



UPDATE ON DEVELOPMENT PROJECTS

VILLAGE COUNCIL WORKSHOP

JANUARY 21, 2026

Agenda

- Projects Nearly Complete
- Projects Under Construction or Recently Approved
- Projects Stalled or not Proceeding
- Proposed Projects
- Signage
- Summary





PROJECTS NEARLY COMPLETE

Rivercreek

GL Homes



554 Single-Family Homes



- 400-Acre Site
- 200-Acre Preserve Area
- \$750,000 Environmental mitigation payment to Village
- Downzoned from Lee County approval

Estero Crossings

43 Acres located on Corkscrew Road west of I-75



Mixed Use Planned Development

- Stock Development
- 300 Multi-Family Residential
- 60,000 sq. ft. Commercial



Aerial view from Corkscrew Road looking south

- Outdoor Plazas and Paseo
- Walkable from Residential to Commercial



Development Projects Under Construction or Recently Approved

- **Via Coconut**
- **Woodfield**
- **Downtown Estero**
- **West Bay**
- **MarketPlace**
- **Toll Brothers**
- **Aldi's**
- **Day Care**
- **Pruitt Prof. Suites**
- **Starbucks**
- **Brooks Town Center Apts.**
- **Goddard School**
- **South County Regional Library**
- **High 5**
- **Discount Tire**
- **Chick-fil-A**
- **Shadow Wood Lifestyle Center**

Via Coconut

± 20 Acres

South of Corkscrew Road on Via Coconut
Across from Genova



330 units - “Super” Luxury Community
Main Street Commercial Area
Public Park Area – 1-acre

Via Coconut

New Name ~ LUMIO ESTERO



Woodfield 46-Acre Mixed-Use Development



Mini Mercato
Activities for all residents



US 41 & Coconut Road
Across from Coconut Point
Mall

- 42,000 sq. ft. of office, including medical office
- 62,000 sq. ft. of retail
- 20,000 sq. ft. of dining
- 3,000 sq. ft. of civic space
- 260-room hotel
- 596 residential units

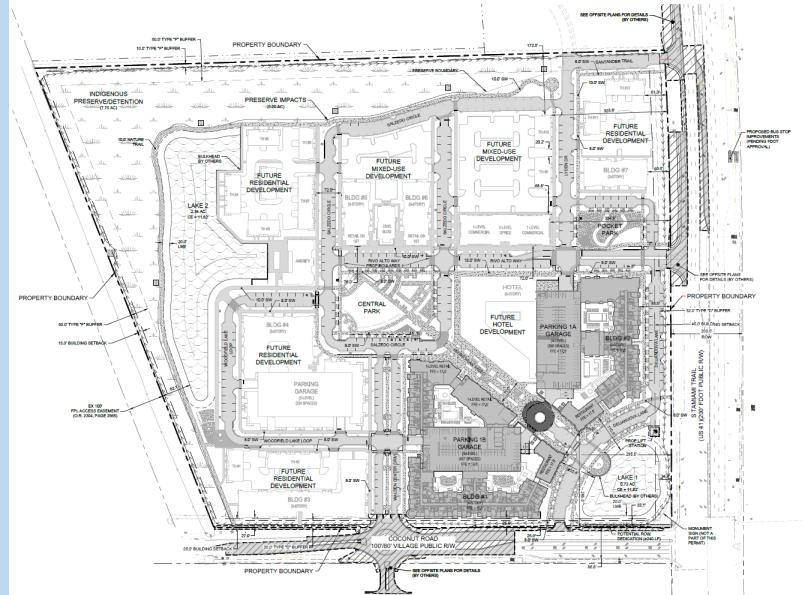
Woodfield



Phase 1 Under Construction

1st Phase includes 300 multi-family units (on East half of site), 2 parking garages, roads, utilities, landscape buffers, central green, neighborhood park, restaurants & roundabout on Coconut Road.

2nd Phase includes 296 remaining residential units, commercial, hotel & park areas



SITE PLAN

Downtown Estero

US 41 & Broadway

Infrastructure Under Construction



310 Residential Units
Commercial Parcel on US 41 –
Initially approved by Lee County for more intensity



WEST ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"



LEGEND

EX. LAKE

UPLAND INDUSTRIAL PRESERVE

COMMERCIAL/RETAIL

100 200 300 400

FEET

0 50 100 150 200

METERS

0 50 100 150 200

YARDS

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West Bay

West of US 41 – End of Williams Road



**23 Story High-Rise
88 Units**

**LUXURY
WATERFRONT
CONDOMINIUMS
ON ESTERO BAY**

MarketPlace

Part of Coconut Point Development

US 41 by Rapallo



Miller's Ale House
McDonalds
Starbucks
&
Piccolo Buco
(Cooper's Hawk Subsidiary)



MarketPlace



MarketPlace

Piccolo Buco

Located across parking lot from Miller's Ale House



OPENING SOON



Approved Amendment for color change
to match business branding

MarketPlace

McDonald's



Starbucks

On Corkscrew Road west of
Wawa in Lowe's Plaza



NOW OPEN



Goddard School

EARLY DEVELOPMENT SCHOOL



2-STORY - 14,190 S.F.

NOW OPEN - January 2026



SE Corner of Quente Way & Three Oaks Parkway



South County Regional Library

Three Oaks Parkway, north of Corkscrew Road



**Interior remodel included a
new arrival at pedestrian plaza**



Pruitt Professional Suites

East Broadway – Old Post Office Building



Nearing Completion

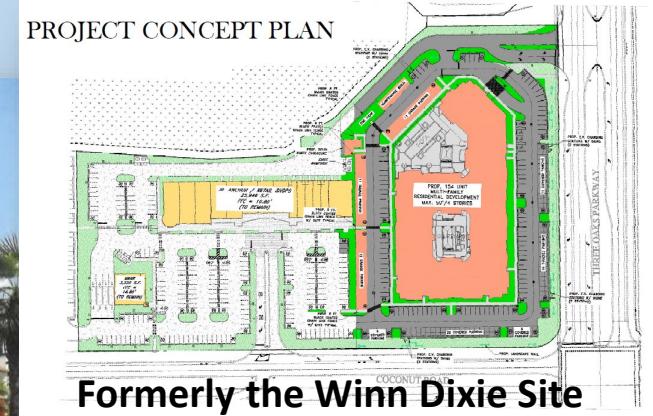
Photo taken 1/6/2026



NEW NAME Coconut Pointe Residences at Brooks Town Center



NW Corner Coconut Road & Three Oaks Parkway



137 Unit, 4-Story Multi-Family Building – Under Construction

Coconut Pointe Residences at Brooks Town Center



Photos taken 1/6/2026



View from the Brooks Town Center

SHADOW WOOD C.C. Lifestyle Center

Community Entrance off Coconut Road - Clubhouse Central to Community UNDER CONSTRUCTION



- 6 Indoor Pickleball Courts & Restaurant - 33,676 S.F.
- Outdoor Pool & 2,400 S.F. Bathhouse

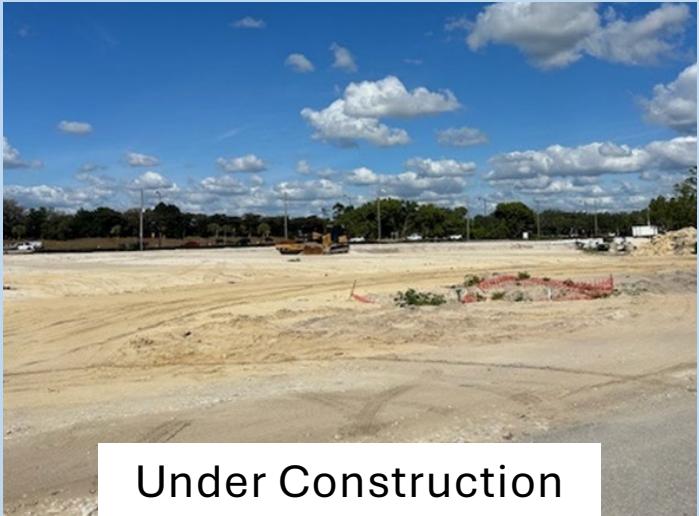


Development Order approved August 2025

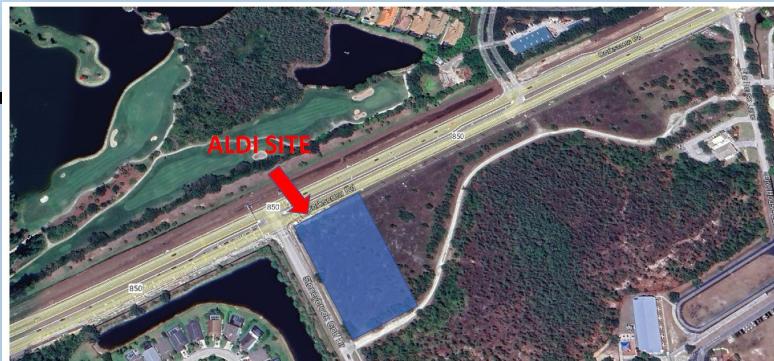
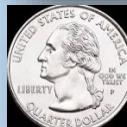
Aldi

21,750 S. F. Grocery Store

Development Order & Building Permit Approved



Under Construction

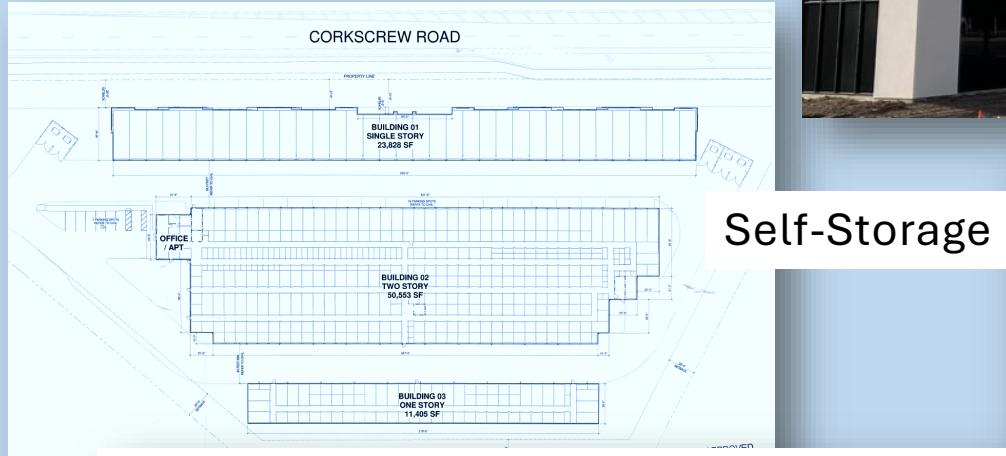


Corkscrew Road & Stoneybrook Golf Drive

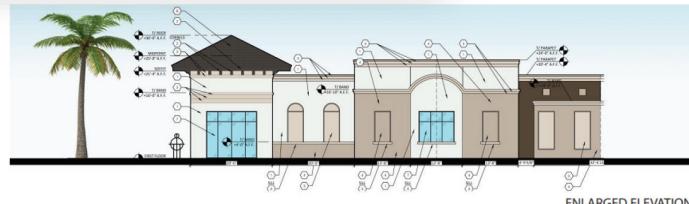


MIDGARD - CORKSCREW PINES

CORKSCREW ROAD & STONEYBROOK GOLF DR
ESTERO, FL



Self-Storage



ENLARGED ELEVATION



MATERIAL LEGEND



EXTERIOR PA
SEAL SKII
SW 767%



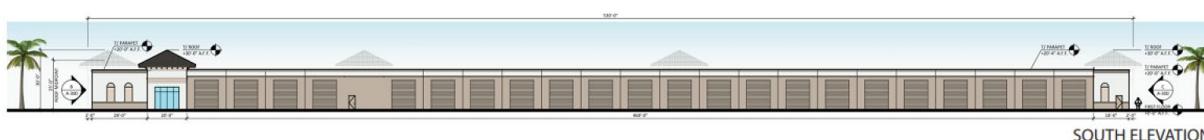
ROOF MATERIAL
TILCOR, ANTICA
CEDAR



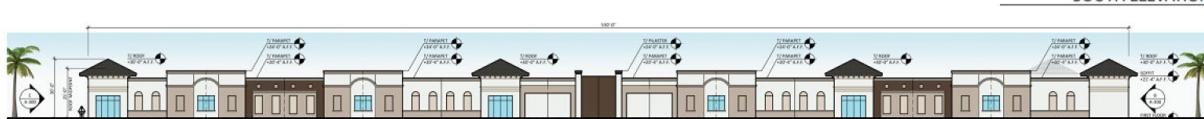
EXTERIOR PAINT
BALANCED BEIGE
SW 7037



WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED



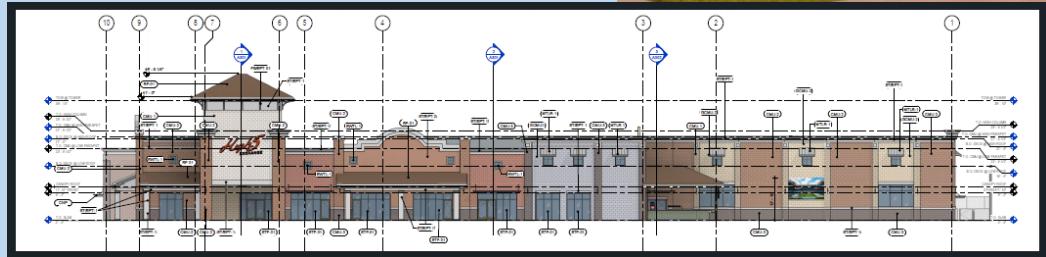
SOUTH ELEVATION



NORTH ELEVATION

HIGH 5

North of Williams Road &
East of Via Coconut



- Indoor & Outdoor Pickleball
- Restaurant
- Miniature Golf
- Entertainment Uses

Day Care & Office Project



4.2-acre site - west of US 41, north of Estero Parkway
Adjacent to Breckenridge Development



Prototype

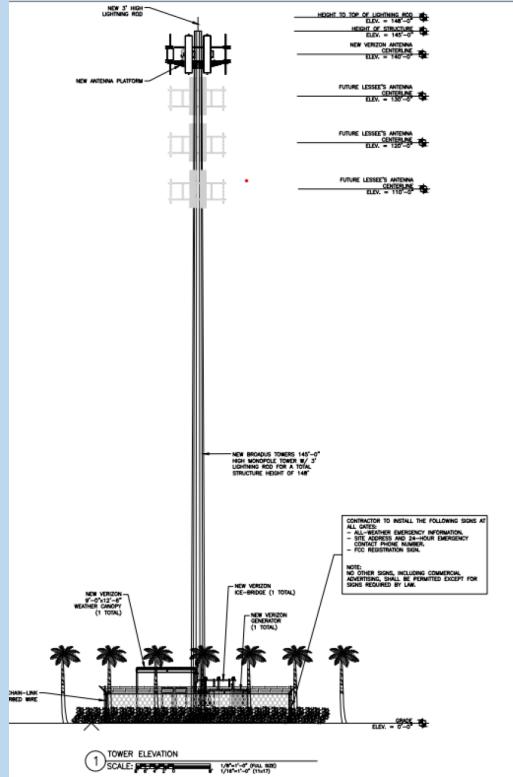


Approved Plans – Property Under Construction

Bella Terra Cell Tower

Property owned by Bella Terra

175-Foot-Tall Monopole



Status: Building Permit Approved 2025

Summercrest TOLL Brothers —

NE Corner of Corkscrew Road & Sandy Lane



Small public park at the corner



Broadway Crossing - NEW NAME

(Formerly Mayfair Village)



Broadway E. & west of Sandy Lane



Lennar Homes –
17 Single-Family Lots

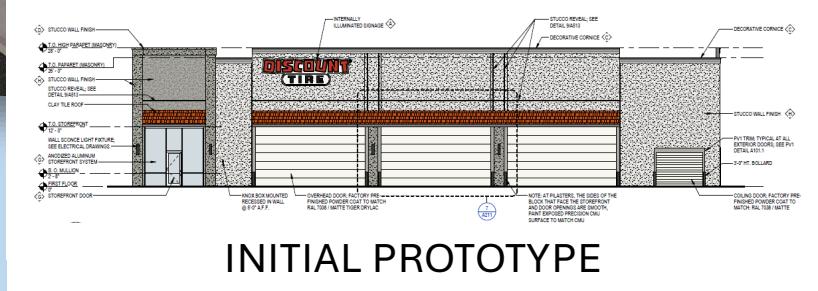


Discount Tire

Fronts Corkscrew Road Entrance off Corkscrew Commons Drive
Next to Rib City



7,020 SF One-Story Building

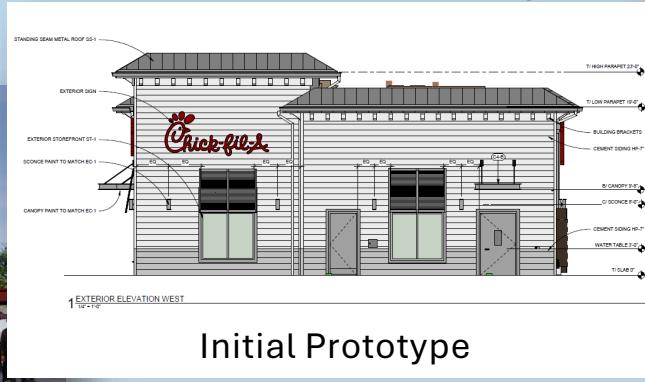


Development Order approved November 2025

Chick-fil-A

NE Corner of Corkscrew Road & Ben Hill Griffin Parkway

Previously Perkins Restaurant



5,695 SF Restaurant on a 2-acre site with Dual Drive-Thru

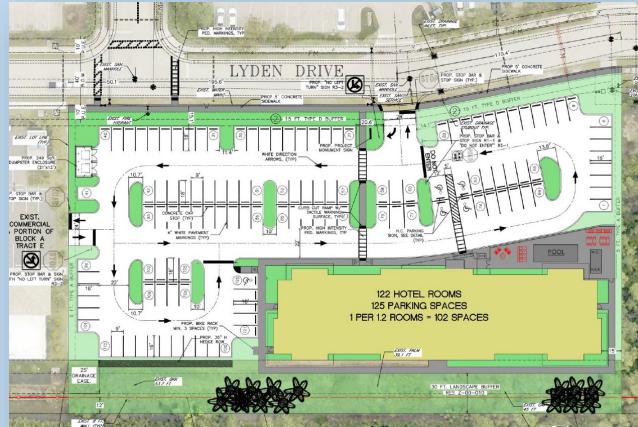


Development Order
Approved by PZDB December 2025

Coconut Trace Hotel 4-STORY —

Across from Coconut Point Mall on Lyden Drive

122-Room Hotel
Development Order
Approved September 2025



New Owner

Bonita Smoke Shop & Cigar Lounge

Located in Coconut Point next to Five Guys Restaurant



Outdoor Consumption on Premises
approved by PZDB 1/13/2026



STALLED PROJECTS?



Genova Residential Final Phase

Corner of Corkscrew Road & Via Coconut



31 Townhomes & Villas
Zoning Amendment Approved
Development Order Approved 2025



Home2 Suites 4-STORY, 111 ROOM HOTEL



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

Hilton Garden Inn

2.16 - ACRE PARCEL Southeast from
the Marketplace



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

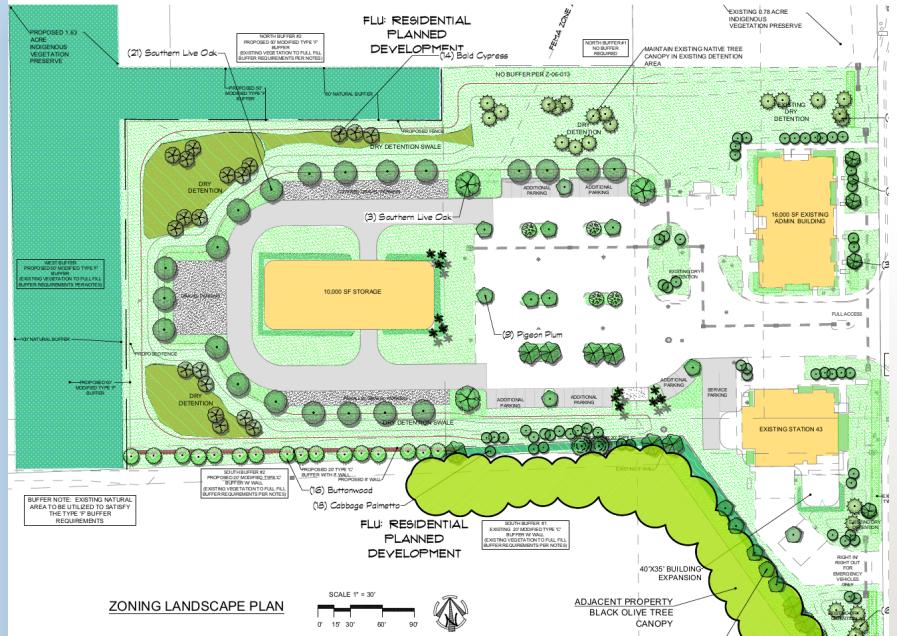


PROPOSED PROJECTS



Estero Fire Expansion

West side of Three Oaks Parkway



10,000 S.F. Expansion with Enclosed Storage



Coconut Point – Waypoint Residential



Demolish Coconut Point Theater and replace with 365 Unit Apartment Complex



Coconut Point – Repaint Request

Supplement to the Coconut Point Design Review Guidelines – Color Palette



existing

3 5 2 7 2 6 2 3 3 6 1 3



proposed



Primary Field



Secondary Field



Trim



Existing Tile roofs



proposed

Signage in Village



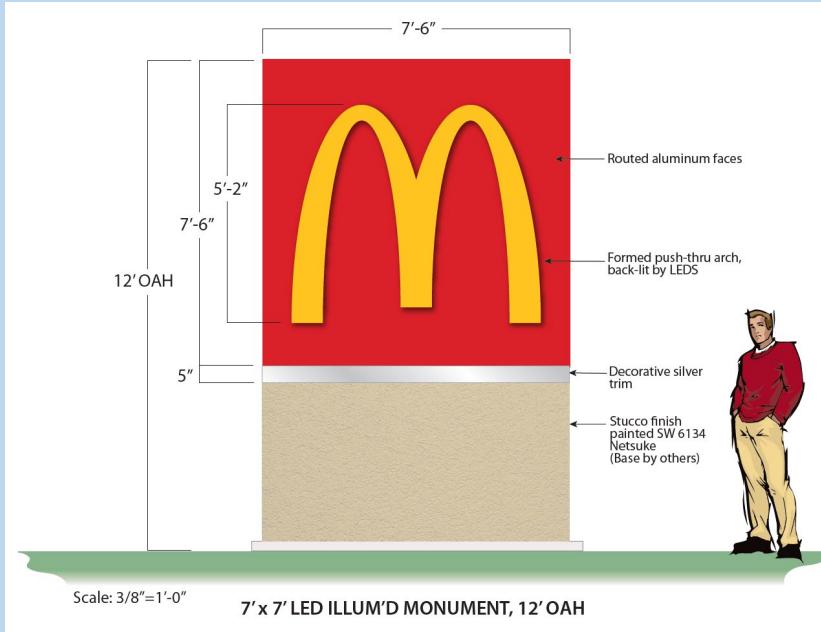
Signage Outside of Village



Village Signage Standards

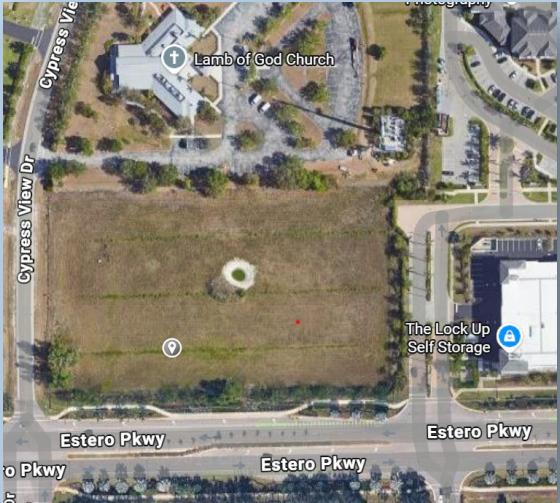
8001 Via Rapallo Drive – Monument Sign on US 41

Standard McDonald's signage initially presented



Monument sign meeting Village and Coconut Point Design Guidelines

Project Adjacent to Village



Estero Motorplex

A close-up photograph of several architectural blueprints and rolled-up plans. The blueprints are laid out on a light surface, showing detailed technical drawings with various lines, dimensions, and labels. One plan in the foreground is partially unrolled, revealing a complex layout with dimensions like 1570(880), 1750, 1440, 1200, 1000, 800, 600, 500, 400, 300, 200, and 100. Other rolled-up plans are visible in the background.

PROJECTS IN PROCESS

- 2,500 New Residential Units
- 1 Hotel
- 23-Story Luxury High-Rise
- 300,000 S. F. Commercial Use
- Lifestyle Center
- Entertainment & Sports

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

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

