

DEVELOPMENTS IN ESTERO NEW AND PLANNED CONSTRUCTION

**GREATER ESTERO COMMUNITY REPORT
QUARTER 1 - 2024**



THE GREATER ESTERO COMMUNITY REPORT

Prepared by Allan Bowditch, Engage Estero's Chief Communications Officer

Introduction

Engage Estero is pleased to provide residents with the sixth monthly update of the residential and commercial developments that are currently underway or are scheduled to take place in the short to medium term in greater Estero.

Steve Sarkozy, Estero's Village Manager, pointed out during the Public Forum on Estero's Future in October 2023 the many changes that have already occurred in Estero during the last 20 years.

He explained that the change rate will escalate as Estero builds out on the remaining parcels of land within the Village Center (between US 41, Three Oaks Parkway, Estero Parkway, and Coconut Road). If these lots are maxed out, it is estimated that this could add 3-4,000 more units within Estero and increase the population by around 8,000.

However, along East Corkscrew, there are already 26,000 housing units approved and 19,000 more yet to be built! In addition, going North on Three Oaks Parkway, there are already 5,000 units that have been added in the last five years, and another 3,000 will be built in that area. Mr. Sarkozy said, "In just those two corridors we use all the time as residents, there's a huge amount of growth."

CONTENTS

[Introduction](#)

[Development Summary](#)

[East Corkscrew](#)

[Residential](#)

[Recreation](#)

[Commercial](#)

[Road Developments](#)



The Village has initiated a comprehensive traffic study, which will take place this year. However, even when the results are known, it will take some time before they can be implemented by The Lee or Florida Department of Transport (LDOT or FDOT).

However, the Village has taken steps to help reduce development by purchasing tracts of land and rezoning them to avoid their repurchase for later development and reducing the potential traffic that would result in those areas. In addition, the Comprehensive Plan states the importance of “seeking an interconnected transportation network that successfully links residential, commercial and recreational areas safely, economically and efficiently.” The Village also states,

“Estero seeks to add interconnections between existing and newly developed areas to help shorten trips and make destinations easier to reach. Estero residents want to feel connected to their community’s parks, recreation, and centers of activity. Pathways along roadways, greenways away from roadways, and blueways along the Estero River are desired to link residents to these community’s assets.”

But, despite these well-intentioned objectives, as Dan DeLisi, a Land Use Planning and Water/Environmental Policy Consultant, mentioned during the October Public Forum, sadly, the road infrastructure was not planned for this buildout.

He stated that infrastructure in Estero missed the need for an increased roadway network when the Capital Improvement Plan was developed. Given the current situation, there are restrictions on what road improvements can be made, although there are plans to widen Williams Road between US41 and The Three Oaks and possibly Three Oaks itself. Estero suffers because there are few major East-West arteries. He said in places like West Palm Beach, which he is familiar with, “there is a much better road infrastructure that was put in place before the build-out, making it far easier to navigate during rush hour.”

Sadly, the traffic congestion issues that are being experienced in Cape Coral, Fort Myers, and elsewhere are likely to continue to get worse. Local authorities need to keep up the pressure on the county to help improve the situation to avoid another reason besides water quality issues in our rivers and bays, for visitors to decide to visit other locations and adversely impact our important revenue stream.



A Summary of Recent and New Developments Planned or Under Construction in the Greater Estero Area

February 2024.

Prepared by Allan Bowditch, ECCL's Chief Communications Officer

During the [Public Forum](#) produced by Engage Estero, held in October 2023, and focused on the Future of Estero, Steve Sarkozy, Estero's Village Manager, made several critical comments about the urbanization in Greater Estero.

First, he pointed out the changes that have already occurred in Estero during the last 20 years. He explained that the change rate escalates as Estero builds out on the remaining parcels of land within the Village Center (between US 41, Three Oaks Parkway, Estero Parkway, and Coconut Road). If these lots are maxed out, it is estimated that this could add 3-4,000 more units within Estero.

However, along East Corkscrew, there are already 26,000 housing units approved and 19,000 more yet to be built! In addition, going North on Three Oaks Parkway, there are already 5,000 units that have been added in the last five years, and another 3,000 will be built in that area. Mr. Sarkozy said, "In just those two corridors we use all the time as residents, there's a huge amount of growth."

As a result of several essential land purchases by the Village, one being the 62½ acres on the corner of US41 and Corkscrew Road, with the 30 acres to the south of Estero River being designated a preserve, some potential growth has been averted. This has been added to the purchase of land on East Broadway that has been used to encourage the growth of native plants, including trees, shrubs, ground cover, and grasses. In addition, the recent purchase by the village of the land being considered for a school on Three Oaks near the Post Office will now be used to assist in water management and will not be used for development!

"We've looked at other potential acquisitions east of Corkscrew within the Village. The Panther Way was a \$40 million purchase, which was too big. Hopefully, the county and various conservation programs can get involved, but the time to buy is now," according to Sarkozy.



Regarding the continued developments planned along East Corkscrew Road, the total population seems likely to reach 57,000 in 10-15 years. This total would include the newly planned developments by Kingston and FFD (GL Homes) along East Corkscrew Road.

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

CY	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Estero														
Wildcat Run	946	957	968	968	968	979	990	990	990	990	990	990		
Grandeza	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152	2152		
Rivercreek												198		
Preserve at Corkscrew		198	616	836	970	970	970	970	970	970	970	970		
Bella Terra	3080	4158	4178	4178	4178	4178	4178	4178	4178	4178	4178	4178		
Stoneybrook	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		
Outside Estero														
The Place							473	1049	1707	2519	2827	2915		
Verdana										35	469	1252		
Corkscrew Shores				332	664	933	1133	1223	1382	1423	1423	1423		
WildBlue								51	539	1181	1470	2226		
FFD (GL Homes)														
Corkscrew Estates												66		
Kingston														
	0	0	0	332	664	933	1606	2323	3628	5158	6189	7882		
Total	8640	9927	10376	10928	11394	11674	12358	13075	14380	15910	16941	18832		
Annual Increase		1287	449	552	466	280	684	717	1305	1530	1031	1891		
Note: Numbers as of 12-31-2023														

(Population estimates are based on X2.2, the number of homes as of Dec. 31, 2023)

Note: The Kingston Development (not listed above) will involve approximately 10,000 new homes with a population estimate of 22,000. The FFD development will involve 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.

East Corkscrew Road

DEVELOPMENTS ALONG EAST CORKSCREW ROAD / ALICO ROAD / NORTH OF ESTERO PARKWAY

The Centro Apartments, near Three Oaks Parkway, North of Alico Road

The Centro apartments, a 264-unit complex at the northwest corner of Interstate 75 and Alico Road, welcomed its first residents in October 2023. Hurricane Ian delayed the construction timetable by about four months. The 264 units have one to three bedrooms and private balconies.

Other planned amenities include a clubhouse, event center, theater, two-story fitness room, indoor and outdoor yoga studio, salon, courtyard with a pavilion, outdoor kitchen, pool, fire pit, walking path, Koi Pond, fresh community garden, and games. The Geis Companies paid \$4.5 million for the land in October 2021.



The Kingston Project East of Verdana Village

In June 2022, Lee County Commissioners approved an extensive development after initially denying Corkscrew Grove Limited Partnership a limestone rock mine proposed for the same spot along Corkscrew Road. The homes will be built on over 6,000 acres of property extending from south of Corkscrew Rd. to SR-82.

The proposed development by Cameratta Companies will include 10,000 dwelling units, a 240-unit hotel, 700,000 square feet of commercial use, and 3,287 acres of restoration, conservation, and flow-way. The proposed density on the site will be 1.5 dwelling units per acre. Cameratta has provided a K-8 school and will pay for the spine road within the complex and other vital contributions to safeguard water run-off and wildlife.



The property, used for agriculture, extends south of Corkscrew Road to State Road 82, bordering conservation lands such as CREW and the Imperial Marsh Preserve.

Cameratta Companies President Ray Blacksmith said the development will benefit the community, referring to the success of Cameratta's other properties on Corkscrew corridors. One of the properties, The Place, was used to showcase the success of Cameratta's conservation lands.

"Our efforts on the Kingston project will duplicate the restoration work that we've done at The Place and Verdana Village," Blacksmith said.

Development conditions of the project include open space, a human-wildlife coexistence plan, a central irrigation system, and hydraulic connections to provide an opportunity to improve flood control in the Wildcat Farms neighborhood.

The property is in a Density Reduction/Groundwater Resource area, a land-use category incorporated in the Lee Plan to address the development's effect on wetlands and natural resources. Cameratta acknowledged some of the development's inconsistencies with the Lee Plan but explained that each inconsistency was met with evidence of protection of the public interest. The density per dwelling unit is 1.5 dwelling units per acre.

The spine road in the development will cost \$40+ million, and the wildlife crossing will cost \$2 million. The estimated restoration construction will be over \$78 million, all of which will be borne by Cameratta.

According to Dan DeLisi (A Consultant with DeLisi Fitzgerald, Inc., a multi-service consulting firm with specialties in land use planning and civil engineering), the project is said to be consistent with the DRGR and meets nearly every criterion of the EEPKO, although others disagree.

It should be noted that Cameratta Companies stated they would incorporate necessary environmental and water runoff safeguards into their plans. This includes removing a levy that impedes the water runoff from NE to SW. In addition, the developer plans to build a 2-lane boulevard each way from Corkscrew Rd to Ste Rte. 82 is working with the Lee County Metropolitan Planning Organization (MPO) and the Lee County Department of Transportation to extend the Corkscrew Road widening Phase III to Kingston.

The MPO has also moved up the construction of the Alico Rd Connector from State Rte. 82 that could send some traffic North rather than down Corkscrew. However, many residents will likely want to travel to I-75 in an East-West direction. The impact of the additional population will still be felt mainly along East Corkscrew Road.

The site is currently being cleared, and it is possible that building could start in 2025.

FFD (Florida Farms Development) Project

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 will develop the area consisting of farm fields, uplands, and wetlands.

The proposed project includes the following:

- 5,208 residential units (single-family and multi-family) 1 unit per gross acre
- 100,000 square feet of commercial uses
- 240,000 square feet of amenity area use
- Existing agricultural services, including 50,000 square feet of research and development
- Acreage for an elementary school has also been included in their plans

According to GL Homes Traffic Impact Statement, there would be 42,401 new daily trips from this project. The peak hour trips would be approximately 4,300 (in and out at the evening peak hour, around 5 PM.)

Building could begin in the latter part of 2024 or early 2025.

Verdana Village on East Corkscrew

Verdana Village, a Cameratta Companies operation, is now well advanced with homes by Lennar and Pulte Homes, showcasing several home styles and footprints. Home prices are in the \$500K-\$1M range.

Verdana Village is a large community in terms of area and provides indoor and outdoor tennis, pickleball, and basketball courts. There are resort pools and many other amenities.

In addition, residents have a Publix-anchored retail shopping center outside the front gates, including Heartland Dental, Publix Liquors, The Nail Lounge Spa, and Dunkin'. The Publix supermarket, currently under construction, aims to be completed in Q2-2024. When completed, The Shoppes at Verdana Village will have over 78,000 square feet of grocery, retail, medical, and dining with additional space for lease.



River Creek (formerly Corkscrew Crossing) by GL Homes is progressing.

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



Homes comprise one and two-story home designs featuring a selection of standard luxury features. Floorplans range from approximately 1,900 to over 4,300 square feet, including up to five bedrooms, master suites upstairs or downstairs, 2-3 car garages, and flexible living spaces. The development consists of a gatehouse and a common recreation area. The community will have awnings for the sports courts and bicycle stands.

The community features several lakes, and over half the acreage is dedicated to undeveloped preserves. This residential community will have three phases, with a common recreation area. River Creek's GL Homes' grand opening was on Aug. 27. The new home designs will range from the \$600s and up.

Click here to view the site. <https://www.youtube.com/watch?v=Ao6Uv9PkI04>

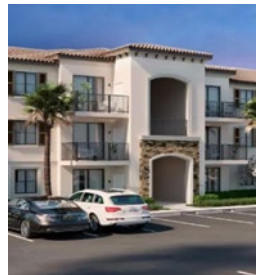
In August, the developer requested approval to construct 200 single-family homes on 56.25 acres for Phase III of the River Creek Development. The Village Planning, Zoning, and Design Board noted no communication or conflict of interest. The front entrance has been completed, and 345 homes have been sold. Construction on the clubhouse has commenced in January 2024.

Wildcat Run

The Village Planning, Zoning, and Design Board approved Wildcat Run's application to improve the clubhouse and parking. The plan includes a newly paved parking lot, realignment of existing parking spaces, and drive aisles. ADA access from the parking lot to the existing clubhouse sidewalk separated golf cart parking spaces, bike rack areas, and improved pedestrian and staff pathways are included. Four heritage trees, 3 of which were planted too close to each other and one over-pruned, will be removed and replaced with 20-foot-tall live oak trees between the parking lot and the residences.

The Grove at Portofino Vineyards

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 Lee attendance zone serves this area. This apartment community has three stories with 312 units. The units have one, two, or three bedrooms featuring stainless steel appliances and walk-in closets. There is a clubhouse and fitness center onsite.



Northwest Corner of Estero Parkway and Ben Hill Griffin

Although The Hoffmann Group has indicated they would like to build a 150-room Hotel and small conference center on this site, no additional information is available.

FGCU Parkway and Ben Hill Griffin Road

The land which has been cleared at the North Entrance to FGCU on Ben Hill Griffin was to house an alum center for FGCU. However, other ideas are now being considered, including a conference center or performing arts center.

FGCU has for some time identified the need for an "on-campus" hotel/lodging/conference center; although not confirmed, FGCU could develop it with that in mind. **No firm conclusions have been reached at this time.** The planned development on the site is part of the Master Plan (designated as "Outreach District 3") to connect the University more with the local community.

Engage Estero will provide updates when specific plans have been submitted.

West side of US 41 near Pelican Sound Blvd

A 219-unit complex is being proposed for the location in the following map. It will be a Carmargo mixed-use development. Minnesota-based Roers Co is applying to the Village Planning, Zoning, and Design Board to allow a maximum of 219 Multi-Family Residential Dwelling Units on the 11+/- acre parcel located on the north side of Pelican Sound Dr.

The initial presentation on July 25th at the Village Planning, Zoning, and Design Board meeting was considered unimpressive and will need several modifications to move forward. There was significant pushback by residents of the Meadows.

The key objection was traffic at the intersection of Pelican Sound and US 41. Mary Gibbs indicated that a traffic light may be installed in the future because of the development of the Northpoint property on the east side of US 41. This puts the Pelican Sound intersection into



the traffic pattern study along with Coconut Road and Williams Road. This will undoubtedly be examined in the 2024 Estero Traffic study, which has recently been approved.

The current zoning for the property is Camargo Trust mixed-use planned development. Since the site's future land use designation is village center, the property would have to be rezoned to Estero's planned development standards to allow the project to proceed.

Estero Crossing-Stock Residential and Commercial project

Located on the south side of Corkscrew Road, between Three Oaks Parkway and I-75, Estero Crossing (east of Lowes) features 306 apartments and 60,000 square feet of retail shops. It is close to Corkscrew Road and includes six three-story luxury apartment buildings.

The commercial space is pedestrian-friendly, with brick-paver walkways, benches, and lush landscaping. Various businesses have already established their operations there. These include restaurants with indoor and outdoor seating, other entertainment venues, boutique-style shops, and even health and wellness offices and studios.



Current tenants include Chicken Salad Chick, Crisp and Green, Dunkin, Oak and Stone, Orange Theory, Restore Cryotherapy, Sherwin Williams, Affordable Dentures, The Joint, and Bubbakoos. Others planned include Estero Eye, Orange Theory Fitness, My Salon, Burritos, and Batteries Plus. The well-planned and designed combination of residential and commercial properties is an important addition to what is available in the area near Lowes Plaza.

The Oak and Stone Restaurant is now open, and My Salon, Ivybrook Academy, and others listed, such as Orange Theory, Dunkin, and Chip Happens, will be opening very soon.

The Development on Broadway and US 41

The development of a residential development involving 34 acres east of U.S. 41 in Estero, north of Broadway Avenue, East and west of the railroad tracks, was approved by the Village Planning, Zoning, and Design Board in 2023. Land clearance is now underway. The Indiana-based developer Buckingham Co., responsible for the project, proposes three multistory buildings of 100 units each and ten townhomes, 310 units. Several years ago, Lee County approved two hundred thousand square feet of the nonresidential and 125-room hotel.

The developer plans on using just 30,000 square feet of the nonresidential land-use entitlement. Two buildings will be mixed-use with 5,000 square feet of nonresidential uses on the ground level. In contrast, the third building will house community amenities, including a public pocket park, two pickleball courts, a pool area, and a public passive park at Broadway Avenue. Further details will be provided when available.

Although initially called "Downtown Estero," the developer has agreed to change the name to avoid confusion for residents.

Genova: The Last Phase of the Development

What began as a private gated community of luxury condominiums inspired by the Italian Riviera, Genova, is now getting ready to debut its final phase. The plan for additional condominiums has been amended to brand-new luxury villas and townhomes. Open-concept floor plans with gourmet kitchens and outdoor living spaces are just some of the features that will be included. The resort-style amenities include lake and clubhouse views.

The townhomes will feature two garage spaces per unit, with varied building heights, shallow roof pitches with barrel tile as material, and wide overhangs. Attached balconies with decorative metal railings, square openings with an occasional archway, and architectural features with roof cupolas, corbels, and clay tile vents are also expected. CC Homes will build 31 villas, two stories, and 2,500 square feet.

Genova Gate Access Modification. Genova wishes to manage gate access with cameras and remote actions as a significant cost-saving strategy. The discussion was polarized and will involve HOA bylaws and approval thresholds (75%). The Village Planning, Zoning, and Design Board approved the change in 2023. Building has yet to commence.



The Colonnade (on the north side of Corkscrew Road, opposite Genova)

Although the Colonnade was planned as the first Continuing Care Retirement Community (CCRC) in Estero, the property involving 21.45 acres was back on the market in June 2023. A new proposal for 171 townhouses for the site has been put forward.



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

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

Jones Lang LaSalle Americas, Inc. (“JLL”) is providing the +20.19-acre development site with approvals in place to break ground on a mixed-use development and a 1-acre public park, creating a landmark destination.

The development proposed includes 330 multi-family dwelling units, 29,600 square feet of commercial use, and a 10,000-square foot church or alternative commercial use.



The commercial development will likely include an Animal Clinic, Banks and Financial institutions, a Bar, a Broadcast Studio (Commercial Radio and Television), and cinemas and theaters. Community Gardens and a public dog park on the south side of the property are also included in the plans.

Other options being considered for the development include restaurants, convenience food and beverage stores, a cultural facility, a daycare center, and a drugstore. A hardware store, Household and Office Furnishings, Insurance Company, Dry-cleaning and Laundry Services, Library, Post Office, and Medical or Dental Lab.

The public amenities include a dog park, pocket park, meandering multi-use path, fishing pier with a bike rack, and the one-acre park being donated to the Village. Their plans call for multi-family buildings, commercial space with potential restaurants and retail space, and a park.

They will have a mixture of lakes, stormwater vaults, a filter marsh, and two access points on Via Coconut with future pedestrian and vehicular access to the west. There was a lengthy discussion regarding drainage. The Village Planning, Zoning, and Design Board approved the plans with staff stimulations.

No ground has been broken, but this could start later this year.

The following link shows the details of the planned development.

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

Coconut Landing

The development is located off Coconut Road, ¼ mile from the Coconut Point Hyatt Resort next to El Dorado Acres. Coconut Landing will have 25 single-family homes. Fifteen homes have already been completed, with the remainder under construction. Key features include open-concept floor plans, customizable outdoor living with a private pool, and exclusive Coconut Point Hyatt Resort VIP membership.

West Bay Club

West Lake Court at the West Bay Club will have 26 Luxury Villa Single Family Homes (now under construction) with spectacular waterfront and golf views.

In addition, a new high rise, "The Island," has been designed by Garcia Stromberg. It will have a central core building designed to maximize the panoramic views from every residence. The new condominium will focus on outdoor living, an appreciation for sunsets over the Gulf of Mexico, and a rooftop amenity deck with a pool and fitness area. The residences will have wider terraces with summer kitchens, expansive walls of glass, and premium interior finishes. The building will be 23 stories over parking (approximately 270 feet) plus 20 feet for rooftop equipment. The high-rise building will be built on Pod 5 at the West Bay Club. The



building will have four units per floor, with two penthouse levels. The glass on the building will be non-reflective. West Bay Club is located at the end of Williams Road, west of US 41.

The Zoning and development order has been approved for the high rise on what was designated “pod 5” past the west end of Williams Road. It is anticipated that ground will be broken in mid-2024, and completion of the project is likely in 2026.

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

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



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

It is currently zoned for mixed-use development under the Mixed Use Planned Development (MPD) district classification, though, as is required in the Village’s Land Development Code for any planned developments in the Village Center Area, the development application will be requesting a rezoning to the Estero Planned Development (EPD) classification, and specifically the Tier 3, Village Center designation. The zoning change would allow residential and nonresidential uses in a more compact, urban form. The current plans for Woodfield Estero show nearly 600 residential dwellings with a mix of apartments and townhomes. A 260-room hotel will overlook one of the several community parks. The plan would involve: -

- 596 units, 538 multi-family apartments, and 58 townhomes
- 42,000 square feet of general and medical office space
- 82,000 square feet of retail and dining
- A hotel with 260 rooms
- 3,000 square feet of civic space
- And a public park.

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

Traffic remains the council's biggest concern. Coconut Road is close to being rated a failing road by the state. The developer's analysis projects the development will create 10,400 to 11,800 daily trips. Plans call for two additional entrances from U.S. 41 and one from Coconut Road. The Florida Department of Transportation needs to approve the ones on U.S. 41. The development will be required to add a traffic signal or roundabout at Coconut and Walden Center Drive. The Village, developer and the state will determine if the signals need to be retimed and if a second left-turn lane from U.S. 41 to Coconut needs to be added. Traffic concern was a vital issue for many residents in Estero. Some questioned whether the planned entrances should wait until the Estero traffic study, commissioned for 2024, is finished and the results examined.

The development order for the 1st phase of the project was submitted in January 2024.

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

Although HCA Healthcare purchased 100 acres in Estero for \$52.5 million in 2019, they are now selling a large part of the property. They will keep part of the site on the north side for a medical complex. Because no contract has been agreed upon, the potential outcome and range of options for the property still need to be clarified. If a large part of the property is sold to a developer, it seems unlikely that a hospital will be built on the site. The property on US 41 is north of The Hertz Building and borders Via Coconut on the eastern boundary.

No plans for this large land parcel have been submitted to the Village at this time.

Milan Villas- Northwest Corner of Williams Road and Three Oaks

Building on the 10 acres of land at the northwest corner of Williams Road and Three Oaks Parkway has begun, and in early January, 10+ of the 40 planned homes had already been built up to the roof line. Building is moving forward quickly on the site.

The homes are set into two rows, essentially with a road for internal access running north-south inside the developments and a roundabout at the southern end. Some original trees and landscaping have been retained along Williams Road to the corner with Three Oaks. The homes, which average around 1,500 sq ft, are for sale around the \$500K level.



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

Since purchasing the property in 2018, various discussions have occurred with the public and architects about acceptable options.

The 30 acres south of the Estero River will remain a protected environmental area that could 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 an area of natural beauty. There are many mature trees of several types, together with a wetland area and a section home to gopher tortoises.



The natural area will offer a peaceful natural environment for everyone to enjoy. Work is well advanced on the nature trails through the site, which is around 80% complete. An attractive open fence along US 41 and Corkscrew Road will also provide the property's boundary. The area will be available to the public in 2024. But after a lapse of 6 years, the area north of the Estero River is still under consideration by the Village Council and management regarding the most suitable options. However, at the Council meeting on Jan 21st, 2024, it was stated that Engineering Management contracts for the project would be outsourced for future development of the area to the north of the river. There has been no communication to the public on what might be constructed, and no conceptual plans have yet to be shown on what the overall project might look like. It is hoped that this will be addressed soon.

During the September 2023 meeting of the Village Planning, Zoning, and Design Board, Phase 1 was discussed: This involves an access drive, 85 parking spaces, bike racks, and Old Florida-styled restrooms on the north side of the Estero River. The toilets will be hooked into the nearby utility. A bridge will cross the river to the 8-foot ADA-accessible, porous multi-use on the southern side of the river. 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.

Access to this site is off US-41 to the southern end of Highlands Avenue, where the parking lot and bathroom will be located north of the Estero River. The existing swing bridge over the river will be replaced with a 10-foot-wide bridge leading to 8-foot-wide walking trails composed of recycled porous rubber. A bald eagle management plan is in place, as an eagle's nest is on the southwestern portion of this property.

Phase 1 represents less than 6 acres of the total 64 acres of the Village-owned Estero on the River property, located at the northeast corner of Corkscrew Road and US 41. At the September 2023 VILLAGE PLANNING, ZONING, AND DESIGN BOARD meeting, approval was given to proceed with Phase 1.

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

Estero Village Council unanimously voted to affirm a development order on Dec. 13, 2023, for a four-story, 137-unit apartment complex at the northwest corner of Three Oaks Parkway and Coconut Road. The development order for the project, known as Brooks Town Center apartments, was approved with conditions by the Village Planning, Zoning, and Design Board on Oct. 10 in a 5-2 vote. Also approved was the stipulation that the 20 spaces immediately in front of the commercial area that are back-to-back spaces be strictly reserved for commercial and not for joint use.



In December 2023, Shadow Wood Resident Kathy Wyrofsky and four other Brooks residents expressed their concerns to Estero's Council about density, traffic, and land use issues. After losing their appeal to the Council, they have recently filed a petition, known as a writ of certiorari, in Lee County Circuit Court asking a judge to "reverse and quash" the council's decision to allow the redevelopment project to move forward. They argued that the development order goes against the Estero Comprehensive Plan and the Estero Land Development Code.

Recreation



Entrance to the Estero Recreational Center

Plans to reconfigure the entrance to Estero Recreational Park on Corkscrew Road are underway. Civic engagement, sports, recreation, and concerned citizens are asking the Lee County Board of County Commissioners Parks and Rec Advisory Committee questions about the plans for the main entrance to the Estero Community Park off Via Coconut Point. This main entrance would facilitate connection to the potential Bonita Springs/Estero Rails to Trails development along the existing Seminole Railway land (BERT).

The Estero Park and Recreation Center's Playground

The north playground at Estero Park was installed in 2006 when the park opened. It is now one of the department's oldest and most popular playgrounds. While the playground is still safe, the 17-year-old playground shows signs of wear and rust deterioration, which dictates the County's replacement process.

Playmore West, Inc. has been contracted to replace the existing north-side playground section at Estero Park. The new playground will replace the 17-year-old playground, which shows signs of wear and rust deterioration. This playground will have play components for 2-5-year-old children, additional swings, and better accessibility. This playground will cost \$300,000; funding is included in Lee County's Parks and Recreation Department's budget.

Copperleaf on Three Oaks Parkway

Copperleaf at The Brooks is expanding its clubhouse at Three Oaks Parkway and Coconut Road. Representatives for Copperleaf at The Brooks described their plans for expanding the clubhouse, pool café, and pool deck along with modifications to the golf cart and parking areas, adding 21 parking spaces for staff. They stated that the architecture and paint colors would coordinate with and enhance the original design. They also plan to add a third bocce ball court, infill wet detention lakes, and carry out alterations to the clubhouse landscaping. The building process is currently well underway. The pool and pool restaurant will be opened in February 2024, and the final phase involving the pro shop and clubhouse should be completed by August 2024.

Pickleball at the Brooks – CDD and Commons Club

A public hearing was conducted for The Brooks CDD expansion of pickleball courts adjacent to the Commons Club on Coconut Road. They currently have three courts, but they plan to expand the facilities due to the high demand from the four communities in The Brooks.



In the latter part of 2023, the Commons Club agreed to purchase land owned by the CDD, close to and including the three existing Pickleball courts. This brings control completely under the Commons Club's operation and thus restricts use to members only. Plans are now to expand the number of courts for members of the Commons Club at the Brooks over the next few years.

The Driving Range and the 19 Acres were purchased by The Village of Estero Williams Road and Via Coconut- Plus leasing the Playing Fields of Estero High School

A new recreational complex, the Williams Road Sports Park, is moving forward after Estero Village reached an agreement with two interested companies. The sports complex will be located on the parcel of land between Williams Road and Via Coconut Point. The two companies developing part of the site are Chicken N Pickle and the High 5 Entertainment Center.

Chicken N Pickle has planned to include 12 to 17 outdoor and six indoor pickleball courts. They will also include three indoor event spaces and a game yard with lawn games, firepits, and beer gardens.



The High 5 Entertainment Complex, built on two floors, will feature a state-of-the-art arcade with virtual reality, laser tag, mini golf, duckpin bowling, bocce, axe throwing, escape rooms, and a full-service restaurant.

The site plan includes a large space for an additional partnership that has yet to be announced.

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



This lease will make facilities available to sports organizations and citizens when school is not in session. This provides functional resource access without purchasing land at an estimated \$500K / Acre. Taxpayers have already purchased the land for the school district. The Village Manager and Council members touted the benefits without describing the impact on Estero's character or vision. They expect to invest this summer to improve tennis, pickleball, and covered basketball courts. The Village Manager commented that the expansion of recreational facilities is included in the master CIP plan.



Spring Run Clubhouse on Coconut Road

The community is planning the expansion of its Clubhouse, Outdoor Bar/Dining, Pool, Restroom & Bocce Ball Court.

Purchase of Previous School Site planned on Three Oaks Road and Corkscrew

The Village plans to acquire and retain the land in its natural state. Purchasing this land for \$15M to improve stormwater management and not for commercial purposes was invoked as justification.

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

Corkscrew Pines Self Storage Units.

The Village Planning, Zoning, and Design Board reviewed this development proposal at a public hearing in 2023. The proposal is for self-storage located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive, and west of Firehouse Lane. The applicant requested a development order to construct a three-building, 134,000-square-foot self-storage facility, associated drainage, utilities, and landscaping.

The architecture is mission revival style. They have created undulations every 100 feet of the building facing Corkscrew Road to mimic separate buildings. The paint colors are shades of tan and beige with brown accents. The landscaping includes a variety of trees and perimeter shrubs.

The VILLAGE PLANNING, ZONING, AND DESIGN BOARD voted to approve this application with several conditions.



Oak and Stone Restaurant

Oak and Stone restaurant, 1,000 feet west of the intersection of Corkscrew Road and Interstate 75 in Estero Crossing, **is now open!** Oak and Stone is a regional restaurant specializing in Craft Beer and Artisan Pizza. Oak and Stone signed a lease with Stock Development at 10500 Corkscrew Road, or “Estero Crossings.” Tim Schneider, Tony Mangione, and Ty Hensley were the team that represented Stock on the transaction with Oak and Stone.

They offer a unique dining experience with gourmet fare and only the freshest ingredients. Their self-serve beer wall is one of the region’s largest, offering more than 50 beers on tap. Many of the drinks are American craft beers, emphasizing hometown breweries. An extensive list of wine, whiskey, bourbon, and craft cocktails is also available to drink from the menu. It has a more than 5,300-square-foot restaurant and bar with a covered patio. It is the first Lee County location of Florida-based Oak and Stone.



Coastal Palms Academy Daycare River Ranch Road and Corkscrew Road

A development order has been submitted to build a 15,000 sq ft daycare center on the vacant ± 3.5-acre site on the southwest corner of River Ranch and Corkscrew Road.

The Shoppes at University Highlands off Ben Hill Griffin Parkway

Lee Health University Highlands, located at 19511 Highland Oaks Drive in Estero, is now open. It is a two-story building involving a 20,820-square-foot primary care office and outpatient center. Opened in May 2023.



Located on the first floor, the outpatient center houses diagnostic imaging, such as ultrasound and X-ray, and women's health services, such as mammograms and DEXA scanning. The second floor provides full-scope family medicine and includes 16 exam rooms, a procedure room, and behavioral health services. The outpatient center has a lab draw station and an adult physical therapy clinic. It is a welcome addition to the area.

Patients and visitors can park free outside the front entrance and across the parking lot. The primary entry point into our parking lot is off Ben Hill Griffin Blvd.

A new store, Three60 Wine, will soon be coming to the range of commercial shops at University Highlands.

Edison Eye is now open. The company provides quality eye care for residents from an on-site team of qualified eye care specialists.

The Shoppes at University Highlands have applied for a development order to add a one-story, 7,300-square-foot commercial building on a vacant parcel on the west side of Ben Hill Griffin Parkway just north of Miromar Outlets. The new facility will have 6,000 square feet of retail space and a 1,300-square-foot restaurant. It's the fifth building for University Highlands, which includes 14 acres of retail, a hotel, and office properties.

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

Building Permits are under review for Miller's Ale House & McDonald's, which are proposed for the site. The site plan sets a McDonald's on the north end of the property closest to Rapallo Residents and sets the Miller's Ale House at the south end. Jim Wallace, a Village Planning, Zoning, and Design Board member, agreed with residents to flip the location of these businesses to cause the most minor inconvenience to neighbors. The site plan includes a 30-foot landscape buffer along Via Rapallo Drive. Additional internal landscaping has been added

between the north drive-thru building and the eastern property line to reduce noise. The Village Planning, Zoning, And Design Board approved the development 4-3.

Estero Eyebuild (former application in the name of Ginsberg Eye Center) at Corkscrew Palms.

The applicant has requested a development order for a two-story medical and general office building in the office park called Corkscrew Palms Commerce Center at 9441 Corkscrew Palms Circle. They plan to have medical offices on the second floor and future tenant space on the first floor.



The proposed architecture blends with the existing architecture in the Center, including roof type, color, and building colors. They have added a cupola with arched windows and lights on the building. They plan 70 parking spaces, including handicapped parking.

Goodwill – New location in Lowes Plaza on Corkscrew Road

Representatives for Goodwill Industries have described plans for a 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 the Lowes Plaza. They stated they had outgrown their facility on the north side of Corkscrew Road. The 2.69-acre vacant parcel will involve a 21,800-square-foot, one-story building with a drive-thru. The Village Planning, Zoning, And Design Board approved the application with specific stipulations.

It is understood the color of the building will be beige/white with decorative tile roofs and brown trim, and it includes trellises with plant materials. The plan is to preserve much of the existing heritage oak tree border along the corner of Three Oaks Parkway and Corkscrew Road and add additional landscaping. There may also be a public plaza with benches and bike racks.

Shopping center east of Corkscrew Shores and south of Corkscrew Rd

Developers are considering providing retail stores in a parcel of land east of Corkscrew Shores. This parcel is located within unincorporated Lee County, just beyond Corkscrew Shores - also in unincorporated Lee County.

It would help to relieve pressure on East Corkscrew Road by reducing the volume of traffic heading west to the stores around Miromar Outlets, Grand Oaks, and University Highlands.
More information will be provided when more details are available.

Wawa Convenience Food & Beverage Store with Gas Development

Despite the delays, progress is being made to build this popular company on Corkscrew Road in the Lowes Plaza. In August, the developer applied to remove the existing structure (Ruby Tuesdays) and construct a 5,537-square-foot convenience store and gas station. The site has now been cleared.

The site will be reconfigured to provide for vehicular & pedestrian traffic, parking, and landscaping. Approval was given for the minor amendment for the height of lighting features under the gas canopy to 21.53 feet, a minor amendment for the sign setback to be 10 feet instead of 15 feet with the preference of the taller sign if Lowe's approves the sign and replacing Cypress trees on Corkscrew Road with oaks or another species approved by staff.



Coconut Road Next to Wawa in Lowes Plaza

A new Starbucks will be located on a 1.5-acre Parcel on Corkscrew Road next to Wawa.

Pastry Boutique Artisan Bakery in Broadway Shops

The store is located at 20461 S Tamiami Trail #20, Estero. This trendy artisan bakery has recently opened in the Broadway shops and has been said to be an excellent addition to the various businesses in the area.

Those who have visited have described it as, *"This is a new (~4 months) family-owned pastry shop that serves scrumptious goodies like croissants (marzipan, butter, chocolate, and ham and cheese) as well as other fancy desserts. We selected a few things to try and were quite impressed. The croissants had a crunchy crust but were tasty and tender. Mumm! Their version of Creme brûlée came in a light pastry shell, wasn't too sweet, and was filled with a light vanilla custard--Fantastic! We also tried their German Rye bread, which was also special."*



The Bicycle Cafe is Located at US41 and Estero Parkway.

Estero Bicycle Cafe is committed to providing maintenance and repair services to the cycling community. They have fully certified and highly trained mechanics who strive for professional, friendly, and efficient service. You can also buy or sell your bicycle at the store.

The Floral Artistry Studio at US 41 and Estero Parkway.

The store will design and deliver arrangements for any occasion (birthday, anniversary, childbirth, thank you, I love you, thinking of you, welcome home, congratulations, get well, etc.). They specialize in weddings, corporate events, and private parties – their designers will customize an event to fit customers' needs and styles.

"Tacos on the Road" at the Marathon Gas Station on US 41

Tacos on the Road's food is 100 percent organic from a secret family recipe gastronomic cuisine. People have commented. "As soon as I walked into this building, I could tell this place would be good. The owner loves what he does. Very cute and nicely done interior. At a gas station! Don't be put off. Everything is fresh and tastes so good."

Another said, *“What a lovely business! Located in the Marathon gas station, clean tables are abundant, 2 of which are gorgeous wood. The menu has something for everyone. The steak fajita salad was chopped steak, sautéed red and green pepper and onions on a bed of fresh spinach and spring lettuce with comity cheese, tomatoes, avocado, and cucumber.”*

Walmart on US 41 in Estero

Approval was given in October to allow Walmart to add a ± 5,800 square foot addition to the existing 186,404 square foot building to accommodate storage for online pickup orders. The project also includes reconfiguring the parking area where the addition is being constructed.

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

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



A new Home2 Suites Hotel in Coconut Point between The Cinema and via Coconut

The company is considering building in the area above, but no application has yet been submitted. Still, it would be situated on 2.37 acres at Coconut Point Mall between the cinema and Via Coconut.

Culvers at US 41 and Pelican Colony Blvd

Culver's restaurant is planned at US 41 and Pelican Colony Blvd. The development order has been approved, and the building permit was approved in January 2024. The building will have a seating capacity of 50+ patrons.

Coconut Point Ford

Coconut Point Ford has applied to expand their operation on the west side of US 41 and south of Galloway Ford Road. Currently, the property is used for Coconut Point Pre-Owned vehicle sales. They are applying to construct 18 additional vehicle service bays, 14 parking spaces, and related infrastructure. The application was approved in September.

Abbiati Dental Office Building

Plans are in place to construct a new dental office building at 22770 S. Tamiami Trail, west of US 41 and south of Fountain Lakes' entrance. The site is a 1.45-acre undeveloped parcel directly south of Fountain Lakes Boulevard. The plan will comprise a 10,000-square-foot building for dental/medical use and 1,950 square feet for general office space. The Village Planning, Zoning, and Design Board approved the order with conditions.



Miromar Outlets

810 BILLIARDS at Miromar outlets in the location of Neiman Marcus' "Last Call" has been issued with a renovation building permit to complete the interior demolition. They will provide Billiards, Bowling, Ax Throwing, Golf, and Food and Drinks.

Corner of Quente Way & Three Oaks Parkway

Goddard School for Early Development is proposed. It will be a 2-story building of 14,190 sq ft.

SW Corner of Corkscrew Road & River Ranch Road

A development order was submitted in January 2024 for COASTAL PALMS ACADEMY to build on 3.84 acres a 14,700± sq ft daycare and preschool center.

Land Parcel to the north of the Houck Dermatology building.

A proposed zoning amendment to this land parcel will mean a change in the site plan for what is termed "Parcel G East." The change is from the proposed Assisted Living Facility to a mix of self-storage, commercial, and hotel use. The zoning amendment was submitted on January 17, 2024.

Renovations at the South County Regional Library in Estero

Lee Board of County Commissioners voted to award BSSW Architects, Inc. an architectural services contract for renovations to the South County Regional Library. The planned renovations include an automated material handler, upgraded building systems, reconfiguring the interior to serve the public and staff better, ADA upgrades, a new roof, and site improvements. BSSW Architects, Inc. will provide professional architectural, civil, structural, mechanical, electrical, and plumbing design services. There will be multiple opportunities for public input during the 11-month design process.

After completing the design and bidding process, the Board will vote on the construction contract at a public meeting. The project is expected to be completed in 2024.

The Old Post Office 8111 Broadway E.

The new owner has submitted proposed changes to the plans for the site. It was rezoned from AG to a commercially planned development. The development order approved the redevelopment of the 4,800 sq. ft. building.

Pavich Realty Corkscrew Road near Via Coconut

Plans to convert a small existing property on Happy Hollow and Corkscrew Road for their office and small café were proposed and agreed upon. It was to be located On the SW corner of Corkscrew Road and Happy Hollow Lane, with the Gulf Seminole Railway to the west and Estero by the River land to the north ¼ mile east of US 41 and approximately 500 feet west of Via Coconut Point Road.

The plans involved building a 2-story multi-use commercial development with 8,000 square feet of office and mixed commercial uses. This involved a 1,050-square-foot restaurant, retail or café, and 950 square feet of courtyard/outdoor seating.

In August 2023, the planned development was withdrawn.



Chip Cookies Opens at Estero Town Commons

In Estero at 10171 Estero Town Commons Pl., Unit 305, Chip Cookies opened its doors in August 2023.

Local owner Amanda Arrington is no stranger to the world of selling cookies. She started selling cookies from her home kitchen, but it became difficult to manage as the business grew. “I instantly fell in love with everything about Chip; so much detail goes into everything they do. It was an easy decision to open our location so I can continue fulfilling my passion for high-quality baking.”

Chip Cookies is Utah’s original gourmet cookie delivery company and has been delivering happiness in the form of warm, fresh cookies right to the consumer’s doorstep since 2016.



Lavish Wellness on US 41

Lavish Wellness Lounge is now open at 19970 S. Tamiami Trail, Estero. The company prides itself on helping clients prioritize their wellness by offering services that will leave them feeling energized, rejuvenated, refreshed, and confident!

The services offered include various wellness & aesthetics services ranging from IV Vitamin infusions, Medical Weight Loss, Wellness Shots, and Botox and Fillers! They aim to provide safe and effective treatments to help you look your best.



Integrative Rehab Clinic on Corkscrew Road.

Integrative Physical Medicine & Rehabilitation clinic is centrally located in Estero, Florida. They offer treatment for sports injuries, arthritis, and joint pain with a comprehensive team approach to help patients eliminate pain from neuropathy, chronic joint pain, back and spine pain, and knee and foot pain. With regenerative treatment, their experts will help relieve your pain and achieve a state of health and wellness.

Chiropractic Care and Rehab 9250 Corkscrew Road

The Chiropractic Health Center is dedicated to helping improve your health naturally. Their goals are simple. They strive to help reduce your pain and restore your lost function.

Coconut Point Additions.

Warby Parker at Coconut Point

Warby Parker opened its doors in November 2023. It offers a collection of trendy and timeless eyeglasses and sunglasses that blend fashion with functionality. With a commitment to affordability and quality. The new store offers the brand's complete optical and sun eyewear offerings, their brand of daily contact lenses, Scout by Warby Parker, and third-party contacts, in addition to offering eye exams.

Face Foundrie

The company is an all-inclusive focused facial bar. They empower customers to look and feel their best by providing cutting-edge services, accessible pricing, and an extensively trained staff of skin experts.

IceSSScreamin'

Chill out and beat the Florida heat with the newest frozen paradise on Fashion Drive next to Sunglass Hut. With over 40 premium, sugar-free, and vegan offerings, this ice cream store invites you to relish a medley of creative flavors and imaginative topics that cater to the classic and adventurous palate.

The Archive

Step into urban fashion at the new premier sneaker and streetwear boutique on Fashion Drive next to PacSun. Shoppers can now discover the latest sneaker and streetwear brands, including iconic brands like Jordan, Yeezy, Essentials Fear of God, and more. Explore streetwear's diverse allure at The Archive, from footwear to clothing, accessories, and collectibles.

SouthWest Florida Symphony Arts & Culture Center

Celebrate the harmonious synergy of culture and creativity with the unveiling of the Southwest Florida Symphony's new Artist & Operations Center. This larger, acoustically refined space sets the stage for optimal rehearsals and intimate Tiny Concerts, fostering the growth of classical music and the performing arts in the region.



With over 60 years of enriching the community through arts and culture, the center promises to be a hub where music aficionados and artists unite to shape the future of symphonic excellence.

PGA Superstore

This golf superstore opened in the fall of 2023. It offers everything a golfer needs for a day out on the golf course. The store offers an extensive selection of men's and women's apparel, equipment, accessories, and more! There are practice bays, and there is provision for club fitting and lessons that can be booked.



The Cheesecake Factory

The restaurant opened in August 2023. It offers an extensive menu of dishes and, of course, a legendary array of cheesecake. It offers an elegant ambiance and promises a memorable dining experience.

Chatime

Recently opened Chatime brings together endless ways to enjoy every kind of drink. They offer bubble teas to many new beverage creations.

Barnes and Noble, GameStop, and American Windows

All have recently opened their doors in Coconut Point.

Coming Soon to Coconut Point

Sunglass World

Evereve

The retail chain focusing on denim, casual wear & occasion dresses, plus shoes & accessories for women

Real Seafood

Real Seafood Company (also located in Naples) will be an important addition to the restaurant scene in Estero. They specialize in a full range of "top catch" seafood with a built-in raw bar and an extensive fresh catch list, and they also feature pasta, steaks, chicken, and even sushi! They will also provide fine wines, beers, and specialty cocktails.

Cell Tower Developments

AT&T Cell Tower

(at 3231 Coconut Road adjacent to the Bonita Springs-Estero Elks Lodge)

The first public hearing addressed a notable exception for a 100-foot-tall AT&T wireless telecommunications facility on the Bonita Springs-Estero Elks Lodge property at 3231 Coconut Road.

The applicant revised their original application from 149 feet to a 99-foot monopole with a 1-foot lightning rod for a total height of 100 feet. Space will be made available on the monopole for two other providers. They stated that the tower is needed to provide capacity and coverage for this area.

The facility will include the monopole with antennas, a 20 x 15-foot area for a generator, and equipment shelter for each antenna array, all of which will be enclosed by an eight-foot wooden fence surrounded by a ten-foot-wide landscape buffer. In addition, this tower will have FirstNet, a network service for first responders. It will not be lit at night.

Although public comments were considered, the application was approved for a 100-foot-tall tower with conditions.



Bella Terra Cell Tower

Broadus Towers plans to install a cell tower along East Corkscrew Road near Bella Terra.

The tower planned will be a 148' Tall Monopole. It will involve: -

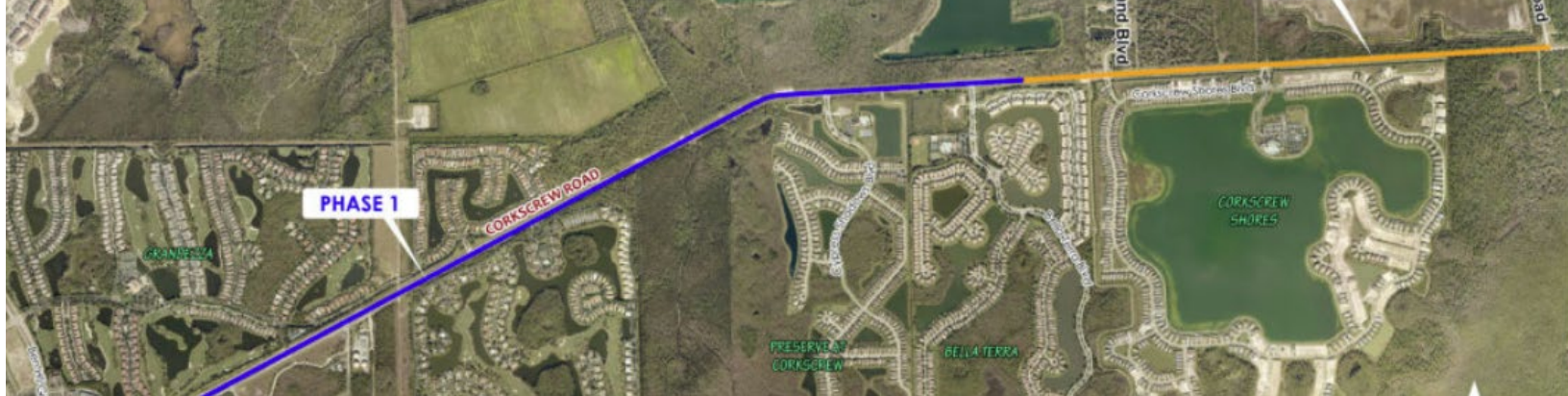
- Monopole = 1 support pole, no ironworks or guy wires
- Antennas mounted on the headframe at the top
- Dull gray tones to help minimize visibility
- The Monopole will meet all aspects of the Village Tower Code (No Variances)
- This Monopole will be completely dark at night. This Monopole will be designed to hold antennas for up to 4 carriers

Bella Terra has been notorious for poor cell service, especially at the southernmost location. The tower is needed to provide the residents with communication with Fire & Rescue resources. Fire and Rescue are in Bella Terra 3-4 times a week. There have been multiple meetings about this issue, with over 70% approval of the cell tower.

However, there is also concern that the planned position of the cell tower will curtail future potential use of the 12-acre site. The specifics of that meeting will be sent out in the future. It has been suggested by Priscilla Segarra, on behalf of Bella Terra of the SWFL Board of Directors, that “whether you are in favor of the tower or not, putting it the furthest away from

all homes and our amenities will provide more usable land for future development of Bella Terra's front parcel."

A Public Information Meeting was held on Sept. 12th, 2023. One hundred fifteen eComment cards were placed into the record, and six residents spoke, mostly asking questions about the project. No vote on the project has yet been made at the time of writing.



Road Development Updates: February 2024

CORKSCREW ROAD LATEST UPDATES

With the assistance of the East Corkscrew Alliance, Engage Estero is providing the latest information on the East Corkscrew Road developments.

Corkscrew Road I75 to Ben Hill Griffin

The Estero Village Council approved a contract with Johnson Engineering for \$214,500, with a contingency of \$21,400, for the design and engineering for landscaping along Corkscrew Road from Corkscrew Woodlands Blvd. to Ben Hill Griffin Parkway. This project will fill the 2,300-foot landscaping gap along Corkscrew Road from the DOT's landscape project at I-75 to Ben Hill Parkway.



Corkscrew Road Widening – Ben Hill Griffin to East side of Bella Terra

The project widens Corkscrew Road to six lanes from Ben Hill Griffin Parkway to Fire House Lane and four lanes from Fire House Lane to the east boundary of Bella Terra.

The project includes adding road bike lanes and some sidewalks, installing new drainage, and constructing a wildlife crossing approximately 1000 feet west of the entrance to Cypress Shadows Boulevard. This crossing will coincide with a regional flow-way that crosses Corkscrew Road at that location. Completion is scheduled for March 2024.

The first lift of paving is scheduled for the westbound section from the entrance to the Preserve of Estero to the RiverCreek entrance by the end of February 2024. Once this westbound section is complete, the new lanes will be utilized and the previous crossovers will be curbed, graded and the first lift of paving applied. Once the first lift is applied, the second and final lift is applied. The final step is striping.

Once the contractor completes the project, the Village of Estero will install shared-use paths, lighting, and landscaping.

The Village of Estero efforts are projected to take 6 -9 months once a contractor has been selected. There may be long lead time items (e.g., street light poles) that may extend the timeline.

Lee Department of Transport (LDOT) is installing traffic monitoring devices along the route. LDOT will be able to monitor and adjust traffic signals from the traffic control center.

Rivercreek development, WildBlue commercial, and eventually WildBlue development will fund a traffic signal at Estero Crossing Blvd and WildBlue Blvd.

There is no estimated installation date as of this writing.

The County has an informational website at: <https://corkscrewroadwidening.com/>

Corkscrew Road Widening - East side of Bella Terra to Alico Road.

The Lee Board of County Commissioners voted on Wednesday, December 6th, 2023, to approve a contract for constructing Corkscrew Road Widening Phase II from the east side of Bella Terra to Alico Road. The \$26.6 million contract is with Bergeron Land Development. Construction is scheduled to begin in the first quarter of 2024 and is expected to be completed in 24 months. The project includes funding from Lee County Utilities. The project encompasses:

- Widening of an existing two-lane road to four lanes
- Drainage improvements
- A 6-foot sidewalk on the north side and a 10-foot asphalt shared-use path on the south side
- On-road bike lanes
- A new traffic signal at Alico Road (complete by January 2025)
- Streetlights
- Traffic monitoring cameras
- Force main and water main relocations/replacements



OTHER ESTERO ROAD DEVELOPMENTS OF NOTE

Williams Road Widening

Williams Road is currently a two-lane road. Development of the North Point property, located north of Williams Road between US 41 and Via Coconut Point, is expected to widen Williams Road from the existing two lanes to four lanes from US 41 to Via Coconut Point. The first step is to hire a consultant to assess this portion of the Williams Road corridor and then design and permit the required improvements.

Council approved a contract with Kisinger Campo & Associates for the preliminary engineering and design of the Williams Road widening project. The contract was approved for \$577,133, with a contingency amount of \$57,700.



US 41 median landscape contract

Council approved a contract with P & T Lawn & Tractor Services for \$254,934, with a contingency amount of \$25,500, to install new landscaping within US 41 medians from north of Coconut Road to south of Williams Road. The proposed improvements will remove plants not doing well within the medians and replace them with plants that have performed better in similar roadway locations. Some small trees will be added along with understudy plantings that meet DOT's requirements.

Sandy Lane Bike-Ped

Public Works Director David Willems gave an [in-depth update](#) on the Sandy Lane bike/ped improvement projects, which extend from Corkscrew Road to Broadway Avenue East.

Sandy Lane has no bicycle or pedestrian facilities along the roadway, so residents are required to walk on the road or along the shoulder.

The plan calls for a crosswalk at Corkscrew Road; a 12-foot off-road concrete bike/ped path in those areas where possible, reduced to an 8-foot path was necessary; a pedestrian bridge over the Estero River; lighting; grasses and water tolerant plants in the swales, and a variety of trees and shrubs along the pathway.

The Village's consultant is nearing completion of the project's design and is working to obtain the permits required to build the project. Construction is proposed to start north of the river in December 2023.





Inform > Engage > Impact

Engage Estero: A Community Engagement Association

P.O. Box 424

Estero, FL 33929

info@esterotoday.com

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



Right click to copy this link and
share it on your social media.

