

Community & Member Meeting

October 22nd, 2026

Estero: Future Expectations





Pledge of Allegiance



Welcome

Allan Bowditch
President, Engage Estero

Our Speakers



□ **Commissioner David Mulicka.**



□ **Estero Mayor Joanne Ribble.**

Commissioner David Mulica COO, The Cameratta Group of Companies



David will discuss his role and

- **Some of the successes that have helped residents in Estero**
- **Some of the difficulties Commissioners face.**
- **Property tax**
- **Potential future benefits for Estero.**

State of Lee

Lee County Commissioner David Mulicka

Engage Estero Oct. 22, 2026

County



Lee County
Southwest Florida

Lee Board of County Commissioners



KEVIN RUANE
DISTRICT 1



CECIL PENDERGRASS
DISTRICT 2



DAVID MULICKA
DISTRICT 3



BRIAN HAMMAN
DISTRICT 4



TRISH PETROSKY
DISTRICT 5

- Commissioners are elected county-wide
 - All five commissioners serve constituents in all five districts
- Commissioners set policy for the County Manager to implement
 - These policies cover more than 20 departments
- The County Manager, County Attorney and Hearing Examiner report directly to the commissioners



Lee County Budget

- Budget wisely and implement effective strategies to meet the community's needs
- Fiscal responsibility, long-term financial strategy
- Prepared for potential financial reform

Current Year (FY2026-2027)		
Operating Budget	Capital Budget	Total Operating & Capital Budget
\$1,300,675,070*	\$550,070,505	\$1,850,745,575

* Includes BoCC, Constitutional Officers and Courts operating budgets

MORE INFORMATION: [LeeFL.gov/Budget](https://www.lee.fl.gov/Budget)

Project Name
Able Canal Greenway / Pathway Parks & Recreation
Alico Road Connector Transportation
Alico Road Drainage Improvements Transportation
Ash Monofill Partial Closure Solid Waste
Ben Hill Griffin FM Improvement South Utilities
Big Carlos Pass Bridge Transportation
Big Carlos Pass Park Parks & Recreation
Bob Jones Gopher Tortoise Recipient Site Community Development
Bob Jones Preserve Restoration Natural Resources
Boca Grande Tennis and Pickleball Courts Parks & Recreation
Brantley-Dover Canal (BDC) and L Canal Improvements Natural Resources
Buckingham Resource Area Solid Waste
Caloosahatchee Regional Park Trailhead Improvements Parks & Recreation
Cape Coral Bridge Transportation
Captiva Island Stormwater Study Natural Resources
Colonial Boulevard Alternatives Analysis Transportation
Corkscrew Road Transportation
Emergency Lift Station 5507 Replacement Project Utilities
EMS Station - Alva Public Safety
EMS Station - River Hall Public Safety



Capital Improvement Projects

Lee County's CIP Tool* shows a high-level overview of capital improvement projects and includes maps, project costs and timelines of the CIPs for departments such as:

- Parks
- DOT
- Utilities
- LeeTran
- Solid Waste
- Public Safety
- Natural Resources
- Libraries

*not inclusive of all county projects

EXPLORE THE CIP TOOL:
[LeeFL.gov/CETools](https://www.lee.fl.gov/CETools)

TRANSPORTATION

PROJECTS

- Corkscrew Road Widening – Phase 2:
 - Widening underway including a new traffic signal at Alico Road / Corkscrew Road, now operational.
 - Tentative completion: April 2027.
- Three Oaks Extension / Daniels Parkway 8-Laning:
 - Project largely complete, with a ribbon cutting celebrating Three Oaks Parkway Extension scheduled for Nov. 2, 2026
 - Final asphalt paving for Daniels Parkway is pending, with additional lanes expected to open early 2027.
 - Lane drops at Danport will remain until FDOT completes its interchange project.
 - New traffic signal at Daniels Parkway / Powers Court / Appaloosa Lane is operational.

MORE INFORMATION:

[LeeFL.gov/DOI](https://www.lee.gov/DOI)

THE LEE BOARD OF COUNTY COMMISSIONERS

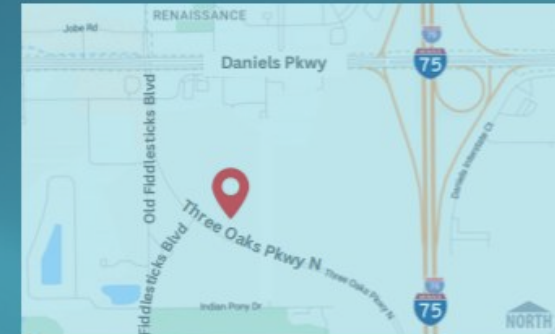
Invites you to a **RIBBON CUTTING CEREMONY**

**NOV. 2, 2026
10 a.m.**

Celebrating the Three Oaks Parkway Extension Project



Come be part of the celebration as we unveil Three Oaks Parkway Extension!



Monday, Nov. 2, 2026

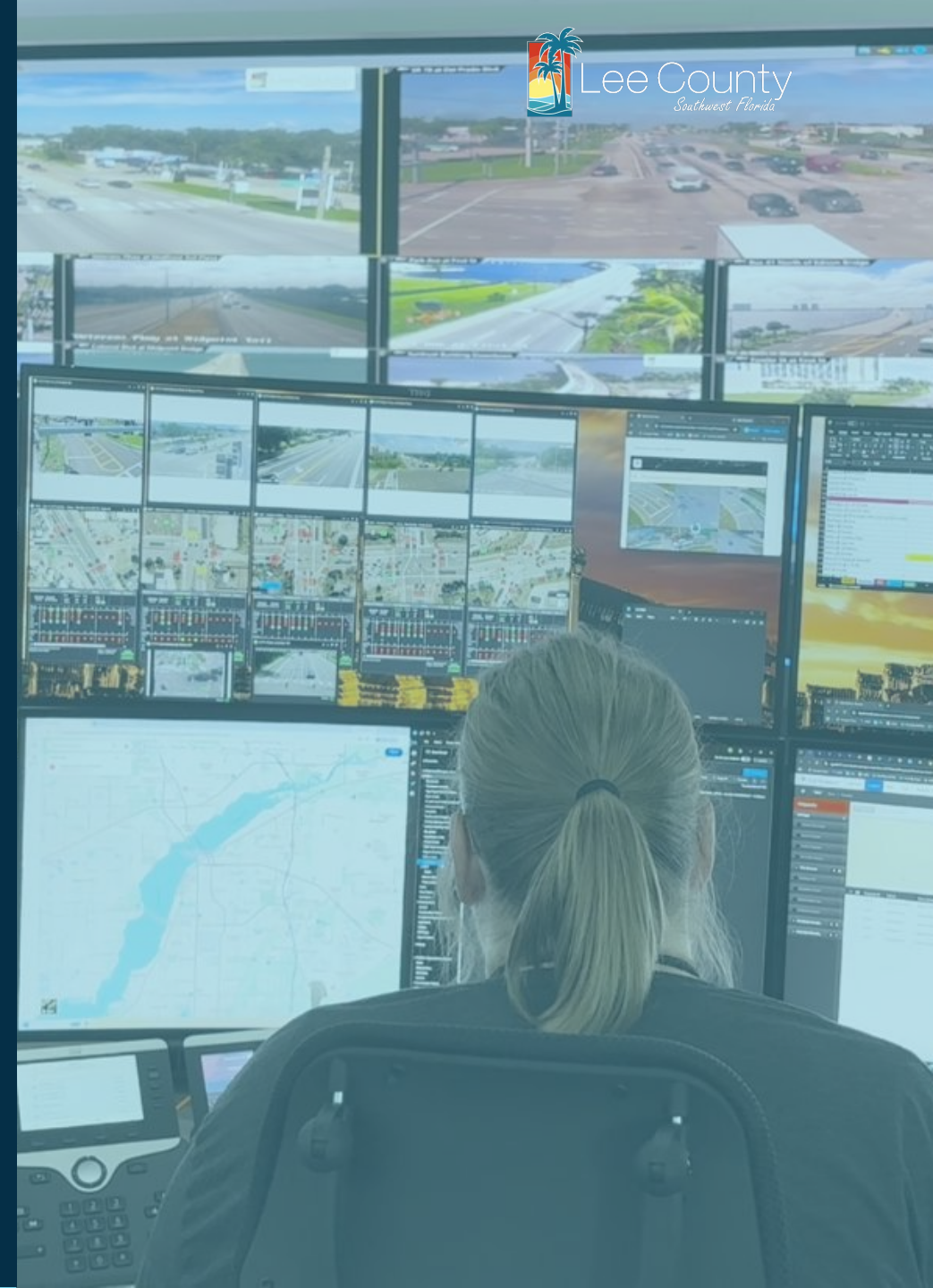
LOCATION:
Intersection of Three Oaks Parkway and
Fiddlesticks Boulevard
Fort Myers, FL

PARKING INFORMATION:
Please park in the designated area on the
southbound side of Three Oaks Parkway,
south of the signal at Fiddlesticks Boulevard.
Attendees are encouraged to ride bicycles or
walk to the event on the newly constructed
sidewalks.

Can't make it? Catch the livestream on Lee County Government Facebook or YouTube.

TRANSPORTATION PROJECTS

- Alico Road Improvements – Phase 1A:
 - Bids opened for improvements from Airport Haul Road east to Green Meadows, including wildlife crossings, wetland mitigation and drainage improvements.
 - Work supports the accelerated Alico Connector schedule.
- Alico Road Phase 1B & Alico Connector:
 - Phase 1B widening expected to go out to bid in 2029, with construction coordinated alongside Phase 2.
 - Alico Connector and Phase 1B completion targeted for 2032.
- Corkscrew Road 6-Laning:
 - Lee County is requesting a \$6 million state appropriation to advance design for widening Corkscrew Road to six lanes from Three Oaks Parkway to I-75.
- US 41 & Williams Road Safety Improvements:
 - Left turn signal safety improvements are complete. The project



INFRASTRUCTURE PROJECTS

Village of Estero, Broadway Avenue West, Infrastructure Retrofit (HMGP Project 4673-338-R)

- Total Project Amount: \$20,254,479
- FEMA Funding: \$15,190,859.25
- County Funding (CDBG-DR): \$5,063,619.75

Broadway Avenue West Improvements (DR10264)

- Project budget: \$15,315,470, fully funded by CDBG-DR.



Lee County
Southwest Florida

CDBG-DR

Hurricane Ian



FEMA

QUALITY OF LIFE

About Lee County Parks & Recreation:

- More than 31,500 acres of parks, preserves, facilities and other sites
- 4 recreation centers, 10 community centers
- 4 year-round pools
- 7 boat ramps
- Sports complexes, including the Boston Red Sox and Minnesota Twins spring training facilities
- Dog-friendly facilities

Coastal beach parks

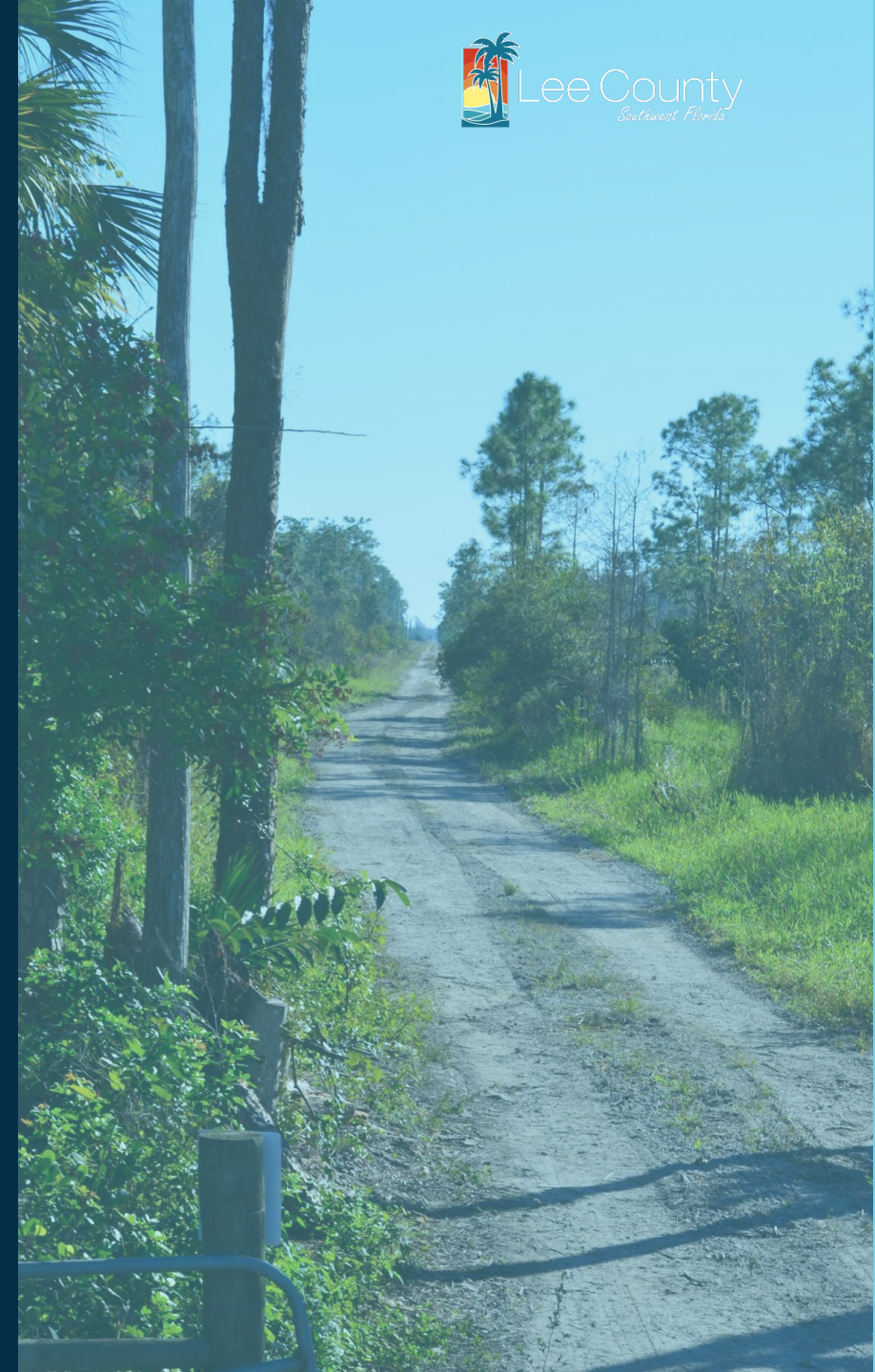
STAY UP-TO-DATE BY VISITING THE
PARKS PROGRESS INFORMATION TOOL:
leeparks.org



PROGRESS IN PARKS

- Larry Kiker Preserve
 - This project entails the development of recreational amenities, filter marshes and stormwater management infrastructure on portions of a ±4,000-acre property, as well as habitat restoration.
- South-county hurricane repair projects
 - Bonita Beach Park, Access #1 and Little Hickory Island Beach (Access #10) Park Repairs
 - In construction phase; tentative completion in Q3 2027
 - Bonita Beach Access #2 - #9 - Parking Lot Repairs
 - In design phase
 - Bonita Beach Accesses No. 3, 4, 5, 6, 8, and 9 Boardwalk Repairs
 - In construction phase; tentative completion in Q4 2026

STAY UP-TO-DATE BY VISITING THE PARKS PROGRESS
INFORMATION TOOL: leeparks.org



QUALITY OF LIFE

The success of the Conservation 20/20 land program is shared in tandem with partners.

Conservation Land in Acres by Partner

31,773 Lee County (Conservation 20/20)		12,609 County (Non-Conservation 20/20)	
7,890 Federal	785 City	56,270 State	
3,723 Nonprofit		28,759 Private or developer-required	

141,809 total acres of conservation land in Lee County.
27% of all land (520,576 acres) in Lee County is held in

Lovers Key & Bonita Beach Restoration



Lee County
Southwest Florida



- \$39.2 Million Beach Nourishment Investment:
 - Multi-agency funding supported restoration of 1.9 miles of shoreline at Lovers Key State Park and northern Bonita Beach, plus hurricane-damaged beach and dunes extending south to the Lee-Collier County line.
- Collaborative Funding:
 - \$23.6M from FDEP
 - \$7.7M from Lee County
 - \$5.8M from the City of Bonita Springs
 - \$2M from FEMA.
- Environmental Benefits:
 - Replenished critically eroded shorelines, restored beach and dune areas damaged by Hurricane Ian, and helped protect coastal habitats and shorelines from continued erosion.
- Project Timeline:



FEMA



QUALITY OF LIFE

- South County Regional Library Renovation: A ribbon-cutting ceremony was held in January 2026 to celebrate the library's renovations.
- History: Originally built in 1979, the building was purchased and renovated by Lee County and opened as the South County Regional Library in

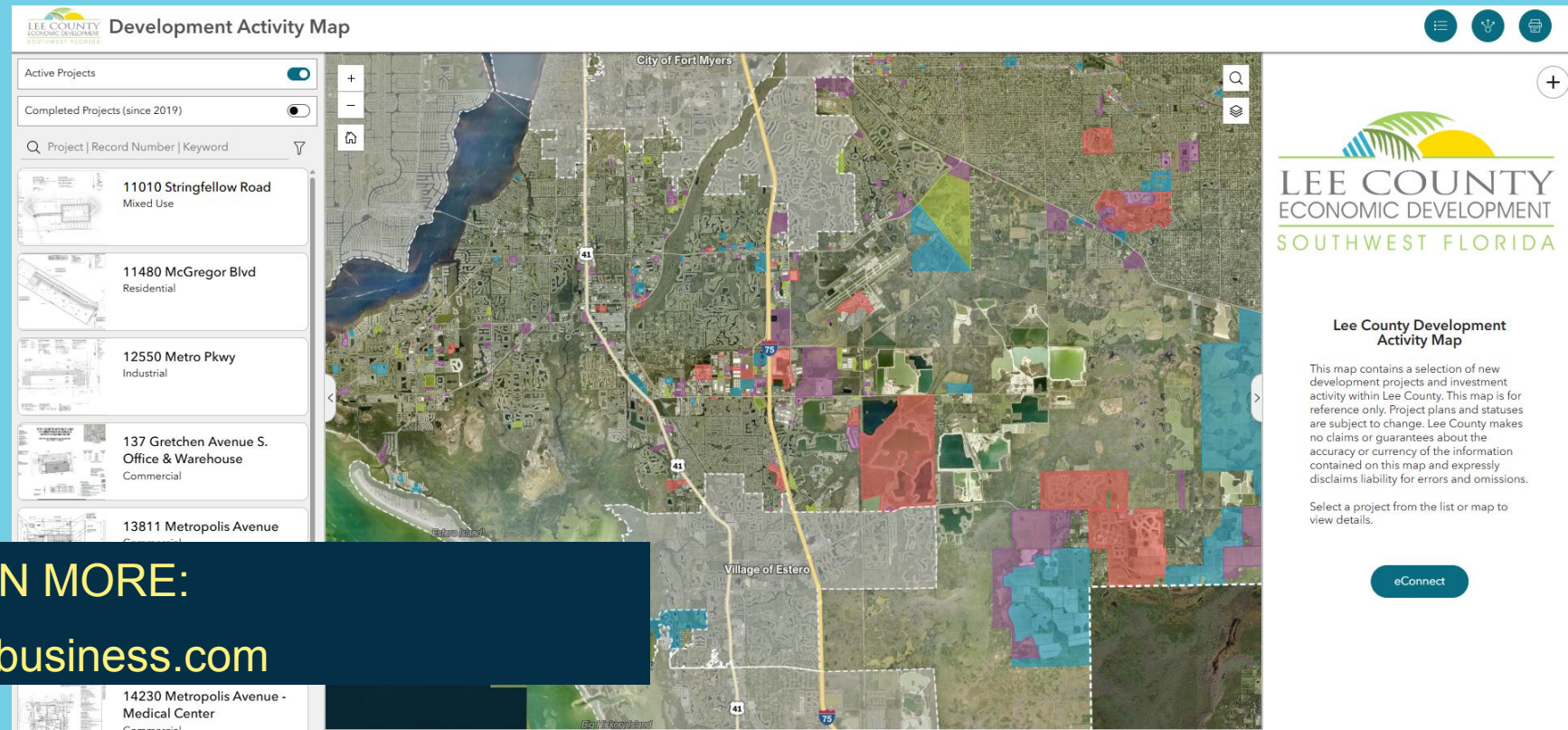
LEARN MORE ABOUT LEE COUNTY LIBRARY

SYSTEM: leelibrary.net



QUALITY OF LIFE

Lee County Economic Development offers an interactive map displaying a selection of new development projects and investment activity in Unincorporated Lee County



The screenshot displays the 'Development Activity Map' interface. On the left, a sidebar lists active projects with their addresses and types: 11010 Stringfellow Road (Mixed Use), 11480 McGregor Blvd (Residential), 12550 Metro Pkwy (Industrial), 137 Gretchen Avenue S. (Office & Warehouse Commercial), and 13811 Metropolis Avenue. The central map shows a satellite view of the area with colored overlays indicating development zones. On the right, the Lee County Economic Development logo is displayed above a disclaimer and a 'Select a project from the list or map to view details.' prompt. A blue 'eConnect' button is located at the bottom right.

Lee County Development Activity Map

This map contains a selection of new development projects and investment activity within Lee County. This map is for reference only. Project plans and statuses are subject to change. Lee County makes no claims or guarantees about the accuracy or currency of the information contained on this map and expressly disclaims liability for errors and omissions.

Select a project from the list or map to view details.

[eConnect](#)

LEARN MORE:
leecountybusiness.com

QUALITY OF LIFE

LeeTran is implementing a new route to provide even more options for transportation to Bonita Beach this season.

- Route 75 begins Nov. 19, 2026
 - Connects the Publix at Bonita Springs Center with Bonita Beach
 - Is a flag down service and picks up anywhere along the new route
 - \$1.50 a ride
- ULTRA service, LeeTran's on-demand service
 - Takes you anywhere within the Bonita Springs service area, including Bonita Beach
 - Book your ride using the ULTRA app
 - \$3 a ride

LEARN MORE ABOUT EASY WAYS TO
GET TO BONITA BEACH:
[RideLeeTran.com](https://www.RideLeeTran.com)

Route 75
BEGINS
NOV. 19,
2026

More ways to get to Bonita Beach!



75

seasonal Route 75, a convenient fixed-route service connecting the Publix at Bonita Springs Center with Bonita Beach.

This service runs on a schedule that can be found at [RideLeeTran.com](https://www.RideLeeTran.com). The seasonal Route 75 is a flag down service and will pick up anywhere along the new route. At just \$1.50 per ride, the Route 75 makes it easy to hop on, relax & enjoy your the ride to the beach without the worry of traffic & parking.



Take the
seasonal
Route 75
to Bonita
Beach!

The seasonal Route 75 isn't the only
way to get around Bonita Springs!

Need a ride on your schedule? **Take ULTRA.**

ULTRA is LeeTran's on-demand service that takes you anywhere within the Bonita Springs service area, including Bonita Beach. You can simply book your \$3.00 ride through the ULTRA app when you're ready to go. No schedule needed.



Two services. More choices.

More ways to enjoy Bonita Beach.

Check the seasonal Route 75 schedule and map at [RideLeeTran.com](https://www.RideLeeTran.com) or by using the LeeFare app.



Or download the ULTRA app and book a ride when you're ready. ▶



A service provided by LeeTran

STAY

ENGAGED

Resident Information Tool

With one click, find out important information for your residential address like evacuation zones, trash days, flood zone and more

Information covered includes:

- Property
- Public Safety
- Government Officials
- Utilities
- Permitting
- Major Roads Nearby
- Community
- Schools
- Public Transit
- Libraries
- Parks & Preserves

Stay Connected

LeeFL.gov
Homepage

Resident Information Lookup

Find important information for your home like evacuation zones, trash days, flood zones, and more.

Enter Your Address:



Property

Parcel ID
STRAP 34-46-25-E2-U2125.2396
Folio 10275736

Property Description
**E 1/2 OF NE 1/4 OF NE 1/4 OF SEC
LESS CORKSCREW RD LESS PAR
19.0000 + 19.0010**

Site Address
**21100 THREE OAKS PKWY, ESTERO,
FL, 33928**

 Year Built
1984

 Parcel Area
11.398 acres

 Just Value
\$11,300,783

 Last Sale
\$307,500 on April 1, 1993

[Lee County Property Appraiser](#)

[Lee County Tax Collector](#)

Public Safety

 Evacuation Zone
Zone A
[Find My Evacuation Zone map](#)

[Public Shelters](#)

[Special Medical Needs Sheltering
Program](#)

 Law Enforcement
[Lee County Sheriff's Office](#)

 Fire Protection
[Estero Fire Rescue](#)

 Emergency Medical Services
[Lee County EMS](#)

 Animal Services
[Lee County Domestic Animal
Services](#)

STAY ENGAGE

Follow us: [LeeFL.gov/socialmedia](https://www.leeFL.gov/socialmedia)

Visit and learn more: [LeeFL.gov](https://www.leeFL.gov)

Sign up to receive newsletters:
[LeeFL.gov/newsletter](https://www.leeFL.gov/newsletter)







Thank You

Lee County Commissioner David Mulicka

Dist3@leegov.com

239-533-2223



Lee County
Southwest Florida

Estero Mayor Joanne Ribble



Joanne will will address what she sees and the exciting social and cultural developments that will enhance what Estero can offer residents and visitors alike in the coming years



Updates of Village of Estero

Estero in Brief



- About 45,000 Year-Round Residents
- About 65,000 in Season Residents
- Politically very stable
- Estero is very safe.
 - Violent crime is 75% below state average
 - Property crime is 50% below state average



Master Planning

Inclusive, master plans in all of the areas where we have functional responsibility, including:

- Park & Open Space Master Plan
 - Stormwater Master Plan
 - Bike & Pedestrian Master Plan
- Comprehensive Plan Master Plan
- Traffic and Transportation Master Plan
- Land Development Code Master Plan



The Village of Estero approach to **Government "LITE"**

**Sustainable
Government**

**Zero ongoing
pension liabilities**

\$0



**0.73
LOWEST**

Property Tax Rate
(IN SWFL)

STRONG
reserves

**12.0 months of
operating revenues in
combined dedicated
reserves. (\$8.6 million)**

**LIMITED
staff**

Lowest actual and per capita staff
rate in Southwest Florida.
13.5 full-time equivalents, for a
city with over 38,000 full-time
residents, expanding to over
60,000 residents during "season"!



To learn more, visit <https://estero-fl.gov>



has been
AWARDED

AAA BOND RATING

by Standard & Poor's (S&P) Global Ratings

AAA bond rating is the highest rating possible,
shared by only seven cities in the State of Florida.

Earned by

- Extensive review and final adoption of financial policies that cement sound stewardship of finances.
- Village's complete lack of debt of any type.
- Early repayment of previous debt.
- 12 months of operating revenues in combined dedicated reserves (8.6 million).



Benefits

- As the "gold standard" for financial stewardship, this rating ensures the lowest possible interest rate on any future debt.
- Rating remains indefinitely unless a change in financial status occurs.

Rated AAA on
November 21, 2024





Why S&P Rates Estero AAA

STRONG RESERVES

"History of healthy reserves well above that of peers despite substantial pay-go capital spending"

- Robust reserves and liquidity
- Capacity to manage capital needs and contingencies

STRONG POLICIES & PLANNING

"Well-embedded policies and practices"

- Formal reserve policy
- Multi-year financial and capital planning
- Debt management & investment policies

CONSERVATIVE FINANCIAL MANAGEMENT

"History of conservative budget assumptions"

- Historical pay-go capital investment
- Significant revenue and expenditure flexibility

LOW FIXED COSTS & LIABILITIES

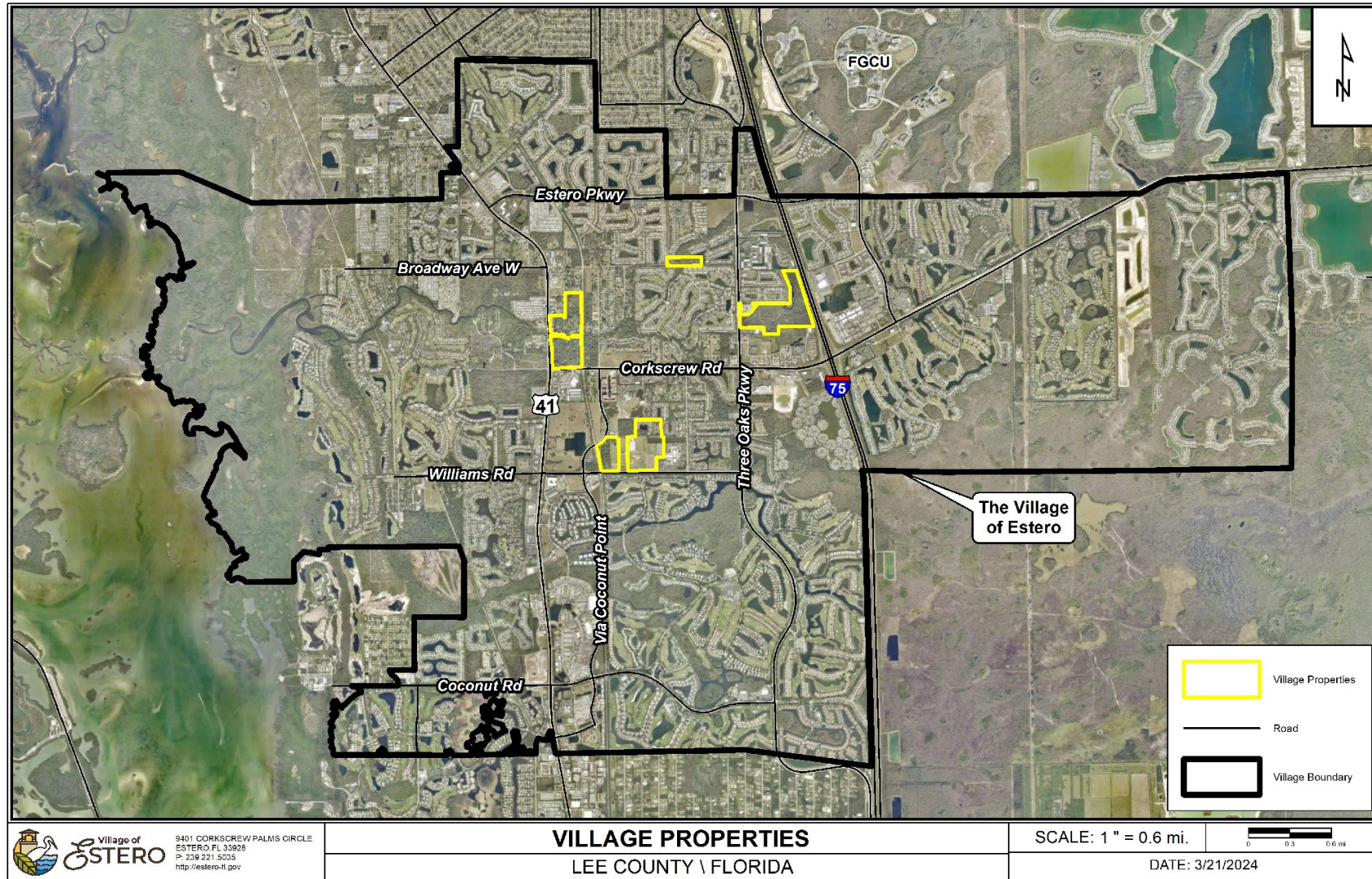
"Very low fixed costs"

- Track record of minimal long-term liabilities
- Defined-contribution plan / No pension liability
- Limited service responsibilities

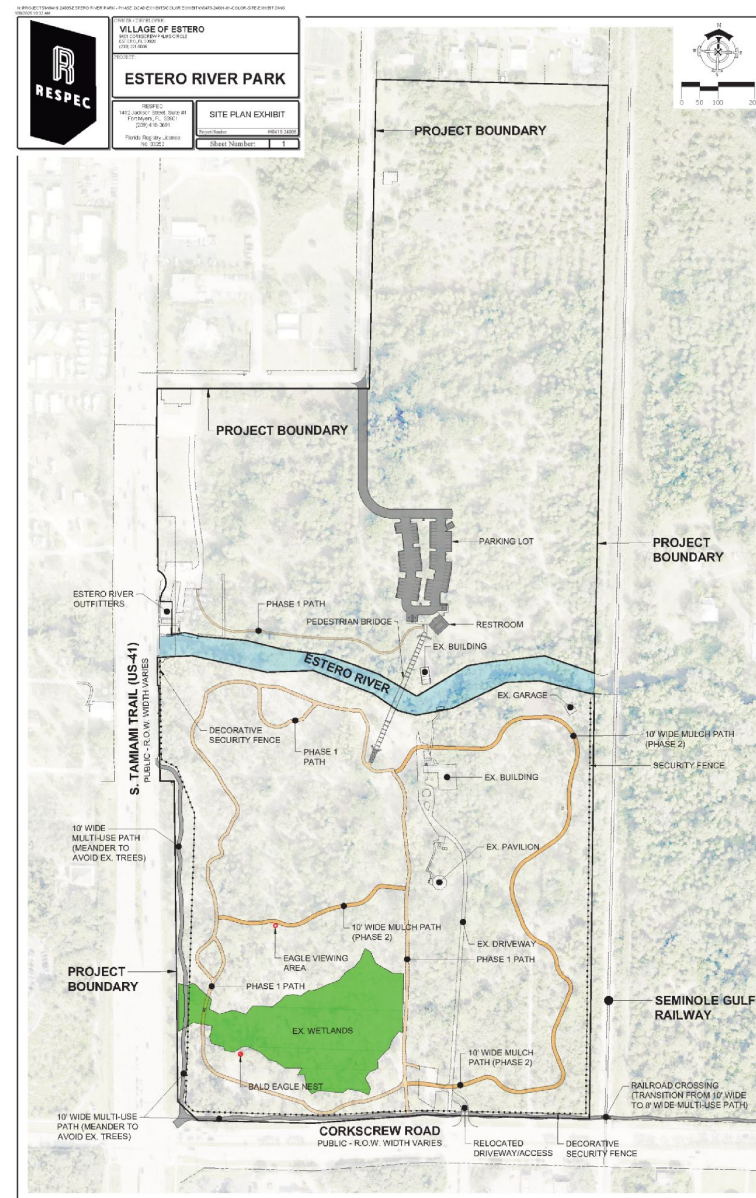
AAA/ Stable Outlook

Rating incorporates the Village's proposed debt issuance and ongoing capital needs, while also reflecting S&P's view of Estero's strong local incomes and growing local economy

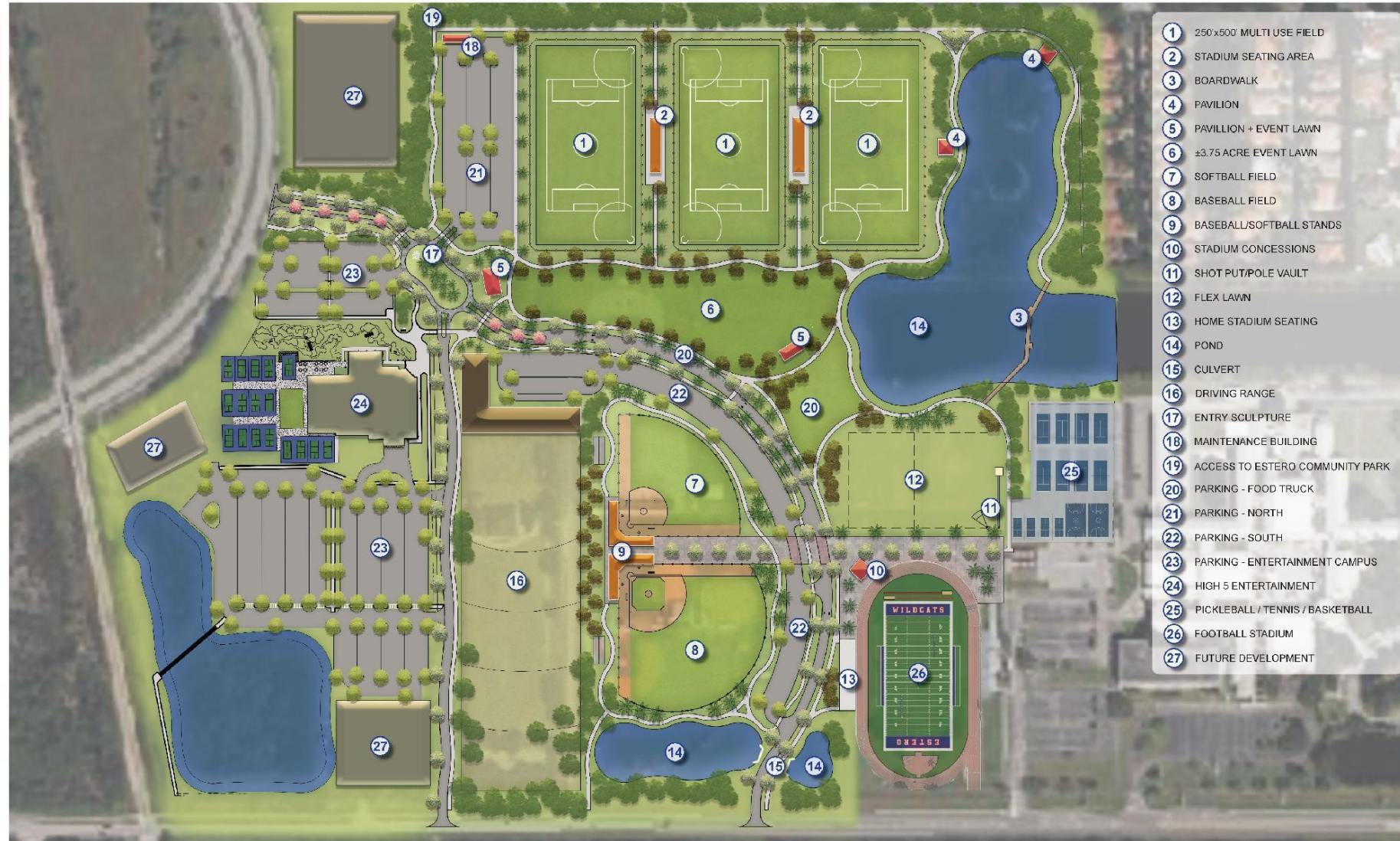
Village Properties



In our first 10 Years of existence Estero has PURCHASED 245 ACRES at a total cost of \$41M



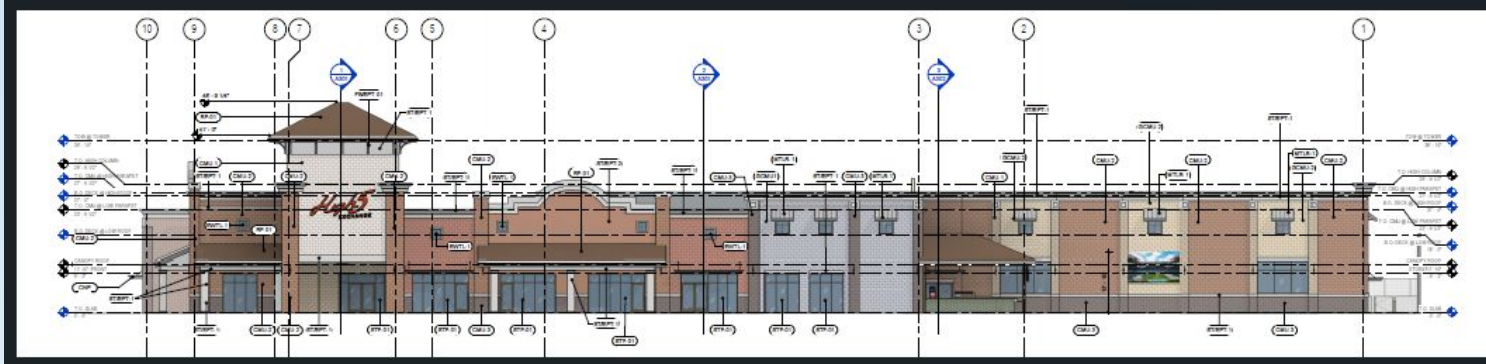
Estero SportsPark Master



MASTER PLAN CONCEPT
ESTERO SPORTS PARK MASTER PLAN
ESTERO, FLORIDA

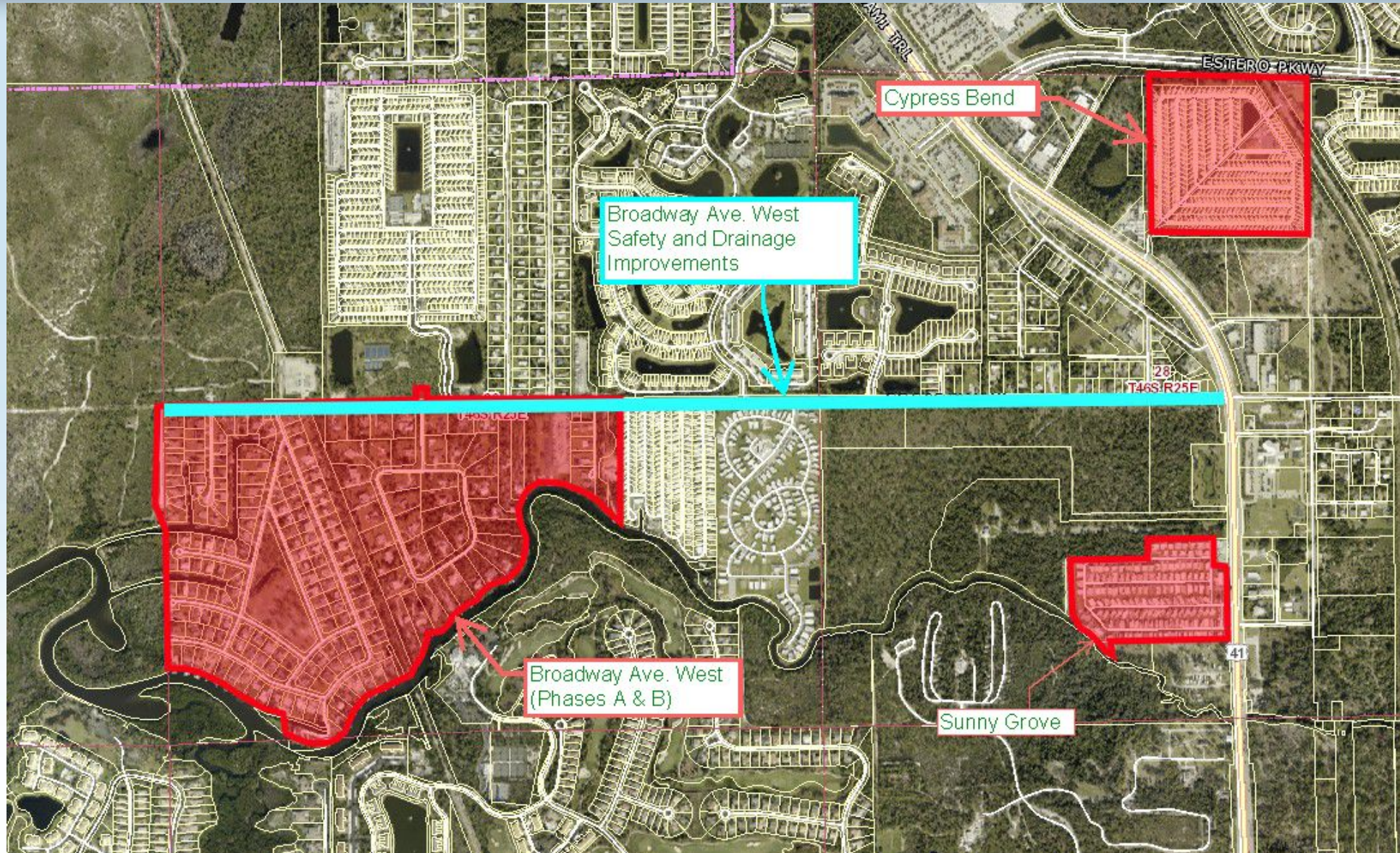
HIGH 5

North of Williams Road &
East of Via Coconut



Estero High School Football Field







Development Projects

Under Construction or Recently Approved

- Via Coconut
- Woodfield
- MarketPlace at Coconut Point
- West Bay
- Summercrest Toll Brothers
- Aldi's
- Brooks Town Center Apts.
- Chick-fil-A
- Estero Crossings
- Broadway Crossing

Via Coconut

± 20 Acres

**South of Corkscrew Road on Via Coconut
Across from Genova**



**330 units - "Super" Luxury Community
Main Street Commercial Area
Public Park Area – 1-acre**



MarketPlace at Coconut Point / US 41



- 10 Acre Commercial Development walkable to Rapallo
 - Piccolo Buco
 - Miller's Ale House
 - Starbucks
 - McDonalds



West Bay



- Located at the end of Williams Road
- Luxury Waterfront Condos
- 23-Story High-Rise
- 88 Units





- **20-Acre Site**
 - 154 Townhome Units
 - Public Plaza at the Southwest corner of the site
 - Model Homes Open



Concept Photo

Site Plan



September 2026

Aldi

21,750 S. F. Grocery Store Development Order Approved



Corkscrew Road & Stoneybrook Golf Drive

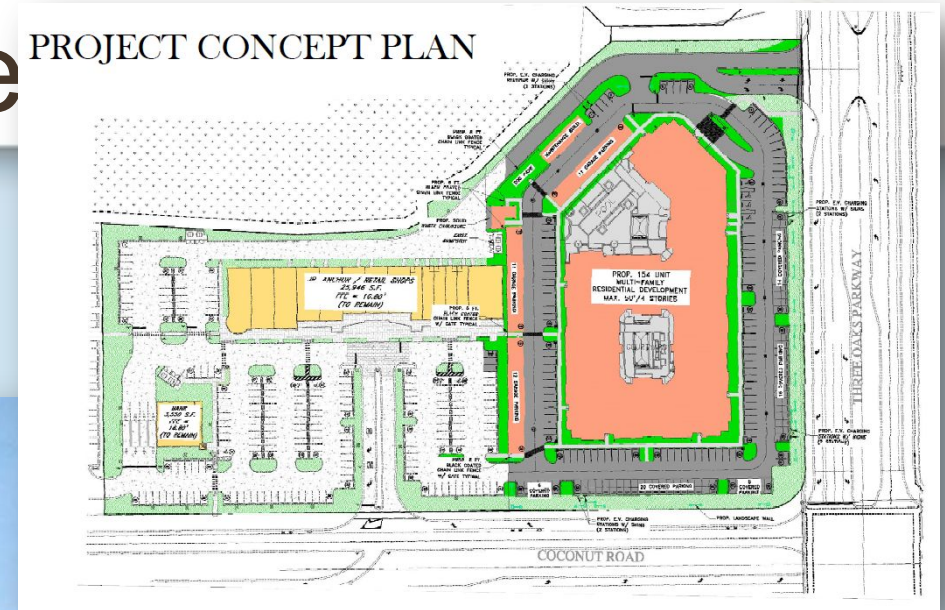


Under Construction



Brooks Town Center Apartments

NW Corner Coconut Road & Three Oaks Parkway



Formerly the Winn Dixie Site

154 Unit Multi-Family Building – Under Construction

Chick-fil-A

NE Corner of Corkscrew Road & Ben Hill Griffin Parkway
Previously Perkins Restaurant



5,695 SF Restaurant on a 2-acre site with Dual Drive Thru



**Development Order
approved December 2025**

Estero Crossings



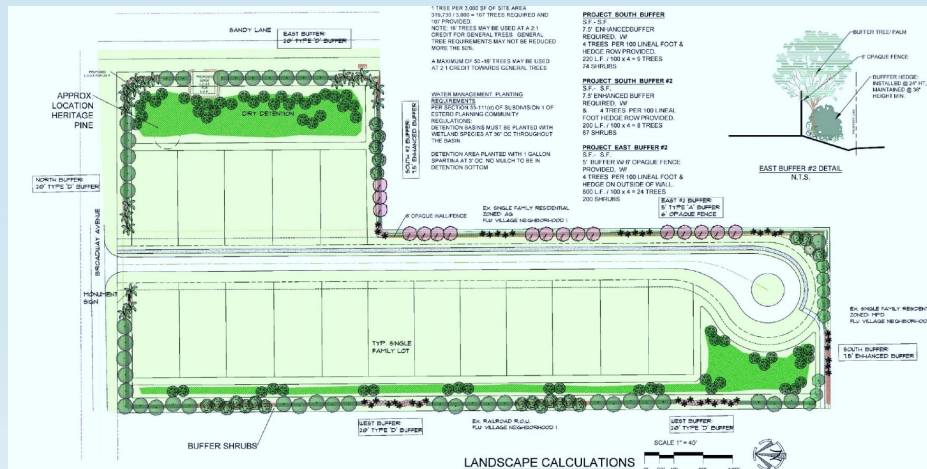
- **43-Acre Site on Corkscrew Road**
 - Mixed Use Planned Development
 - 60,000 sq. ft. Commercial
 - 300+ Multi-Family Units
 - Outdoor Plazas & Paseo
 - Walkable between Commercial & Residential



Broadway Crossing



- Broadway E & west of Sandy Lane
- Lennar Homes – 17 Single Family Lots





Thank You!



Presidents Report

Allan Bowditch
President, Engage Estero

Comments

- Our warm thanks to both Commissioner David Mulicka and Mayor Joanne Ribble.**
- A reminder of our next Meeting on December 4th at 10 am at the Estero Recreation Center. The meeting's speakers will be Ben Spence, the New CEO of Lee Health, and Dr. Joseph Klink, an expert on robotic surgery and a leading urology specialist.**

Comments

- Engage Estero has recently revised its Strategic Goals and Marketing Plans.
- New Logo is:



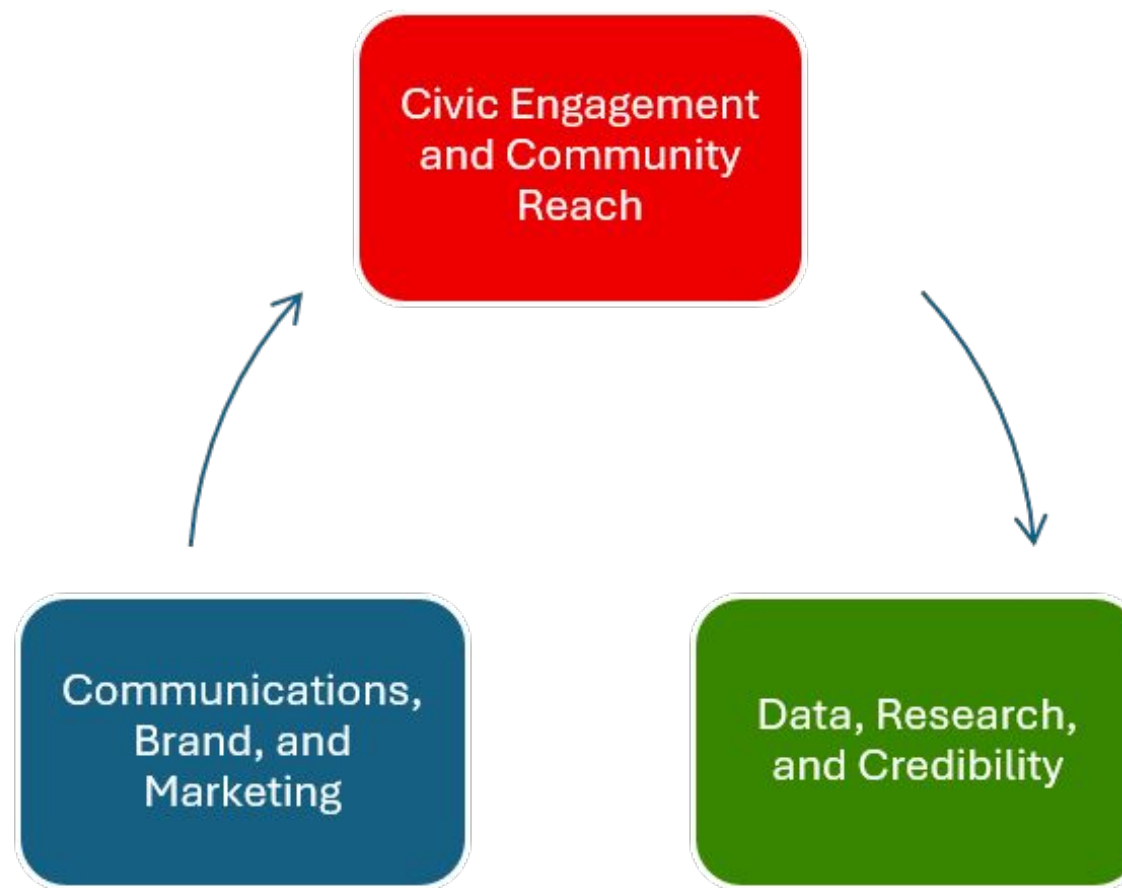
*Trusted Voice ▶ Civic Action
▶ Community Impact*

© PURPOSE

Engage Estero is a nonpartisan organization that provides extensive, trusted, researched data, presents balanced community information, encourages informed civic participation, and advocates for change when necessary, taking clear positions on issues that could adversely affect the community's future quality of life in Greater Estero.

Strategic Overview

Priority 1 — Financial Sustainability and Organizational Capacity



Comments

- A Key aim is to enhance the financial support for the 501c3 Organization:
- Your support ensures:
- **Guarantees long-term sustainability** by building a permanent endowment and attracting major gifts that preserve Engage Estero's mission for future generations.
- **Strengthen civic engagement** through nonpartisan research, community forums, and accessible education that help residents make informed decisions about local issues.
- **Improve community well-being** by funding advocacy and projects that support responsible growth, protect water quality, enhance environmental resilience, reduce traffic congestion, increase public safety, and promote community health.
- **Invest in people and leadership** through scholarships, leadership development, and support for innovative grassroots solutions that elevate Greater Estero's future.



Thank You!