



Estero Entertainment Complex

**Planning, Zoning and Design Board
November 14, 2023**





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Village Center Hub



Public Process



Chicken n Pickle



High 5 Entertainment



Project Overview and Site Plan

Village Center Hub

The Village Center Hub is defined by:

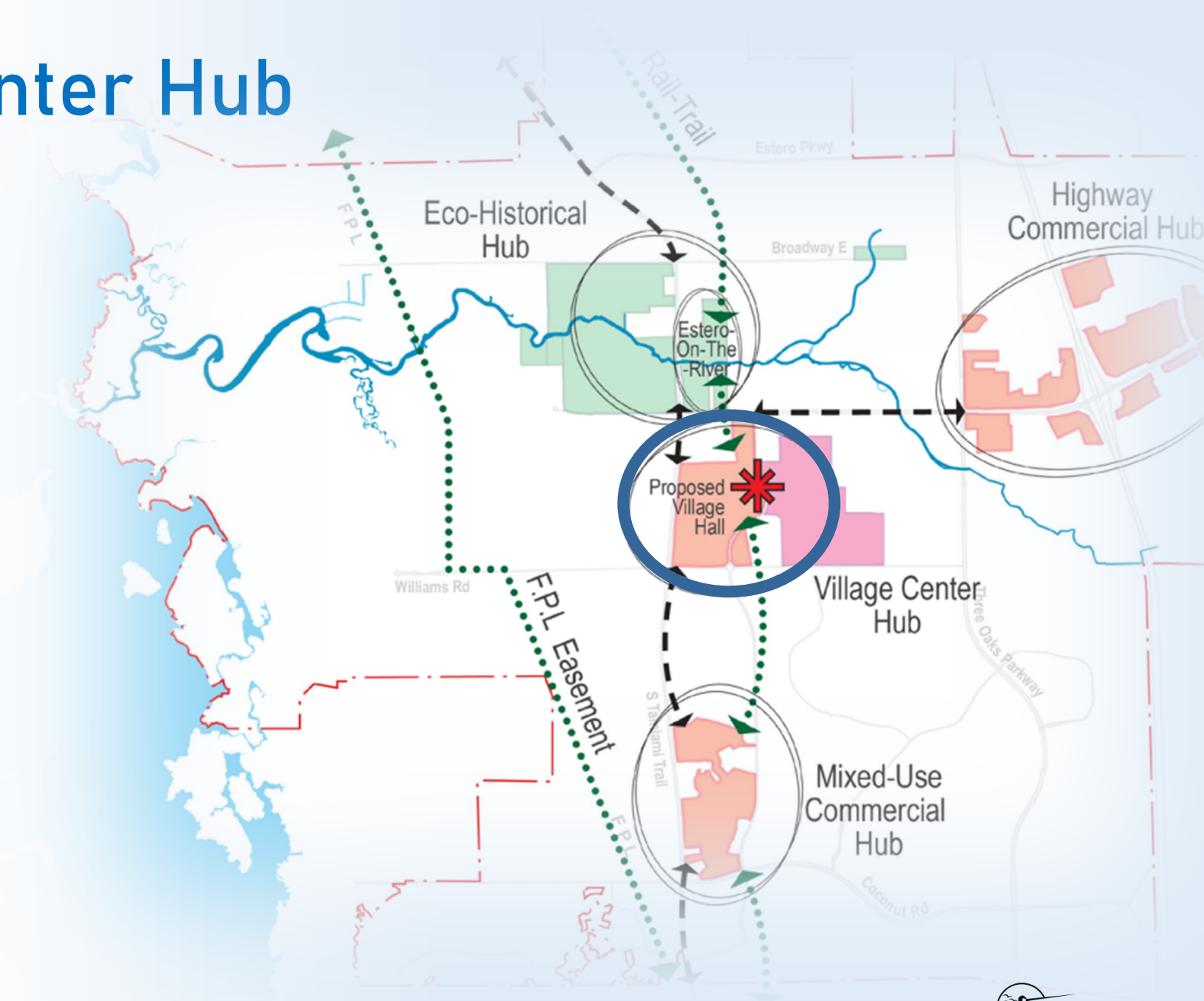
- Corkscrew Road to the north
- S. Tamiami Trail/ US 41 to the west
- Williams Road to the south
- River Ranch Road to the east (excluding the residential area in the northeast quadrant)

The hub is already home to the Village's civic uses, including:

- Village Hall
- Estero High School
- Estero Community Park and Recreation Center

The Village acquired 20 acres of land along Williams Road & Via Coconut, and has since executed the following components:

- Planning, Zoning and Entitlements
- Boundary, topographic surveys
- Utility Locates
- Existing conditions mapping




Village of
ESTERO





Public Process



December 25th 2022 – February 17th 2023

The Village accepted unsolicited proposals from entertainment partners.



April 6th 2023

Public Information Session held at Estero Community Church.



April 13th & 20th

Village of Estero hosts Focus Group Meetings to solicit feedback and suggestions from the community.



July 5th 2023

Council authorized the Village Manager to sign negotiated term sheets with High 5 Entertainment and Chicken N Pickle.



August 4th 2023

Village of Estero resumes Focus Group Meetings to further solicit feedback and suggestions from the community as we continue negotiating final agreements to be presented to council in September.



August 22nd 2023

Informal update provided to Planning and Zoning board.

CHICKEN N PICKLE®

Chicken N Pickle is a unique, indoor/outdoor entertainment complex whose mission is to provide an atmosphere that fosters fun, friendship, and community for all ages. Chicken N Pickle features a fast casual, chef-driven restaurant, a large sports bar, an indoor/outdoor rooftop bar along with indoor, outdoor and outdoor covered pickleball courts. Additional amenities include an expansive game yard for other recreation including shuffleboard, bocce ball, bag toss, life sized jenga and battleship and much more.

The Village Center Hub Project will include a Chicken N Pickle complex that contains:

- **12-17 outdoor & 6 indoor pickleball courts**
- **Fast-casual restaurant** with a rooftop bar and first floor sports bar
- **3 indoor private event spaces**
- **Game yard with lawn games, firepits, and bier gardens**



Village of
ESTERO

HIGH 5

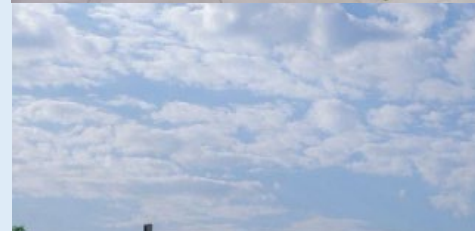


High 5 Entertainment Center features bowling, a state-of-the-art arcade, laser tag, mini golf, escape rooms, and a full-service restaurant, making it the perfect destination for families, friends, and groups looking to have a good time. The emphasis of a High 5 Entertainment Center is on the entire family so that all age groups can participate and enjoy activities for a true family experience.

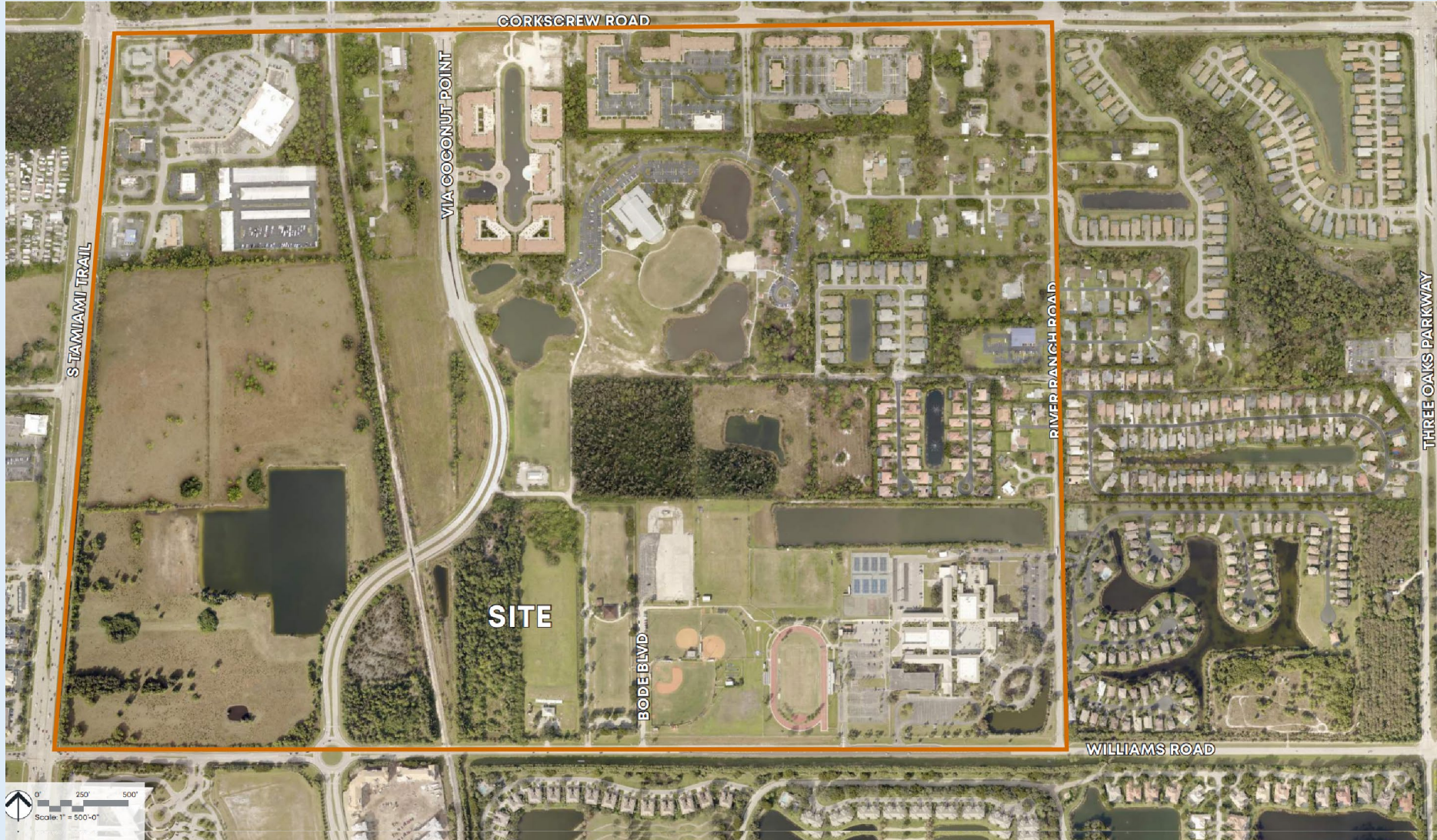
An important component of the High 5 space is community. Community leagues can enjoy bowling, couples can enjoy the High 5 Upstairs Bowling Lounge & Bar on date night and youth groups have several options for team building and fellowship.

The Village Center Hub project will include a High 5 Entertainment Center consisting of two floors with both indoor and outdoor entertainment space.

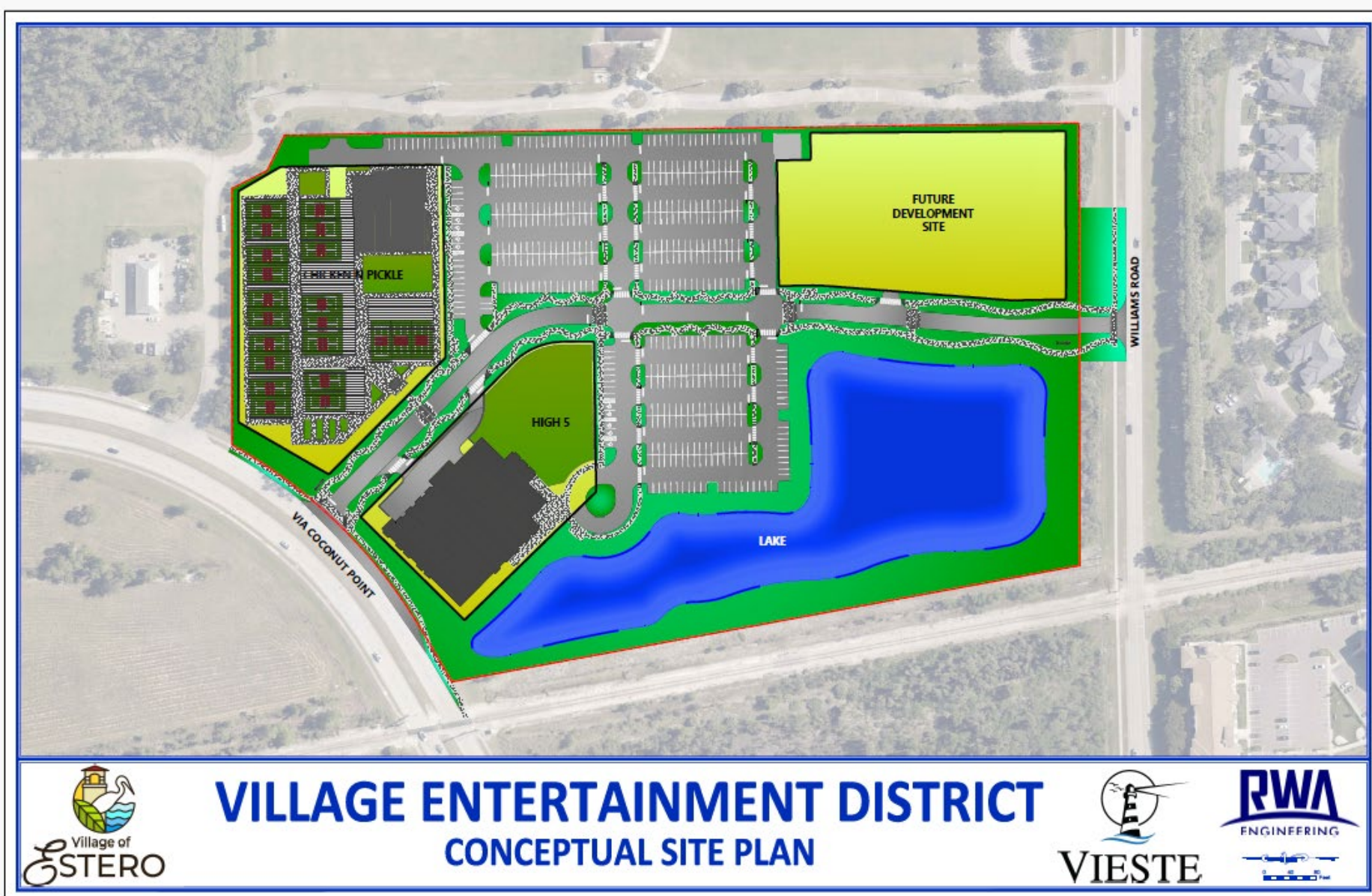
- 16 full-size **USBC bowling lanes** and 8 lanes of **duckpin bowling**.
- **Bocce**
- **Outdoor miniaturized golf course** which features 18 challenging and fun holes of mini golf in a beautiful and serene park setting. The course is beautifully landscaped, with waterfalls, streams, and rock formations, and is suitable for players of all skill levels.
- **Real axe throwing**
- **Immersive laser tag experience** in a futuristic arena. The arena features multiple levels and obstacles, as well as high-tech laser guns and vests, making for an exciting and immersive game of laser tag.
- **Arcade and Virtual Reality** which features over 100 games and attractions. From classic arcade games like Pac-Man and Donkey Kong, to the latest virtual reality experiences and redemption games.
- **Escape Rooms**
- **Events and Celebrations Space**
- **Happy Hour Revelry**



Project Overview



Conceptual Site Plan



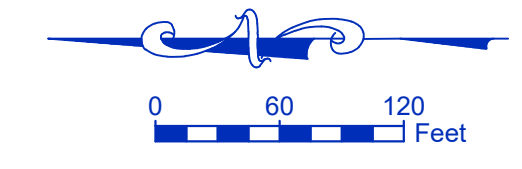
VILLAGE ENTERTAINMENT DISTRICT CONCEPTUAL SITE PLAN





VILLAGE ENTERTAINMENT DISTRICT

HERITAGE TREE INVENTORY





Next Steps

Phase 1 - Site Clearing, Excavation, and Fill

Scope: Clear the property, excavate the pond, fill the entire site, build perimeter berms.

Permits: Limited Development Order & SFWMD Construction Permit

Permit Submittals: November

Phase 2 - Site Construction

Scope: Parking, roadways, sidewalks, utilities, storm drains, landscaping and lighting.

Permits: Development Order

Permit Submittals: January



Village Center Hub – Entertainment Campus Process



Activity



Public Information



Village Council Briefings



Private Partner Discussions



Engineering



Planning & Zoning



Development Planning

Schedule

Final Agreements

Nov. 31, 2023

Limited Development Order
Clearing & Earthwork

Jan. 2024

Water Management Permit

Feb./March 2024

Development Order – Site Development

March/April 2024

Targeted Opening Date

Dec. 2024

Note: Dates are approximate