



UPDATE ON DEVELOPMENT PROJECTS

VILLAGE COUNCIL WORKSHOP

JANUARY 24, 2024

AGENDA

- PROJECTS UNDER CONSTRUCTION & RECENTLY COMPLETED PROJECTS
- NEW BUSINESSES & REMODELS
- FUTURE PROJECTS
- WHATEVER HAPPENED TO...?
- SUMMARY



PROJECTS UNDER
CONSTRUCTION
&
RECENTLY
COMPLETED



THESE PROJECTS HAVE BEEN REVIEWED BY:

PLANNING ZONING & DESIGN BOARD

- Development Orders
- Monument Signs
- Rezoning (Recommendations to Council)

VILLAGE COUNCIL

- Rezoning (Decision)
 - Plats
-

RIVERCREEK ON CORKSCREW ROAD

EAST OF WILDCAT RUN

(FORMERLY KNOWN AS
CORKSCREW CROSSING)

FRONT ENTRANCE COMPLETED



RIVERCREEK



**GL Homes – 554 residential sites on 400-
acres with a 200 acre preserve area.**

**Developer financial contribution to
Village for Environmental Mitigation**



RIVERCREEK

345 HOMES SOLD TO DATE

CONSTRUCTION STARTED
ON CLUBHOUSE AND
RECREATION SITE.



ESTERO CROSSINGS

43-Acres located on Corkscrew Road west of I-75



View from Corkscrew Road looking south

Mixed Use Planned Development

- Stock Development
- 300 Multi-Family Residential Units - Corsa
- 60,000 sq. ft. Commercial along Corkscrew Road
- 15,546 sq. ft. included on 1st floor of building #6 (Vertical Mixed-Use)

ESTERO CROSSINGS

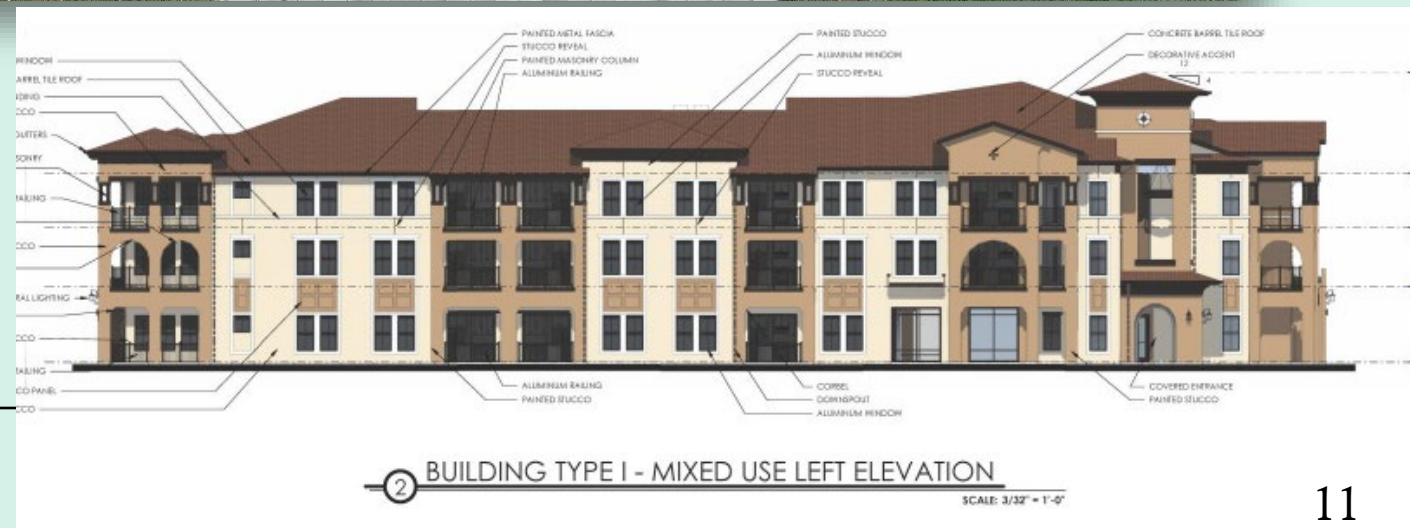
Placemaking Elements
Art Sculpture
Paseo

OUTDOOR SEATING



CORSA

ESTERO CROSSINGS RESIDENTIAL



ESTERO CROSSINGS BUILDING #6



MIXED USED PERSPECTIVE - PATTERN BOOK

Residential Building with 1st Floor Commercial Coming Soon

- My Salon
- Ivybrook Academy
- And more...





**OAK & STONE
RESTAURANT**

NOW OPEN!!!!

**PROVIDING
INDOOR &
OUTDOOR SEATING**





OAK & STONE – NOW OPEN!
 50 KINDS OF DRAFT BEER!

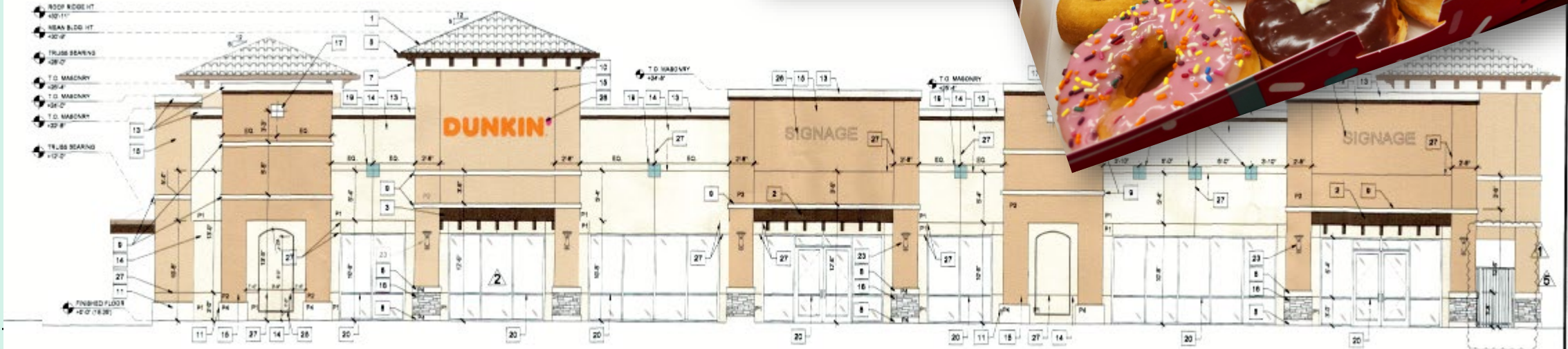
ORANGETHEORY & RESTORE HYPER WELLNESS



CHIP COOKIE

ESTERO CROSSINGS

Last commercial building
along Corkscrew Road



EAST EXTERIOR ELEVATION - FRONT

3/16" = 1'-0"

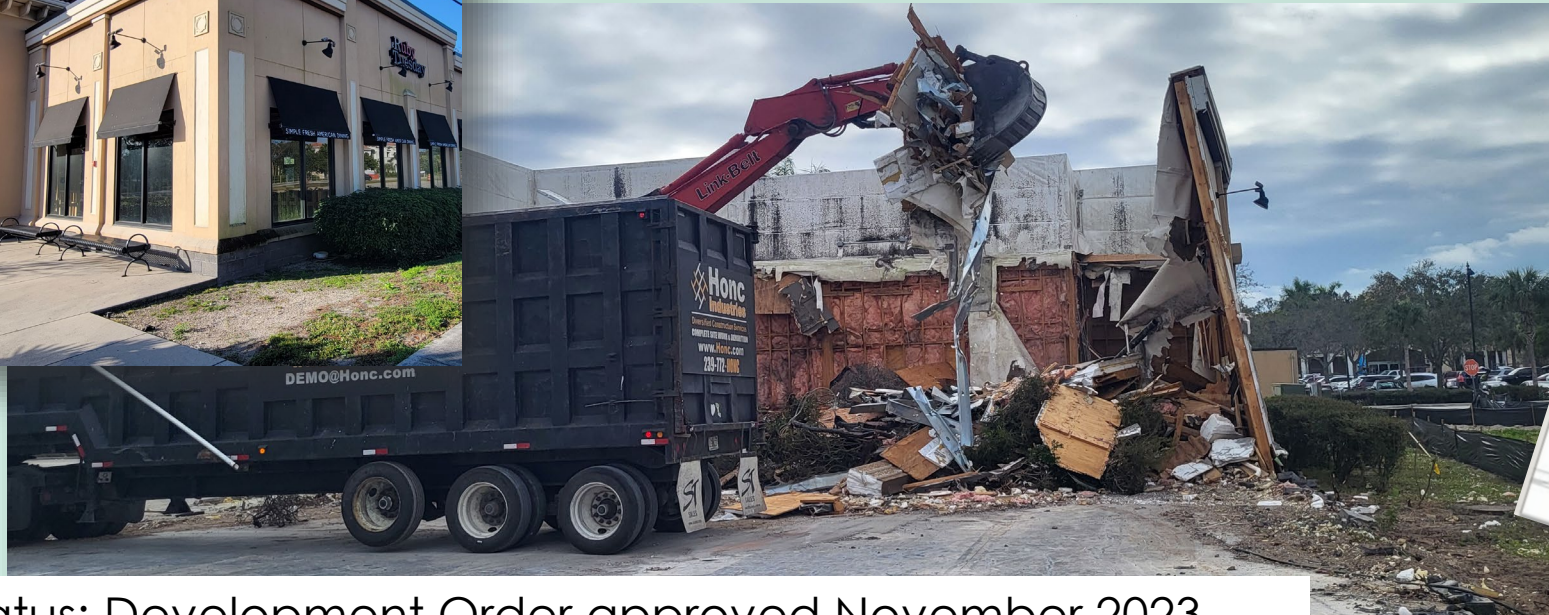
WAWA (FORMER RUBY TUESDAY)

Corkscrew Road (Lowe's Plaza)

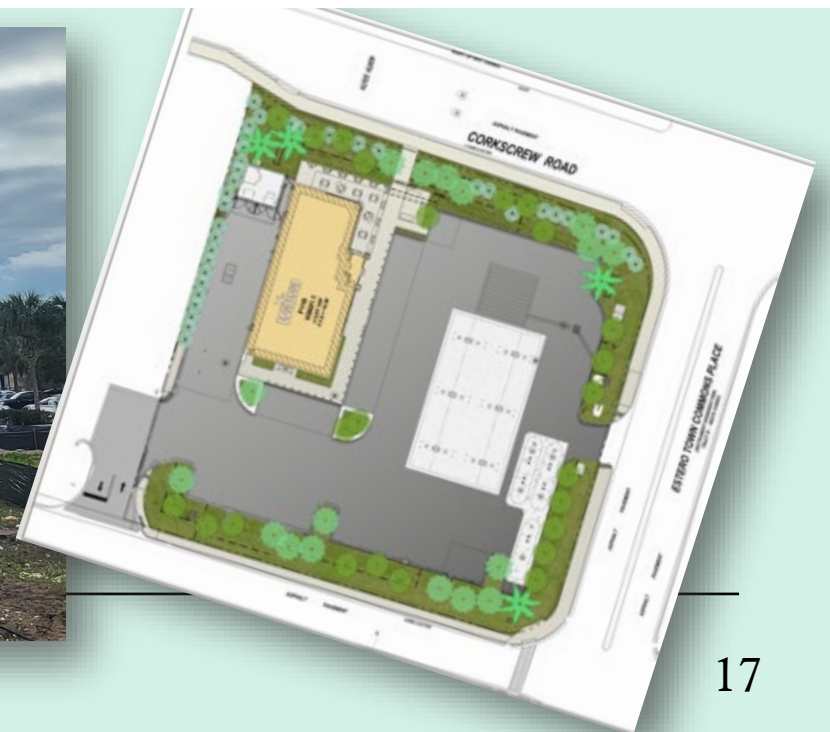
DEMOLITION COMPLETED



* Proportionate share of traffic signal paid



Status: Development Order approved November 2023
Building Permit under review



EYEBUILD

FORMERLY GINSBERG EYE

East of Village Hall on Corkscrew Road



14,952 ± Sq. Ft. building

Consistent *Architectural Theme* in office park



THE SHOPPES AT UNIVERSITY HIGHLANDS

BEN HILL GRIFFIN
PARKWAY NORTH OF
MIROMAR OUTLETS MALL





LEE HEALTH



20,820 sq. ft. Comprehensive Care Center

Providing family medicine, imaging, lab services & adult rehabilitation

- Architecture is consistent with Lee Health design and shopping plaza



THREE60 WINE

COMING SOON

Three60 Wine at the Shoppes University Highlands

SPRING RUN CLUBHOUSE LOCATED OFF COCONUT ROAD

Expansion of Clubhouse, Outdoor Bar/Dining,
Pool Restroom & Bocce Ball Court



Residential Project

MILAN VILLAS

10-ACRE SITE

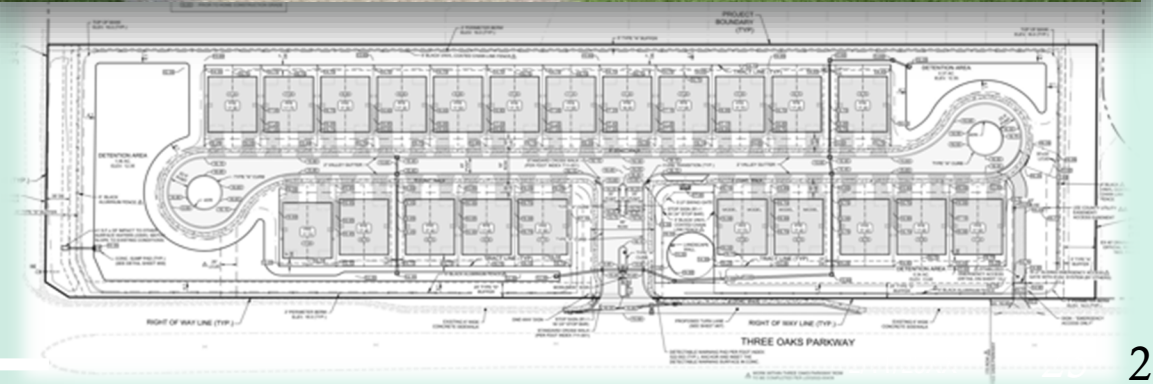
Located on Three Oaks Parkway
and Williams Road



Rezoned from Commercial to Residential



DR Horton
44 Single-Family
Attached Homes



WEST BAY CLUB – THE ISLAND



West of US 41 – end of Williams Road



Fill process scheduled to start in May

High Rise Building

Approved Zoning
& Development
Order

Status: Erosion control fencing installed

DOWNTOWN ESTERO MIXED USE PROJECT

Status: New owner - Land clearing under way



US 41 & Broadway



- **310 DWELLING UNITS**
- **COMMERCIAL PARCEL ALONG US 41**
- **10 TOWNHOMES NOW UNDER REVIEW**

VILLAGE OF ESTERO IDENTIFICATION SIGNS

THREE OAKS PARKWAY SIGN AT SOUTHERN BOUNDARY



1 of 3 CONSTRUCTED



NEW BUSINESSES AND REMODELS

PROJECTS REVIEWED BY PZDB

- Exterior Renovation
- Monument Signs
- Repaint Permits (Change in Color Schemes)

PROJECTS REVIEWED BY STAFF

- Interior Remodels
 - New Business – Use Permits
 - Wall Signs
 - Repaint Permits (Similar Colors)
-

TRENDS



2023 Gas Station Gourmet

2024 Health & Wellness



MEDICAL REJUVENATION

Corkscrew Palms on Corkscrew Road

VITAMIN IV THERAPY
and more



REHABILITATIVE MEDICINE

Galleria on Corkscrew Road

FACE FOUNDRIE

LOCATED IN COCONUT POINT MALL



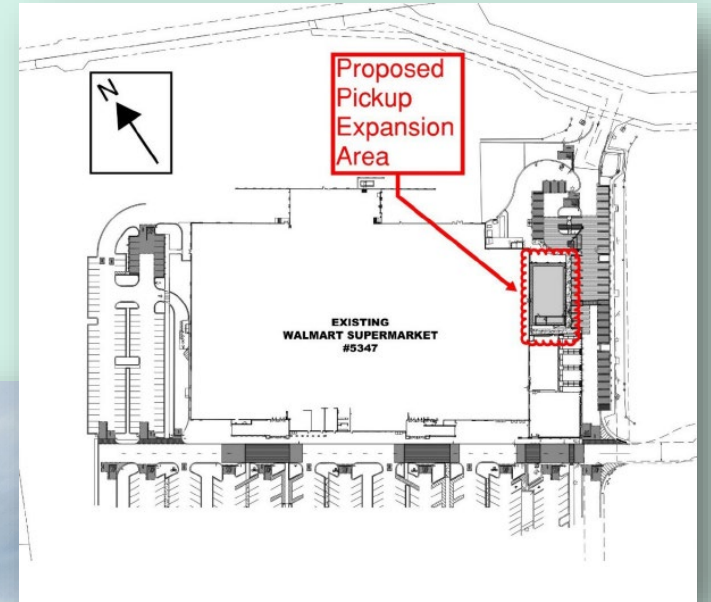
EDISON EYE CARE

LOCATED IN THE SHOPPES AT UNIVERSITY HIGHLANDS

WALMART EXPANSION

NE CORNER OF US 41 AND ESTERO PARKWAY

- 5,800 sq. ft. addition to south side of building
- Development Order under review

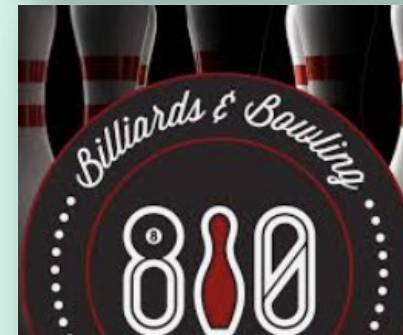


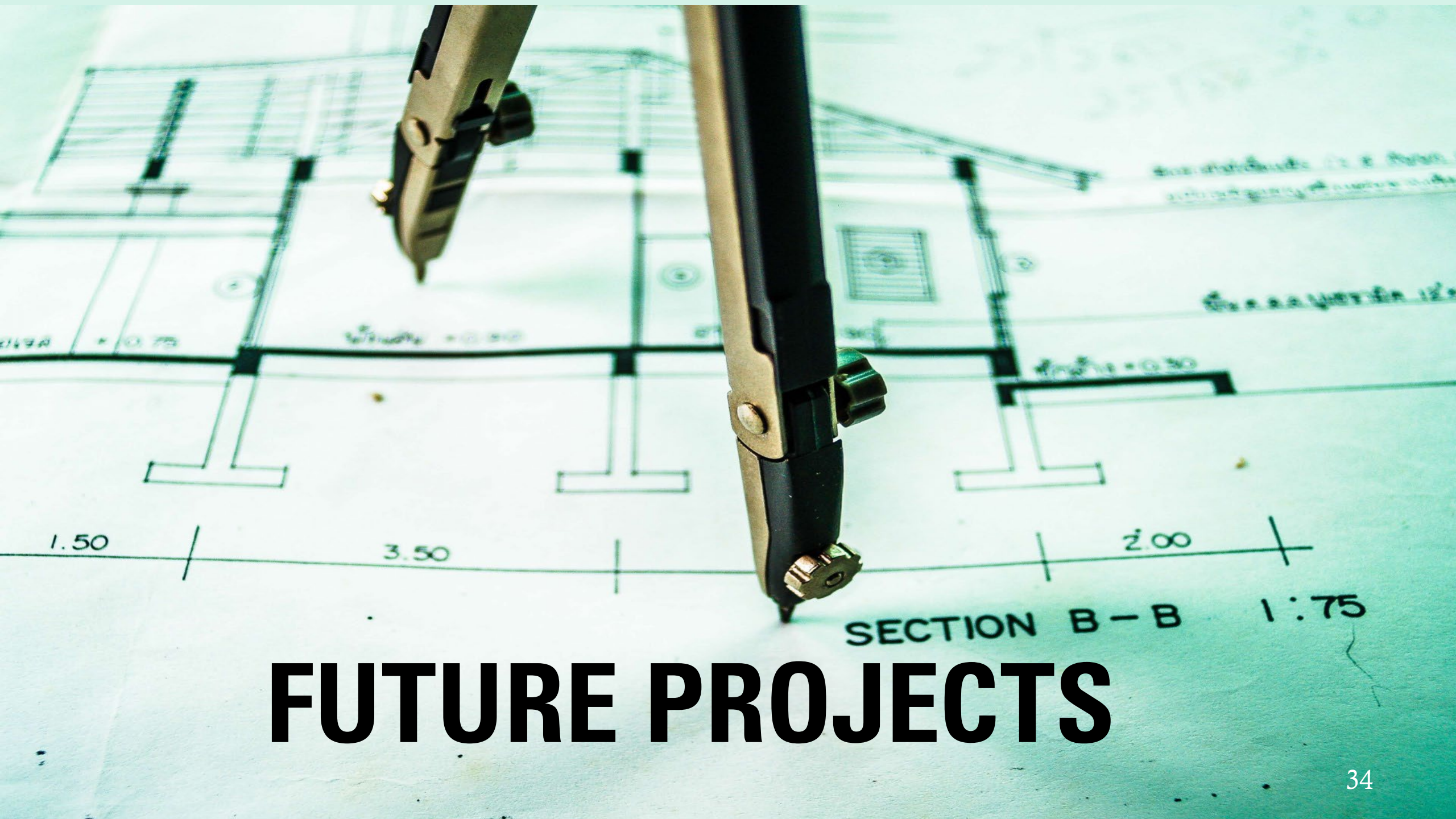
Commercial Remodel

810 BILLIARDS

MIROMAR OUTLETS formerly
Neiman Marcus "Last Call"

- Renovation Building permit issued
- Currently completing the interior demolition
- Billiards, Bowling, Ax Throwing, Golf, and Food and Drinks





FUTURE PROJECTS



10-acre site on US 41 in front of Rapallo

STATUS: Building Permits under review for Miller's Ale House & McDonalds



MARKETPLACE PROJECT

Miller's Ale House, McDonalds, Starbucks & Retail Stores

HILTON GARDEN INN

2.16 ACRE PARCEL SOUTHEAST FROM THE MARKETPLACE



Status: Building Permit under review

Development Order Approved for 70,800 square feet - 115 room, 5-story hotel

ABBIATI DENTAL OFFICE BUILDING

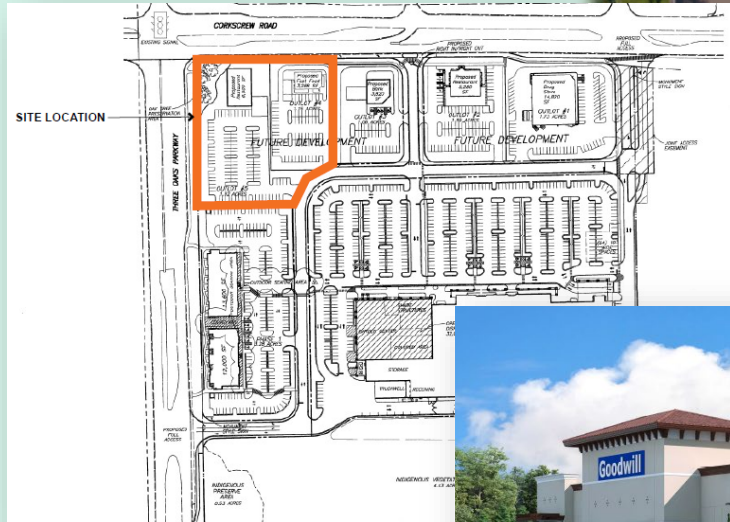
US 41 & Fountain Lakes Boulevard



Development Order approved for 10,000 Sq. Ft. dental/medical and 1,950 sq. ft. general office



RELOCATING TO SE Corner of Corkscrew Road & Three Oaks Parkway

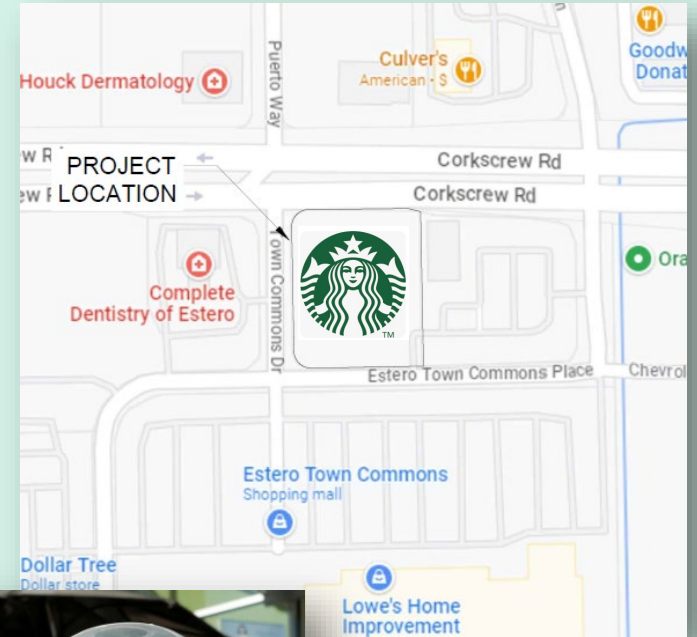


GOODWILL INDUSTRIES

- Development Order approved by PZDB
- Replat under review – goes to Council
- Applicant paid proportionate share of traffic signal
- Small preserve in NW corner
- Heritage Tree Preservation

STARBUCKS

1.5-acre Parcel on Corkscrew Road
(LOWE'S PLAZA ADJACENT TO WAWA)



Status: Development Order submitted January 2024

COMING SOON CULVER'S AT COCONUT POINT

LOCATED AT US 41 & PELICAN COLONY BOULEVARD ON US 41



- Development Order Approved
- Building Permit approved January 2024



PROPOSED DAY CARES & PRE-SCHOOLS

GODDARD SCHOOL

SE Corner of Quente Way & Three Oaks Parkway

2-STORY 14,190 SQ. FT.

EARLY DEVELOPMENT SCHOOL



STATUS: Both held PIMs at PZDB – Coastal Palms Academy submitted Development Order January 17, 2024



EAST ELEVATION



SW Corner of Corkscrew Road & River Ranch Road

COASTAL PALMS ACADEMY

3.84-ACRES

14,700± SQ. FT. DAYCARE/PRE-SCHOOL

HOME2 SUITES 4- STORY, 111 ROOM HOTEL

STATUS: PIM held at PZDB December 2023 – No applications



2.37-acres at Coconut Point Mall between the cinema and Via Coconut



WOODFIELD

40-ACRES NW CORNER OF US 41 & COCONUT ROAD

Rezoning to Estero Planned Development approved July 5, 2023



- 42,000 sq. ft. of office, including medical office
- 62,000 sq. ft. of retail
- 20,000 sq. ft. of dining
- Civic space
- 260-room hotel
- 596 residential units

WOODFIELD — MIXED-USE DEVELOPMENT

STATUS: Development Order for 1st phase submitted January 2024



175-Foot-Tall Monopole



Status: Zoning Amendment under review - Balloon test conducted January 2024

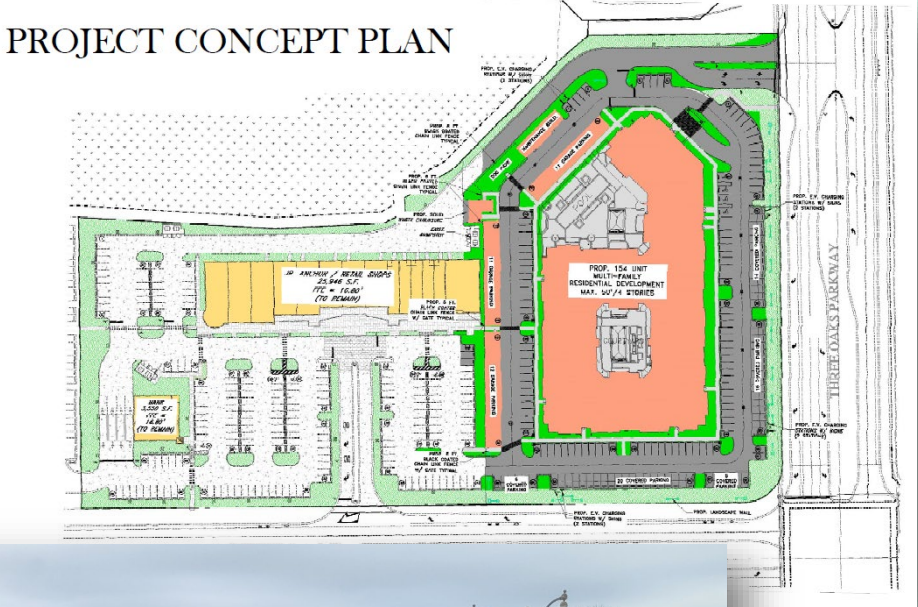
BELLA TERRA CELL TOWER PROPERTY OWNED BY BELLA TERRA



COCONUT POINT RESIDENCES

AT BROOKS TOWN CENTER

Status: Building Permit submitted December 2023



Demolish Winn Dixie
Construct 154 Unit Multi-family Building

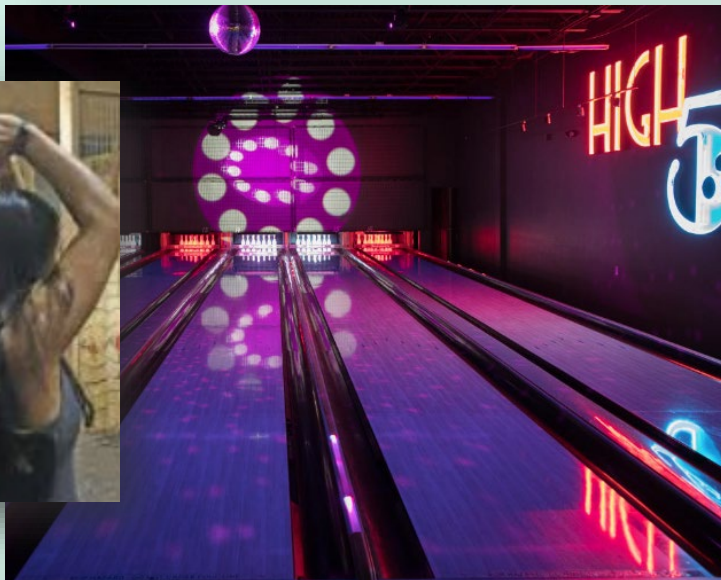
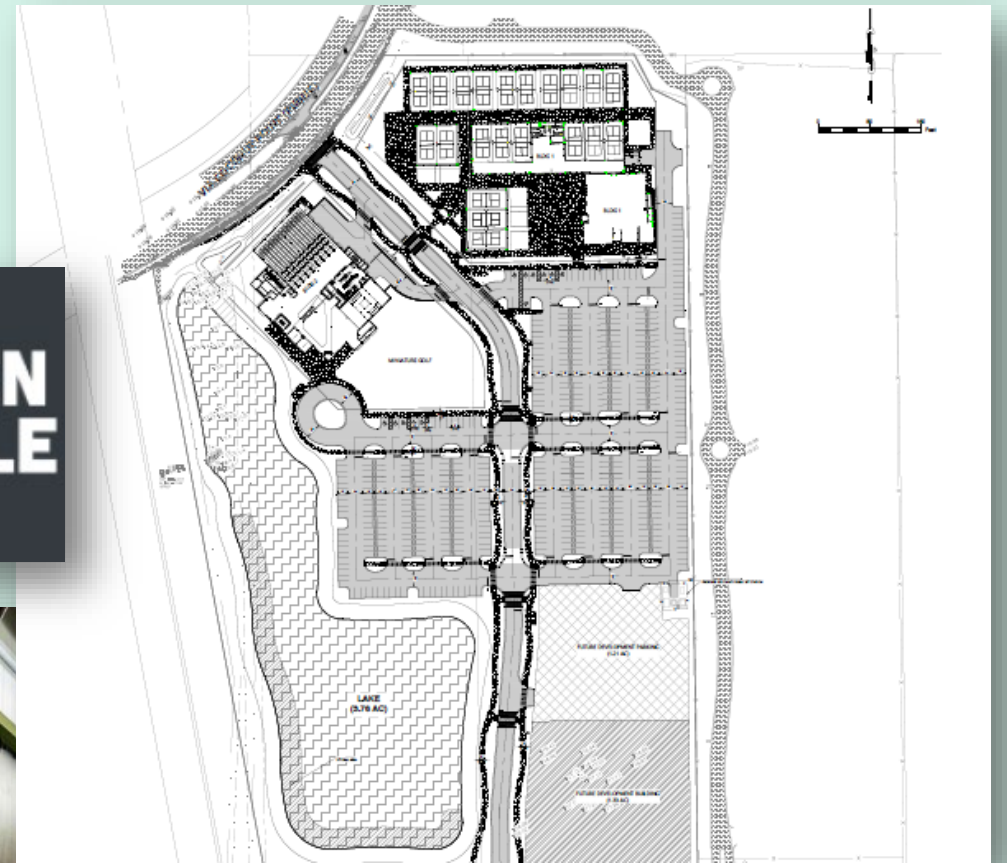
VILLAGE PROPERTY

HIGH5

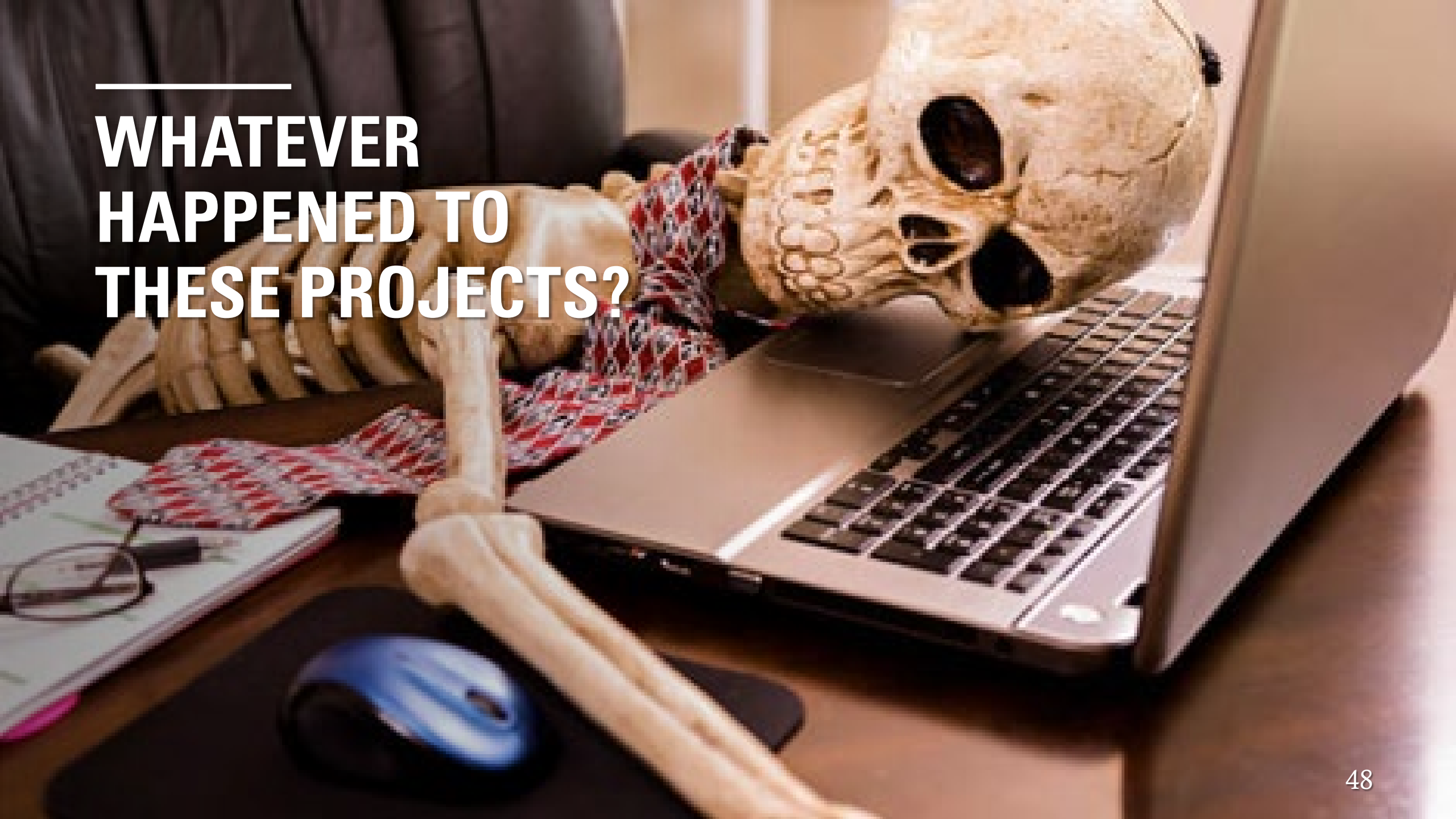
CHICKEN
N PICKLE

20± Acres north side of Williams Road,
east of Via Coconut Point & railroad ROW

- Rezoning Approved
- Development Order in process



WHATEVER HAPPENED TO THESE PROJECTS?



PHOENIX SITE PLAZA DEL SOL CPD

North of Corkscrew Road

Currently Zoned for Assisted Living Facility



PROPOSED ZONING AMENDMENT

- Change in site plan for Parcel G East
- Change in use from Assisted Living Facility to:
 - Mix of Self Storage, Commercial and Hotel
 - Zoning Amendment submitted January 17, 2024





Status: Zoning Amendment PIM held December 2023

COLONNADE

NE Corner of Corkscrew Road & Sandy Lane

21 Acre Site under contract – Toll Brothers
Approved as a Continuing Care Facility
New Proposal for 171 Townhomes

PAVICH OFFICE BUILDING

On Corkscrew Road - West of Via Coconut



- **Council approved Rezoning**
- **9,000 sq. ft. building**
- **Applicant has withdrawn Development Order August 2023, due to economy**



GENOVA SINGLE-FAMILY

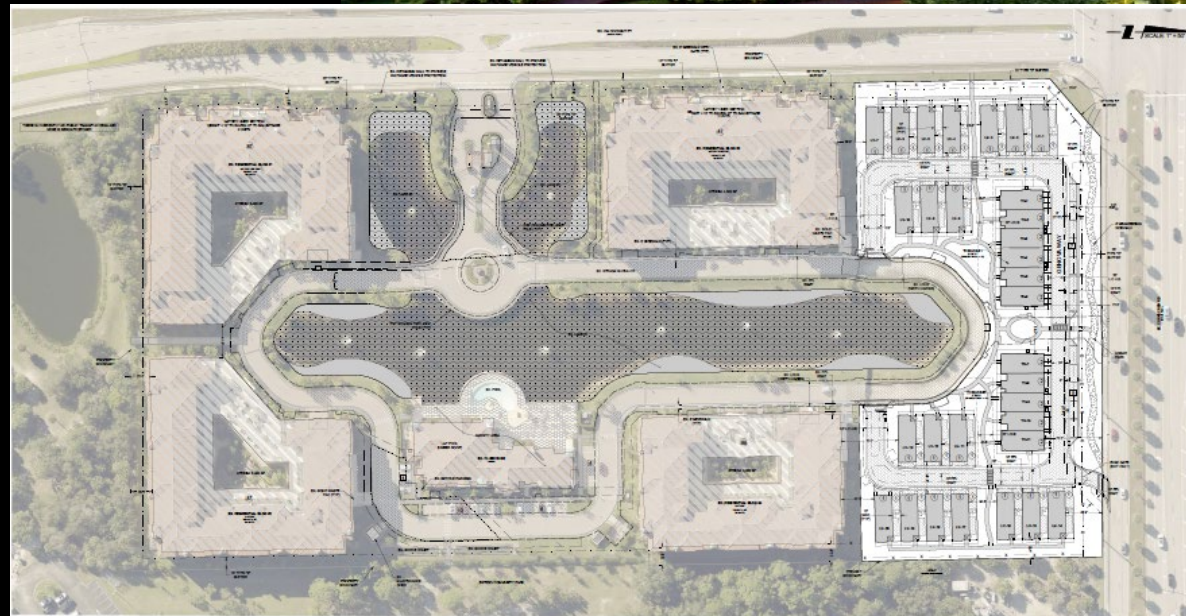
CORNER OF CORKSCREW ROAD & VIA COCONUT

31 ATTACHED VILLAS & TOWNHOMES

ZONING AMENDMENT APPROVED

DEVELOPMENT ORDER APPLICATION
SUBMITTED NOVEMBER 2023

FINAL PHASE



VIA COCONUT

ACROSS FROM GENOVA

DEVELOPMENT ORDER
APPROVED JULY 2023

Mixed Use Development

- **Multi-Family & Commercial**
- **Main Street Area**

Status: Applicant proposing revisions to site plan

OLD POST OFFICE

8111 BROADWAY E.

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

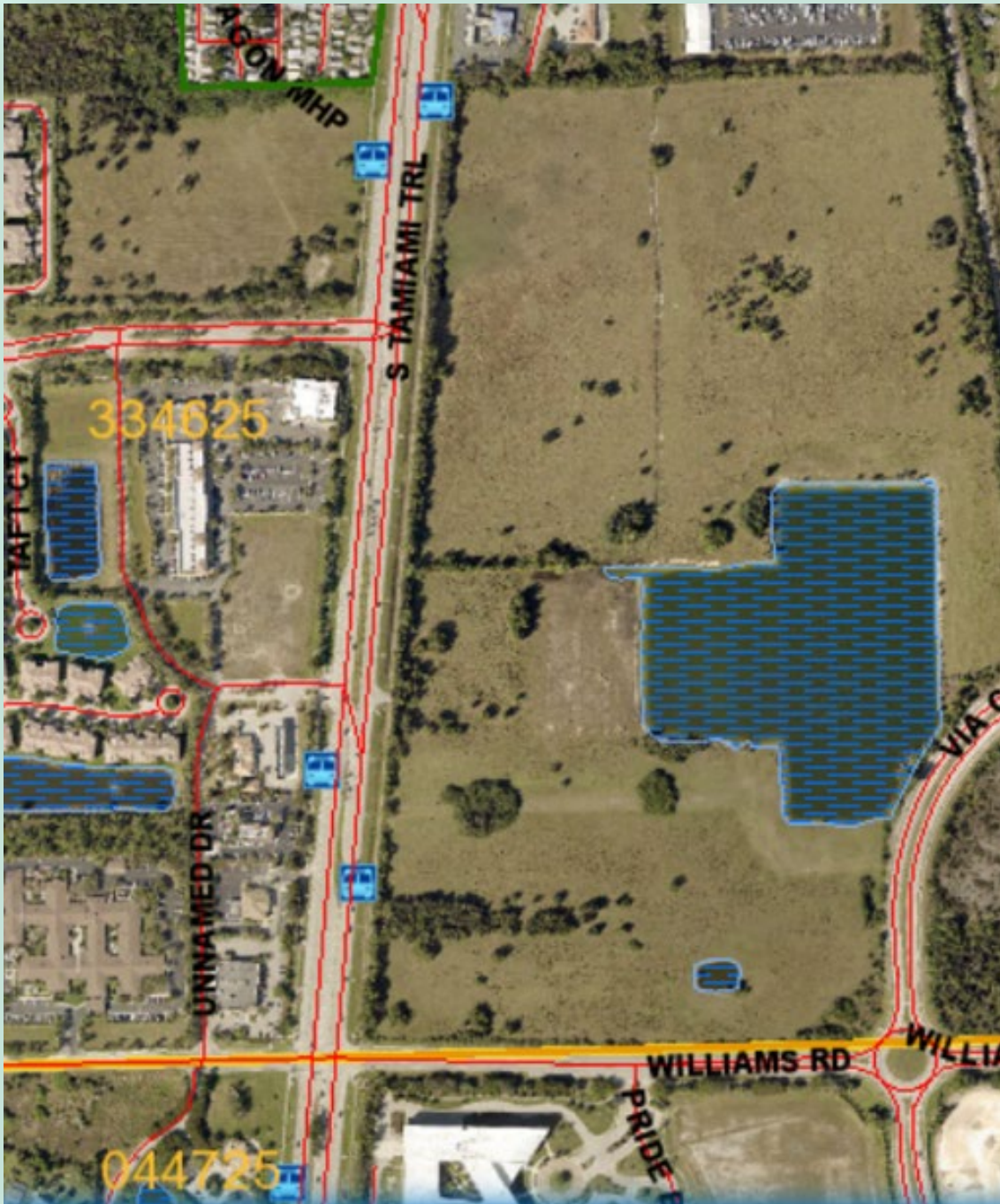


1 acre site east of US 41



Status: Property Recently Sold-Applicant has submitted revisions to plan



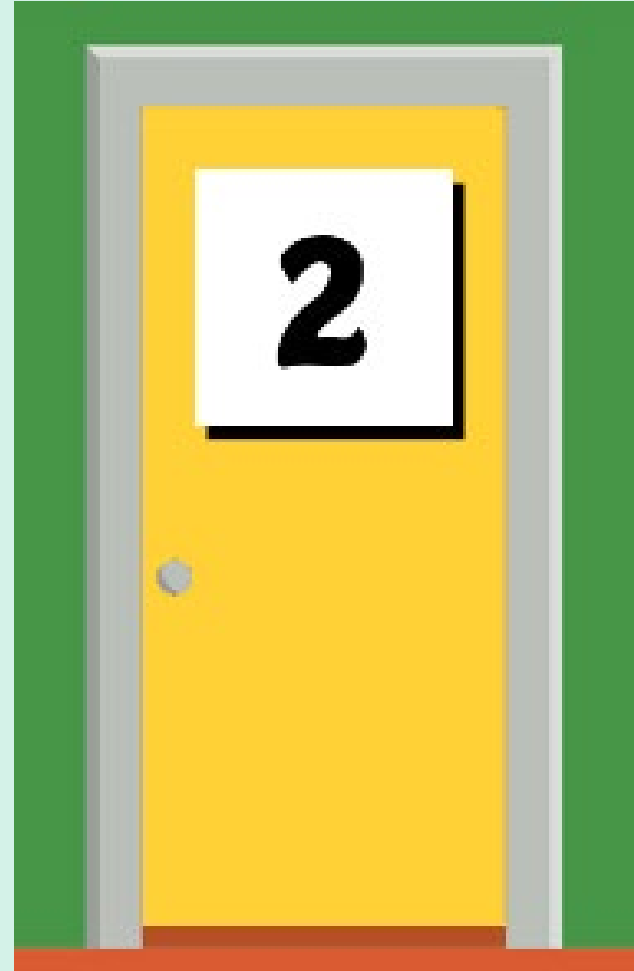
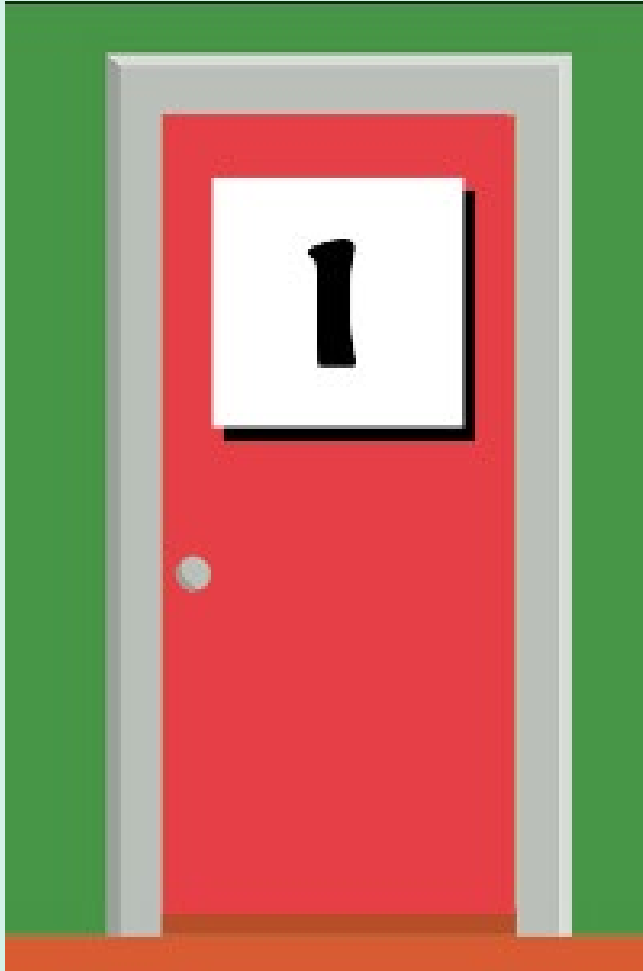


NORTH POINT - HCA

- ± 100-acres
- NE corner of US 41 & Williams Rd.
- Mixed Use – Village Center Land Use
- No application submitted

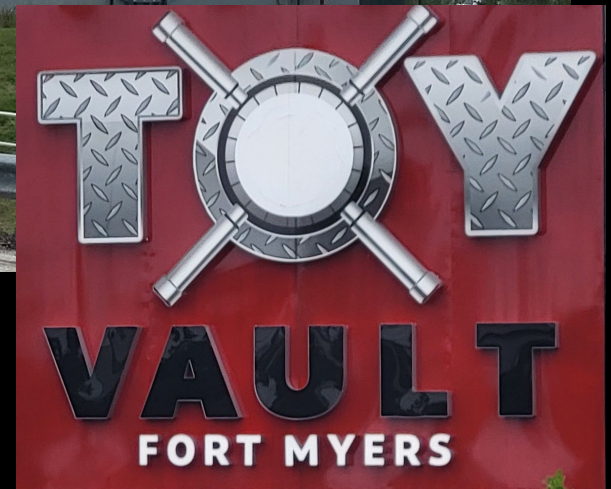
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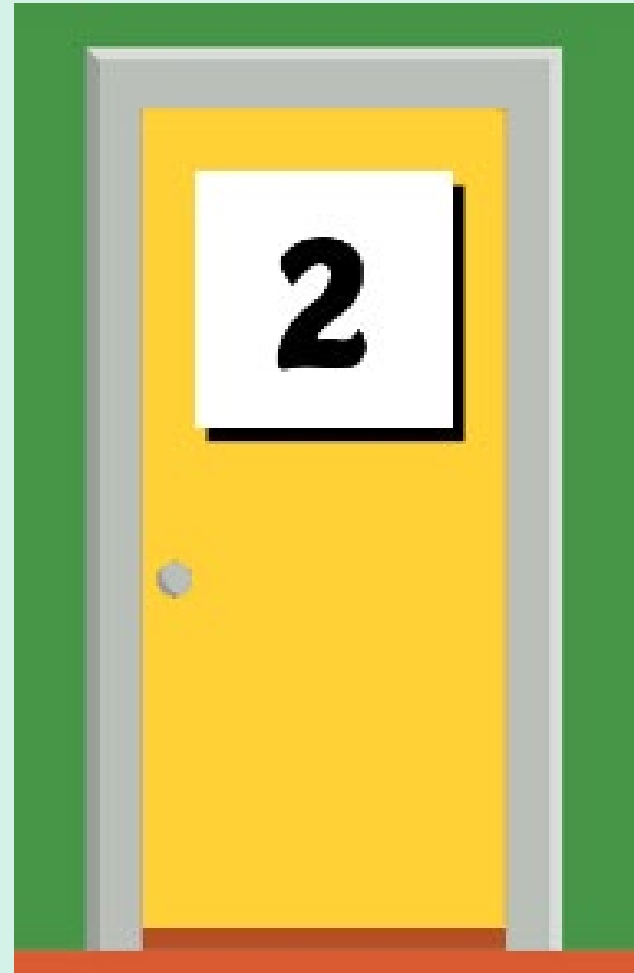
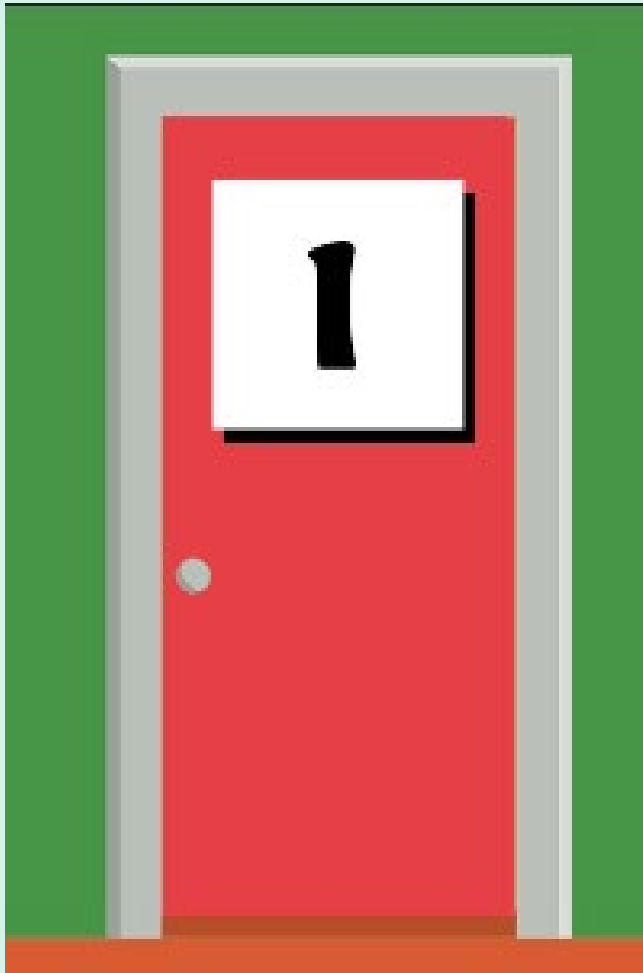
POP QUIZ ?





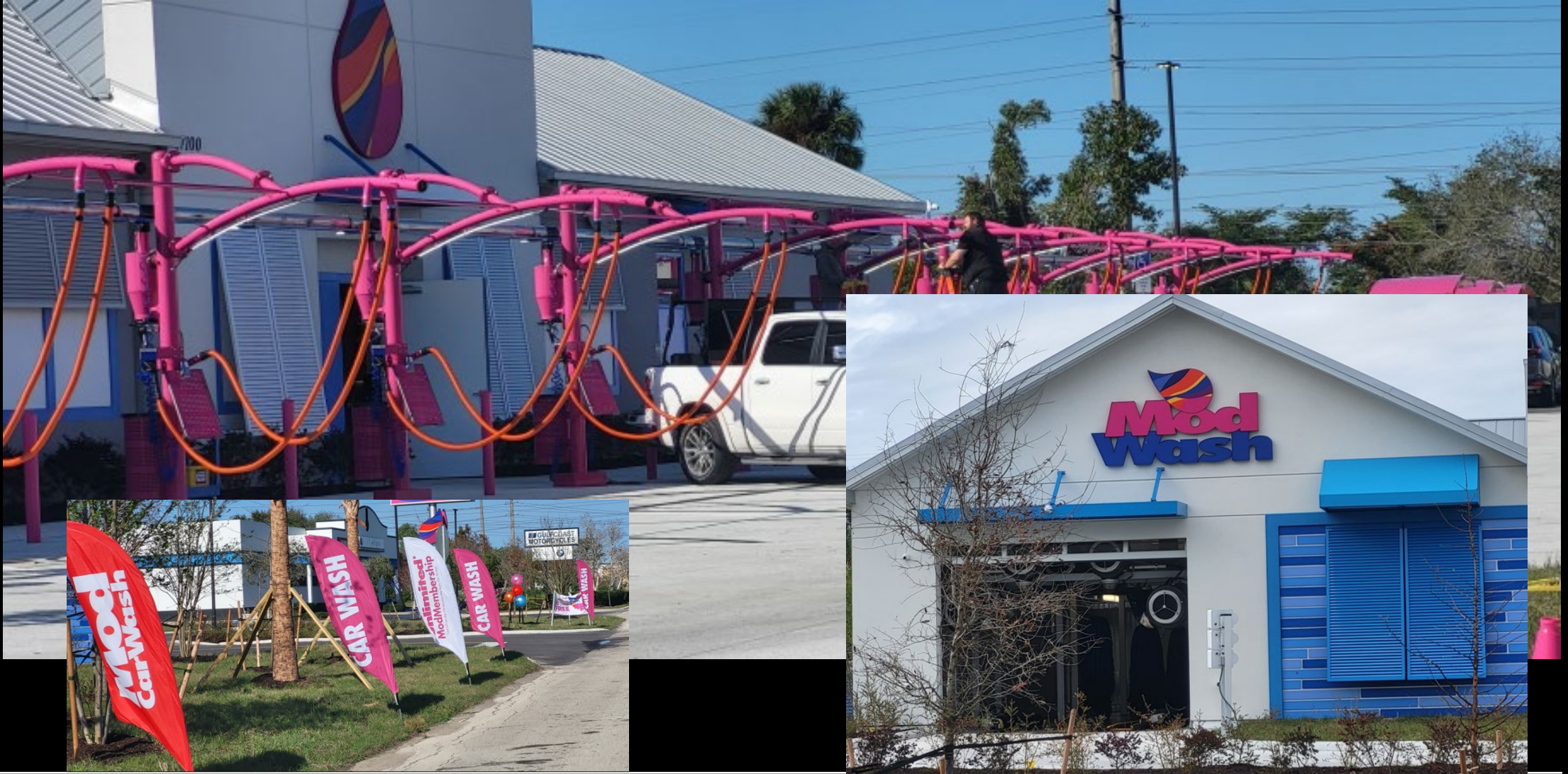
Estero Location



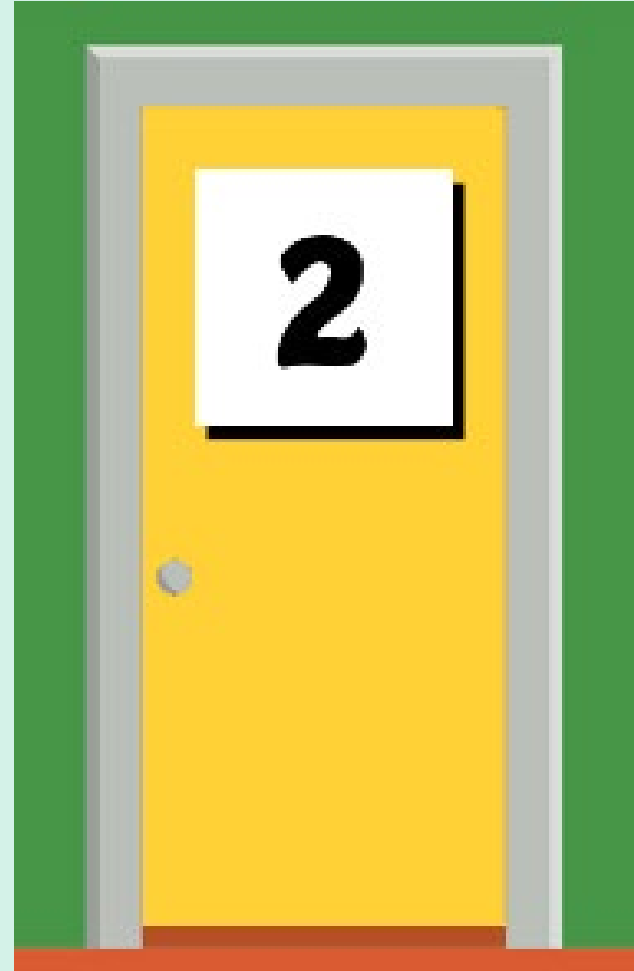
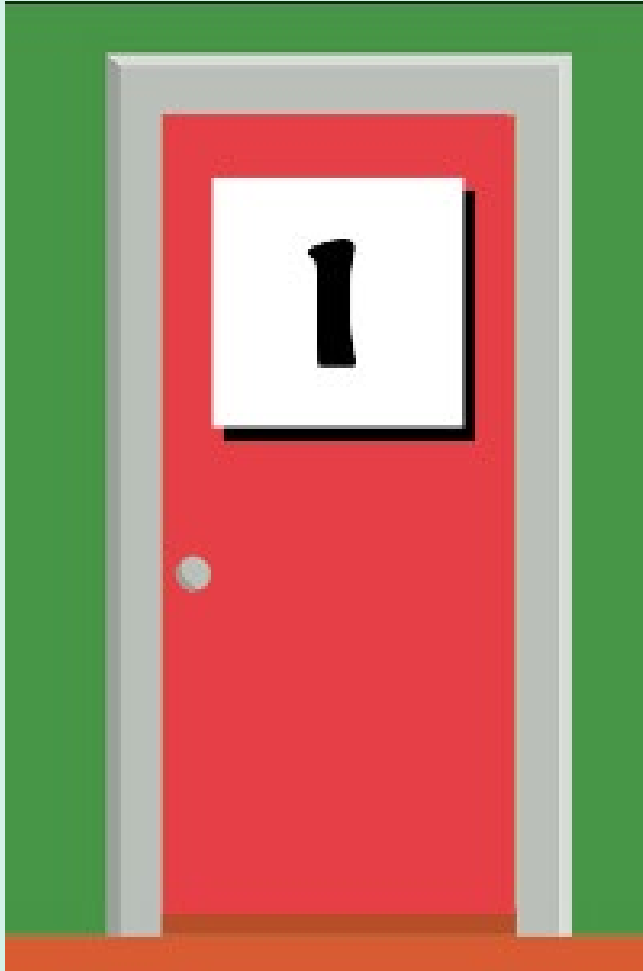




Estero Location



Not in Estero







Conclusion

Village Code and Review by PZDB:

- Makes a Significant Difference
- Results in High Quality Projects
- Retains Village Character