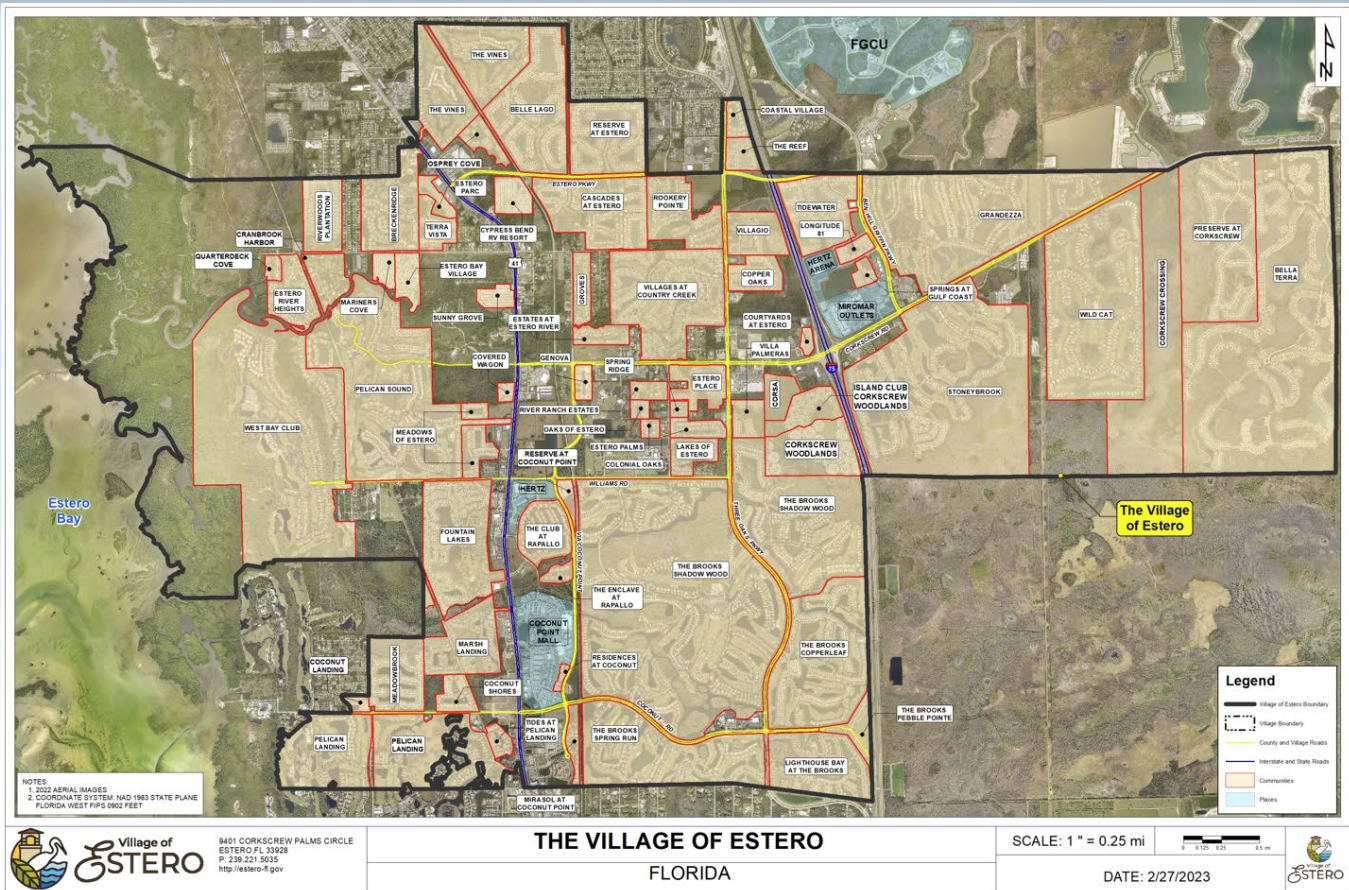


An aerial photograph of a residential development in Estero, Florida. The houses are arranged in a curved pattern around a winding canal. The area is lush with greenery and palm trees. The sky is clear and blue.

Update on Development Projects in Estero

Village Council Meeting
March 15, 2023





8481 CORNSCREW PALMS CIRCLE
 ESTERO, FL 33928
 P. 239.221.5035
<http://estero-fl.gov>

THE VILLAGE OF ESTERO

FLORIDA

SCALE: 1" = 0.25 mi



DATE: 2/27/2023





Recently Completed Projects

Clean Machine Carwash



**1-Acre Site
US 41 next to
Vines Community**

Mister Formerly Clean Machine Carwash



Mister Carwash soaks up Clean Machine Florida locations

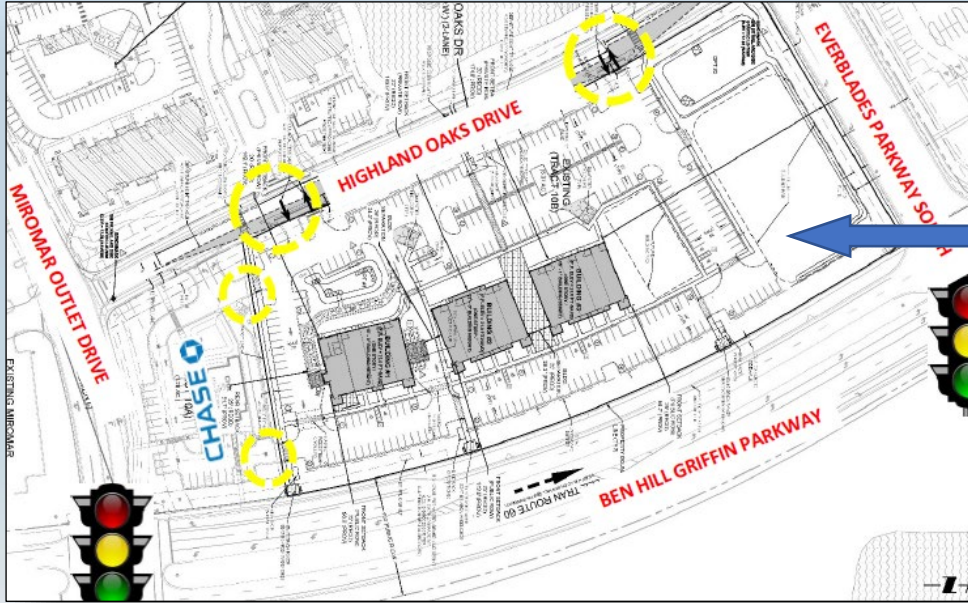
- **Architecture**
- **Tree Preservation**
- **Hours of Operation**





Located at Miromar Outlets Mall

University Highlands

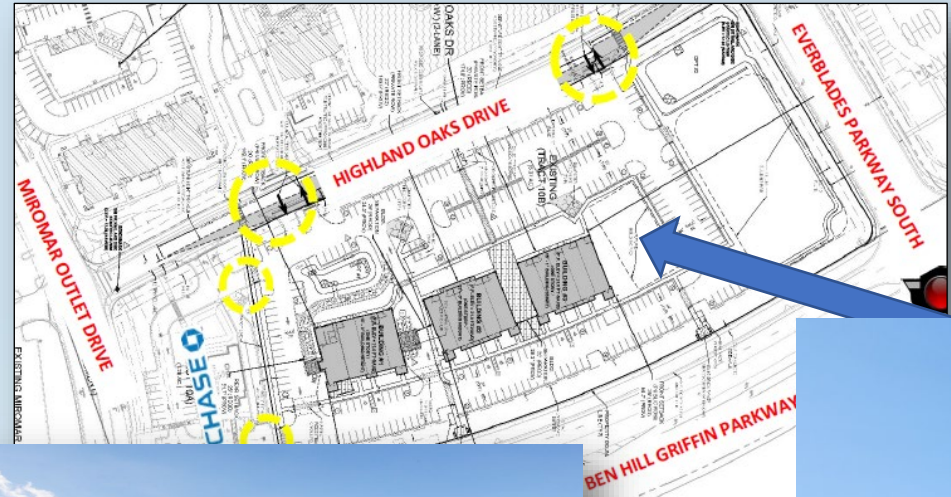


**West on Ben Hill Griffin Parkway & north
of Miromar Outlet Drive**

Lee Health



University Highlands Building #5



West on Ben Hill Griffin Parkway & north of Miromar Outlet Drive





New Businesses & Remodels

Artisan Bakery



Broadway Shops



Located at US 41 & Broadway

Bicycle Café

Located at US 41 & Estero Parkway



Estero Ridge

Floral Artistry Studio



Located at US 41 & Estero Parkway

Tacos on the Road



in the Marathon Gas Station on Corkscrew



Coming Soon...



Located at Coconut Point - former "Stir Crazy" site



Projects Under Construction

**Reviewed and Approved by
Council or Planning Zoning and Design Board**

Estero Crossing



**43-Acres
Located on
Corkscrew Road
west of I-75**

Approved as a Mixed Use Planned Development (MPD)

- **Stock Development**
- **300 Multi-Family Residential Units & 60,000 sq. ft. Commercial**
- **with Placemaking**



Commercial Retail – Sherwin Williams, Chicken Salad Chick, Orangetheory, The Joint, Affordable Dentures & Implants, Crisp & Green, Restore, Dunkin Donuts



Paseo area connects commercial to residential across “Main Street”



Placemaking



Public Art



Oak & Stone Restaurant



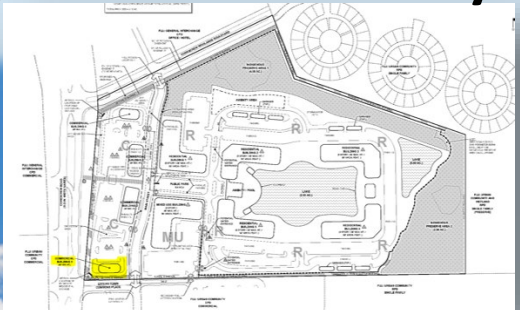
Oak & Stone Restaurant



Dunkin Donuts at Estero Crossing



Located at the western end of Estero Crossing off of Puente Way



Estero Crossing Residential



CLUBHOUSE FRONT ELEVATION



Coming Soon



Coconut Landing



**10-Acres located on Coconut Road west of US 41
Property Annexed into Estero from Lee County**

Coconut Landing



25 Single Family Residences

Coconut Landing



15 Homes Completed



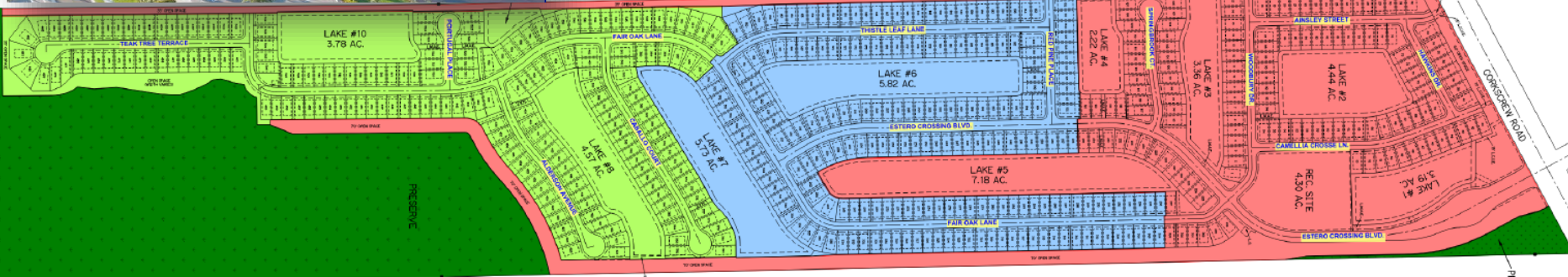
Rivercreek formerly Corkscrew Crossing



Development Order approved for Phase 2



- Phase One (141 Lots)
- Phase Two (213 Lots)
- Phase Three (200 Lots)
- Preserve



Bella Terra

Preserve at Corkscrew

Purchased by GL Homes
Residential Development on 400-Acres with a 200 acre preserve area

Rivercreek formerly Corkscrew Crossing



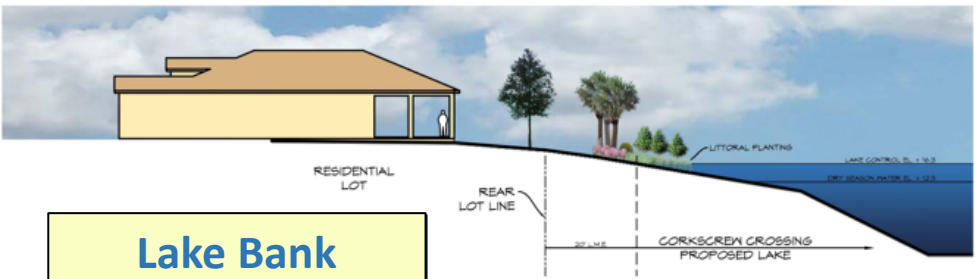
Rivercreek



Rivercreek



TYPICAL LAKE EDGE PLANTING CROSS SECTION



Donation to Village for Wetland Mitigation



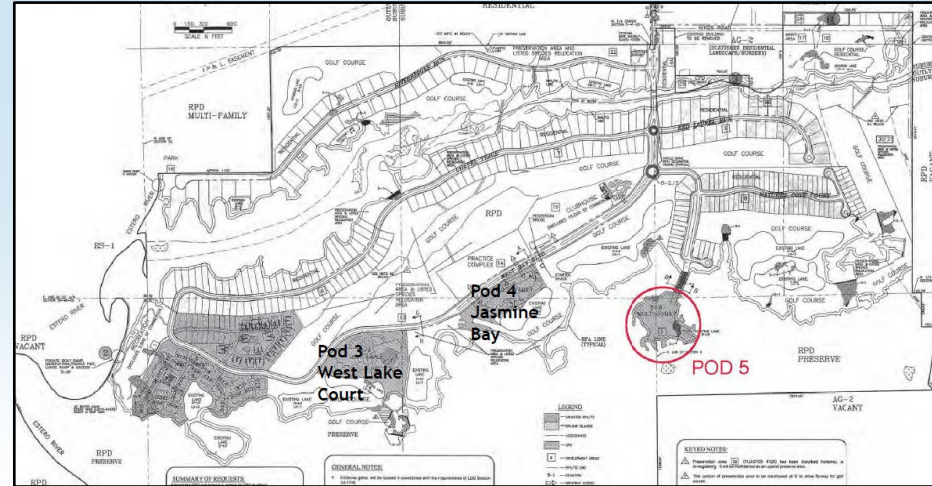


Future Projects

West Bay Club



High Rise Building on Pod 5 Past west end of Williams Road



Approved Zoning & Development Order

Downtown Estero

Mixed Use Project



PZDB Expecting to review Development order April/May



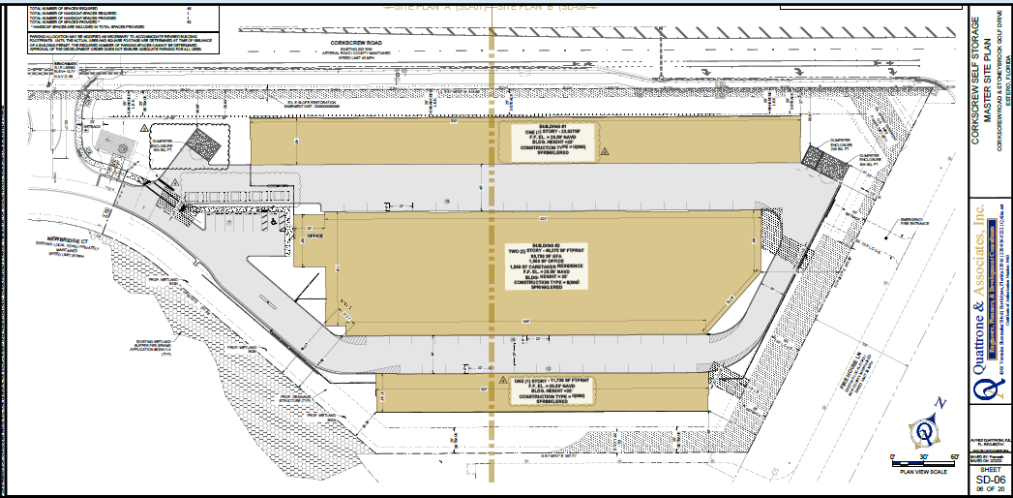
US 41 & Broadway



Corkscrew Pines



Development Order for Self-Storage, BUILDING 1 WITH VIEW OF BUILDING 2 IN BACKGROUND
roads and infrastructure to be reviewed by PZDB March/April 2023



Located on Corkscrew Road at Stoneybrook

Marketplace at Coconut Point



**10-acre site on US 41
in front of Rapallo**



Marketplace at Coconut Point



FRONT ELEVATION



REAR ELEVATION



DINING ELEVATION



DRIVE THRU ELEVATION

Development Order Approved by PZDB

MAIN ENTRY ELEVATION: Scale 3/32" = 1'-0"

- BUILDING BODY: SW 7516 Kestrel White
- CLAY TILE ROOFING: Boral Barcelona 900 New Southern Blend
- TOWER BODY: SW 9601 Diverse Beige
- DECORATIVE CORNICE: SW 7006 Extra White
- BUILDING BODY: SW 7516 Kestrel White
- AWNING: Vanguard 2909 Rust
- BUILDING INSET: SW 9601 Symmetry
- TRIM: SW 7006 Extra White
- BUILDING WAINSCOT: SW 9601 Diverse Beige

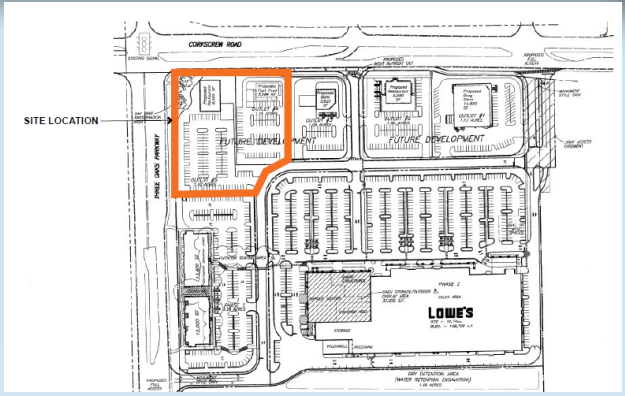
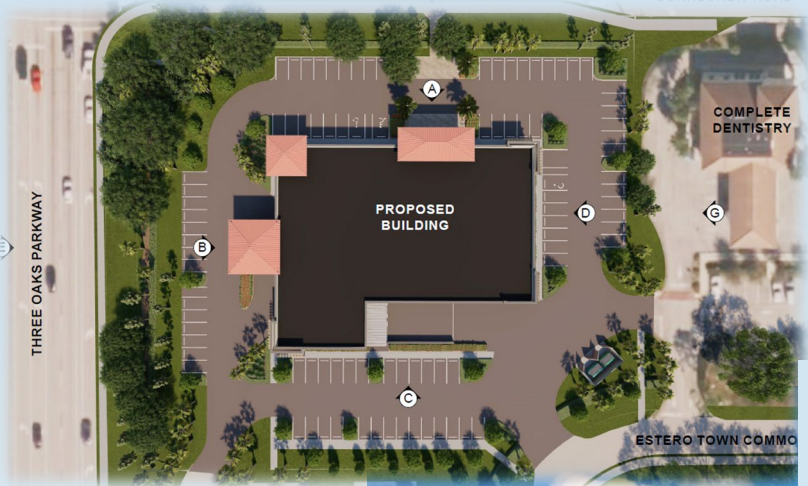


Former Ruby Tuesday Building Site Located on Corkscrew Road in Lowe's Plaza

Zoning Amendment approved
Development Order under review



Goodwill Industries



Relocating from North Corkscrew Road to South Corkscrew Road & Three Oaks Parkway



PIM for Development Order reviewed by PZDB February 21, 2023

Culver's at Coconut Point



Located at US 41 and
Pelican Colony Boulevard

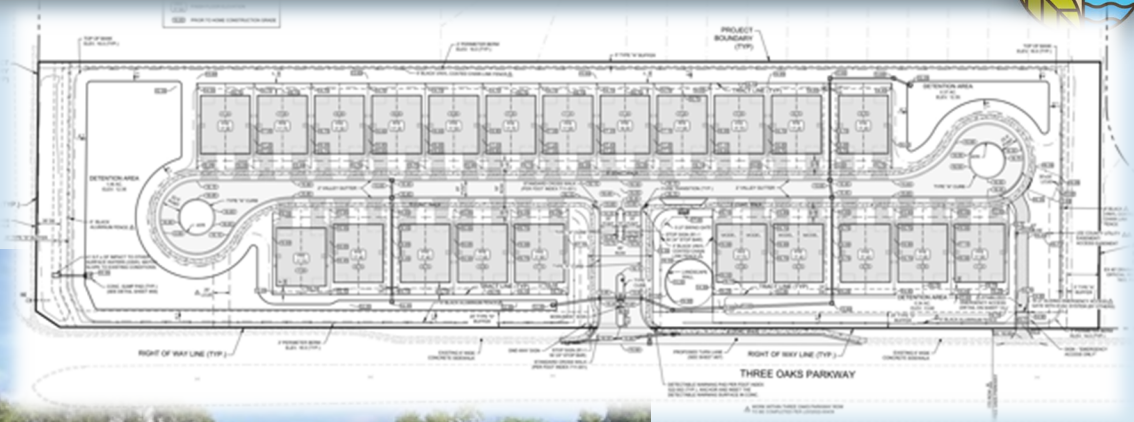
**PIM for Development Order held July 12,
2022 and a Workshop November 8, 2022**



Milan Villas



**Rezoned from CPD to RPD
Development Order approved
for 44 Single-Family Homes**

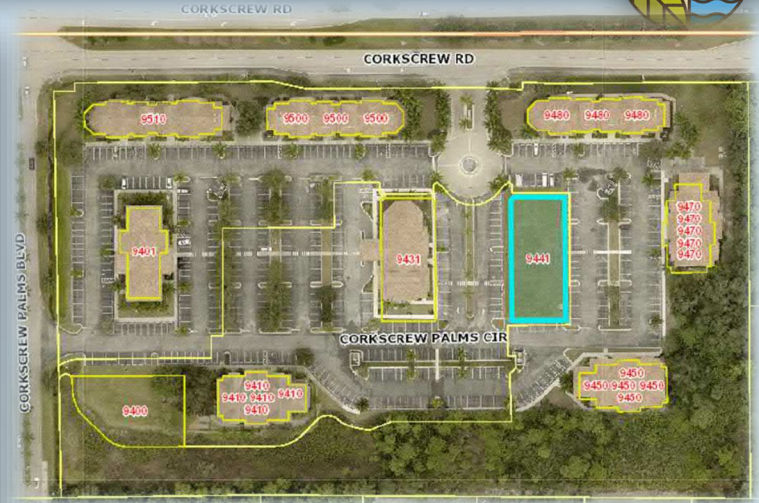


**10-acre site located on
Three Oaks Parkway
and Williams Road**

Eyebuild formerly Ginsberg Eye



East of Village Hall - 2 story office building



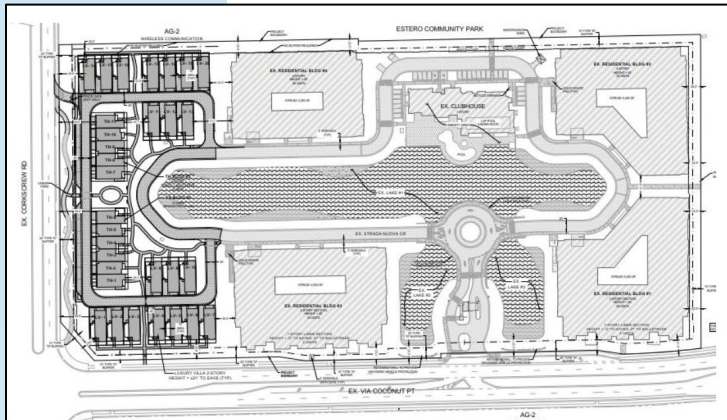
**PZDB approved the
Development Order
February 21, 2023**



Genova Single Family



**in lieu of 2 Condo. Buildings
Located on Corkscrew Road
& Via Coconut**



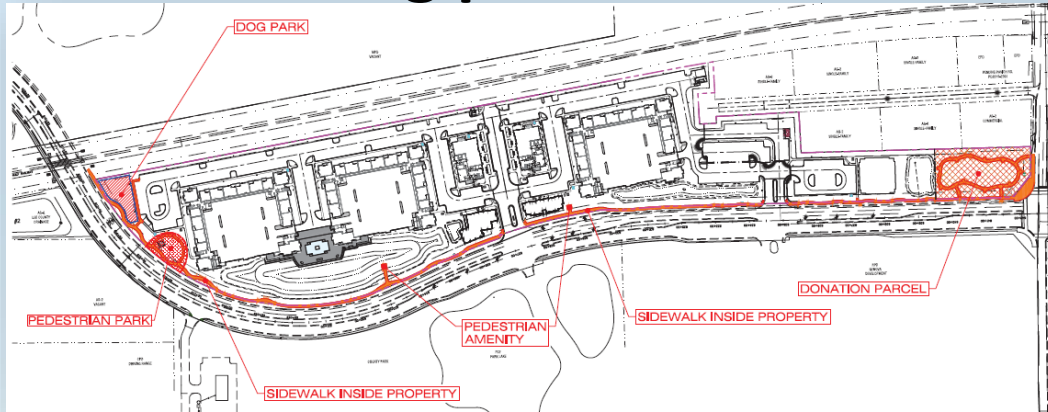
**Zoning Amendment approved
Awaiting Development Order to be submitted
31 attached villas and townhomes**

Via Coconut



Development Order under review

- Finalizing pedestrian amenities and park donation



Mixed Use Development

- Multi-Family & Commercial
- Main Street Area



Pavich Office Building



On Corkscrew Road - West of Via Coconut



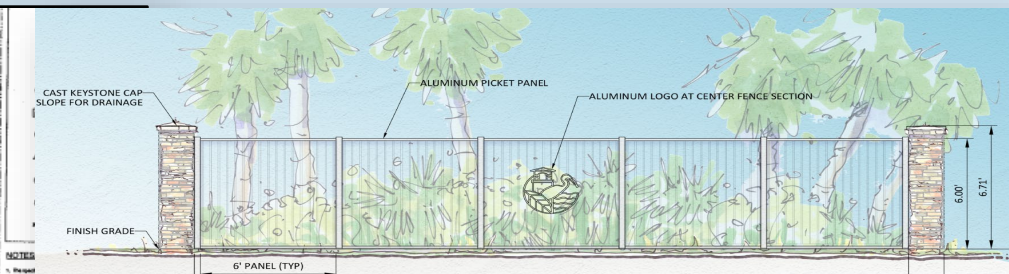
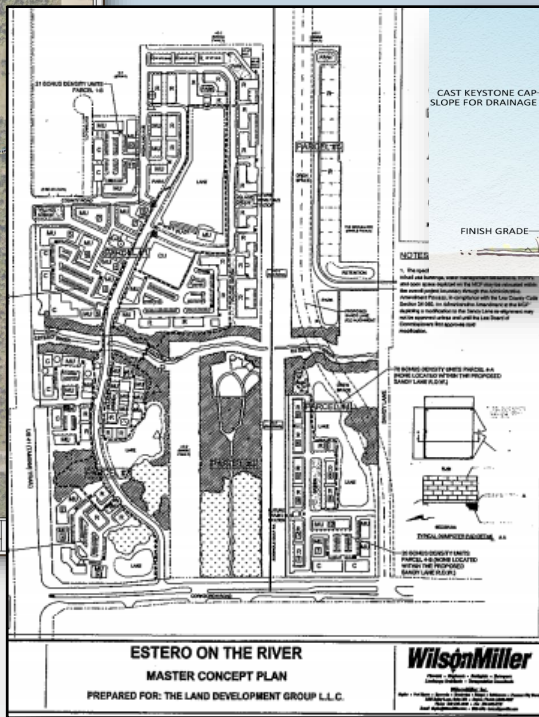
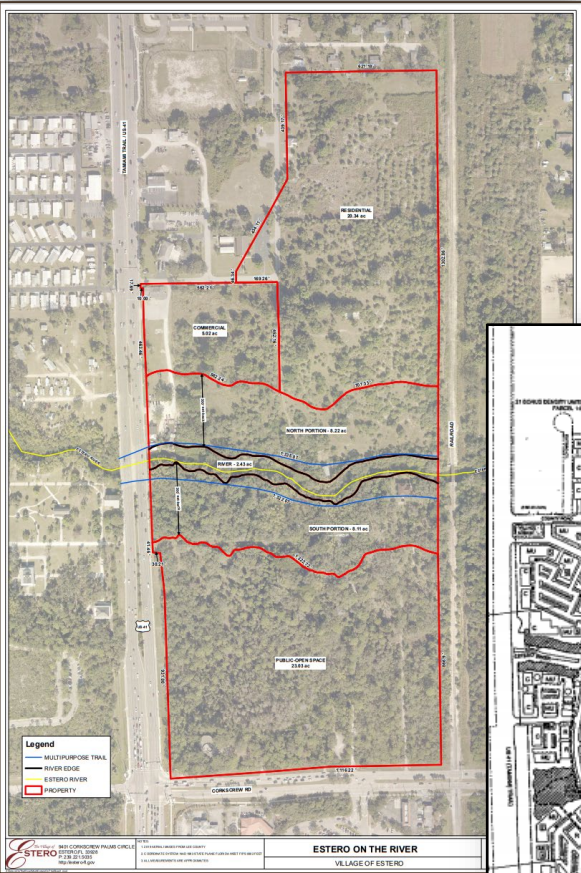
- **Council approved Rezoning**
- **Development Order 9,000 sq. ft. building under review**



Estero River Park



Village Property ± 62 Acres
US 41 & Corkscrew Rd.

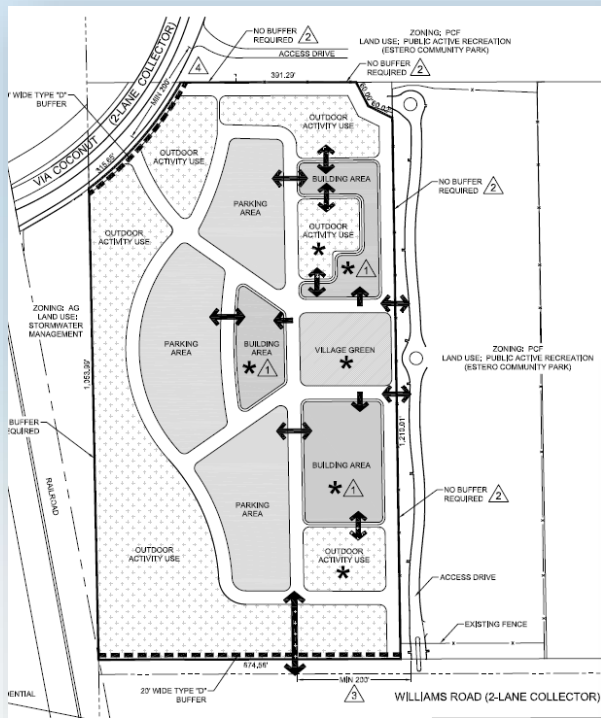


- South half rezoned to Parks & Community Facilities
- Phase 1 Walking Paths

Village Property 9000 Williams Road



± 19 acres north side of Williams Road, east of Via Coconut Point and the railroad right-of-way

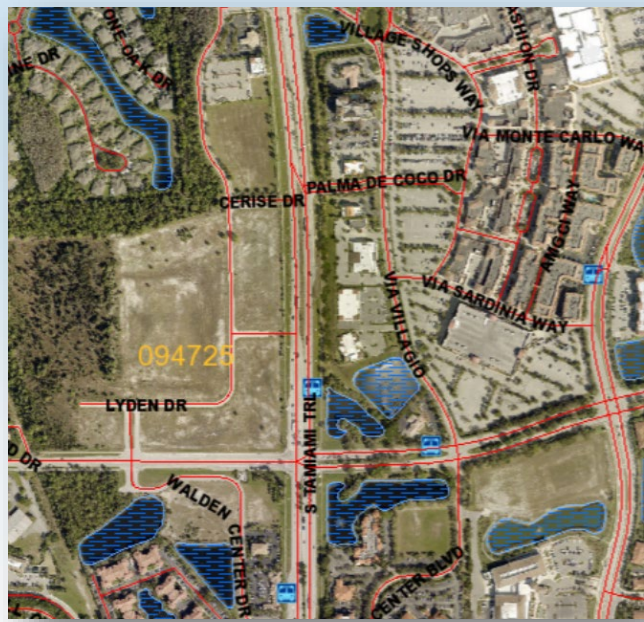


- Rezoned from CPD & Agriculture to Estero Planned Development
- Specific Uses are currently being evaluated





40 Acres
NW corner of US 41 &
Coconut Road



Rezoning to Estero Planned Development

- **Under review**

Woodfield



Proposed Mixed Use:

- Residential
- Office
- Restaurant
- Retail
- Public Green Space



PIM at PZDB February 21, 2023

North Point - HCA



± 100 Acres

**NE corner of US 41 &
Williams Rd. across from
Hertz**

- **Mixed Use**
- **No application submitted**



**Whatever happen to
these Projects?**

The Colonnade



Site Plan



Rezoning approved by Council in 2016 for Continuing Care Facility



- **Development Order submitted but not finalized**
- **No official notification of project status**



- Rezoning and Development Order approved
- Building Permit reviewed but never issued (Applicant delay)



Now "For Sale"



Hilton Garden Inn



Corner of Via Villagio & Sweetwater Ranch Boulevard



Coconut Point Tract 1D3

Three Oaks School Site



± 68-acre site on
Three Oaks
Parkway



- **Comprehensive Plan Amendment from Wetlands and Village Neighborhood 2 to Public Facilities**





1 acre site east of US 41



- Rezoned from AG to Commercial Planned Development
- Development Order approved for redevelopment of 4,800 sq. ft. building
- Property for sale



SW Corner of Three Oaks & Estero Parkway



Comments?

