1223	1382	1423	1423	1423	1423	1423	1423	1423	1423	1423	1423
WildBlue								51	539	1181	1470	2226	2358	2413	2413	2413	2413	2413	2413
FFD																			
Corkscrew Estates													66	110	130	130	130	130	130
Kingston																			
Corkscrew 80																			
	0	0	0	332	664	933	1606	2323	3628	5158	6189	7882	8958	10115	10568				
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 06-30-2026																		

Note: Numbers as of 06-30-2026

(The population estimates are based on 2.2 X the number of homes (determined June 30, 2026. The chart illustrates population data by the number of occupied dwellings.)

Note: The Kingston Development will include 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 envisioned. The Corkscrew Grove development, located nearby in Collier County, would add another 20,000 residents to the area, bringing the total to over 50,000 on top of the current population along East Corkscrew of 22,000: a projected overall population of over 70,000.

Outside the Village

PART 1: Developments Outside the Estero Village Boundary

CenterPlace (FGCU/ Miromar Lakes)



CenterPlace is a large mixed-use development located in South Fort Myers, adjacent to Florida Gulf Coast University (FGCU) and the Miromar Lakes area. The approximately 886-acre planned community is designed to include approximately 1,950 multifamily residential units, consisting of condominiums and rental apartments at full buildout.

The commercial component is planned to include a 250-room hotel, a conference center, retail shops, and office space. Approximately 170 acres are designated as open space, and the development has frontage along a freshwater lake. A significant feature of the original concept is its walkable, mixed-use design, with commercial and community amenities intended to be accessible from the residential areas.

Current Development Status

The CenterPlace project appears to remain a long-term, master-planned development rather than one of the rapidly advancing projects reshaping the South Fort Myers/Alico Road corridor. The most important issue for a current market update is therefore not simply whether the original CenterPlace plan remains intact, but whether its development approvals, phasing, ownership, infrastructure commitments, or anticipated construction schedule have changed.

Surrounding Development

The larger South Fort Myers/Alico Road/Gulf Coast Town Center corridor continues to see substantial residential and commercial development. New multifamily communities, hospitality

projects, retail development, and associated infrastructure are expanding the area's population and commercial base. This surrounding growth is significant to CenterPlace, even when projects fall outside its boundaries. Ongoing development in the Alico Road and Gulf Coast Town Center areas demonstrates continued demand for housing, retail, hospitality, and services across the broader CenterPlace market area.

Corkscrew 80

Corkscrew 80 is a proposed/planned residential development on East Corkscrew Road, opposite the Verdana community in the Estero area. The proposal calls for approximately 85 single-family homes on the site. This will add to the continuing concentration of residential development along the Corkscrew Road corridor, where substantial growth is already occurring.

While smaller than some of the major master-planned communities along Corkscrew Road, this development's position directly opposite Verdana makes it particularly significant when evaluating the cumulative effects of growth on East Corkscrew Road, including traffic, roadway capacity, drainage, schools, and other infrastructure.

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. It is likely to be retained as "green space" for the foreseeable future.

FFD (Florida Farms Development) Project East Corkscrew Road

The Florida Farms Development (FFD) property encompasses approximately 5,208 acres on the south side of Corkscrew Road, east of Corkscrew Shores and west of Six L's Farm Road. The property remains one of the largest undeveloped tracts along the rapidly growing East Corkscrew Road corridor.

GL Homes previously pursued the property under an option agreement, but that option lapsed. As a result, GL Homes is no longer the developer for the proposed project. At present, there does not appear to be a publicly identified new developer for the entire 5,208-acre tract.

The absence of a current developer does not diminish the property's long-term development potential. Its enormous size and location within the East Corkscrew growth corridor make it a significant future development opportunity, particularly as surrounding residential communities continue to expand.

Northwest Corner of Estero Parkway and Ben Hill Griffin

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

There are still no active, approved plans for this specific parcel.

Ritz Carlton Residences at Estero Bay



The Ritz-Carlton Residences, Estero Bay, developed by London Bay Development Group, is a major luxury condominium project on the waterfront in Estero, formerly known as Bayview Development. The project occupies nearly a mile of waterfront along Estero Bay and the Gulf of Mexico and comprises 224 residences in two 22-story towers.

In April 2026, London Bay Development Group announced the completion and delivery of the South Tower at The Ritz-Carlton Residences, Estero Bay. The first of two 22-story waterfront residential towers within the 500-acre Saltleaf master plan at 5000 Coconut Road in Bonita

Springs.

The project experienced exceptionally strong early demand, with more than 90% of the South Tower residences reportedly sold, prompting the release of the 112 residences in the North Tower. The strong sales performance reinforces the continuing demand for high-end waterfront condominium product in the Estero/Fort Myers market.

Construction has continued to progress with ongoing work on the interior and amenity components.

The Ritz-Carlton Residences represent one of the most significant luxury waterfront residential developments in the Estero area. Its sales performance is particularly noteworthy because it indicates continued demand at the upper end of the Southwest Florida residential market, despite the substantial amount of new condominium and multifamily inventory being developed elsewhere in the region.

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.



The Cameratta Company's Development includes 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 site density will be 1.5 dwelling units per acre. During the Engage Estero Public Forum, Nick Cameratta mentioned that the company has applied to the Lee District Schools to build a comprehensive charter school serving all grade levels. No school has been identified in the Lee District Schools' 10-year plans for the growing area, but Lee District Schools may update its plans in October 2026 on this topic. It is clearly an important

issue for families considering a move to the area.

Cameratta also plans to include 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.

Model home construction began in spring 2026, with models available for viewing in late 2026, and early purchasers are expected to move in very soon.

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 a traffic signal are under construction at Corkscrew Rd and 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. However, no school(s) are identified in the Lee District Schools' 10-year plans, but negotiations continue with Lee District Schools.

The Cameratta Group considered building a road to connect the south via a small section of the Swamp Sanctuary, which would ease traffic in an area that currently has no north/south access other than via I-75. However, on July 9th, they abandoned the plan after environmentalists objected. On August 13, Audubon and Cameratta announced a settlement of Audubon's federal lawsuit. According to Audubon and WGPU, the agreement includes returning easements across Audubon's property within two years, specifically eliminating the possibility of an evacuation road being built through the sanctuary.

But there is a separate and potentially important development: the long-discussed CR 951/Collier Boulevard north-south extension is still under study by the Lee County MPO, in coordination with the Collier MPO. That study is not the same project as Cameratta's proposed evacuation road. Still, it serves a similar geographic purpose: creating another north-south connection between Lee and Collier counties east of I-75.

Verdana Village on East Corkscrew

Verdana Village, the large master-planned community being developed by the Cameratta Companies along East Corkscrew Road, remains one of the most significant residential developments in the eastern part of Estero. With a planned total of approximately 2,400 homes, the community is now well into its transition from a major construction site to an established residential neighborhood. Lennar and Pulte Homes remain the principal builders, offering a broad selection of single-family homes in a range of sizes and floor plans. Prices generally range from the mid-\$500,000s to the \$1 million-plus range, depending on the model, location, upgrades, and current availability. Both builders continue to have an active presence, although the availability of particular models and homes changes as construction and sales progress.

Verdana Village is divided into two principal neighborhoods — the West Village and the East Village.

The West Village is considerably further along, with many homes completed and occupied and amenities now serving residents. Construction in the East Village began in 2025, and it has also seen strong demand. It is estimated that approximately 80% of the Verdana Community has been sold.

One of the most significant changes since the community's launch is that Verdana has evolved from a new-home development into a functioning neighborhood. Residents now have access to extensive recreational facilities, including resort-style swimming pools, tennis, pickleball, and basketball courts, as well as indoor and outdoor amenity areas. The West Village Amenity Center has opened, providing an important gathering and recreation space for residents.

The commercial development just outside the community has changed the area's character. The Shoppes at Verdana Village, anchored by Publix, opened in 2024 and has since drawn a range of businesses serving both Verdana residents and the nearby East Corkscrew Road community. Recent additions include Publix Liquors, Dunkin', Heartland Dental, Fifth Third





Bank, New York Pizza & Pasta, UPS Store, and other retail and service providers, offering residents more convenient options for shopping, dining, banking, and healthcare.

Verdana Village's continued growth also needs to be viewed in the broader context of East Corkscrew Road. The rapid addition of homes, schools, retail

businesses, and other services is transforming what was once a largely rural portion of Estero into a substantial suburban growth corridor. Traffic, road capacity, school transportation, and connections to the surrounding road network will therefore remain important issues as additional phases of Verdana and neighboring developments are completed.

In addition, Lee Health will soon be building a new 10,000-square-foot medical facility that will bring convenient, high-quality healthcare services directly to the community, including:

- ✓ Family Medicine for patients of all ages.
- ✓ Lee Convenient Care (walk-in clinic for urgent care)

The new facility will be a very important addition for residents in the East Corkscrew area, who will enjoy expanded local access to trusted medical care.



PART 2: Residential Developments Within the Village of Estero

Broadway Crossing

Southwest corner of Broadway and Sandy Lane.

In October 2024, the Village Planning, Zoning, and Design Board (PZDB) received an application to amend the Master Concept Plan and zoning conditions to permit a small residential development at this location. Lennar Homes proposes to construct 17 residential lots; site clearing has already occurred, and infrastructure installation has begun. The development is likely to be completed in the next 12 to 18 months.

Concerns remain about whether Broadway, a small two-lane road, can safely and effectively handle the additional traffic from this development. These concerns are compounded by the larger development planned at the intersection of US 41 and Broadway, which has an entrance just east of the former 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.

Coconut Point Development

The Coconut Point development will replace the cinema that was first proposed with a 380-unit apartment building on 6 acres, together with a multi-story car park in place of the cinema. The original plan and the subsequent proposal received a considerable number of complaints from residents in Shadow Wood and Engage Estero. The objections centered on

- The 5-story building that would have caused line-of-sight issues for Shadow Wood Residents.
- It would have been a departure from the 4-story limit of other developments, other than high-rise buildings in coastal areas
- Density per acre was out of step with other developments.

- The development would seriously impact traffic flow, especially during rush-hour periods, at the junction of Coconut Road and US-41.

It is understood that new proposals will be presented to the PZDB this Fall. Engage Estero has been informed that the development height will now be 4 stories, not 5, and the number of units will be reduced from the original 380. More precise details are not yet available, but residents concerned about this development are encouraged to attend the upcoming meeting when announced.

The original plan to install a hotel in the Coconut Point car park opposite the south side of Target has been shelved for now but not ruled out entirely. The Estero Village Council would not allow the proposal to proceed because the structure was based on a wooden internal design, not the concrete block they requested.

Copperleaf

Three Oaks Parkway

The Copperleaf project is now complete. It involved expanding the Clubhouse, pool café, and pool deck, modifying the golf cart and parking areas, and adding 21 staff parking spaces. A third bocce ball court was added, along with infilling wet detention lakes and altering the clubhouse landscaping.

Estero Town Homes

(Corner of Corkscrew Road and Sandy Lane- "Summercrest")

Summercrest, formerly known as Estero Townhomes and associated with the former Colonnade property, is a new Toll Brothers townhome community planned for approximately 21.4 acres at the northeast corner of Corkscrew Road and Sandy Lane in Estero. In October 2024, the Village Council approved rezoning to Estero Planned Development, allowing up to



154 two-story townhomes with a maximum height of 35 feet. The subsequent development-order process resulted in a plan for 153 townhomes, along with the associated utilities, infrastructure, recreational amenities, and public-use areas.

The planned community will be gated and will feature two-story townhomes ranging from approximately 1,944 to 2,495 square feet. Toll Brothers currently describes three-bedroom homes with 2–3 baths, covered lanais, lofts, and optional flex rooms or offices. Prices are expected to begin in the mid-\$500,000s. Plans include a clubhouse/amenity center, swimming

pool, spa, fitness center, and social room. The site plan also provides for a pocket park and lake features, enhanced landscaping and buffering along the northern property line, and a landscaped six-foot wall along Corkscrew Road.

There will be two gated entrances, one from Sandy Lane and another from Design Parc Lane to the east. The plans also include a 10-foot sidewalk along Sandy Lane and a meandering sidewalk, six to eight feet wide, along Corkscrew Road. Construction is well advanced, with some of the two-story homes already completed. The project is likely to be completed within the next 6 to 9 months, weather permitting.

Genova



(Via Coconut and Corkscrew Road)

Plans to build luxury villas and townhomes along Corkscrew Road in the northern part of the property have been shelved since the property owner put the land up for sale. It remains unclear whether the proposed plan, which included 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.

Lakes of Estero by D.R. Horton

a few vacant lots near River Ranch Road and Williams Road.

The 25-acre community sits at the northeast corner of River Ranch Road and Williams Road in Estero. It is directly east of Estero High School and within walking and biking distance of Estero Community Park. A handful of vacant lots are available in the small community.

Lumio Estero

(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. Construction of several apartment buildings is already visible from via Coconut, opposite Genova. Completion is targeted for the end of 2026. The height of mixed-use



buildings along Main Street will be reduced from 3 to 2 stories. The overall name of the development is now "Lumio."

It is a mixed-use development comprising 330 multifamily 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. 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.

Anyone passing by this development will see significant construction, and most of the apartment buildings are complete, with work proceeding inside.

The commercial development will likely include an animal clinic, banks and financial institutions, a bar, a broadcast studio for commercial radio and TV, and cinemas and theaters. Community gardens and a public dog park are planned for the property's south side. Additional options under review include restaurants, convenience stores, a cultural center, a daycare, and a drugstore. Other potential tenants include a hardware store, household and office furnishings, an insurance agency, dry-cleaning and laundry services, a library, a post office, and a medical or dental lab.

The site will include a mix 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 of drainage. The Village Planning, Zoning, and Design Board approved the plans, including staff simulations. "Under-building parking" has been eliminated and replaced with garages, carports, and surface parking behind the buildings.

One of the buildings soon to be completed is a 330-unit luxury apartment community at 21650 Via Coconut Point. The building will offer studio to three-bedroom residences and amenities including two resort-style pools, a golf simulator, a fitness center, coworking space, a resident market, a 1.5-acre lake, and walking paths.



The overall project is likely to be completed by mid-2027

The following link provides details on the planned Development.

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

River Creek

(formerly Corkscrew Crossing), East Corkscrew Road.



RiverCreek, formerly known as Corkscrew Crossing, is a GL Homes residential community located on approximately 395 acres along Corkscrew Road, east of Wildcat Run and across from the WildBlue area. The community is bordered generally by Wildcat Run to the west, The Preserve and Bella Terra to the east, and Corkscrew Road to the north. Approximately 200 acres were originally identified for preservation. Village records confirm that RiverCreek is a 395-acre development and that the project was built

in multiple phases.

The original development concept contemplated a substantially greater number of residences. The Village's approval ultimately reduced the residential density to approximately 544 homes, with the approved plan emphasizing single-family residential development rather than the more intensive multifamily mix contemplated previously. This reduced the overall development intensity and helped limit impacts on surrounding wetlands and natural areas.

Current construction status

RiverCreek is now substantially complete. The community is no longer in the heavy construction phase described in earlier reports. GL Homes has completed its new-home construction program, and the current RiverCreek community website states that the community is sold out of new-construction homes. The RiverCreek clubhouse and recreation center are also now open.

The completed community includes a substantial resort-style amenity program. Current information identifies a resort pool, splash park, four tennis courts, six pickleball courts, two bocce courts, an indoor basketball/sports court, fitness facilities, playground, party pavilion, sports lounge, multi-use field, and other recreational facilities.

Shadow Wood on Coconut Road



Developments in Shadow Wood during 2026 have included providing direct access to the main Clubhouse, relocating the tennis courts from their current location, and installing a new building to house four indoor Pickleball courts, along with a coffee shop, restaurant/bar, and outdoor swimming pool. These efforts are now very advanced. The project is ahead of schedule, and despite a

holdup related to the water pipe level for the pool installation, it seems possible that the project will be at or near completion by the end of 2026.

Shadow Wood recently completed modifications to the guardhouses on Coconut Road and the Three Oaks Gate, altering their appearance and increasing the roof overhang height.

The Brooks Town Center Development Apartments



The construction of the 137-unit apartment complex at the northwest corner of Three Oaks Parkway and Coconut Road has now been completed.

The final touches to the building have enhanced its appearance, although 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 that this has adversely affected the overall aesthetics of the location at the northwest corner of Three Oaks and Coconut Road.

The Development on Broadway and US 41.

The developer is building three multi-story 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 space 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.

Land clearing was completed earlier, and infrastructure installation has already advanced. Work is underway on internal roads, drainage systems, underground utilities (water, sewer, electrical, stormwater), and site preparation for building foundations.



The project includes an internal spine road connecting US 41 with Broadway Avenue East. The road will be privately maintained but open to the public. This connection is intended to provide access through the development and improve connectivity between the two major roadways.

Traffic was already raised as a concern during the Village's review of the project. Residents also expressed concerns about security, wildlife, buffering, and potential traffic impacts.

Since the original description, key updates include completing site clearing, initiating infrastructure work, the stormwater/holding-pond incident in September 2025, and the Village's 2026 disclosure that the property may be a potential site for a Live Local multifamily project. This initiative by Lee County aims to promote affordable housing development. Although still in the inquiry stage with the Village PZDB, the identification of the site as a possible Live Local project means that plans and any modifications to this information will be closely monitored.

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. Phase one has been completed, and the project's Phase 2 is now well advanced, as residents will observe when passing through the northwest area of US 41 and Coconut Road.

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.



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.

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, verdant environment to call home.

Phase 1 involved constructing 296 apartment homes in three- and four-story buildings, together with approximately 30,000 square feet of retail space. The phase will also include a resort-style pool and other residential amenities.

The developers have secured an \$81.5 million construction loan from Santander Bank for the project. Current reports indicate that the first residents are expected to move into the initial phase in the third quarter of 2027.

The full development remains planned as a much larger mixed-use town center. At buildout, current developer information describes approximately 596 residential units, about 80,000 square feet of retail, approximately 20,000 square feet of office space, and a boutique hotel.

The project remains one of the most significant developments in Estero's Village Center because it combined residential density, retail, office, hotel, and public-space uses and its prominent location at U.S. 41 and Coconut Road.

Engage Estero has just learned the following is being actioned after concerns have been expressed about the delay in addressing the turn into the Woodfield development on Coconut Road (west): **The Woodfield Development will begin construction of roadway and intersection improvements along Coconut Road, just west of US 41, on Tuesday, September 8. Construction is expected to last up to 6 months. The project includes a roundabout at Walden Center Drive, street lighting, irrigation, and landscaping.**

The Development on the Corner of Three Oaks and Estero Parkway.

A new mixed-use development called “TRG Estero” by The Residential Group is planned for the southwest corner of Estero Parkway and Three Oaks Parkway. The site covers 31 acres and includes roughly 5 acres of preserved wetlands and an enhanced landscape buffer on the west side.



This Residential Group is proposing up to 370 multifamily units, including a mix of studios and one-, two-, and three-bedroom apartments. The plans feature an attractive design with three- and four-story buildings in a blended Mediterranean Revival and Modern Coastal style.

The project would also include 33,000 square feet of retail and commercial areas, featuring open-air cafes, shaded walkways, and shops.

The Residential Group is requesting a rezoning of the 31.26-acre property from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD).

The original plan for the site was a massive 250,000-square-foot commercial shopping complex, proposed in May 1994, but it has sat entirely vacant for 32 years. But it could also have resulted in a factory, box store, or Service Station.

The new proposal was formally presented to the Estero Planning, Zoning & Design Board during a public information meeting on May 19, 2026. Because it was an informational meeting to review the initial proposal and site plans, no official vote took place. As part of the rezoning process, the developer is actively seeking several code deviations, including:

- Lowering the standard parking requirement from 2 spaces per unit down to 1.75 spaces per unit.
- Approval for two vehicle access points located relatively close to the main intersection (one 602 feet out on Estero Parkway and another 355 feet out on Three Oaks Parkway).

The project has drawn concern from neighboring areas, particularly from residents living in the Rookery Pointe community located directly to the west. During the May meeting, six written eComment cards were submitted into the official record, and five residents spoke publicly against elements of the plan.

Comments focused on:

Traffic Influx:

- Residents point out that the intersection is already incredibly busy. Lee County data from 2025 noted that Three Oaks south of Estero Parkway already experiences roughly 24,000 daily vehicles. Neighbors worry that 370 units and 33,000 square feet of retail space will cause severe bottlenecks. [

Flooding & Water Management:

- Locals raised significant alarms about infrastructure, local water issues, and flooding risk. The area is currently open land that acts as a natural habitat. While the developer promised to preserve roughly 5 acres of wetlands and build an enhanced landscape buffer on the west side, residents remain skeptical about the displacement of stormwater runoff.

Infrastructure Strain:

- General concerns were voiced regarding whether local utilities and roads can sustain the rapid pace of population growth in Greater Estero.

At this time, no firm decisions have been made regarding the proposed project.

The Hospital Corp of America's Property

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 has sold much of the property and retained a section on the north side for a medical complex.

"Behind the scenes" discussions about plans are ongoing, but no final decisions for this large land parcel have been 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.

In addition, the Village has completed an Eco-Historic Planning Study for the U.S. 41 corridor from Estero Parkway south to Hertz, covering both sides of U.S. 41. The Village says the study aims to protect natural areas, recognize Estero's history, and set expectations for high-quality future development. More than 1,700 residents responded to the initial survey, and the Village held its first public open house in March 2026.

This is particularly relevant to NorthPoint because it is one of the most prominent undeveloped parcels in that corridor. Village officials have indicated that any eventual development should have a high level of architectural and aesthetic quality because of the property's size and visibility on U.S. 41.

West Bay Club- The Island Highrise.

West Lake Court at the West Bay Club will feature 26 luxury villa single-family homes (now almost complete) with waterfront and golf views.

Garcia Stromberg has also designed a new high-rise called "The Island." It features a central core that maximizes panoramic views from every residence. The condominium emphasizes outdoor living and sunset vistas over the Gulf of Mexico, and it includes a rooftop amenities deck with a pool and fitness facilities.

The residences will feature wider terraces with summer kitchens, expansive glass walls, and premium interior finishes. The building will be 23 stories above parking (approximately 270 feet) plus 20 feet for rooftop equipment. The high-rise will be built on Pod 5 at the West Bay Club. It will have four units per floor and two penthouse levels. The building's glass will be non-reflective.

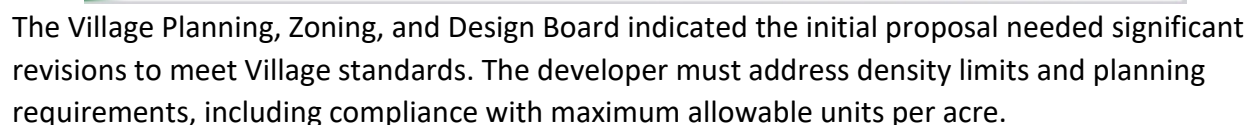
The construction is progressing rapidly and is well ahead of schedule.

- January 2026: construction reached the 5th floor.



- The project is the final high-rise development in the West Bay Club community at the west end of Williams Road. The Village Council approved the project in 2022 as an approximately 23-story residential tower over parking, with 86 units. The approved height was approximately 270 feet, plus rooftop equipment. It seems likely that residents would move in during the mid to latter part of 2027.

At present, no development is proposed for this site. Roers Companies, a Minnesota-based developer, never submitted an application to the Estero PZDB for this site. They were interested in a possible development in the past.



Recreation



Part 3: Recreational Developments Planned in Estero

Entrance to the Estero Recreational Center

Plans are underway to reconfigure the entrance to the Estero Recreational Park along Corkscrew Road. This reconfiguration is part of a broader 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 than the existing configuration. It is part of a larger "Village Hub" vision.

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

The Estero Sports Park: A New Recreational Center in Estero



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.

Work on Phase 1 of the project is well underway. Much of the groundwork is complete, and above-ground construction of the High 5 Entertainment complex has begun. 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. In January 2024, the Village Council and Lee Schools agreed to lease just over 50 acres of the adjacent playing fields for 99 years. This lease will make facilities available to sports organizations and citizens when school is not in session and provide access to functional resources without purchasing land at an estimated \$500K/Acre. Improvements have been made to tennis, pickleball, and covered basketball courts.

The overall development amounts to approximately 100 acres.

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

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

- Three multi-purpose long fields for soccer, lacrosse, and other activities.
- A baseball field and a softball field.
- A new football stadium with expanded seating for spectators.
- A golf driving range for enthusiasts of all skill levels.
- Two expansive lawns for events and open recreation.
- A 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.

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

- High 5 Entertainment has broken ground and plans to open in late 2026.
- Wright Construction continues to complete site work on the Entertainment Campus, scheduled for completion by late 2026.

- Chris Tel Construction continues construction of the new county maintenance building, now finished.
- Suffolk Construction has broken ground on phase 1 of the Sports Park, which includes the new main entry off Via Coconut. Phase 1 is scheduled for completion in late 2026.
- The Village is finalizing the design for phase 2, which includes the driving range, two turf long fields, and the event lawn.

As of August 2026, construction is actively underway.

The primary updates regarding agreed and newly proposed public-private partnerships include:

Active infrastructure and roadwork began on Via Coconut Point earlier this summer. The foundational infrastructure work is scheduled to wrap up by the end of 2026. The indoor bowling alley and pickleball facilities are projected to open as early as February 2027, with the full entertainment district expected to be completed by 2028.

Under the finalized P3 agreement, the Village of Estero invested millions in site development—including \$5 million for pickleball facilities and \$1.25 million for an 18-hole miniature golf course. In return, Estero will receive payments equivalent to 40% of High 5's net income. Estero will reinvest these proceeds directly into managing the broader 100-acre sports park.

Features: The 40,000-square-foot facility will host 21 pickleball courts, laser tag, axe throwing, a massive outdoor digital wall for community movie nights, and a sports-themed scratch kitchen.

In July 2026, the Estero Village Council approved a change order that reduced the Phase 2 contract by \$2.1 million to stay within budget. Construction will focus tightly on building two synthetic turf fields (for soccer, football, and Little League), a great lawn pavilion, restroom structures, and extending the main spine road. The Village Council extended its public service agreement with Kemper Sports Management to continue day-to-day operations and programmatic oversight of the sports park throughout the ongoing heavy construction phases.

The Estero RiverPark

62-acre Land Parcel on the Estero River.

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

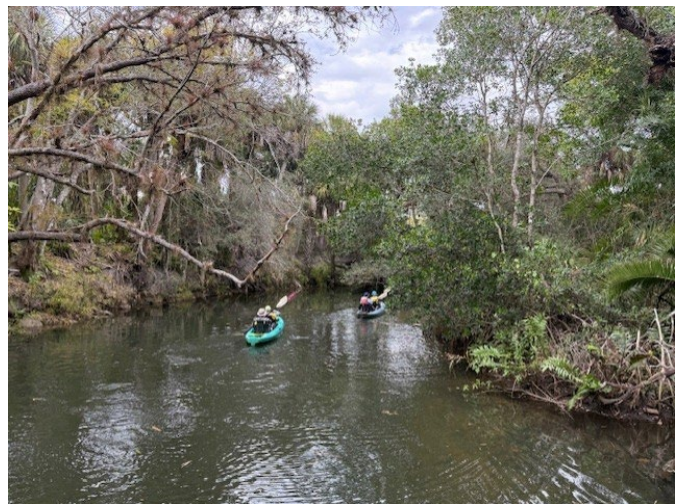


Within this area is a section called "Happehatchee land," gifted to the Village of Estero by Ellen Peterson, which refers to a small but very significant 4.5-acre nature preserve along the Estero River. It was donated for permanent preservation and public use. The environmentalist, Ellen Peterson, used 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.

Following

- ✓ the installation of walking paths,
- ✓ the removal of the temporary gravel road that was used by vehicles in the development process. This will ensure the wetland area remains intact.
- ✓ Replacement of the old swing bridge with a new 10ft wide bridge over the Estero River that was built. This connects to an 8-foot ADA-accessible, porous multi-use path on the southern side.
- ✓ The installation of Old Florida-styled restrooms on the north side near the main car park
- ✓ The preparation of the car park with 85 spaces available
- ✓ Bike racks
- ✓ Access drive/entrance.
- ✓ 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.
- ✓ The installation of signage.



The area is now open to the public.

A bald eagle management plan is in place, as an eagle's nest is on the southwestern portion of this property.

Phase 1 represented 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.

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. These paths will allow people to walk through the area during the eagle's nesting season. These phases are expected to be completed soon.

The Park is now open: If you plan to visit, please be aware of the following:

- Estero RiverPark is currently operating under a “soft opening” on Fridays, Saturdays, and Sundays from 7:00 a.m. to 6:00 p.m. (these are the current hours).
- The Estero Forever Foundation is leading the activities and operations at the Park during this opening period.
- For parking, visitors should use the new parking lot on the north side of the river. A small sign will help direct you.
- Turn east onto County Road, just north of Estero River Outfitters, where the fire station is located. Follow the road to the end and turn right into the parking lot. A few shaded parking spaces are available.
- From the parking lot, walk across the Estero River using the pedestrian bridge to access the Park.

Building on the momentum of the SportsPark, the Village's Procurement Office issued a new public-private partnership solicitation on August 10, 2026. The Village seeks a qualified development partner to master plan, finance, build, and operate a nearby 32-acre village-owned site north of the Estero River. The vision is to connect a walkable, mixed-use residential and retail riverfront district directly to the upcoming Bonita Estero Rail Trail (BERT).

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.



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 \$60 million.

The Village of Estero has earmarked \$19M from the Capital Improvement Plan (CIP) for the

northern section of the rail corridor. On August 18th, Bonita Springs voters passed a crucial bond referendum to cover the city's \$35M share of the cost. This milestone completes the municipal funding pool needed to acquire the 11.4-mile inactive Seminole Gulf Railway section in Bonita Springs.



The plan for the Estero trail is as follows:

- ❖ The trail will go north to the intersection with Estero Parkway.
- ❖ When a biker or walker gets to Estero Parkway, the plan is to go either left to US 41 or right to Ben Hill Griffin Parkway and then north in each case.
- ❖ Both routes will take bikers/walkers to Alico Road, where they can join the Yarbrough Trail to Sarasota and beyond.

The parties need to complete a due diligence process, including an environmental inspection of the site, before the expected sale closing in October. Plans to fund BERT design and construction are set to begin afterward.

The vote was the final measure needed to secure funding for the landmark \$60 million sale agreement reached earlier this year between the three governments and the railway operator.

Schenkel Shultz, based 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 begins to convert the Seminole railway land into a bike and walking trail, the described outcome is very encouraging.

BERT has raised \$140K and has pledges totaling \$160K, for a total of \$300K to be used for trail development now that the land has been purchased.

Expected Timeline

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

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 Lane Bike/Ped Improvements. In February, the Village Council approved \$47,200 for easement acquisition. The Village of Estero moved the project through its initial planning, engineering design (with consultant Atkins), and right-of-way easement acquisitions through 2022 and 2024.

The construction manager's approval for the project was obtained in May. However, the project has not begun because several required easements along the route have been difficult to secure.

The Plan: The project spans from Corkscrew Road to Broadway Avenue East. It proposes an 8- to 12-foot off-road concrete multi-use path, a pedestrian bridge crossing the Estero River, street lighting, and native landscaping.

Current Status:

Funding Scaled Back: In recent updates to the Village of Estero Capital Improvement Program (CIP), budget allocations for the Sandy Lane bike-ped path were significantly reduced (such as scaling down to \$300,000 in General Fund support), while other regional paths like the Estero Parkway South SUN Trail received higher fiscal priority.

Timeline: Because of these budgetary shifts, active construction on the full multi-use path and river bridge remains deferred without a confirmed start date

The Corkscrew Golf Club

East Corkscrew Road. (The Pandion Club)

The latest on the development by the Hoffmann Family of Companies on East Corkscrew Road is the transition of the former Old Corkscrew Golf Club into a highly exclusive, private oasis renamed the Pandion Club (spelled Pandion after the scientific name for the osprey).

Construction Status & Timeline

The active golf course construction officially began in mid-July 2026. Glase Golf is handling the physical earthmoving and construction. The club is on schedule to welcome its first members in late 2027.

The Hoffmanns are completely reshaping the property at 17320 Corkscrew Road, moving it away from its original public, Jack Nicklaus-designed roots toward an elite, walkable experience: Acclaimed architect Kyle Phillips was hired to completely reconfigure the layout into a par-71, 7,220-yard, heathland-inspired course. It leverages Florida's natural sandy terrain and inland dunes to emphasize a traditional, walking-focused game. Unlike most Southwest Florida golf communities, Pandion Club is a golf-only facility with no residential developments or homes lining the fairways.

Memberships are strictly private and capped at just 280 members. Clubhouse & Amenities: Designed by MHK Architecture, plans feature a Lowcountry-style clubhouse, expansive practice facilities, and premium member dining.

The course is planned to be open in the latter half of 2027.

The Estero Park and Recreation Center's Playground

Work on the playground within Estero Park has been completed. 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. This playground now features play components for children ages 2 to 5, additional swings, and improved accessibility. It cost \$300,000, with funding included in Lee County's Parks and Recreation Department's budget.

The new and exciting features are ready for residents and their children to explore and are as follows:

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

Part 4: Commercial Developments

Abbiati Dental Office Building

US 41 and Fountain Lakes.

The Abbiati Emergency Dental Office Building was to 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.



However, the property is currently an empty vacant lot and is for sale. Therefore, plans for the dental building by Dr. Robbert Abbiati have been called off.

Aldi's

Shopping Center in front of Pinewoods Elementary



Aldi 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 store will 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 are proposed to be 9 a.m. – 8 p.m., similar to other Aldi stores.

The Aldi project is well into the construction phase, and the store is targeted to open in December 2026.

Bella Terra Cell Tower (Verizon, T-Mobile, AT&T)

Broadus Towers is working on constructing 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)
 - 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, toward 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. Following an investigation by Mark Novitski (consultant to Engage Estero), it was determined that AT&T was under the misapprehension that another tower in the Aliso Road area covered East Corkscrew. After discussions with the company, AT&T will be one of the carriers!

It is anticipated that cell service will be available in a few months.

Celebree School

Former Goodwill Location (Corkscrew Road and Puente Lane)

Remodeling of the former Goodwill building is complete, and the **Cellebree School is now fully functional.**

Chick-fil-A

Ben Hill Griffin and Corkscrew- old Perkins

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 Perkins building has already been demolished.

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.

The project has advanced through the planning process, but vertical construction has not yet been confirmed. An opening date has not been announced. But it may be late 2026.

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 longer a public listing for Coastal Palms Academy at River Ranch Rd & Corkscrew Rd. In fact, it appears that Coastal Palms Academy has placed the property up for sale and opened its daycare facility elsewhere.

It has now opened and is operating under its new name, Palms Day School, at 3480 Pelican Colony Blvd, Estero, FL 34134. They are currently open weekdays (about 6:30 a.m.–6 p.m)

Coconut Point Additions.

Coconut Point is announcing a major new wave of retail, dining, and wellness additions:

Kendra Scott

Kendra Scott started her company in 2002 with \$500 and a dream to create beautiful jewelry. What started as a dream has become a full-fledged lifestyle brand built on shining bright and doing good. Known for her dynamic use of color and genuine materials, each product is thoughtfully designed in our Austin, Texas studio, pushing the boundaries of design and innovation while staying true to our principles: color, shape, material, and value.

Brooks Brothers.

Founded in 1818, Brooks Brothers has been a destination for classic American clothing for over two hundred years. For generations of men, women, and children, Brooks Brothers has been - and continues to be - a way of life.

Rowan

Rowan is an ear piercing and hypoallergenic jewelry brand with more than 100 studios across the United States. Mom-founded and women-led, Rowan was created to set a higher standard for ear piercing by centering safety, medical expertise, and thoughtful care. All piercings are performed by licensed nurses and backed by a medical advisory board, following the Rowan Clinical Piercing Standard® - a proprietary protocol designed to ensure the safest, most precise piercing experience for all ages. Rowan's hypoallergenic jewelry is designed or curated in-house

with careful attention to materials, comfort, and long-term wear. At Rowan, every piercing is a milestone, and every milestone can be celebrated with a piercing.

LaserAway.

LaserAway is the nation's leading provider in aesthetic dermatology, offering customized treatments tailored to patient needs, with a team of more than 20 board-certified dermatologists and 600 nurses across its 200 locations nationwide. It specializes in a full suite of non- and minimally invasive aesthetic treatments, including laser hair removal, laser tattoo removal, laser skin rejuvenation, body contouring, skin tightening, injectables, and skin care products. LaserAway is committed to providing high-quality, results-driven skincare solutions in a modern and welcoming environment.

Clarks.

Since 1825, Clarks has redefined shoemaking – evolving from a humble workshop in Street, Somerset, into a globally renowned footwear brand empowering millions to move comfortably. Whether pioneering cutting-edge comfort technologies, championing social change, or creating silhouettes that define generations, progress has forever been woven into Clarks' DNA.

Shake Shack.

Shake Shack, which plans to open at the shopping center in 2027. Founded in 2004 as a hot dog cart in New York City's Madison Square Park, Shake Shack has grown into an international fast-casual brand known for its burgers, chicken sandwiches, crinkle-cut fries and frozen custard shakes. The company now operates more than 600 locations worldwide, including nearly 30 in Florida.

Corkscrew Pines Self Storage Units in front of Pinewoods Elementary School.

Corkscrew Pines Self Storage, located on the south side of Corkscrew Road between Stoneybrook Golf Drive and Firehouse Lane, **is now complete and operational.**



The project consists of a three-building, approximately 134,000-square-foot self-storage facility, along with associated drainage, utilities, landscaping and site improvements.

The facility adds another commercial service to the rapidly developing East Corkscrew Road corridor and is now serving the area's growing residential population.

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. **It is now open and fully operational.**

Curadel Pharma SW Corner of Corkscrew Road & River Ranch Road

Curadel Pharma has acquired the approximately 3.83-acre property at 9600 Corkscrew Road from BD Corkscrew, LLC for approximately \$3.25 million, thereby gaining control of the site for its proposed Estero facility.

Curadel is considering developing an approximately 43,000-square-foot medical office/medical facility on the currently vacant property, along with associated parking, access, landscaping, and other site improvements. However, no application has been submitted at this time.

If the project proceeds, the facility would add a significant medical and research-oriented use to the Corkscrew Road corridor. It would represent one of the more substantial proposed employment-oriented developments in this part of Estero.

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

The building is a two-story medical and general office building in the Corkscrew Palms Commerce Center office park at 9441 Corkscrew Palms Circle. The second floor will house proposed medical offices, and the first floor will be available for future tenant space.



The Eye Center is a boutique, patient-centered ophthalmology practice. 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 fully operational.

The new store includes an upgraded drive-thru donation area, larger retail floor space, parking, and outdoor plaza elements, intended to serve customers and donors better.

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's application to build a new 4-story Home2Suites hotel in the Coconut Point Shopping Mall's parking lot, south and east of the cinema, has been shelved, this does not mean that such a plan is "off-the-table" if the structure were black or concrete rather than timber.

2) **Coconut Trace**

In November 2024, a request for a zoning amendment to allow a 122-room, 4-story extended-stay hotel at 22910 Lyden Drive, located east of Marsh Landing, west of US 41, and across from Coconut Point Mall, was submitted to the PZDB. The PZDB recommended that the developer work with Marsh Landing to provide a visually opaque barrier and revise the front entry to make it more welcoming. Three signature trees/palms will be planted along the eastern face, and the open vertical panels will be reduced. Parking lot lighting will be reduced to 20-foot poles throughout the parking area. 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 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.**

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

This site is currently for sale, and there are no plans for a hotel there at this time. h
.

4) **TownePlace 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**

Although it was thought that a Holiday Inn might be located opposite Fountain Lakes on the east side of US 41, no plans have been submitted to the Estero Village PZDB at this time.

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, and fully operational. It offers treatment for sports injuries, arthritis, and joint pain, using a comprehensive team approach to help patients eliminate pain from neuropathy, chronic joint pain, back and spine pain, and knee and foot pain. Through regenerative treatment, its experts will help relieve pain and achieve a state of health and wellness.



Land Parcel to the north of the Houck Dermatology building.

A zoning amendment for this land parcel, the site plan for "Parcel G East," is proposed for an Assisted Living/Independent Living/Memory Care facility, not a self-storage facility.

Land Parcel outside the Breckenridge Community on US 41

The Development at the Breckenridge Entrance.

The project immediately impacting the Breckenridge community is Eich Properties' commercial development (also known as the medical office and day care project). It is located at 19950 South Tamiami Trail, directly south of the main entrance to Breckenridge along U.S. Highway.

The 4.2-acre parcel is being developed into a professional commercial and medical plaza. The project features a major day care center managed by Milestone Learning Center. It is designed

to accommodate up to 167 students across six classrooms, operating from 6:30 a.m. to 6:30 p.m.

A 70,000-square-foot, three-story professional medical office building will anchor the corner. Following extensive neighborhood meetings between the developers and the Breckenridge Board to resolve direct drainage and privacy concerns, the Village approved the application with the following strict stipulations:

An 8-foot-tall visual buffer wall and dense structural landscaping must stand between the new commercial buildings and the Breckenridge property line.

Comprehensive site restructuring is required to route stormwater away from Breckenridge.

Various traffic safeguards have been implemented. These are:

1. Traffic entering and leaving the 4.2-acre commercial site directly from U.S. 41 (Tamiami Trail) is strictly restricted to right-in and right-out turns only. No direct left turns or median cuts will be permitted across U.S. 41 at this point.
2. Cross-Access Links: To prevent bottlenecks on the main highway, the developer must build internal cross-access connections linking the property to the established commercial plazas directly to the north and south. [
3. Crosswalk Infrastructure: Multiple pedestrian crosswalks and dedicated stop signs are required inside the development to slow down vehicles maneuvering near the daycare playground area.
4. No Breckenridge Cut-Throughs: All traffic patterns must be contained within the commercial parcel bounds. The layout explicitly blocks commercial or daycare drop-off traffic from using Breckenridge's residential entrance infrastructure for U-turns or cut-through driving

Lee County Cell Tower (around Kingston)

This is termed the “Cell Town” and is a proposed cellular/radio communications tower being built near the large Kingston master-planned development.

This cell-tower project is part of a push by local groups like the East Corkscrew Alliance and Engage Estero to fix notorious cellular “coverage holes” affecting families and drivers moving into this rapidly growing East Corkscrew corridor.

The site is immediately west of the Kingston development. Construction is moving forward, with an estimated completion and operational target by the end of 2026. The cell tower is being fast-tracked because the 6,700-acre Kingston community is progressing quickly. The first residents could be in place by late 2026 or early 2027.

Meridian Medical Spa in Corkscrew Palms

The spa is a newly opened luxury medical aesthetics and wellness facility. It is located at 9480 Corkscrew Palms Circle 36 Estero. It is the third regional branch for the practice, expanding on its locations in Bonita Springs and Naples.

The Estero office opened on August 10th 2026.

The facility specializes in medical aesthetics, full-body rejuvenation, and anti-aging treatments.

Miromar Outlets new stores

Several new stores have recently joined the “line-up” at Miromar Outlets. These include:

- **J Crew Factory**, which opened on August 27th 2026.
- **Perfume Outlet**, which opened in July 2026
- **Coco Art Gallery** (Coco Reloco Concept) debuted a newly relocated cooperative art space in May 2026.
- **Merrell**, a new store specializing in outdoor active footwear.
- **Victoria’s Secret/ Pink**
- **Wasabi by Suji Japanese Steakhouse**
- **810 Billiards and Bowling.**
- **Abercrombie & Fitch Outlet will be reopening on October 9th, 2026.**

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 includes enhancements to benefit individuals of all ages, from children to older adults. It is a beautifully enhanced library for Estero residents.

Shopping Center East of Corkscrew Shores and South of Corkscrew Rd

A potential retail development remains under consideration for a property east of Corkscrew Shores and south of Corkscrew Road in unincorporated Lee County. The site has long been considered a logical location for additional neighborhood-oriented retail to serve the rapidly growing communities along East Corkscrew Road. A shopping center at this location could provide residents with stores, restaurants, and services closer to home and potentially reduce some westbound traffic currently traveling toward Miromar Outlets, Grand Oaks, and University Highlands.

The specific shopping center proposal has not yet reached the point where its plans, tenants, and construction timetable can be confirmed.

Southwest Florida Proton Center

Estero Parkway and Three Oaks.

Southwest Florida Proton 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 also offers advanced MRI investigations.



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.

Starbucks's additional location next to Wawa in Lowes Plaza.

A new Starbucks has opened 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.

An early-stage proposed commercial redevelopment of an existing commercial property immediately south of the Estero United Methodist Church and south of Broadway in Estero is being repositioned to a new 16,000-square-foot commercial building, subject to the Village's zoning and development-review process.

The proposal combines Commercial Planned Development (CPD) and Urban Commercial Redevelopment (UCR).

The applicant proposes to demolish the existing buildings. The new development will be approximately 16,000 square feet of commercial space in a new building.

This development is not yet approved. It was brought before the Village of Estero Planning, Zoning & Design Board as a Public Information item, which means the applicant is seeking early feedback and working through the Village's review process.

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 Office Building in place of the Old Post Office, 8111 Broadway E.

The construction, which was a renovation of the Old Post Office, is now finished.

The building is beautifully designed, a considerable improvement over the old building, and a credit to the developer and the company that now occupies it.

The Shoppes at University Highlands off Ben Hill Griffin Parkway

The following is an update to this property.

- Three60 Wine, a wine shop, is a new addition to the retail mix at University Highlands. E
- Edison Eye — An eye care practice providing optical services has opened in the Development.
- Spavia Day Spa, a luxury spa featuring a full menu of massage, facial, and skincare treatments
- 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.
- Freeze Play Inc Dispute: The commercial spaces have seen tenant shuffling. The property owner (SREG Universal Highlands) filed a formal contract complaint against the tenant Freeze Play Inc in January 2026 regarding its retail space.

Further developments are planned that include:

- A new single-story commercial building totaling ~7,300 sq ft is planned. This building is expected to contain:
 - 6,000 sq ft of retail space
 - 1,300 sq ft of restaurant spaceThis 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 late 2025 and is now fully functional.

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

Miller's Ale House and McDonald's are now open. Piccolo Buco, a new Roman-style pizzeria concept, opened on July 13th 2026. Starbucks is also designated for a retail space at the location. Other stores will include Schwab and Rapallo Dental.

The 10-acre commercial development has transitioned into an active, operating commercial center, with several companies now open. Some remaining space is being developed and will likely be occupied later this year.





Part 5: Estero's Utility Expansion Program & Resiliency

Utilities Expansion Program (Septic to Sewer)

The Village of Estero's Utilities Expansion Program (UEP) is a multi-phase public infrastructure initiative designed to eliminate septic tanks and package wastewater treatment plants, replacing them with central sewer and potable water systems to protect local waterways like the Estero River.

Key Project Goals

The Septic-to-Sewer conversion involves transitioning residential and commercial properties currently relying on private septic tanks and wells to central utility networks. It involves removing smaller, outdated package wastewater treatment plants within the Village of Estero. The conversion will reduce environmental contamination and nutrient runoff flowing into the Estero River and local bays.

The initial targets focused on early conversion areas including Estero Bay Village, Sunny Groves, Cypress Bend, Estero on the River, County Road, and Highlands Avenue. The work involves extending potable water lines, sanitary sewer lines, installing force mains along major corridors like US 41, and handling local neighborhood expansions (such as Broadway Avenue East and West).

Although the plans were started back in 2018, the Village has been hard at work attempting to optimize the Funding and Financials by agreeing on the range of available grants. This has proven to be both frustrating and extremely time-consuming, but necessary to try to limit the charges that those involved in the conversion would have to pay.

Several grants and debt financing procedures have been established through a combination of state appropriations (such as Florida Department of Environmental Protection grants), federal hazard mitigation funds, and local debt financing/bonds.

The specific details are as follows:

- The Village has secured a steady stream of annual state appropriations and FDEP legislative grants specifically designated for the septic-to-sewer transitions: [1, 2]

- \$2.5 Million (FY 2024–2025): Allocated directly toward initial project phases.
- \$1.6 Million (October 2025 Approval): The Village Council approved two separate FDEP grants of \$800,000 each. One is dedicated to the Estero Orange Park Utility Extension Project (potable water mains, gravity sewers, and a lift station along See Street) and the other is for Broadway Avenue East Phase 1 (improvements along Sandy Lane).
- \$7.5 Million (FY 2023–2024): The largest single state funding injection secured for the broader expansion layouts.
- \$1.73 Million (FY 2022–2023): Early-stage grant funding utilized to kickstart design, surveying, and engineering configurations.
- 2. Community Development Block Grants (CDBG-DR)
 - \$450,000 Allocation: The Village received a CDBG-Disaster Recovery grant administered via HUD and Lee County.
- 3. Major Federal Grants Currently In-Process
 - While the Village has applied for a massive \$32.2 million to cover the majority of the seven West Broadway communities, management is aggressively tracking two primary pending items that are in advanced stages:
 - \$16.5 million via FEMA’s Hazard Mitigation Grant Program (HMGP), targeted heavily at high-flood-risk communities along the river like Estero River Heights and Cranbrook Harbor.
 - \$800,000 via the federal Non-Point Source Grant program to offset stormwater-adjacent utility runoff.

Estero Village Management aims to distribute project costs fairly while pursuing substantial external grant revenue.

Grant Program Grant Management Support

Hagerty Consulting, Inc. is one of two firms awarded the RFP 2023-31 Disaster Management Services. Hazard Mitigation Grant Program grants are federally awarded disaster-relief funds administered by 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.

The 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 because these tasks are time-consuming and require considerable expertise to secure the grants.

Broadway West Plans Announced

The Broadway Avenue West Improvements and Utility Extension Project has reached a major milestone, moving into its final design phases and moving closer to active infrastructure deployment.

The Village has officially scheduled its second public meeting regarding the design phase for Wednesday, Sept. 2, from 4:30 to 6:30 p.m. The session will take place in Room 103A at the Estero Recreation Center (9200 Corkscrew Palms Blvd). Residents can review the finalized layout plans, ask questions, and speak directly with the engineering project team.

The Broadway West sector is a comprehensive overhaul that combines safety, environmental protection, and drainage. The core work includes:

Septic-to-Sewer & Water Conversion: Complete layout design of a sanitary sewer collection and potable water distribution system to eliminate septic reliance and aging private wells.

Impacted Communities: Central infrastructure lines will specifically cover Broadway Avenue West, Estero River Heights, Quarterdeck Cove, Cranbrook Harbor, Sherrill Lane, and Luettich Lane.

Alongside utility placements, the contract includes crucial upgrades to localized stormwater management and drainage facilities to prevent street flooding. The Village Council recently approved the purchase of multiple quitclaim deeds from local homeowners to legally secure the necessary right-of-way properties for laying the new utility lines.

The neighborhood expansions are being aggressively pushed forward through cost-sharing mechanisms. For example, nearby communities such as Sunny Grove and Cypress Bend entered into agreements in which the Village funds the design and permitting, with 25% in matching subsidies provided by the Village and the remainder reimbursed.

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.

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.

Potable water tower – Lee County Utilities –

next to Estero Community Center

The potable water facility situated near the Estero Recreation Center / Community Park (located at 9200 Corkscrew Palms Blvd) and the nearby Lee County Utilities Pinewoods Plant is a core piece of regional infrastructure.

The latest updates surrounding Lee County Utilities (LCU) potable water operations and projects in this immediate Estero corridor include:

LCU is continuously optimizing storage tank and booster station infrastructure to prevent regional pressure drops during severe weather events. Following long-term post-hurricane resiliency evaluations across Lee County, millions in federal CDBG-Disaster Recovery infrastructure funds are flowing into utility storage tank hardening, pumping station relocations, and municipal backup systems to keep potable water lines fully pressurized.

The area surrounding the water plant along East Corkscrew Road has seen active work on a multi-use path, safety lighting, and new landscaping.

LCU recently authorized and approved permits to utilize reclaimed reuse water lines to feed the newly built irrigation pump stations along the corridor.

The facility near this sector relies heavily on Reverse Osmosis (R.O.) to process potable water. It remains central to the Village of Estero's multi-phase Septic-to-Sewer expansion program.

As new communities (such as the West and East Broadway corridors) transition off private groundwater wells, their new water main distribution infrastructure is being directly integrated back into this LCU centralized network.

The plant operates under strict continuous testing metrics to ensure that expanding the village utility footprint does not cause system-wide water main pressure breaks or repeat precautionary boil water advisories like those seen in neighboring developments.

Resilience for Estero, including: Clearing/dredging the Estero River and tributaries

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 has prepared changes to 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 on partitioning enclosed areas below the flood

The Village PZDB Board recommended that Council approve this ordinance.

As part of the resilience development plans for Estero, the Village purchased the land south of the Estero Post Office (which Lee County Schools had considered for a future school in Estero) for \$15M to improve stormwater management and to designate the land "not for commercial use." The purchase will help prevent further commercial and residential development on the site. A procedural item was adopted at the January 21, 2025, Village Council meeting to empower the Village to use this Village asset to issue bonds and return cash to the Village for other priorities.



Although there has been some discussion about dredging the Estero River, the latest report indicates that as of August 2026, the Village of Estero management has not undertaken active physical dredging of the Estero River and its tributaries. Instead, municipal leaders have focused their river-restoration strategies and millions of dollars in funding on upstream flood mitigation, land preservation, and water-pollution prevention.

As mentioned earlier, 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 have involved:

- ❖ 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 community sports and recreation complex.
- ❖ The Septic to Sewer transition is also an essential resilience and environmental improvement. 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. Hopefully, this issue will be resolved in the near future.



Engage Estero: A Community Engagement Association

P.O. Box 424

Estero, FL 33929

Admin@EngageEstero.org

www.EsteroToday.com



Donate

*What we do, we do with purpose,
passion, and pride in our community.*

READ ONLINE

[Engage Estero publishes quarterly reports,](#)
[weekly newsletters and web articles.](#)

subscribe

TO OUR EMAILS

SPREAD THE WORD

