



UPDATE ON DEVELOPMENT PROJECTS

VILLAGE COUNCIL WORKSHOP

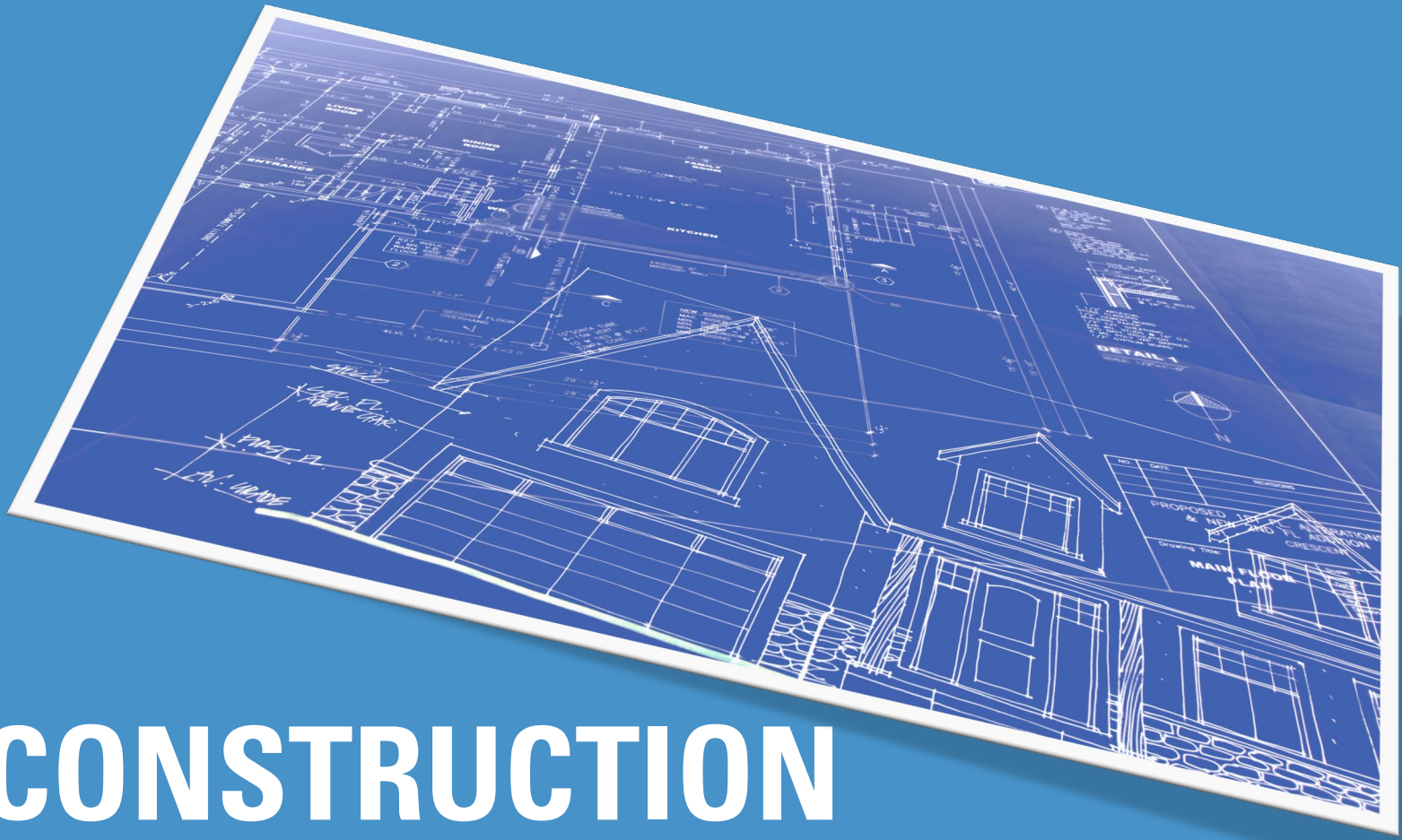
FEBRUARY 19, 2025

PROJECTS

- UNDER CONSTRUCTION
- RECENTLY COMPLETED
- FUTURE
- SIGNAGE
- BEFORE & AFTER



UNDER CONSTRUCTION



RIVERCREEK

GL HOMES

554 Single-Family Homes
400-Acre Site
200-Acre Preserve Area.



RIVERCREEK

459 HOMES SOLD TO DATE



CLUBHOUSE &
RECREATION CENTER

NOW OPEN

Developer financial contribution to Village for
Environmental Mitigation

ESTERO CROSSINGS

43 Acres located on Corkscrew Road west of I-75



Project Rendering



Aerial view from Corkscrew Road looking south

ESTERO CROSSINGS

Placemaking Elements
Art Sculpture
Paseo



RESIDENTIAL & CLUBHOUSE



LINEAR PARK AREA



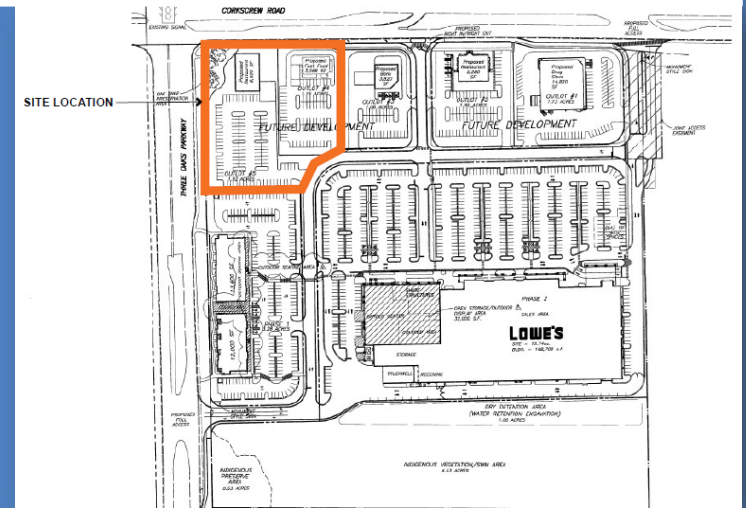
Connects Commercial to Residential

ESTERO CROSSINGS COMMERCIAL



Outdoor Seating

GOODWILL INDUSTRIES



- Applicant paid proportionate share of traffic signal
- Small preserve in NW corner
- Heritage Tree Preservation



First Rendering - Blue & Grey

Under Construction



WAWA (FORMER RUBY TUESDAY)

Corkscrew Road (Lowe's Plaza)

UNDER CONSTRUCTION



* Proportionate share of traffic signal paid



MILAN VILLAS

10-ACRE SITE

Located on Three Oaks Parkway and Williams Road

DR Horton

44 Single-Family Attached Homes

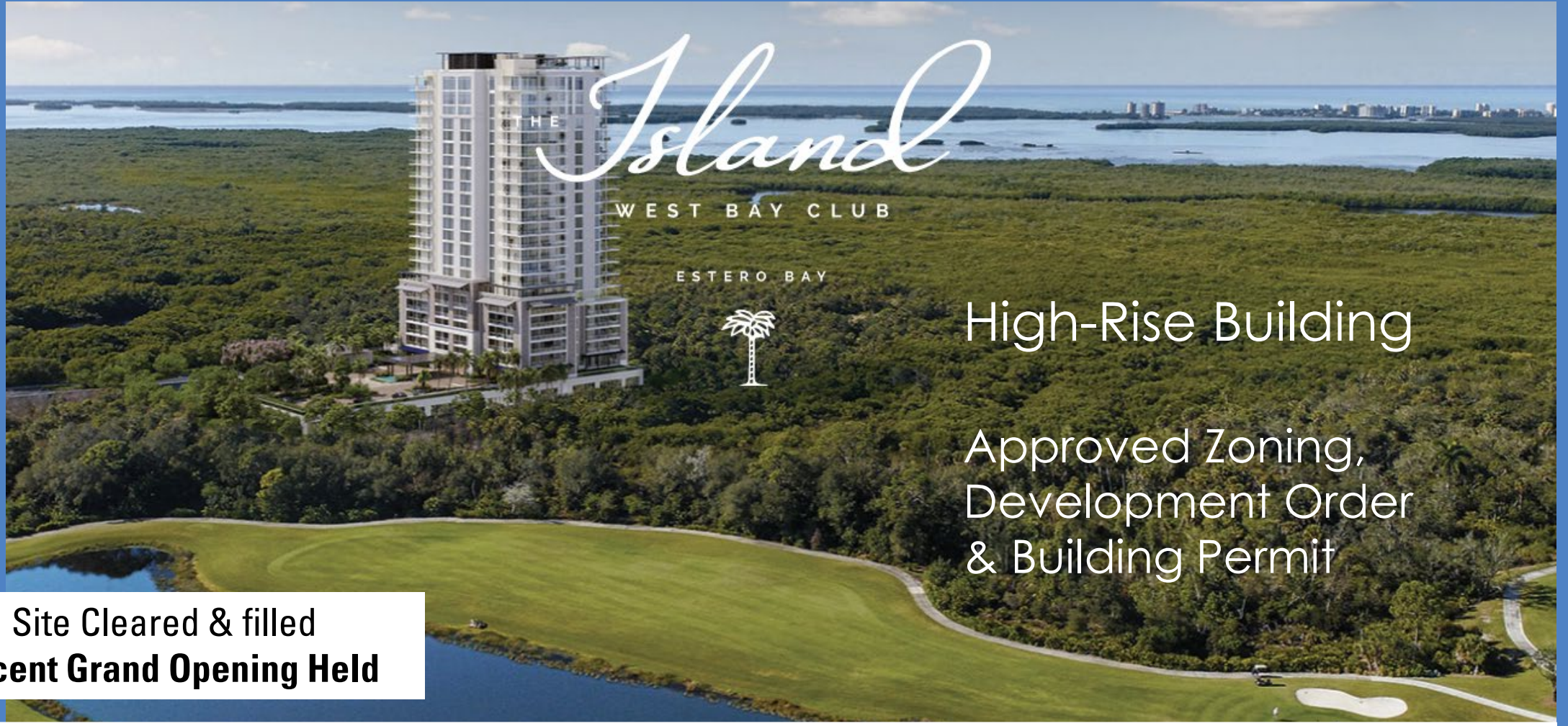


Construction nearly complete



WEST BAY CLUB

West of US 41 – end of Williams Road



High-Rise Building

Approved Zoning,
Development Order
& Building Permit

Site Cleared & filled
Recent Grand Opening Held

DOWNTOWN ESTERO MIXED USE PROJECT

310 DWELLING UNITS
COMMERCIAL PARCEL
ALONG US 41



US 41 & Broadway

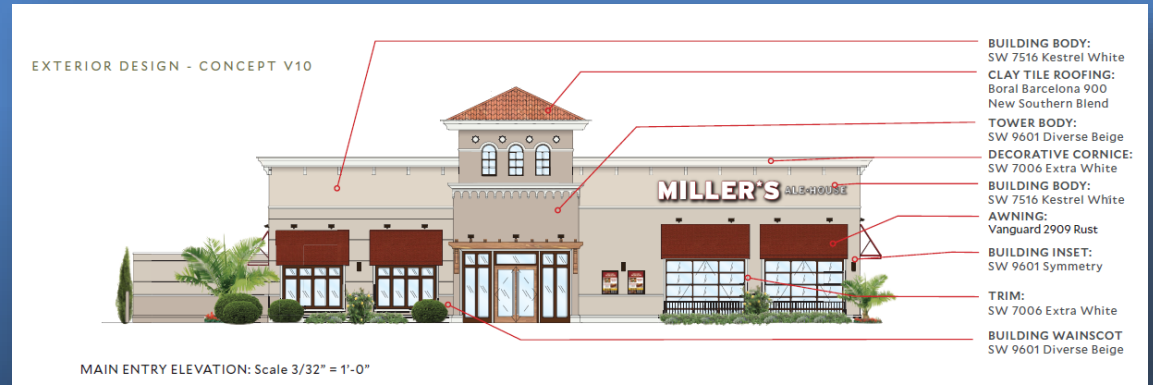


Status – Property Cleared
Building Permit ready for pick-up

MARKETPLACE

US 41 by Rapallo

COMING SOON



Miller's Ale House
McDonalds
Starbucks
&
??????????



NOW OPEN CULVER'S AT COCONUT POINT

LOCATED AT US 41 & PELICAN COLONY BOULEVARD ON US 41



EYEBUILD – FORMERLY GINSBERG EYE *NOW OPEN*

East of Village Hall on Corkscrew Road



- 14,952 ±Sq. Ft. Building
- Consistent Architectural Theme in Office Park

810 BILLIARDS MIROMAR OUTLETS



Now Open

- Billiards, Bowling, Ax Throwing & Golf
- Food & Drinks



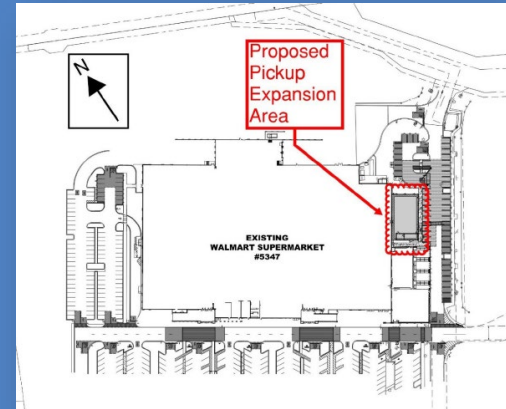
FUTURE DEVELOPMENTS

WALMART PICKUP EXPANSION

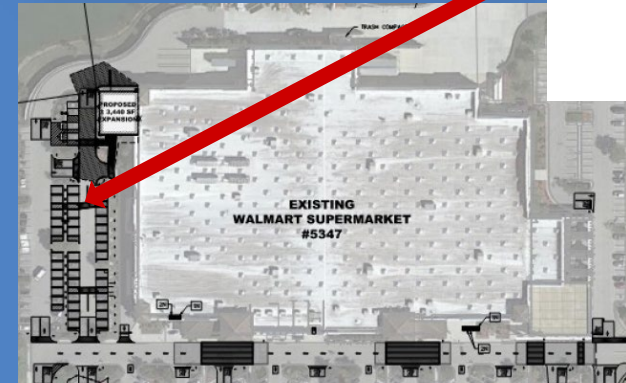
NE CORNER OF US 41 AND ESTERO PARKWAY



- 3,440 sq. ft. addition to north side of building
- PZDB approved Development Order 2/11/2025



Staff recommended relocation to north side of building



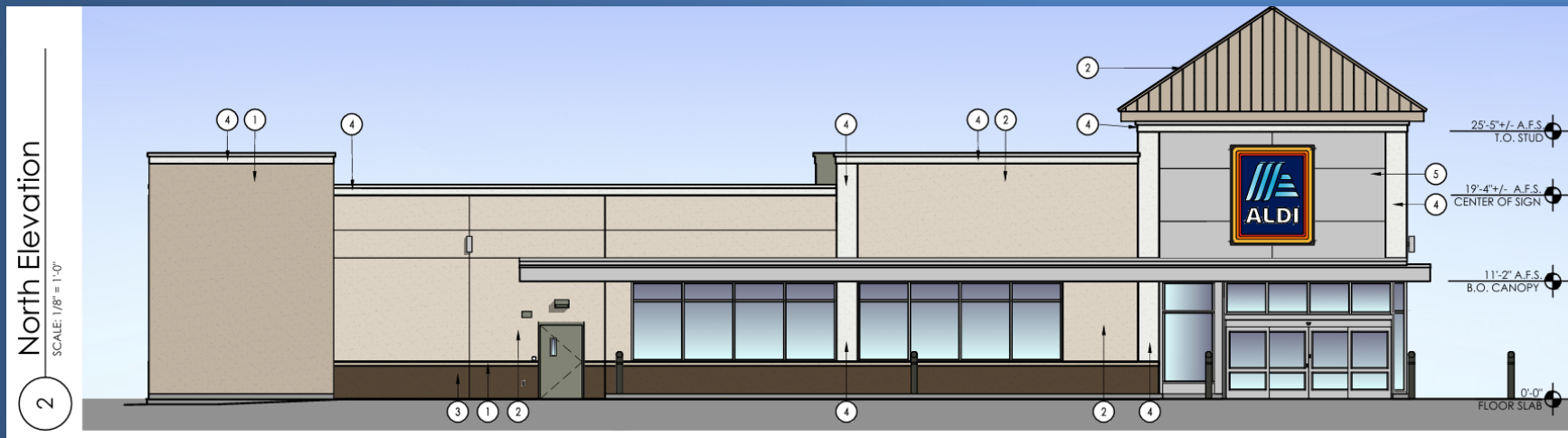
ALDI

21,750 SQ. FT. GROCERY STORE

DEVELOPMENT ORDER RECENTLY
SUBMITTED

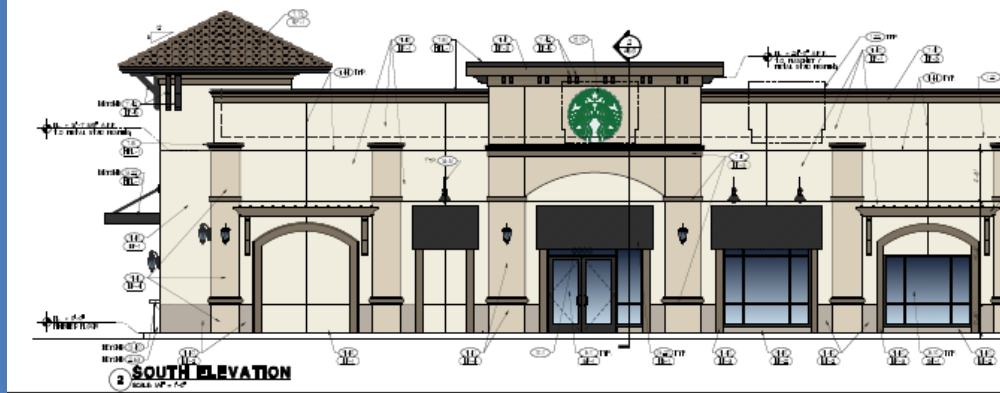
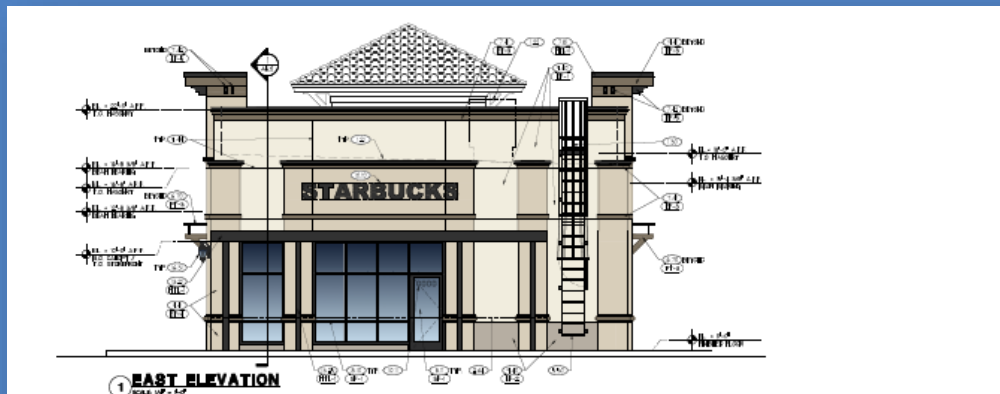
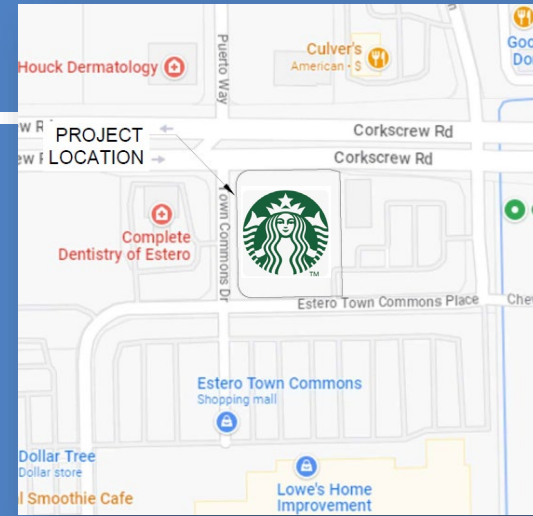


Corkscrew Road and Stoneybrook Golf Drive



STARBUCKS

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



Development Order Approved
Building Permit Recently Approved

*Proportionate share of
traffic signal paid

PRELIMINARY DRAWINGS NOT FOR
CONSTRUCTION
CAFE
SHELL CONSTRUCTION
CORKSCREW ROAD
ESTERO, FL

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



OLD POST OFFICE

8111 BROADWAY E.

- Zoning Amendment approved –
New Pattern Book
- Development Order approved
December 2024 for redevelopment
of 4,800 sq. ft. building for office use

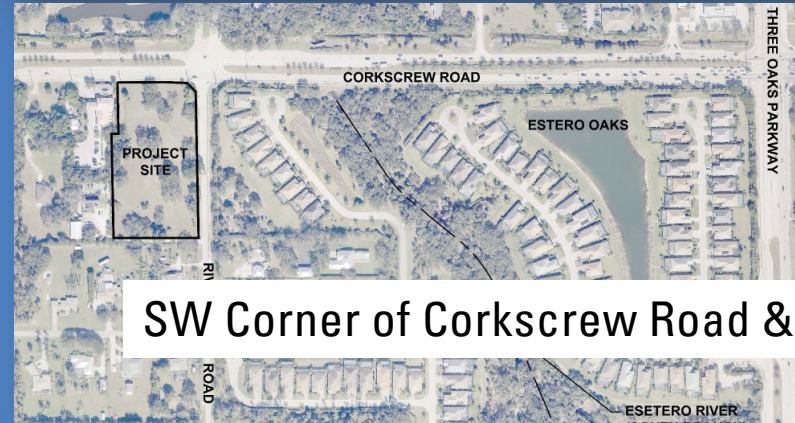


DAY CARES & PRE-SCHOOLS

GODDARD SCHOOL

SE Corner of Quente Way & Three Oaks Parkway

2-STORY 14,190 SQ. FT.
EARLY DEVELOPMENT



SW Corner of Corkscrew Road & River Ranch Road

COASTAL PALMS ACADEMY

3.84-ACRES
14,700± SQ. FT. DAYCARE/PRE-SCHOOL

UNDER CONSTRUCTION



DAY CARES & PRE-SCHOOLS

Celebree School

Formerly Goodwill Industries – Corkscrew Road & Puente Lane



Currently Remodeling



SUMMERCREST TOLL BROTHERS - 154 Townhomes

NE CORNER OF CORKSCREW ROAD & SANDY LANE



Village Rezoning Approved
Development Order under review

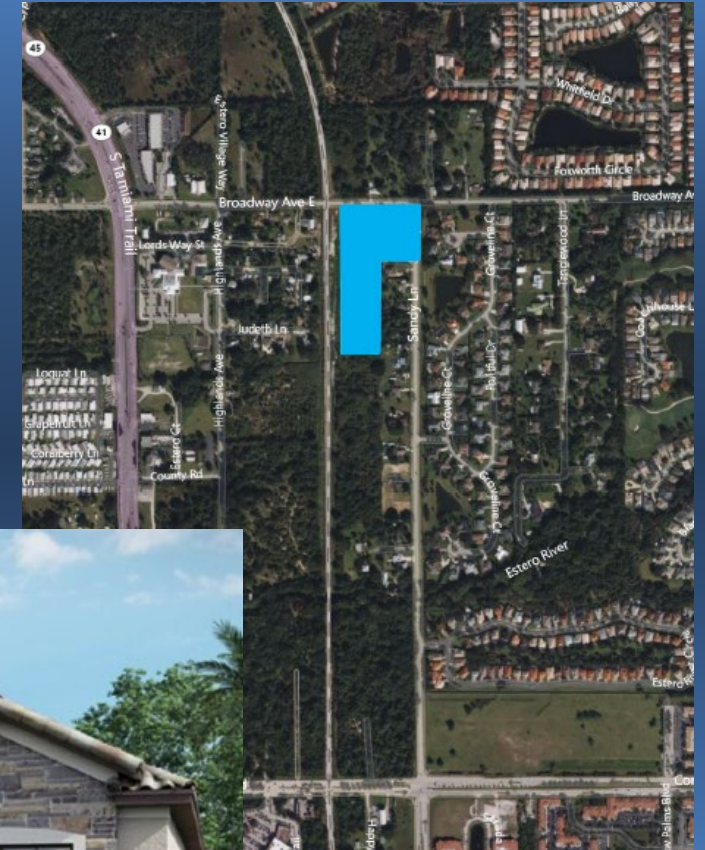
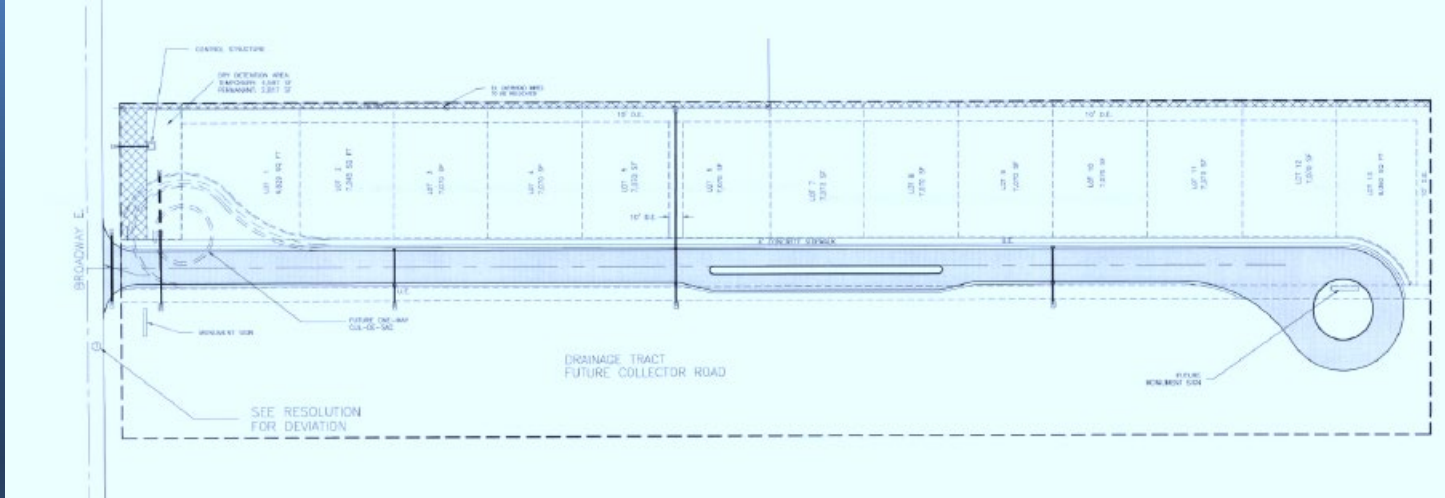
Former Colonnade ALF Site



MAYFAIR VILLAGE RPD

LENNAR HOMES - 16 LOTS

BROADWAY E. & WEST OF SANDY LANE



Rezoning Amendment






Under Staff Review



HILTON GARDEN INN

2.16-ACRE PARCEL SOUTHEAST OF THE MARKETPLACE



-  COMPOSITE ROOF TILES
-  CORNICE / E.J.F.S.
SHERWIN WILLIAMS
PURE WHITE - SW7005
-  E.J.F.S.
SHERWIN WILLIAMS
VENETIAN YELLOW - SW1056
-  E.J.F.S.
SHERWIN WILLIAMS
CLASSIC YELLOW - SW2066
-  MANUFACTURED VENEER STONE
ELDORADO STONE
COASTAL REEF - PEARL WHITE



Status: Building Permit awaiting flood "No Rise" from engineer

HOME2 SUITES PROPOSED 4-STORY, 111 ROOM HOTEL



PZDB Public Hearing February 11th

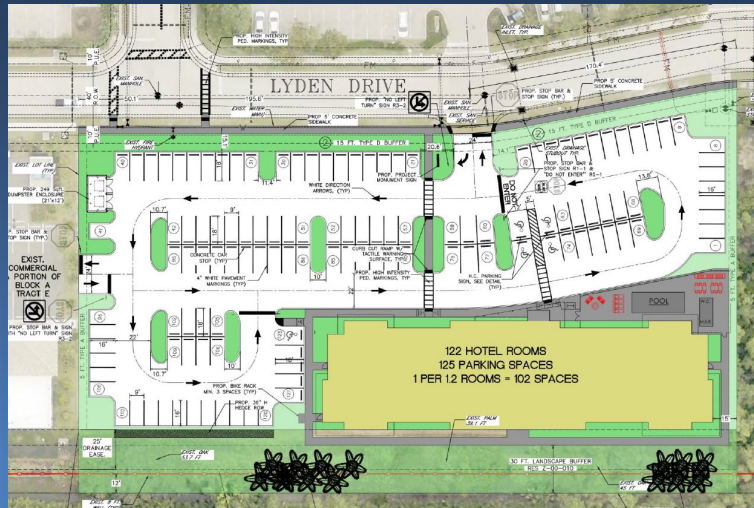


2.37 acres at Coconut Point Mall between the cinema and Via Coconut

COCONUT TRACE HOTEL 4-STORY

Across from Coconut Point Mall on Lyden Drive

Zoning Amendment
approved February 5, 2025



WOODFIELD MIXED-USE DEVELOPMENT

40 acres NW corner of US 41 & Coconut Road

Rezoned to Estero Planned Development July 2023

Development Order for Phase 1

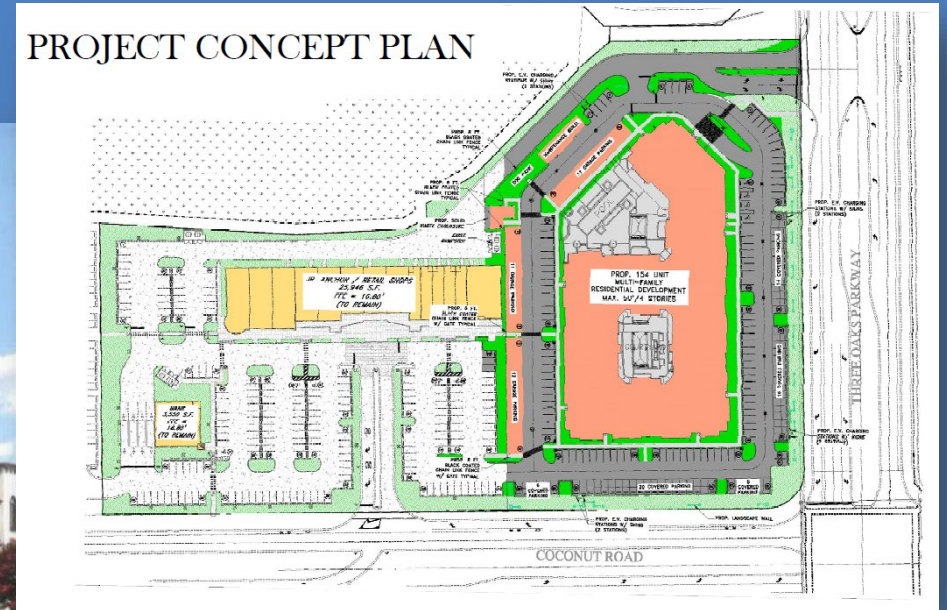
Building Permit under review



- 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

COCONUT POINTE RESIDENCES

AT BROOKS TOWN CENTER
2 YEARS TO CONSTRUCT



Demolition of Winn-Dixie now underway
Construct 154 Unit Multi-Family Building



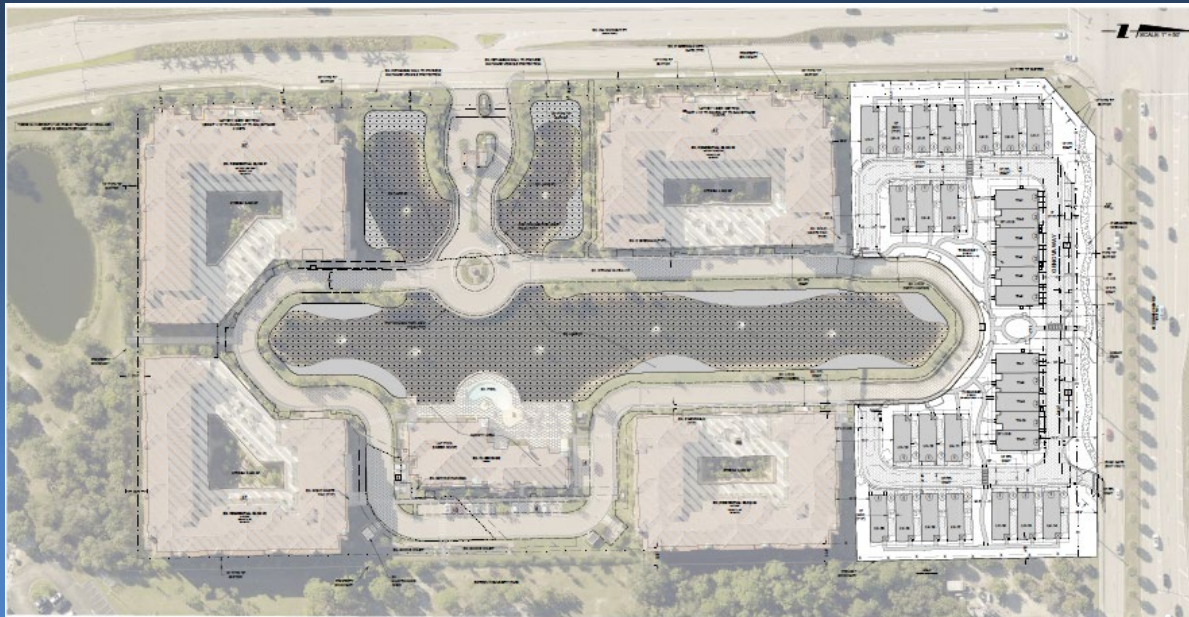
GENOVA

SE Corner of Corkscrew Road & Via Coconut

31 Attached Villas & Townhomes

Development Order Approved Nov. 2024

Final Phase



VIA COCONUT ACROSS FROM GENOVA

DEVELOPMENT ORDER APPROVED 2023
AMENDMENT UNDER REVIEW

REVISION TO ZONING APPROVED

Mixed Use Development

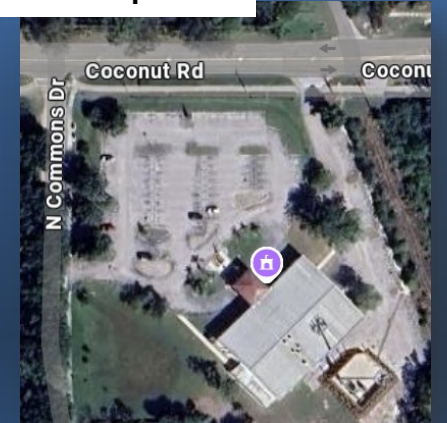
- Multi-Family & Commercial
- Main Street Area

CELL TOWERS



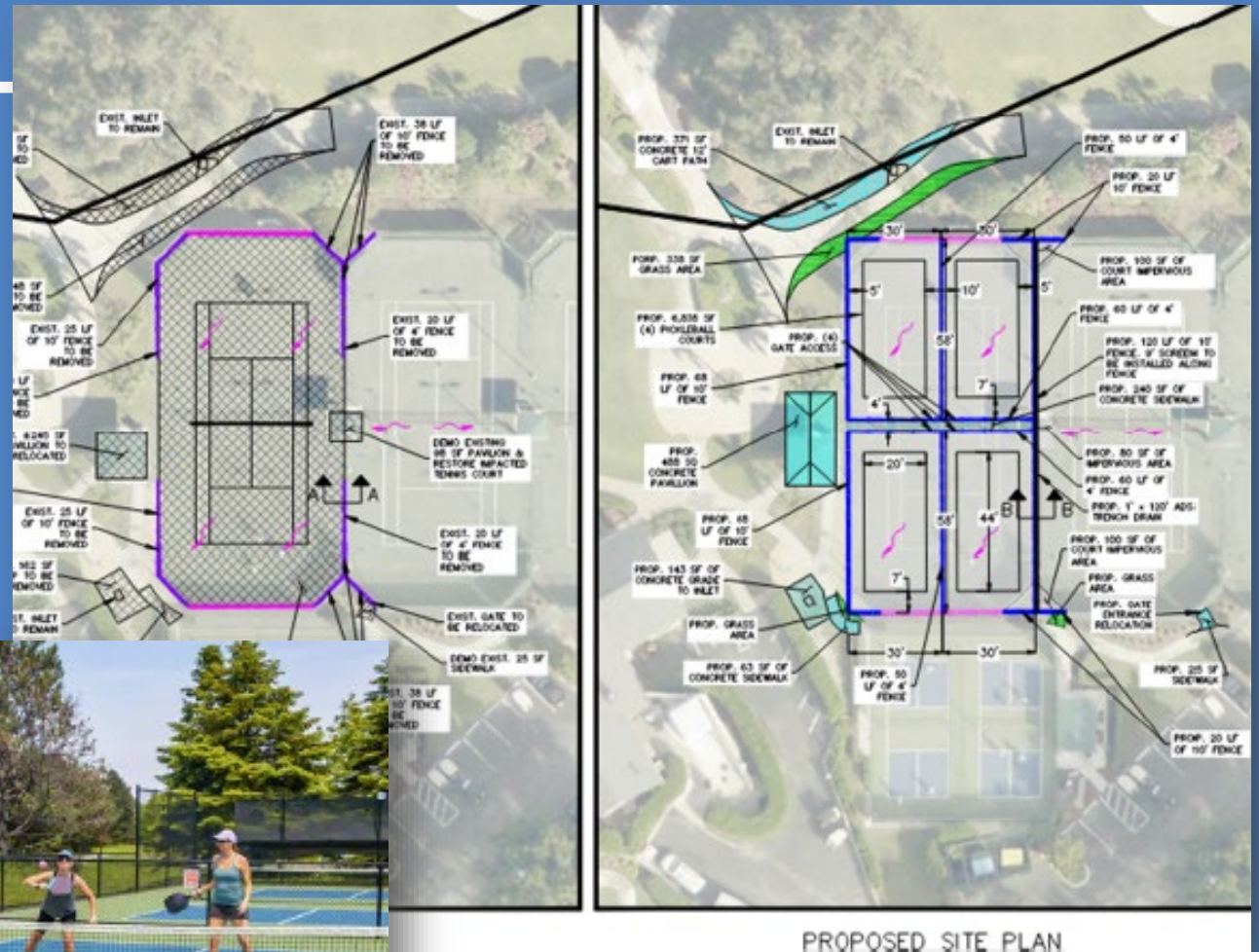
Bella Terra 175-foot Monopole

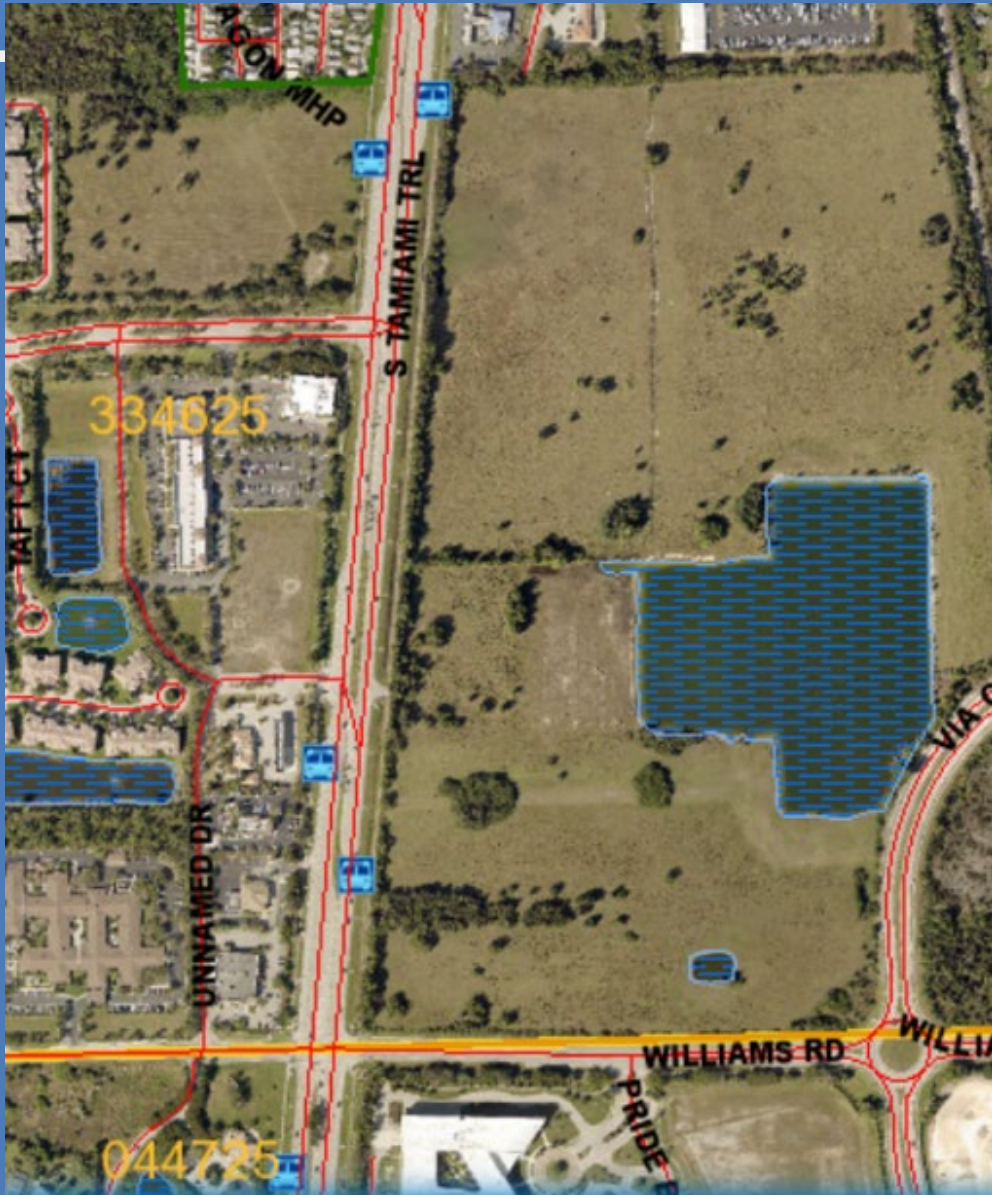
Elk's Club 99-foot Monopole



PICKLEBALL

- Wildcat Run
- The Brooks
- The Vines





NORTH POINT

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

VILLAGE PROPERTY – Sports Park

North side of Williams Road, east of Via Coconut Point & Railroad ROW



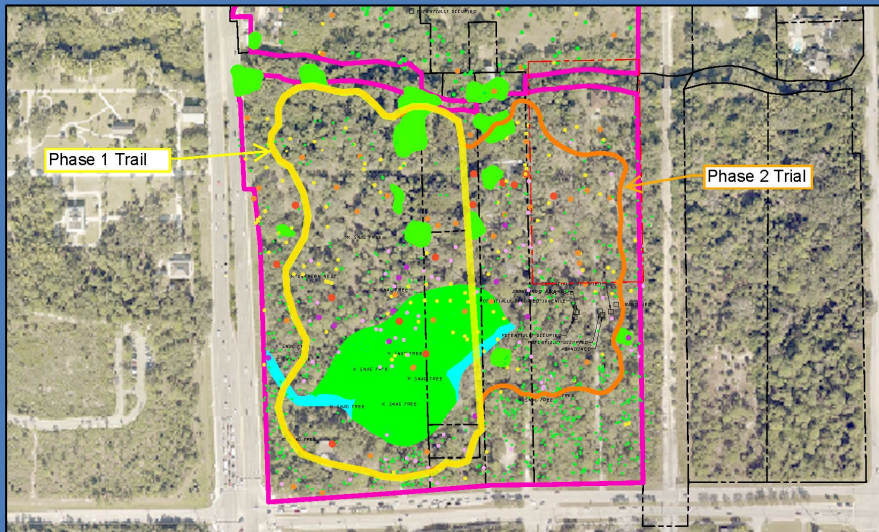
MASTER PLAN

- 1 250'x500' MULTI USE FIELD
- 2 STADIUM SEATING
- 3 BOARDWALK
- 4 PAVILLION
- 5 PAVILLION + EVENT LAWN
- 6 ±3.75 ACRE EVENT LAWN
- 7 PLAYGROUND
- 8 SPLASH PAD
- 9 SOFTBALL FIELD
- 10 BASEBALL FIELD
- 11 BASEBALL/SOFTBALL STANDS
- 12 STADIUM CONCESSIONS
- 13 J/ROTC TOWER
- 14 SHOT PUT/POLE VAULT
- 15 FLEX LAWN
- 16 HOME STADIUM SEATING
- 17 POND
- 18 CULVERT
- 19 DRIVING RANGE
- 20 ENTRY SCULPTURE

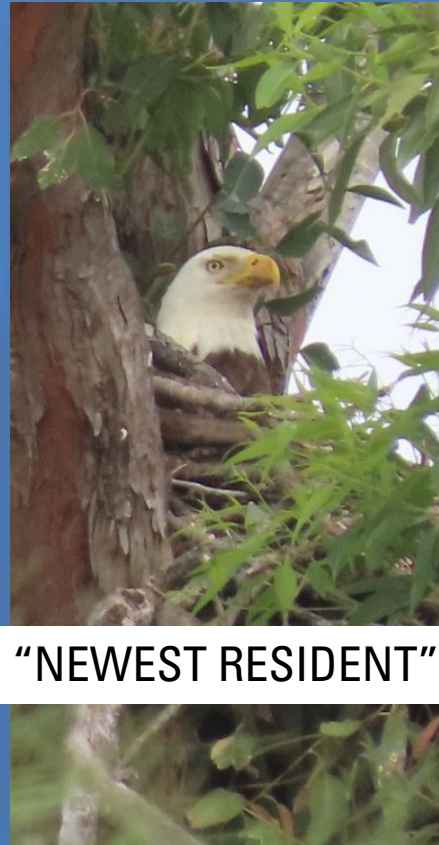


VILLAGE PROPERTY - Estero River Park

- Preserve Heritage Trees
- Public Access to river



Phase 1 Walking Paths

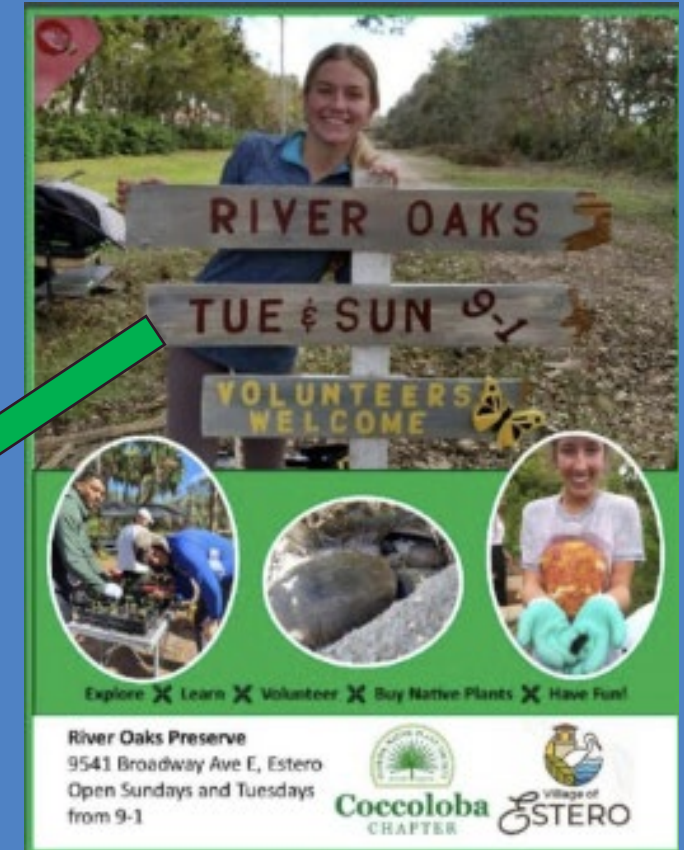
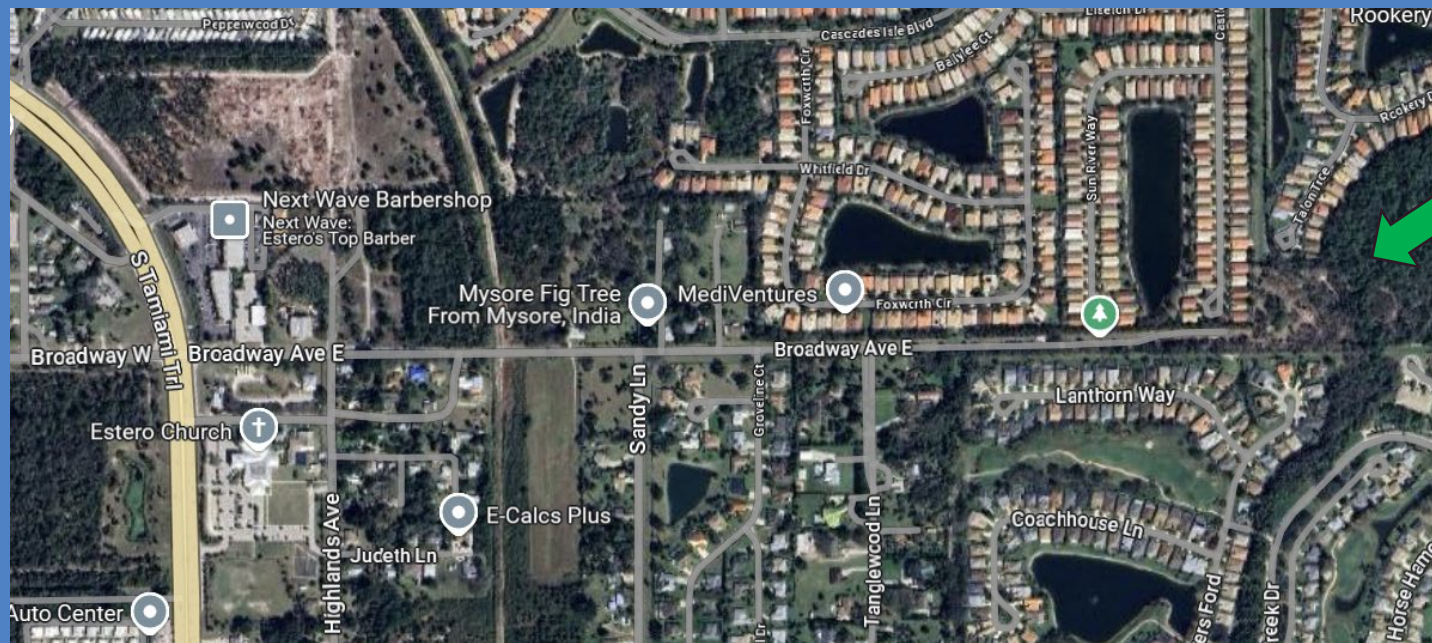


"NEWEST RESIDENT"



VILLAGE PROPERTY - River Oaks Preserve

Located at the east end of Broadway East
Purchased with Developer Contribution

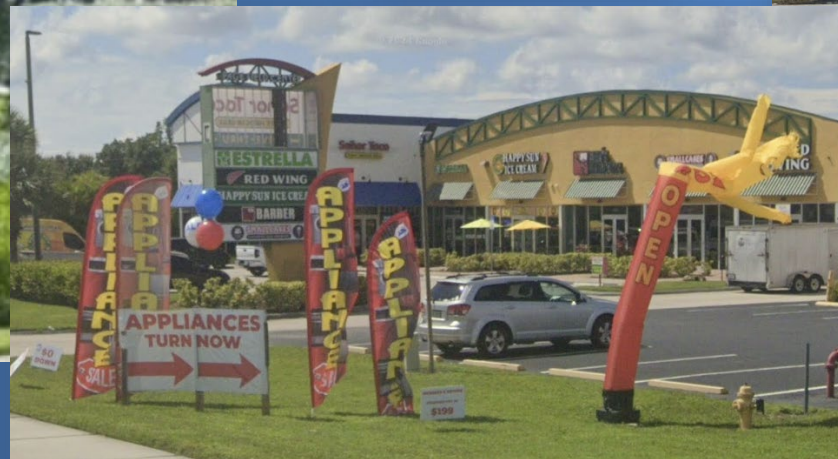


SIGNAGE

SIGNAGE IN VILLAGE



SIGNAGE OUTSIDE OF VILLAGE



BEFORE & AFTER

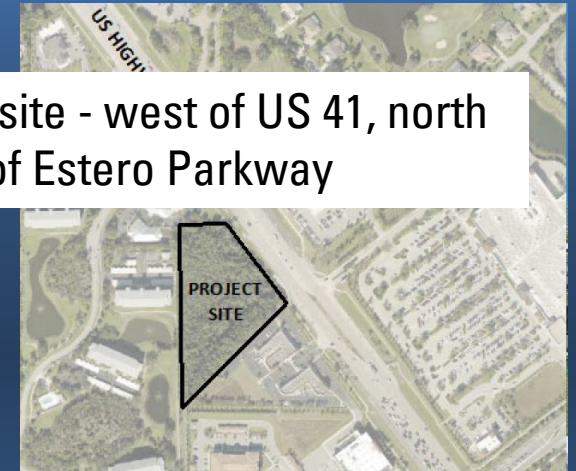
DAY CARE ARCHITECTURE

Development Order approved Feb. 11th

LEARNING EXPERIENCE DAY CARE



4.2-acre site - west of US 41, north of Estero Parkway



CHICK-FIL-A

NE corner of Ben Hill Griffin & Corkscrew Road

PROTOTYPE



PHOENIX SITE PLAZA DEL SOL CPD

North of Corkscrew Road



SELF-STORAGE



PHOENIX SITE

PLAZA DEL SOL CPD

North of Corkscrew Road

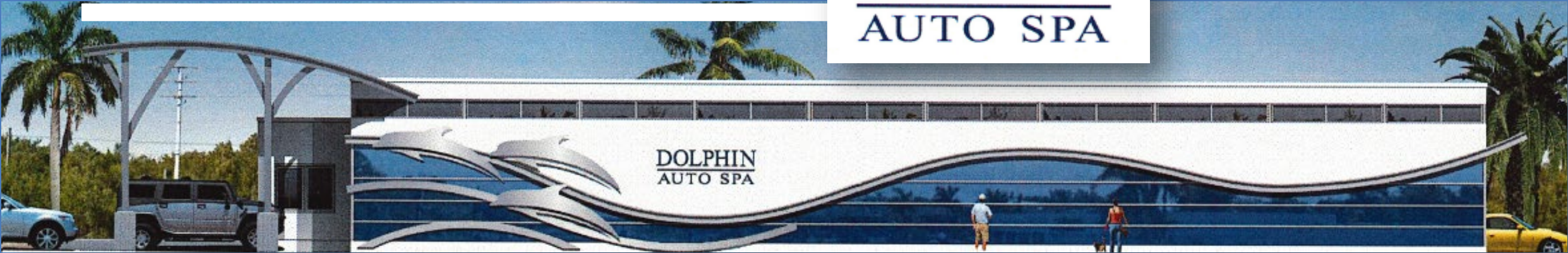


HOTEL



PROJECTS THAT WENT AWAY



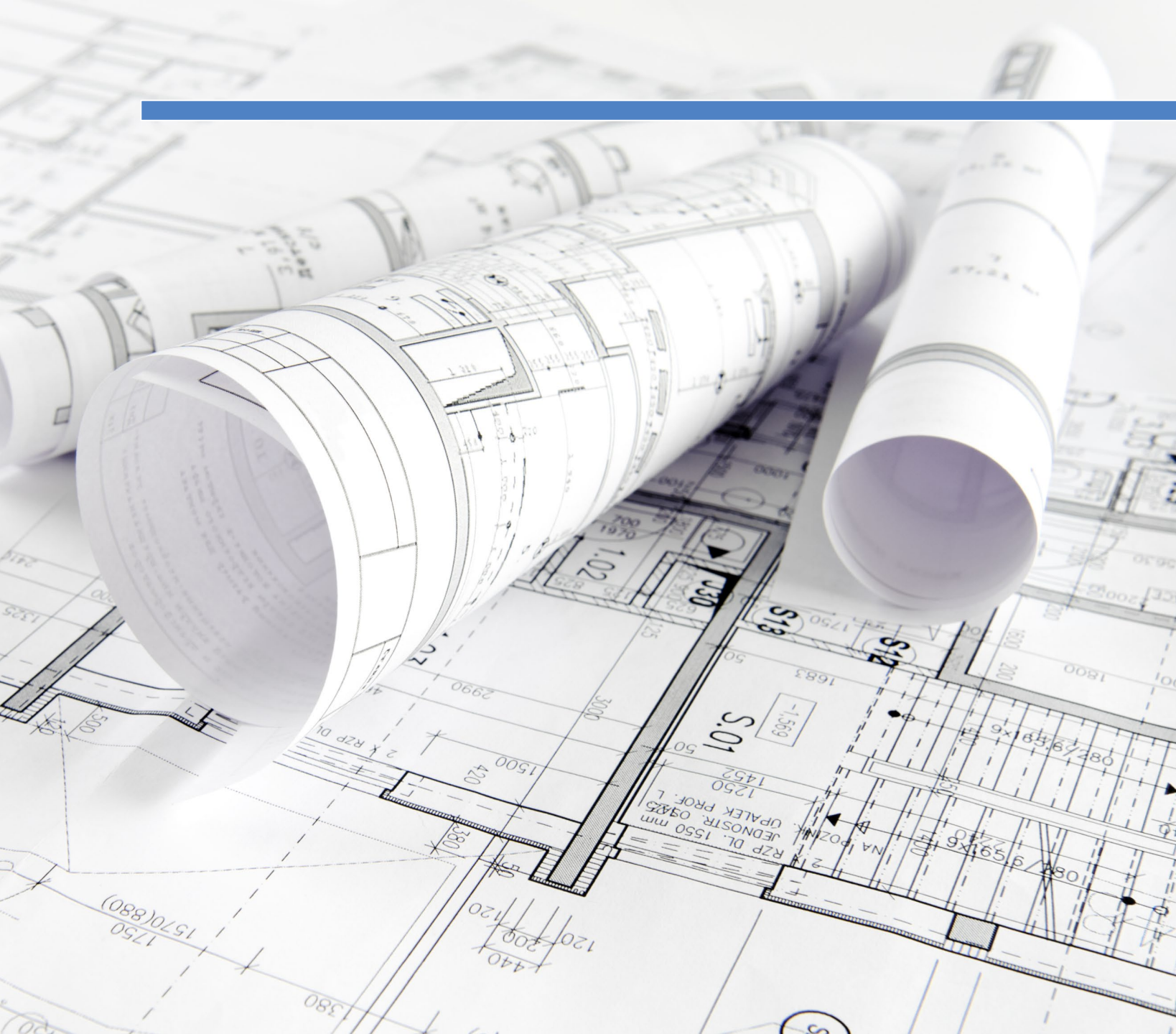


Proposed in front of Tidewater





Constructed outside of Estero



PROJECTS IN PROCESS

- 2,500 New Residential Units
- 4 Hotels
- 23-Story Luxury High-Rise
- 300,000 Sq. Ft. Commercial Use

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

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

