



Village Council

November 5, 2025

Workshop

Eco-Historic

Planning Study Update



Study Background



**Village awarded CDBG-DR
Grant for Study**

**Village prepared RFP
Selected Consultant**

Contract Awarded May 2025

Meet the Design Team

LandDesign



**Chad
Kovaleski, PLA**
Partner-in-Charge



**Carrie
Read, PLA**
Landscape Architect


COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE



**John
Ward, AIA**
Architect


COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

Visioning +
Conceptual Architecture

 **KITTELSON
& ASSOCIATES**

Transportation Planning

BDA
BREEDLOVE, DENNIS
& ASSOCIATES, INC.

Environmental Analysis +
Land Planning Support

RCLCO
REAL ESTATE CONSULTING

Market Demand Analysis +
Economic Development Strategy

 **BLUE CORD**

Cost Estimating



+ LandDesign.

SERVICES

- + Landscape Architecture
- + Civil Engineering
- + Urban Design
- + Master Planning
- + Land Planning

EXPERTISE

- + Master Planned Communities
- + Mixed Use
- + Office + Corporate Campus
- + Public Infrastructure
- + Public Realm + Open Space
- + Residential
- + Retail
- + Education
- + Hospitality + Entertainment

45
YEARS

EXPERIENCE WORKING IN

70+ countries

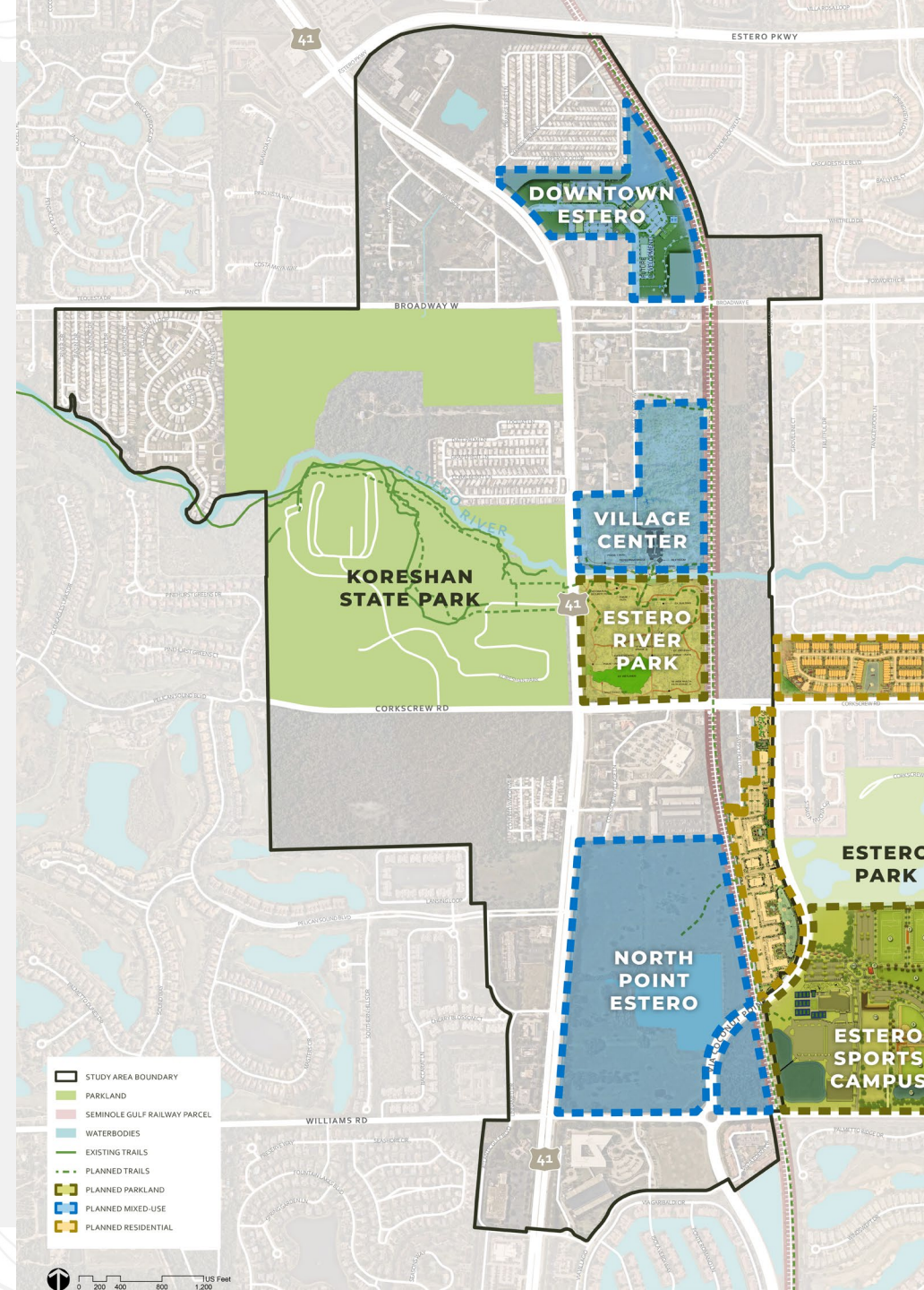
AND NEARLY

40 states



Study Area

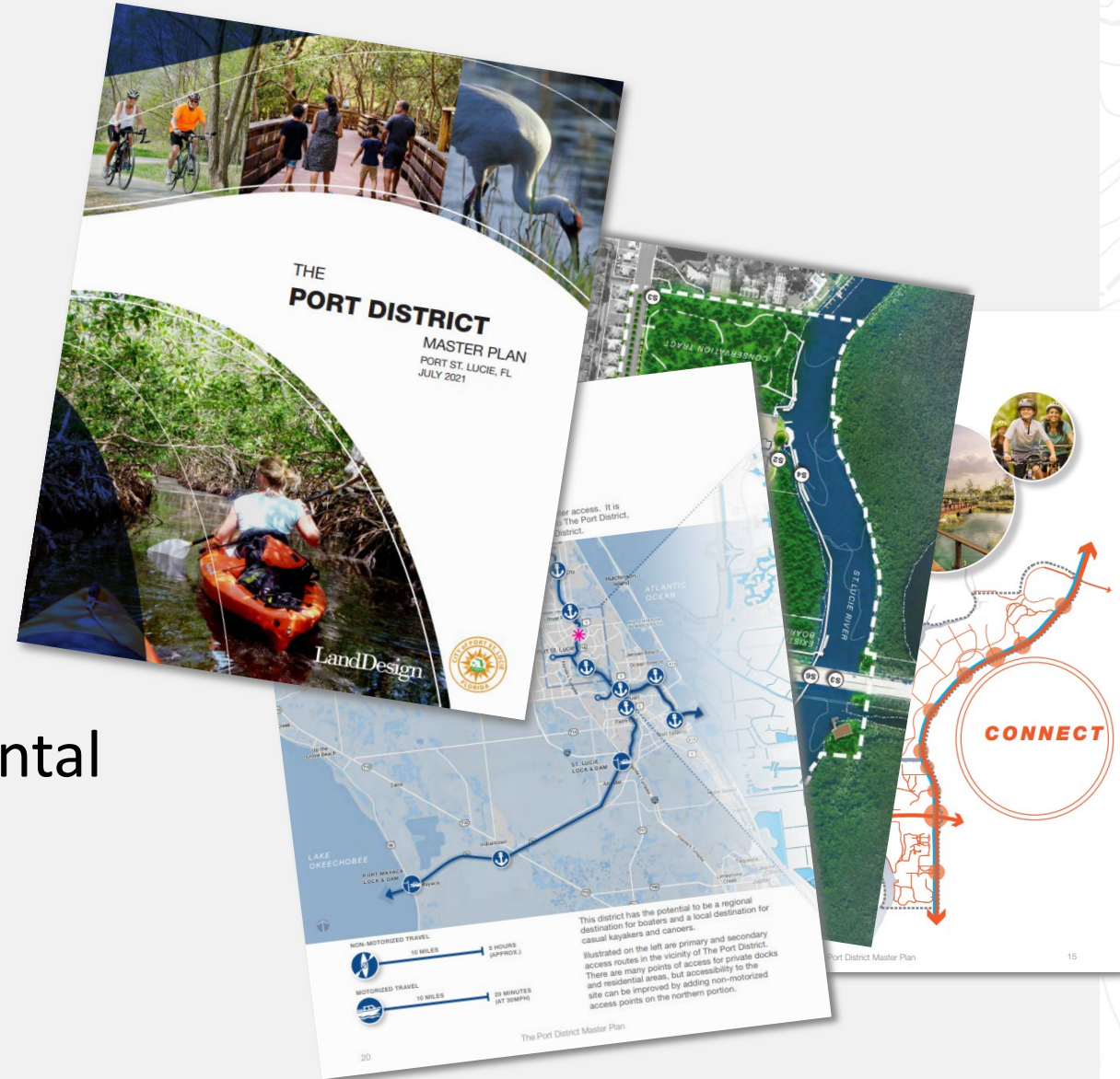
- 1,000+ Acres
- Bisected by Estero River
- Includes Old Estero and Vacant Properties along US-41 corridor
- Planned BERT corridor



Purpose

This project will deliver a **Comprehensive Report, Vision and Master Plan**

- Based on Opportunities and Constraints
- Economic and Market Demand
- Leverage and preserve environmental and cultural resources



Planning Process

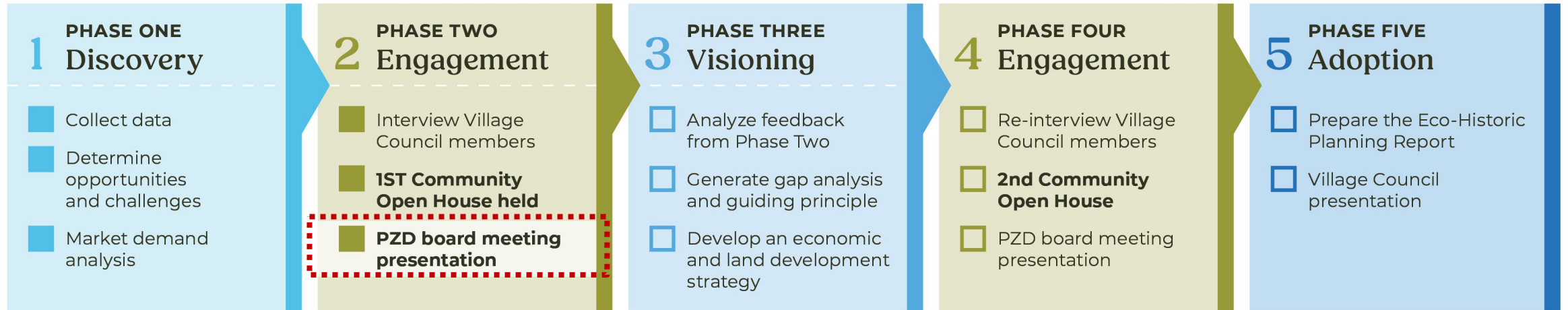
- Open House: June 24th
- PZDB Meeting: Nov. 18th
- Over timeline: 12 months



WE ARE HERE

MAY 2025

MID 2026



Community Meeting

June 24, 2025

Approximately



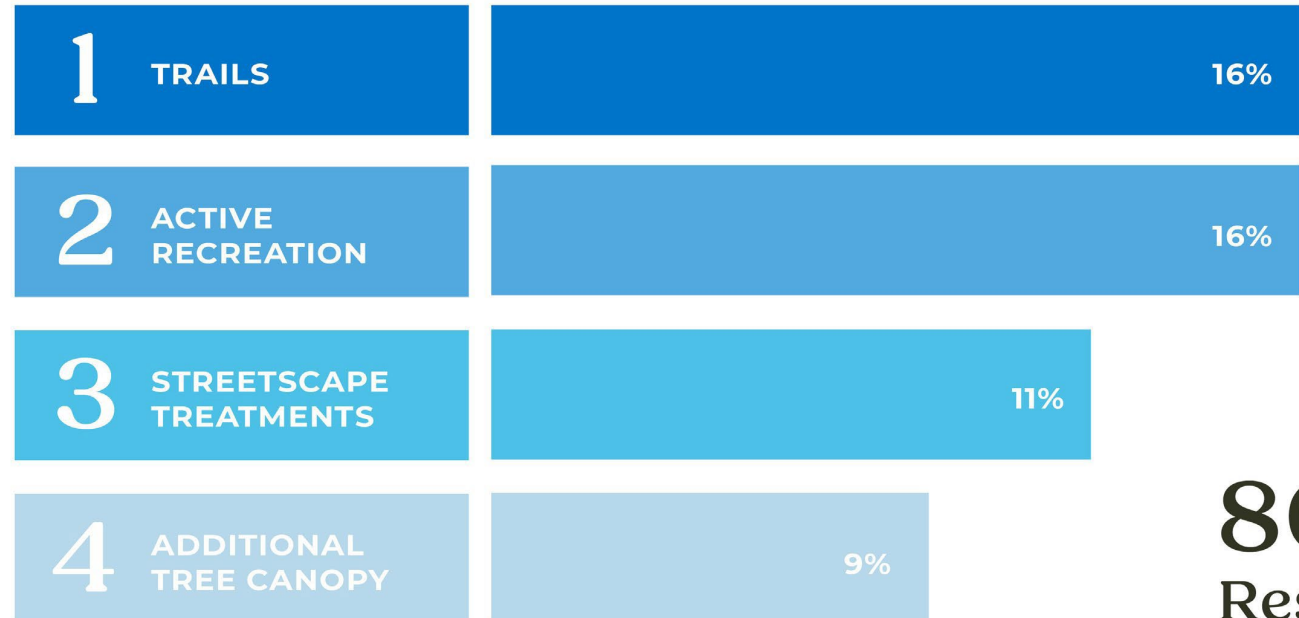
Esteros residents attended the
Community Open House.



Summary of Feedback

- Better connections for walking + biking
- A mix of traditional park amenities and natural experiences (nature paths, kayaking, etc.)
- More interactions with the river
- Shade!

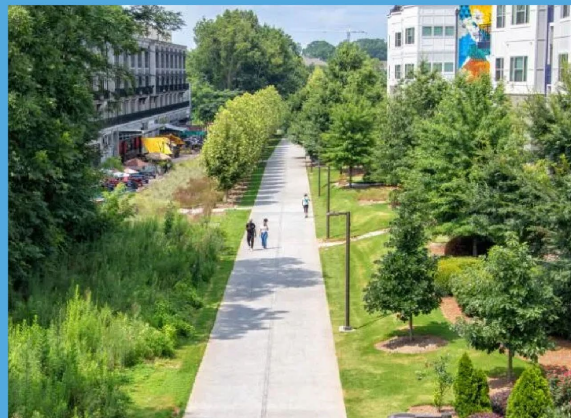
How do people want to experience nature and recreation?



80
Responses

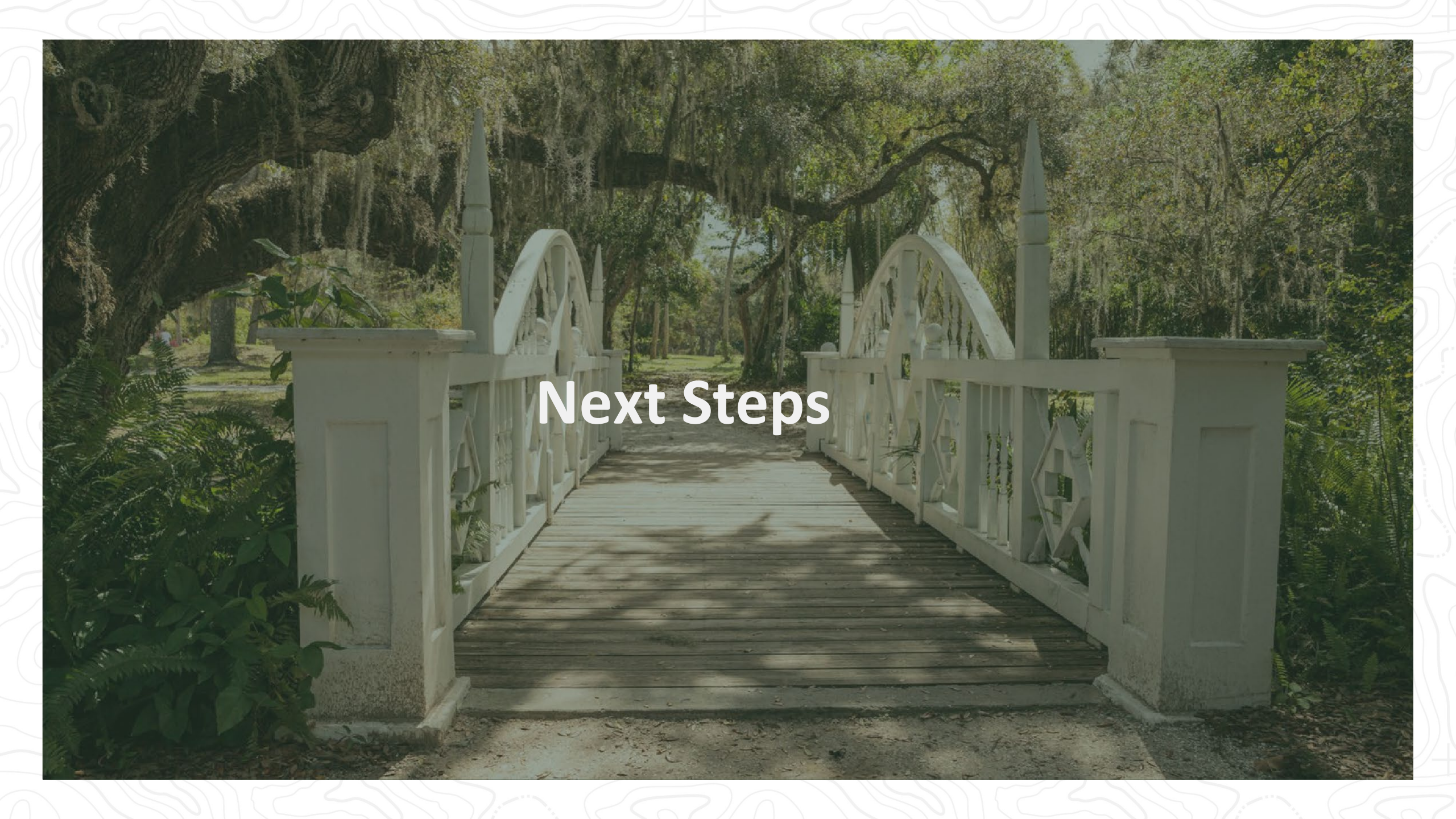
What kind of commercial development?

“Walkable, mixed-use neighborhood” and “Village Center” images received the highest concentration of dots for types of mixed-use development.



“Restaurants” and “Development along the BERT Rail Trail” received the highest number of dots, suggesting a desire for more experiential commercial experiences.

People want **local, walkable + bikeable, development that contributes to a sense of place in Estero.**

A photograph of a wooden bridge with white railings, set in a lush, green forest. The bridge has a wooden plank deck and white railings with decorative arched sections. The surrounding area is filled with dense foliage, including large trees with Spanish moss hanging from their branches. The text "Next Steps" is overlaid in the center of the image.

Next Steps

Immediate Next Steps

- PZDB Meeting November 18th
- Analysis + Opportunities
- Begin to develop strategies to address
 - Future Focused on Resiliency
 - Walkability
 - Village Center Activation
 - Leveraging BERT Corridor
 - Leveraging Environmental, Recreation, & Cultural Resources
- Potential catalyst sites for development/redevelopment



Questions

