

**Engage Estero's
September Community Meeting
2023**



Inform > Engage > Impact



Pledge of Allegiance



Inform > Engage > Impact



Introduction

Allan Bowditch
Chief Communications Officer.

Today's Program

Allan Bowditch and Terry Flanagan (Chief Business Administrator)

The Current Developments Planned for Greater Estero

Difficulties facing the Design Board

The Proposed Traffic Study

What will be Estero's "Village Center" or Village "HUB".

The Immediate Road and Bike Path Plans for the Community.

John Quinn (EFF President and Consultant to Engage Estero)

Overview of the Estero Forever Foundation.

Plans for the Entertainment District (Williams Road & Via Coconut)

Plans for the Estero on the River.

The Presidents Report

Developments Planned for Greater Estero

Those Outside the Village Boundary

- The Centro Apartments, near Three Oaks Parkway, North of Alico Road (N)**
- The Grove at Portofino Vineyards (N)**
- The Kingston Project East of Verdana Village (E)**
- FFD (Florida Farms Development) Project**
- Verdana Village on East Corkscrew**
- River Creek (formerly Corkscrew Crossing) by GL Homes is progressing.**
- Shopping center east of Corkscrew Shores and south of Corkscrew Rd**
- The New Estero Fire Rescue Station on East Corkscrew Road**

Developments Planned for Greater Estero

Those Within the Village of Estero

- Northwest Corner of Estero Parkway and Ben Hill Griffin
- FGCU Parkway and Ben Hill Griffin Road
- East side of US 41 near Pelican Sound Blvd (NorthPoint)
- Estero Crossing -Stock Residential and Commercial project
- “Downtown Estero” on Broadway and US 41.
- The Reserve at Coconut Point (formerly Edera)
- Genova: The Last Phase of the Development
- The Colonnade (on the north side of Corkscrew Road, opposite Genova)
- Via Coconut (via Coconut on the west side of Genova)
- Coconut Landing

Developments Planned for Greater Estero

Those Within the Village of Estero (cont.)

- West Bay Club**
- The Woodfield Development on the Northwest corner of US 41 and Coconut Road**
- The Hospital Corp of America's Property on US 41 (East side) just North of Hertz**
- Milan Villas- Northwest Corner of Williams Road and Three Oaks**
- The Development of the 62-acre Land Parcel on the Estero River: Estero River Park.**
- The Ritz Carlton Residences Estero Bay (Bonita Springs)**
- Entrance to the Estero Recreational Center**
- The Brooks Town Center Development Plans involving the Previous Winn Dixie Building**

Recreational Developments Planned for Greater Estero

Those Within the Village of Estero

- Chicken 'N Pickle & High 5 Recreational/Entertainment on 19 Acres @ Williams Road and Via Coconut.**
- The Estero Park and Recreation Center's Playground**
- Villages of Country Creek.**
- Copperleaf on Three Oaks Parkway**
- Pickleball Expansion at the Brooks/CDD on Coconut Road**

Commercial Developments Planned for Greater Estero

Those Within the Village of Estero

- Corkscrew Pines Self Storage Units.
- Lee Health University Highlands
- Estero Eyebuild (former application in the name of Ginsberg Eye Center) at Corkscrew Palms.
- Goodwill – New location in Lowes Plaza on Corkscrew Road
- Brightwork Real Estate, Estero Town Commons Place, involving the Wawa Store
- Coconut Point**
 - The Cheesecake Factory at Coconut Point
 - Warby Parker
 - IceSSSScreamin'
 - The Archive
- Pavich Realty Corkscrew Road near Via Coconut
- AT&T Cell Tower (at 3231 Coconut Road adjacent to the Bonita Springs-Estero Elks Lodge)
- Bella Terra Cell Tower

Minor Commercial Developments Planned for Greater Estero

Those Within the Village of Estero

- Coconut Point Ford Expansion
- Miromar Design Center
- Mister Car Wash
- Fifth Third Bank
- Pastry Boutique Artisan Bakery in Broadway Shops
- The Bicycle Cafe is Located at US41 and Estero Parkway.
- The Floral Artistry Studio at US 41 and Estero Parkway.
- “Tacos on the Road” at the Marathon Gas Station on US 41
- Lavish Wellness on US 41
- Chip Cookies Opens at Estero Town Commons
- Oak and Stone Restaurant
- South Fork Grille/El Nido Modern Mexican Restaurant

Other Developments Planned for Greater Estero

Those Within the Village of Estero

- Renovations at the South County Regional Library in Estero
- Shoppes at University Highlands
- Culvers at Coconut Point (near American House and South of Lee Health)
- Coconut Point Additions.
 - Art4Wear
 - Johnny Was
 - GameStop
 - Subtle and Chic Boutique
 - Nautical Bowls
 - Jean-Pierre Klifa
 - The Christmas Tree Shop
 - Tullabee Baby
 - Southern Tide
 - G's Bridal and Haute Couture

Access to the Development Information and The Road and Bike Path changes.

❖ Please log on to the www.esterotoday.com website.

❖ Here is the direct link to both reports:

❖ <https://www.esterotoday.com/gecr2023qtr3/>

The Link To the Village's Capital Improvement Plan.

<https://estero-fl.gov/cip/>

The Urbanization of Estero

- ❖ The land rights that were established in the 80s in Lee County, going way back before the mixed-use designations in the 2010s, make it difficult to control the numbers of units being built. (Dan Delisi)
- ❖ FL has some very strong property rights laws, among the strongest in the nation. Once something is given, it can't be taken away without replacement value.
- ❖ It doesn't matter when Estero was incorporated, the Village inherited the land use rights given prior to incorporation.
- ❖ **BUT- it doesn't mean there is nothing you can do!**

The Urbanization of Estero

Issues that can be raised and addressed.

- ❖ Design.
- ❖ Height
- ❖ Density
- ❖ Lay-out
- ❖ Quality
- ❖ Color
- ❖ Set-backs
- ❖ Open-space
- ❖ Landscaping
- ❖ Lighting
- ❖ Traffic and Entry/Exit Concerns
- ❖ Environmental, water run off and wildlife issues.

The Urbanization of Estero

- ❖ What is the Vision/Future you want?
 - ❖ Create residential neighborhoods with integrated high-use services like shopping, restaurants, healthcare, & recreation/ entertainment.
 - ❖ Improve access to and within these areas, Bike/Ped Access, roundabouts
 - ❖ Invest in infrastructure-Capital Improvement Plan (CIP)
- ❖ If density remains constant and height increases, there is a smaller development footprint and more open space.
- ❖ A Role for Engage Estero – **Yes!**

The Urbanization of Estero

❖ **Some additional Comments:**

- ❖ The citizens of Estero believe they need an opportunity to make comments at an early stage in the development planning process.
- ❖ 92% of residents said “Yes.” Should Engage Estero formally request that the Village require developers to present their plans to a nonbinding committee (open to the public) before formally presenting plans to the Planning, Zoning, and Design Board?
- ❖ Engage Estero has raised this issue with the Village Management.

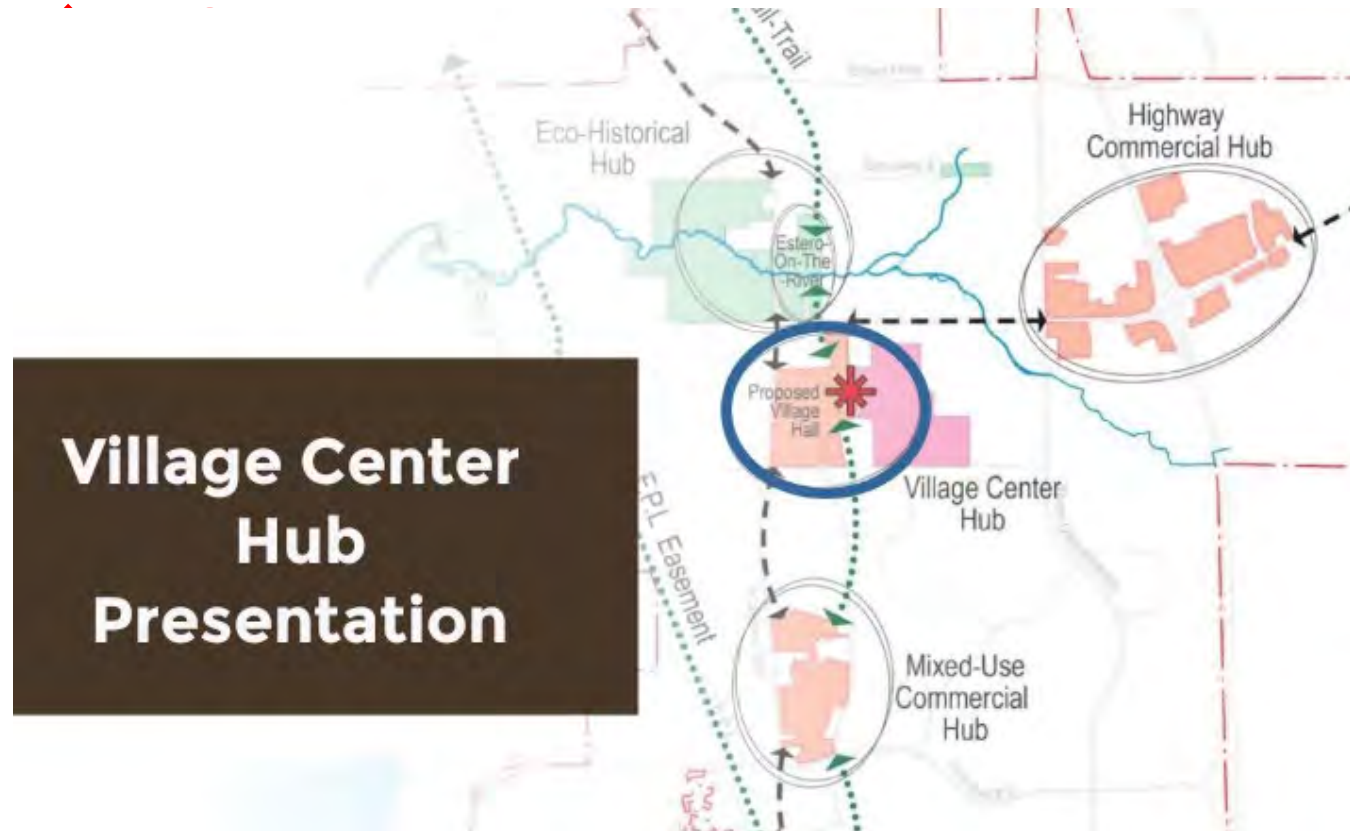
The Urbanization of Estero

❖ A Comprehensive Traffic Study is Planned Soon!



The Urbanization of Estero

❖ The Village Plans for a Village Center or HUB!



The Upcoming Public Forum
The Future of Estero

Engage Estero's Public Forum on Estero's Future

- **Learn the Impact of Urbanization & Development
And How It Will Affect Greater Estero**
 - **With Support from the FGCU Water School**
- **October 25, 2023, from 6:00 PM to 8:30 PM,**
 - **FGCU Cohen Student Center Ballroom**



Questions

John Quinn
President Engage Estero Forever
Foundation



**ESTERO
FOREVER
FOUNDATION**

Who we are and what we do

- ▶ We are a Florida Non-Profit Public Foundation that mobilizes resources including financial assets and people.
- ▶ We promote residents to give of their time, talent, and treasure supporting Non-Profits and other Community Organizations of the Greater Estero Community

Working with the Village GOLF COAST DRIVING RANGE

One full time, two parttime staff and 8 volunteers



Working with the Village
Estero River Park
North and South of the River
Cleanup, Maintenance, Oversight



The Estero on the River

2023 / 2024 Projects

- ▶ Purchased in 2019
- ▶ Preliminary Planning of Bridge and Paths 2020 -2021
- ▶ Hurricane IAN, Irma and an Eagles Nest delayed any efforts in the park.
- ▶ 2023/2024 Plan - Includes Invasive Plant Removal, North of the River Parking and Restrooms, Bridge across river, Fencing on Corkscrew and HI way 41, and One Main Walking Path. Walking entry from Corkscrew Road.
- ▶ Estero Forever Plan 2023/2024 - Clean up debris, Remove Safety Hazards, Revitalize Happehatchee Center, and offer educational, social, and recreational programs at the Community Center.

LONG RANGE PLAN FOR ESTERO ON THE RIVER ????

North of the River

It will be the main entry way to the South of the River Park by Bridge. Other plans are being discussed including a Village Government Center, Commercial development on the River including restaurants, a Cultural Arts center. Only time will tell. A lot can be done with 40 acres.

South of the river

Botanical Gardens, Educational Centers, Walkways, and Gathering / Picnicking places are all goals for the future.

Public Private Partnership

- The Village partners with private enterprise to create and operate a service.
- Creates an income asset supported by users not taxpayers
- Shared risk with private enterprise
- Supports our signature active lifestyle image
- Community needs to voice their vision for additional options



Questions

The President's Report

Jim Gilmartin

Presented today by

Allan Bowditch



Inform > Engage > Impact



Questions & Comments

Adjournment

Thank You!