

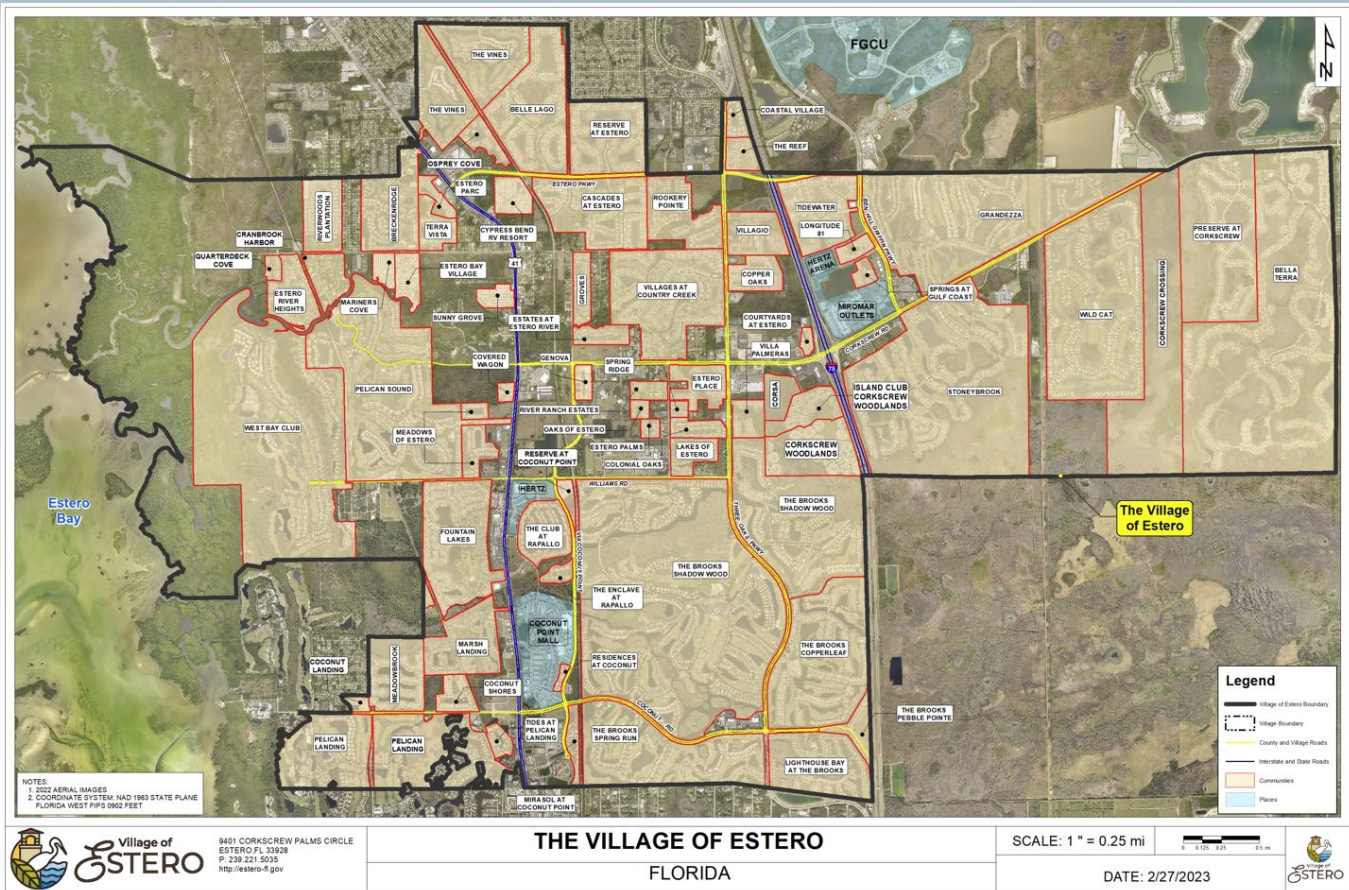


Update on Development Projects in Estero

Planning Zoning and Design Board Meeting

April 11, 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

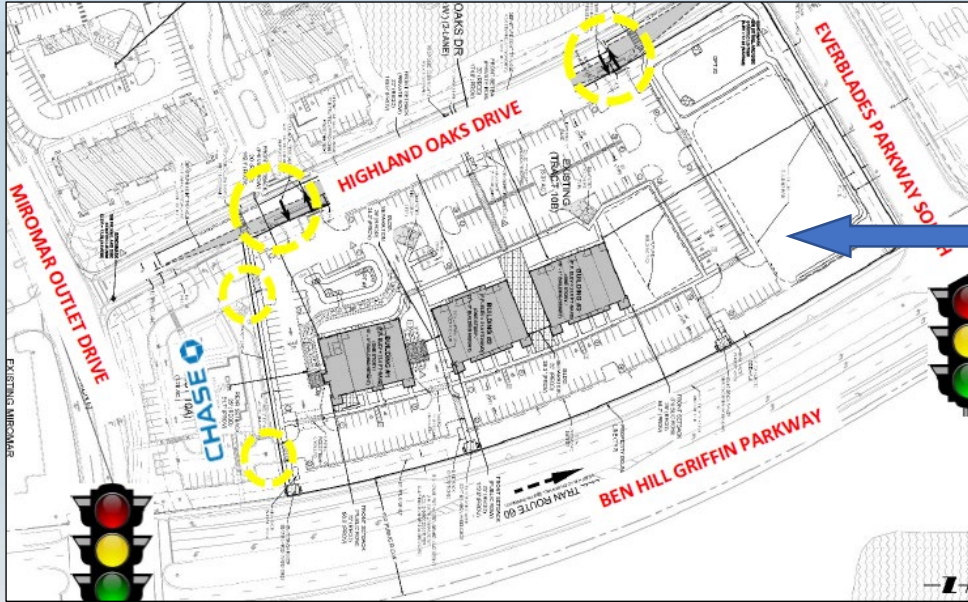
- **Architecture**
- **Tree Preservation**
- **Hours of Operation**





Located at Miromar Outlets Mall

University Highlands

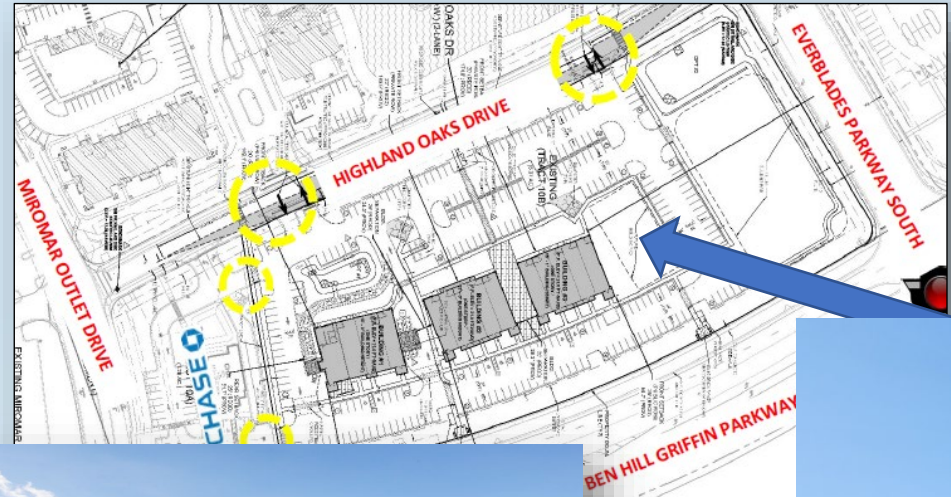


**West on Ben Hill Griffin Parkway & north
of Miromar Outlet Drive**

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



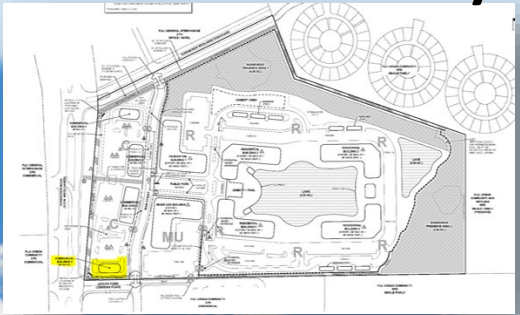
Oak & Stone Restaurant



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



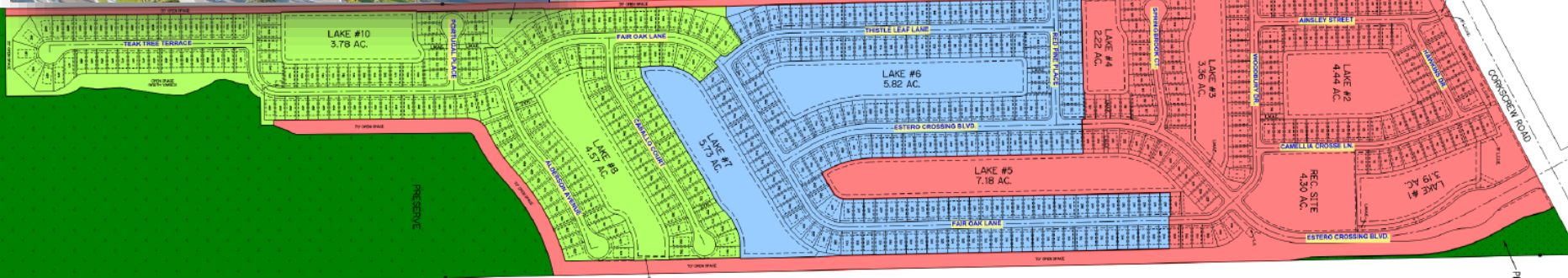
Rivercreek formerly Corkscrew Crossing



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

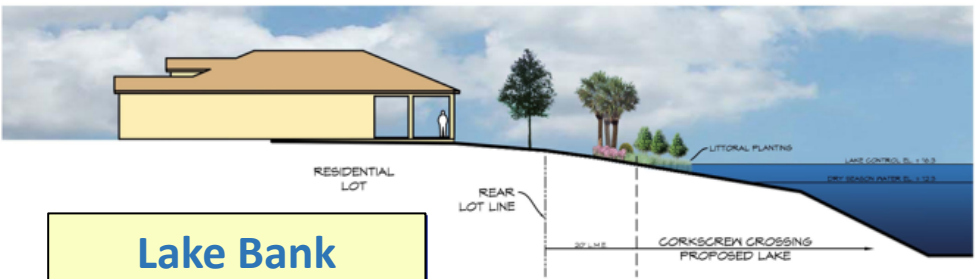


Rivercreek





TYPICAL LAKE EDGE PLANTING CROSS SECTION



**Lake Bank
Treatments**

Donation to Village for Wetland Mitigation



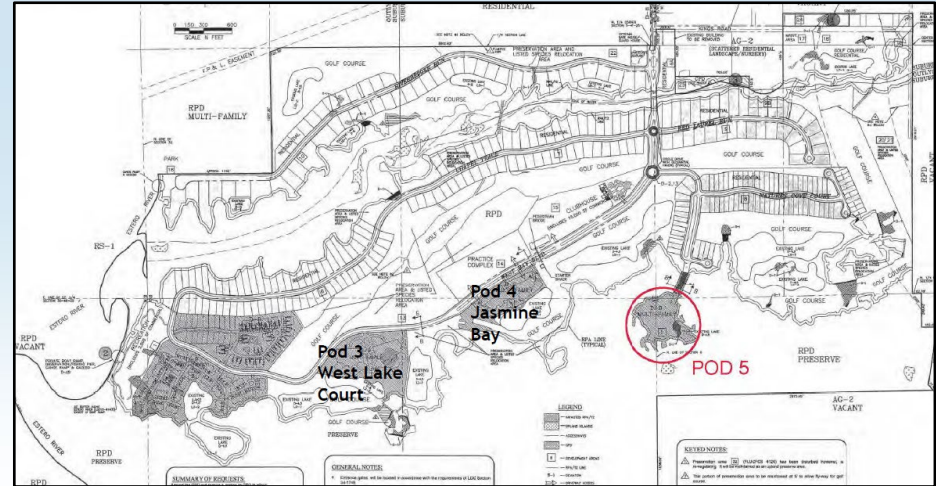


Future Projects

West Bay Club



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



Approved Zoning & Development Order



**PZDB to review
Development Order April**



**US 41 &
Broadway**



Corkscrew Pines

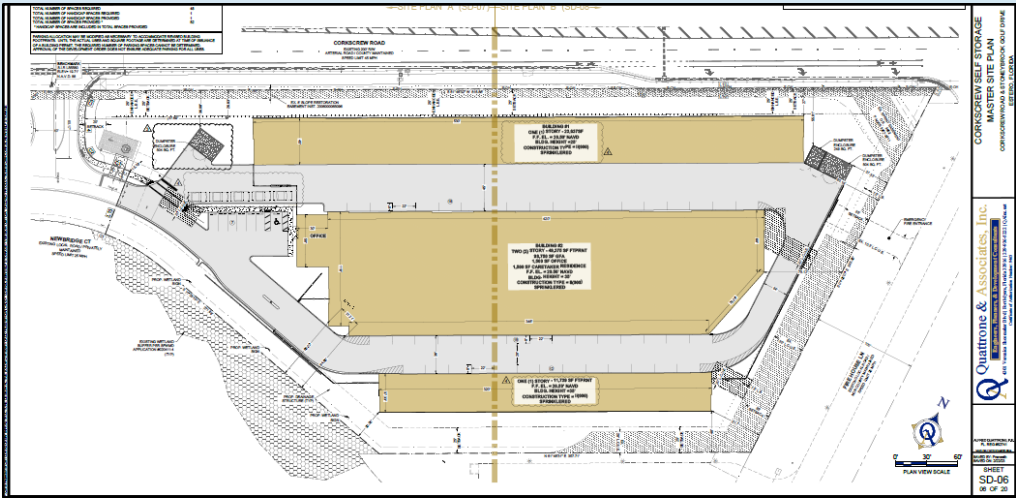


Development Order for Self-Storage, BUILDING 1 WITH VIEW OF BUILDING 2 IN BACKGROUND
roads and infrastructure to be reviewed by PZDB March/May 2023

STREET VIEW



Located on Corkscrew Road at Stoneybrook

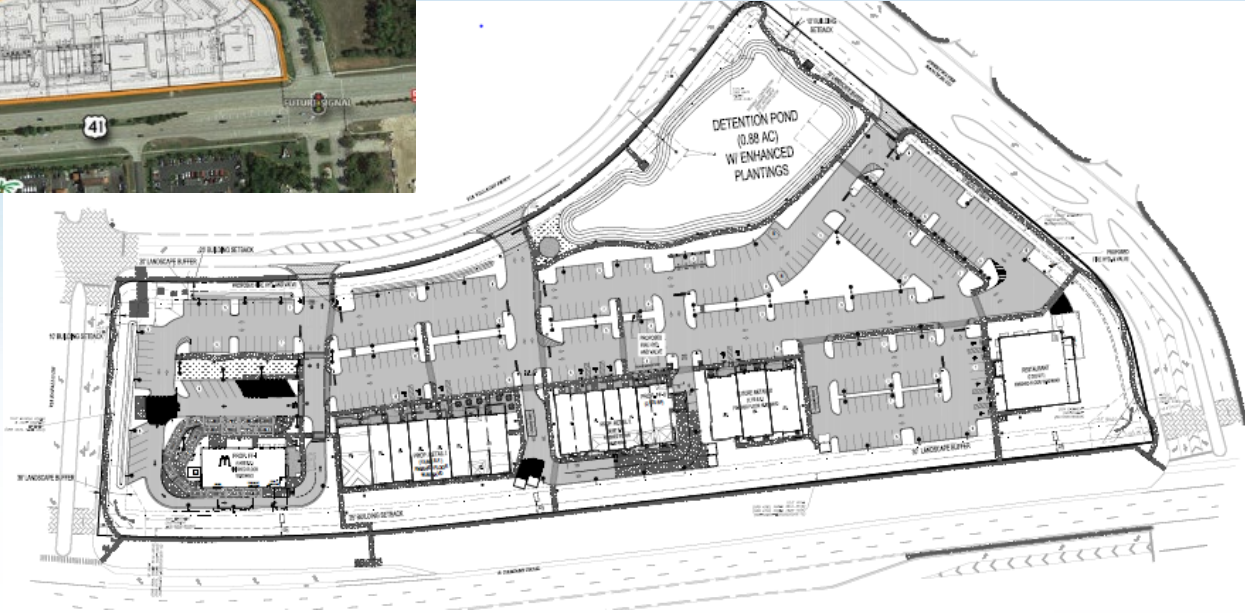


CORKSCREW SELF STORAGE
MASTER SITE PLAN
CORPORATION/LLC
EST. 2020, 2021
Quatrom & Associates, Inc.
4000 S. W. 11th Street, Suite 100, Fort Lauderdale, FL 33304
TEL: 954.571.1111 FAX: 954.571.1112
WWW.QUATROM.COM
SHEET SD-06
OF 08
PLAN VIEW SCALE

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

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

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

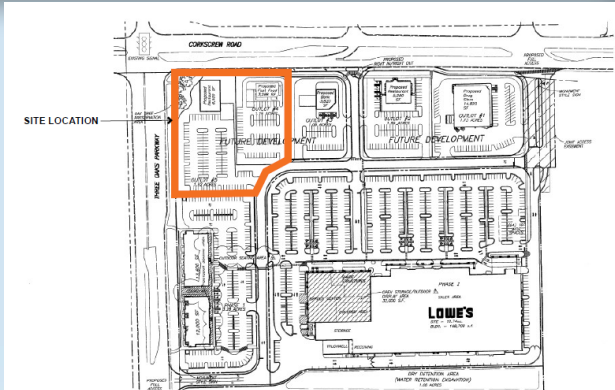
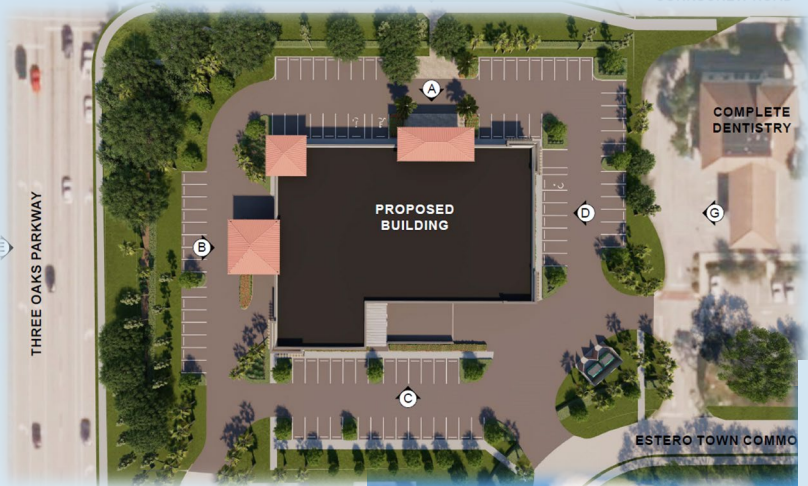


Former Ruby Tuesday Building Site Located on Corkscrew Road in Lowe's Plaza

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

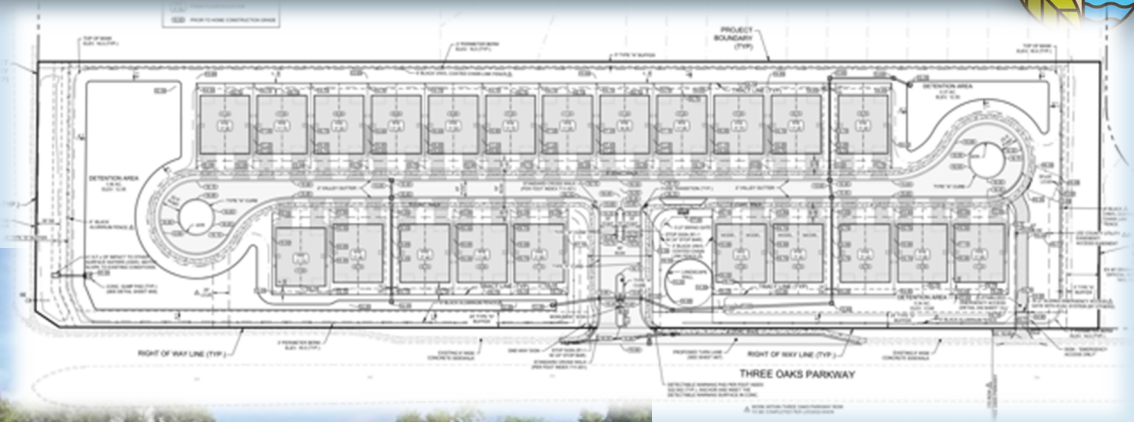
PIM for Development Order held July 12,
2022 and a Workshop November 8, 2022



Milan Villas



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

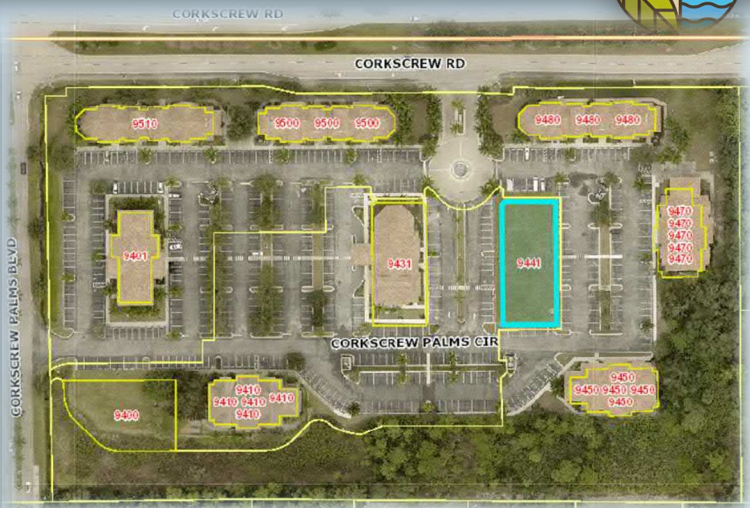


**10-acre site located on
Three Oaks Parkway
and Williams Road**

Eyebuild formerly Ginsberg Eye



East of Village Hall - 2 story office building



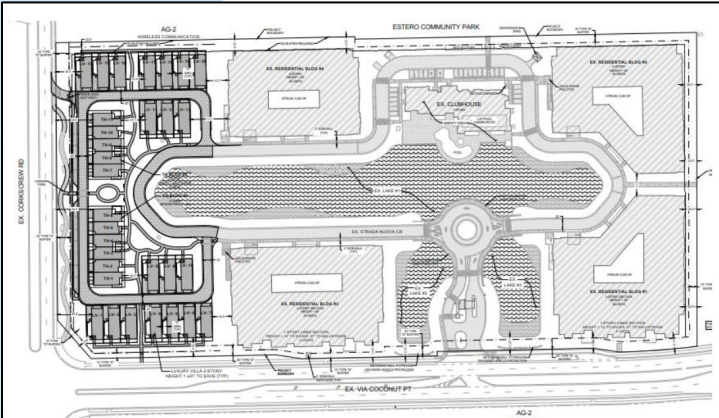
PZDB approved the Development Order February 21, 2023



Genova Single Family



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



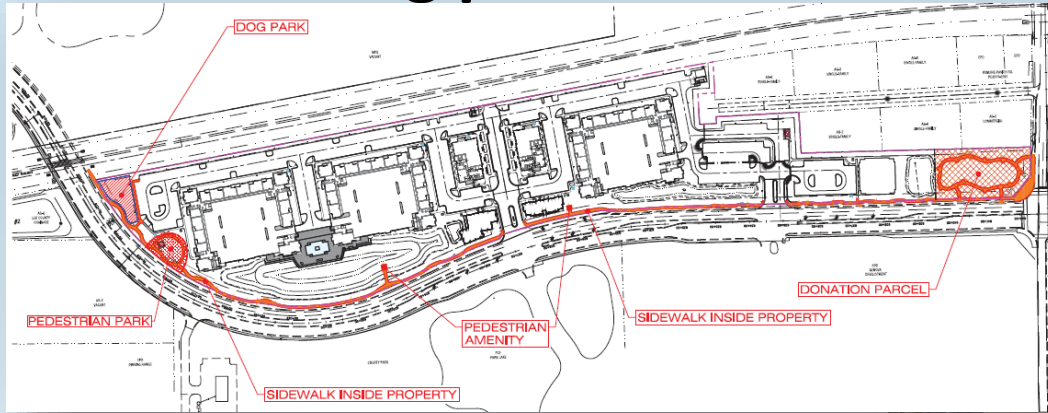
Zoning Amendment approved
Awaiting Development Order to be submitted
31 attached villas and townhomes

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



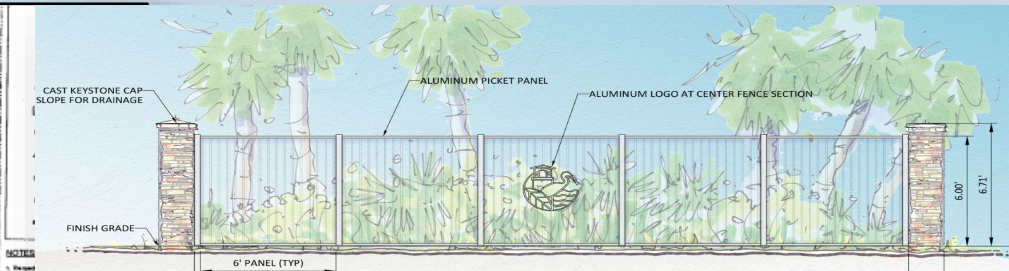
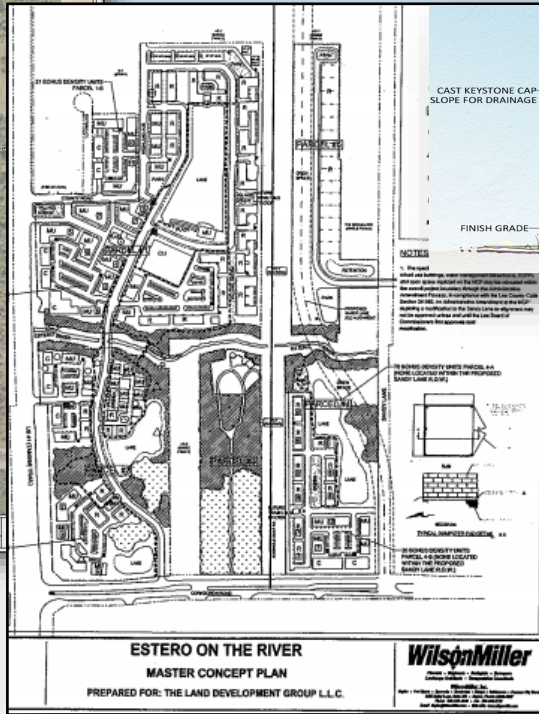
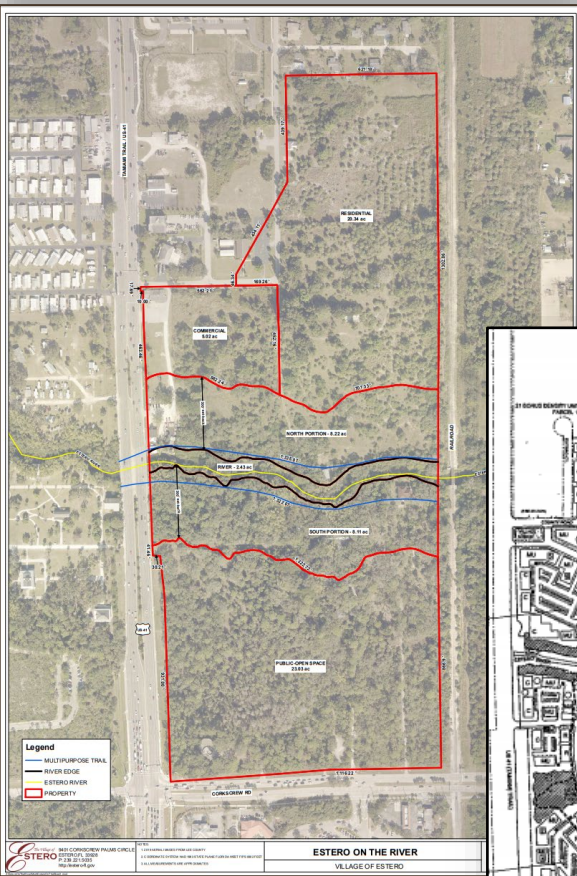
- **Council approved Rezoning**
- **Development Order 9,000 sq. ft. building under review**



Estero River Park



Village Property ± 62 Acres
US 41 & Corkscrew Rd.

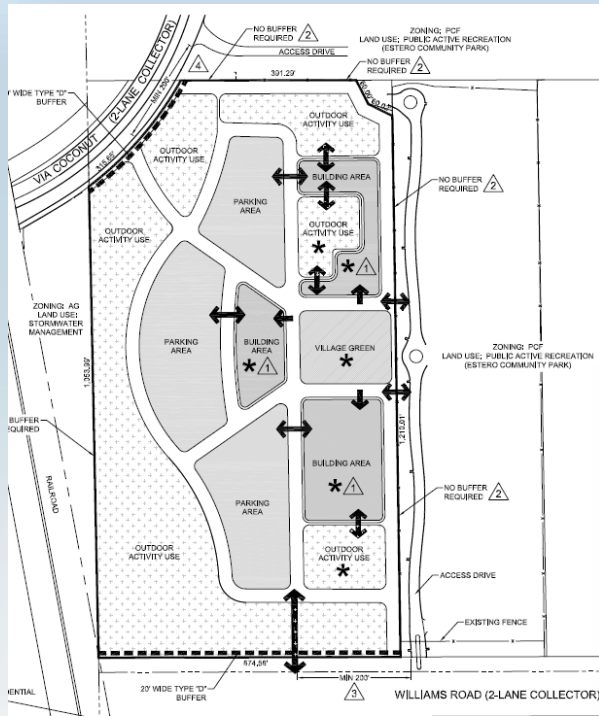


- South half rezoned to Parks & Community Facilities
- Phase 1 Walking Paths

Village Property 9000 Williams Road



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

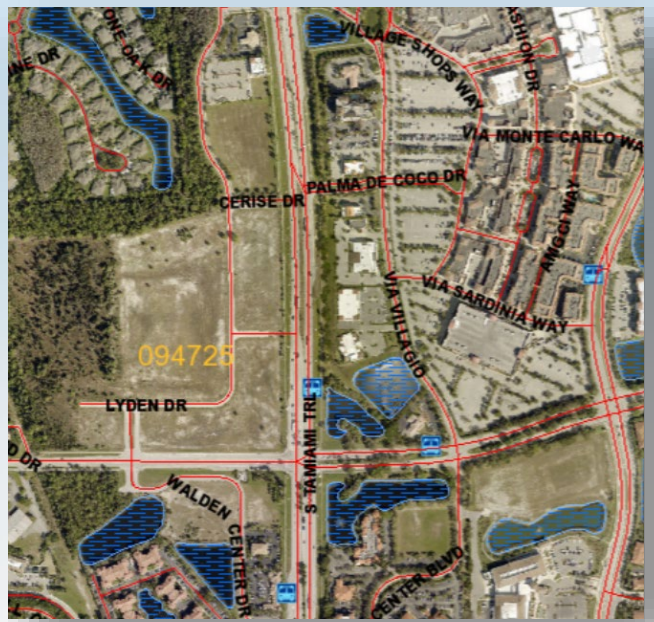


- Rezoning from CPD & Agriculture to Estero Planned Development
- Specific Uses are currently being evaluated





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 happened
to these Projects?**

The Colonnade



Site Plan



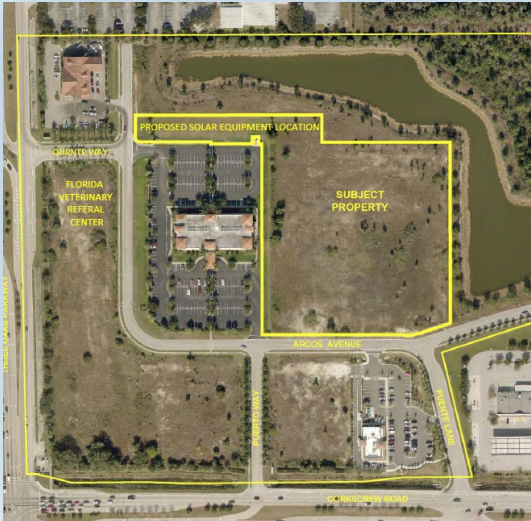
Rezoning approved by Council in 2016 for Continuing Care Facility



- **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

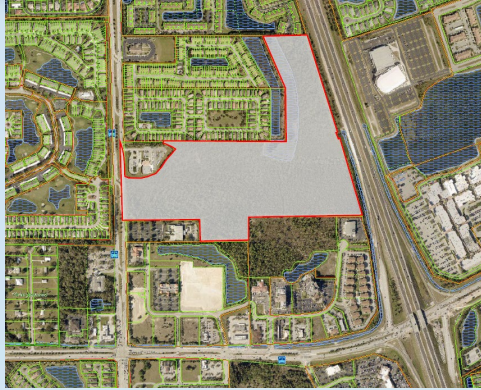


**Corner of Via Villagio &
Sweetwater Ranch Boulevard**



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?

