
Appendix





Village of Estero Eco-Historic Planning Study

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APPENDIX

A

Document Review

Document Review

This section summarizes adopted Village plans and consultant-prepared technical analyses that inform the Existing Conditions and Analysis for the Eco-Historic Study Area. Together, these documents establish the policy framework, technical understanding, and strategic context for evaluating existing conditions and identifying planning implications.

Rather than restating each document in detail, this review focuses on the key guidance and findings that directly influence decision-making, prioritization, and implementation within the study area.

Adopted Village Plans

The Eco-Historic Study Area is informed by a comprehensive set of adopted Village plans and previously completed Village-sponsored studies that collectively establish long-standing priorities related to environmental stewardship, mobility, community identity, recreation, and public investment. These documents provide the policy and strategic framework within which existing conditions are evaluated and future planning decisions are considered.

Rather than addressing each plan in isolation, the summaries below highlight how these adopted plans and studies reinforce shared themes that are particularly relevant to the Eco-Historic Study Area, including the Estero River's role within a broader system, pedestrian and bicycle connectivity, historic and cultural preservation, and the integration of parks, trails, and public spaces into a cohesive network.

ENTERTAINMENT & SPORTS PARK CONCEPTUAL PLAN (2025)

The *Entertainment and Sports Park Conceptual Plan* explores long-term opportunities for expanding community-oriented recreational and event facilities within the Village. While conceptual in nature, the plan reflects the Village's interest in providing additional active recreation and gathering spaces that support community life. The plan also highlights access, circulation, and infrastructure considerations associated with larger community destinations, reinforcing the importance of transportation planning, connectivity, and phased implementation when considering future public investments.



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VILLAGE OF ESTERO COMPREHENSIVE PLAN (2021)

The *Estero Comprehensive Plan* establishes the overarching policy framework for growth, conservation, and community development within Estero. Environmental protection is a central theme, with particular emphasis on the Estero River, associated wetlands, floodplains, and downstream estuarine systems. The plan recognizes the river as part of a larger coastal watershed connecting inland areas to Estero Bay and the Gulf of Mexico, reinforcing the importance of water quality protection, flood-compatible land uses, and resilience-based planning decisions.

The plan also emphasizes preservation of historic and cultural assets, including Koreshan State Historic Site and the broader Estero area. These resources are identified as defining elements of community identity that should guide land use decisions, redevelopment patterns, and public investment.

In addition, the plan supports multi-modal transportation improvements, pedestrian-oriented development, and the creation of civic and community-serving spaces that strengthen sense of place and improve quality of life.

PARKS, RECREATION & OPEN SPACE MASTER PLAN (2020)

The *Parks, Recreation & Open Space Master Plan* provides detailed guidance for the Village's park system, trail network, and open space

framework. The plan identifies the Estero River corridor, Koreshan State Historic Site, Village-owned riverfront property, and nearby County parks as core components of a connected open space system.

A defining emphasis of the plan is connectivity—particularly pedestrian and bicycle connections that link residential neighborhoods to parks, trails, river access points, and community destinations. Rather than focusing primarily on new park acquisition, the plan prioritizes improving access to existing assets and strengthening the relationships between them.

The plan also highlights the role of parks and open space in supporting resilience, public health, and community identity, particularly in environmentally sensitive and flood-prone areas.

BICYCLE & PEDESTRIAN MASTER PLAN (2018)

The *Bicycle and Pedestrian Master Plan* establishes a Village-wide framework for improving walking and bicycling conditions, with a focus on safety, continuity, and access to key destinations. The plan identifies priority corridors, network gaps, and barriers that affect everyday mobility.

Within the Eco-Historic Study Area, the plan reinforces the importance of improving pedestrian and bicycle access between residential neighborhoods, parks, trails, civic

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spaces, and commercial areas. It also highlights the challenges posed by major roadways, including US-41, and the need to integrate local improvements with regional trail systems such as the Bonita–Estero Rail Trail.

AREA-WIDE TRAFFIC STUDY (2017)

The Village’s *Area-Wide Traffic Study* provides a baseline understanding of roadway operations, access, and mobility conditions across Estero, including corridors and intersections within and adjacent to the Eco-Historic Study Area. Completed prior to the current planning effort, the study documents the function of US-41 and other major roadways as regional facilities carrying high traffic volumes.

The study identifies congestion, intersection performance, and access management as key considerations, reinforcing the role of transportation capacity and safety as factors influencing redevelopment feasibility and quality of life. These findings provide important context for balancing regional mobility with local access and pedestrian safety within the study area.

ESTERO-ON-THE-RIVER CULTURAL RESOURCES STUDY (2005)

The *Estero-on-the-River Cultural Resources Study* documents the historic, cultural, and interpretive significance of the Estero River and its surrounding lands. The study emphasizes the river’s role in shaping settlement patterns, cultural history, and community identity.

Key themes include the relationship between Koreshan State Park historic site and the riverfront, as well as opportunities to interpret history, ecology, and heritage along the river corridor. The study reinforces the importance of preserving cultural landscapes alongside natural systems and enhancing public understanding of the river’s significance.

KEY TAKEAWAYS

Together, the adopted Village plans and prior studies establish a consistent and reinforcing direction for the Eco-Historic Study Area:

- » The Estero River is a foundational environmental, cultural, and identity-defining system within a broader coastal context
- » Parks, trails, and open space should function as interconnected networks
- » Pedestrian and bicycle connectivity between neighborhoods and destinations is a long-standing priority
- » Historic and cultural resources should anchor community identity and guide investment
- » Transportation feasibility and access must be considered alongside quality-of-life goals

This guidance provides the policy foundation for the Planning Implications (see page 134).

Consultant-Prepared Technical Analyses

As part of the Eco-Historic Planning Study, the Village engaged a multidisciplinary consultant team to prepare targeted, topic-specific technical analyses addressing market conditions, transportation and mobility, environmental systems, and design considerations. These analyses were developed specifically to support this study and respond to the project scope and grant requirements.

While each technical analysis focuses on a distinct discipline, together they provide an integrated understanding of existing conditions, constraints, and opportunities within the Eco-Historic Study Area. The findings from these analyses directly inform both the Existing Conditions assessment and the Planning Implications identified later in this chapter. To review the complete technical analysis documents for this project, see The Appendix.

TRANSPORTATION & MOBILITY ANALYSIS

The transportation and mobility analysis prepared by Kittelson & Associates evaluates roadway function, access, safety, and multi-modal conditions within and adjacent to the Eco-Historic Study Area. The analysis documents the role of US-41 as a major regional corridor while identifying challenges related to pedestrian safety, bicycle connectivity, and local access.

The analysis also assesses existing and planned multi-modal facilities, including the Bonita–Estero Rail Trail (BERT), and identifies opportunities to improve connectivity between neighborhoods, parks, and destinations. These findings directly inform how transportation conditions affect redevelopment feasibility, quality of life, and access to community assets.

ROLE OF TECHNICAL ANALYSES IN THE ECO-HISTORIC PLAN

Collectively, the consultant-prepared technical analyses:

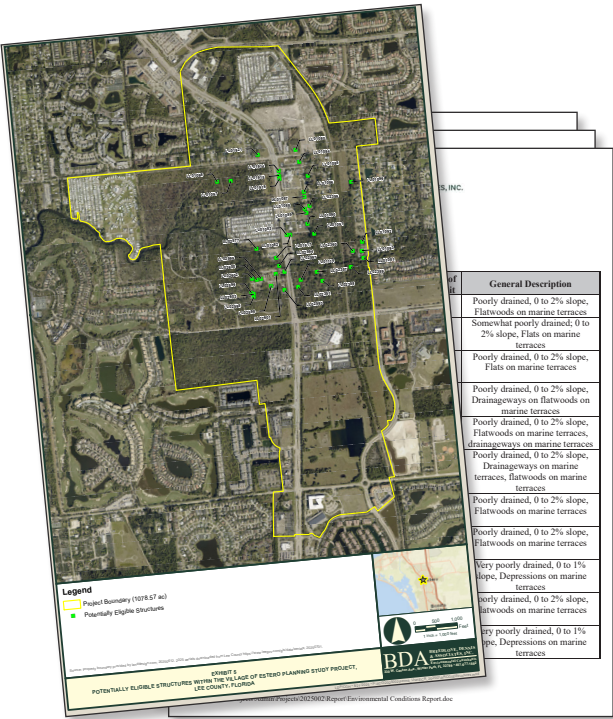
- » Provide discipline-specific insight tailored to the Eco-Historic Study Area
- » Identify constraints and opportunities that may not be evident from policy alone
- » Support prioritization and feasibility assessment
- » Inform the Planning Implications that guide future recommendations

By grounding this planning effort in targeted technical work, the Village has established a strong foundation for informed, transparent, and implementable decision-making.

ENVIRONMENTAL CONDITIONS ANALYSIS

The environmental conditions analysis prepared by BDA documents wetlands, floodplains, environmentally sensitive lands, and water-related constraints within the Eco-Historic Study Area. This analysis reinforces the prevalence of environmental features that shape land use, infrastructure planning, and long-term resilience.

Key findings emphasize the importance of avoidance-based planning, protection of water quality, and integration of nature-based solutions. The analysis also highlights the relationship between the Estero River, flood-prone lands, and downstream coastal systems, reinforcing the need for environmentally informed decision-making throughout the study area.



MARKET & ECONOMIC ANALYSIS

The market and economic analysis prepared by RCLCO evaluates regional and local development trends, demographic factors, and market demand relevant to the Village of Estero and the Eco-Historic Study Area. The analysis distinguishes between village-wide market conditions and study-area-specific dynamics, helping to frame realistic expectations for reinvestment and redevelopment.

Key insights from the analysis highlight continued growth pressure in the region, demand for neighborhood-serving commercial uses, and variability in redevelopment feasibility based on access, environmental constraints, and surrounding land use context. These findings reinforce the importance of targeted, context-sensitive approaches rather than uniform intensification across the study area.

DESIGN GUIDANCE FRAMEWORKS

Design guidance prepared by Cooper Carry explores context-sensitive approaches to development, public realm design, and landscape character within Estero and surrounding areas. While not regulatory or formally adopted, this guidance reflects community character, environmental context, and best practices intended to inform future planning and investment decisions.

The guidance emphasizes:

- » Reinforcing Estero's identity through scale, materials, and landscape treatment
- » Integrating buildings, open space, and circulation into cohesive environments
- » Using streetscape and public realm design to support walkability and sense of place

These concepts provide additional context for evaluating redevelopment opportunities and public realm investments within the Eco-Historic Study Area.

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APPENDIX

B

Community Engagement

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Community Engagement

The first phase of the planning process centered on a community engagement strategy that explored the study area's opportunities and challenges as perceived by the community, along with how residents envision experiencing Estero's Eco-Historic area.

WHY?

- » Increase understanding of the unique assets, gaps, and opportunities in the Village of Estero, as perceived by the community
- » Introduce the project to the community, including the general scope, and goals of the project
- » Key findings from this engagement session inform the strategy and recommendations for the planning study

This effort included one-on-one interviews with Village Council members, followed by two Community Open Houses, held on June 24, 2025 and March 11, 2026.



By the Numbers

We interviewed

7 

members of the
Village Council.

Approximately

 **120** 

Estero residents attended
the Open Houses.

The online
survey received

1,736

responses. 

Major Themes from Engagement



SENSE OF DISCONNECTION

Residents and Council members consistently emphasized a lack of connectivity in Estero – between neighbors, destinations, their history, and the natural environment. The community desires a central hub for gathering, walkable access beyond the car, and opportunities to celebrate its cultural and ecological heritage. US-41 is perceived as a significant barrier.



COLLECTIVE IDENTITY

Estero residents feel the shift in their community as the population grows – a 63% increase between 2010-2020 – and note that the quaint, small town character and culture feels absent from daily life. Without a focal point or central hub to provide a solid anchor in the community, neighborhoods remain insular and separated by wide roads and chain businesses that leave Estero's identity undefined. Residents envision a future where streets, gathering places, and local spots come together to form a cohesive, vibrant place that truly feels like “a town.”



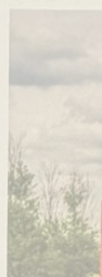
"OLD FLORIDA" LIFESTYLE

Feedback indicated a strong desire to reclaim the “Old Florida” lifestyle – a way of living that celebrates the natural assets and community history, while providing accessible recreation, local shops, healthcare services, and dining. This lifestyle supports active, healthy living for all ages, including aging-in-place adults and families.

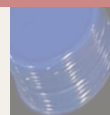
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PRIORITIZATION EXERCISE

Environmental Assets & River



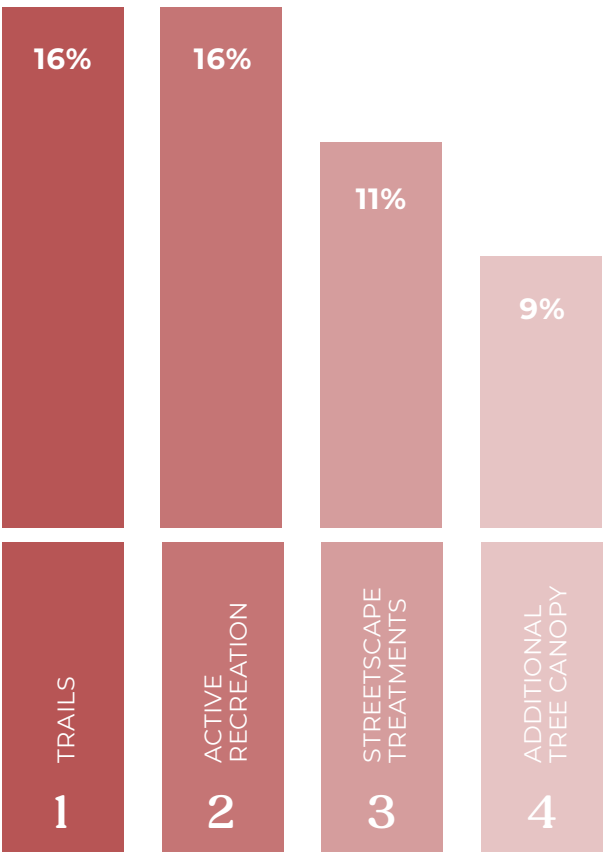
PROTECT WHAT MAKES
ESTERO UNIQUE



Open House Session 1 Summary

The 1st Open House, held on June 24, 2025, served as a listening session to gather local insight on existing conditions. Feedback helped the team validate emerging themes around the community's vision and refine the analysis to reflect a more complete understanding of the study area.

HOW DO PEOPLE WANT TO EXPERIENCE NATURE AND RECREATION?



80
Responses

KEY TAKEAWAYS

- » The **ESTERO RIVER** is an untapped resource for community amenities – including recreation, commerce, and storytelling
- » Desire for more amenities and parks that build community traditions (like family-friendly activities, markets, holiday events, etc.)
- » Response trends indicate a desire for improved comfort and connectivity for walking and biking (streetscape treatments, shade, trails, etc.)
- » “For show” elements (like art murals and photo ops) did not receive dots, suggesting that the community prioritizes functional, everyday improvements that enhance mobility and quality of life over decorative features.
- » Residents seem to want a mix of traditional park amenities and natural experiences that allow them to enjoy the natural beauty of the area, like hiking and kayaking.
- » Other ideas include:
 - › Access to water
 - › Movie theater
 - › Shaded play areas and pathways
 - › Community garden

HOW DO PEOPLE DESCRIBE THEIR VISION FOR ESTERO?

Culture & Community Gathering

- » “Arts Center”
- » “Community garden next to Estero Recreation Center and indoor farmer’s market”
- » “Performing arts center!”
- » “Museum”
- » “Aquatic complex [for] kids and adults”



Shows a strong desire for civic amenities that bring people together, support lifelong learning, and strengthen community identity.

Infrastructure & Connectivity

- » “Utilities on East Broadway including Tanglewood Lake”
- » “Alt[ernative] transportation... and business”
- » “Improved traffic issues”
- » “Connected to BERT!”



Emphasizes the importance of safe, efficient, and multi-modal connections supported by well-maintained infrastructure.

Small Town Character & Vibrant Village Life

- » “Small town community charm, shops, restaurants, and lights”
- » “Accent lighting”
- » “Maintain character trees”
- » “[Streets] lined with oaks or tall trees”



Reflects a wish to preserve and enhance Estero’s village-scale charm with shops and design details that create a lively and welcoming atmosphere.

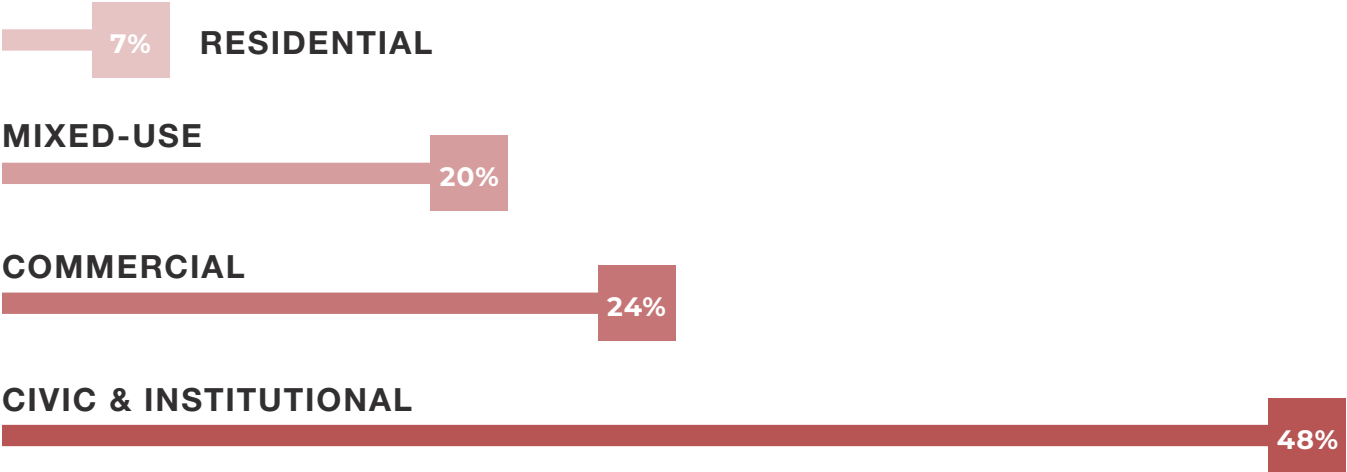
Landscape & Environmental Mindfulness

- » “More color in plants!”
- » “Be more mindful [of] native animals”
- » “[Improve] road landscaping”
- » *“Maintain character trees”*
- » *“[Streets] lined with oaks or tall trees”*



Indicates that residents deeply value the natural environment and want to see it reflected in daily life, respective of local ecology.

WHAT KINDS OF DEVELOPMENT DO PEOPLE WANT TO SEE IN ESTERO?



164
Responses



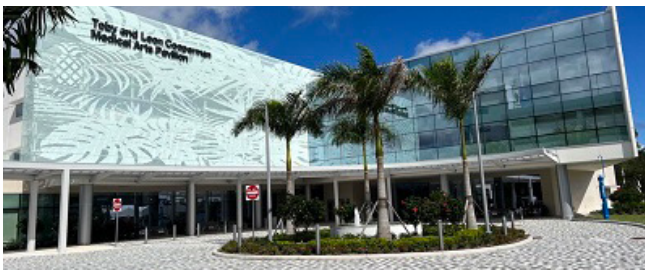
“Walkable, mixed-use neighborhood” and “Village Center” images received the highest concentration of dots for types of mixed-use development.



“Senior housing/assisted living” received almost all of the dots (83%) in the residential category.



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



“Performing Arts Center,” “Community Center,” and “Hospital” received the highest number of dots for desired civic and institutional development.

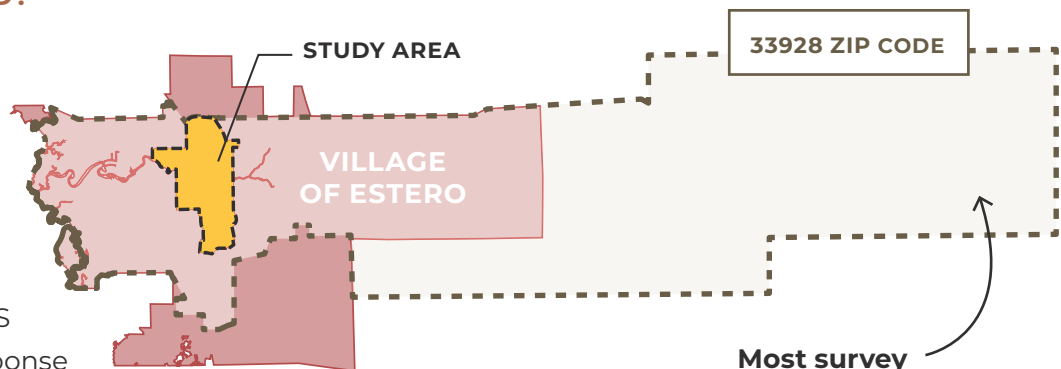
KEY TAKEAWAYS

- » The community prioritizes civic and institutional uses (spaces to gather, learn, and access services), followed by commercial and mixed-use areas that enhance quality of life and culture.
- » Residential development was identified as less of a priority, except for senior housing.
- » There is a desire to expand the public realm to include more civic spaces for community gathering (like a community center, a village center, public gardens, performing arts venues)
- » A few key services are currently missing in the Estero area, such as a hospital and assisted living facilities, that would better support residents aging in-place.

Online Community Survey

WHO PARTICIPATED?

Survey respondents broadly reflect Estero's population, based on a comparison between survey demographics and US Census data. The response pool skews somewhat older and more likely to be homeowners, while zip code distribution and the depth of comments suggest strong familiarity with local conditions and a high level of investment in the community's future.



Most survey responses come from the 33928 zip code, which is consistent with the Estero area.

91%

OF SURVEY RESPONDENTS LIVE IN ESTERO.

12% OF RESPONDENTS WORK IN ESTERO.

12% OF RESPONDENTS VISIT OFTEN.

1% OF RESPONDENTS VISIT OCCASIONALLY.

1% OF RESPONDENTS JUST PASS THROUGH ESTERO.

Age representation in the survey is strong.

ESTERO'S MEDIAN AGE IS

65.7

YEARS OLD

50%

OF THE POPULATION IS

65+

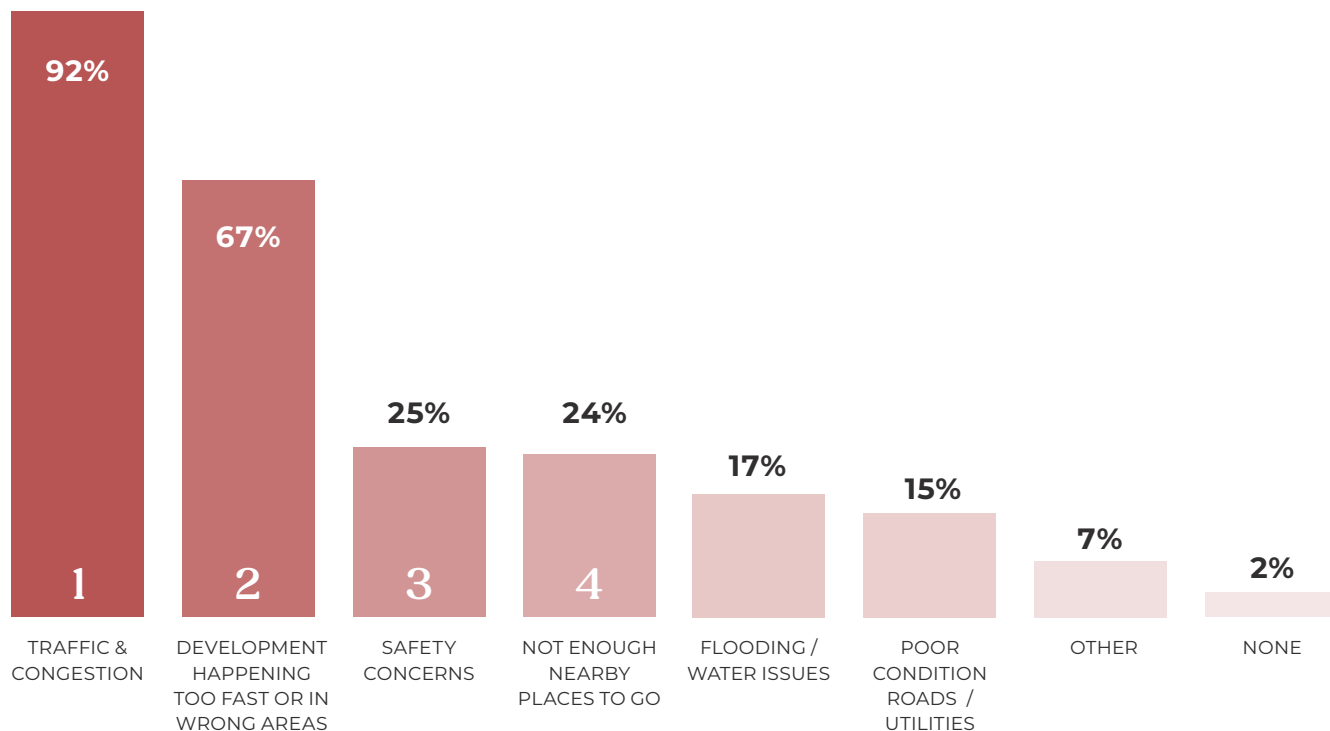


57%

OF SURVEY RESPONDENTS ARE

65+

WHAT CHALLENGES EXIST IN ESTERO TODAY?



NOTABLE "OTHER" RESPONSES

“Traffic is terrible, especially during season and rush hour.”

“Very difficult and unsafe to walk or bike in most areas.”

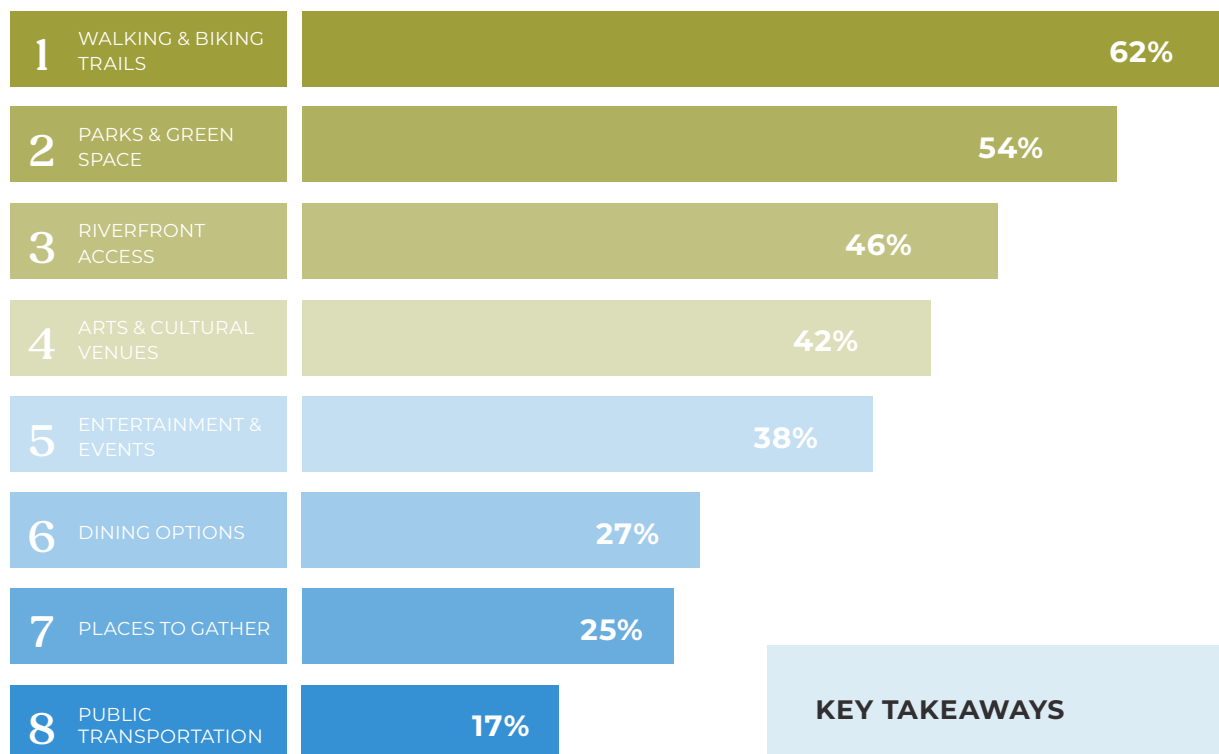
“Too many cars, not enough planning for roads and crossings.”

“You have to drive everywhere — there are no safe alternatives.”

KEY TAKEAWAYS

- » Traffic and congestion are a dominant challenge by a wide margin, far outpacing all other concerns.
- » Development patterns and safety concerns are experienced as part of the traffic problem, rather than separate from it. The lack of safe alternatives to driving may intensify frustration and limits daily mobility.

WHAT IS MISSING IN ESTERO?



“

“The peaceful community I moved into is gone due to overdevelopment.”

“Stop overdevelopment! Preserve our wildlife and natural environment.”

“Improve the roads before building new homes!!!!!!!!!!!!”

“I don’t want to see another car wash or storage facility.”

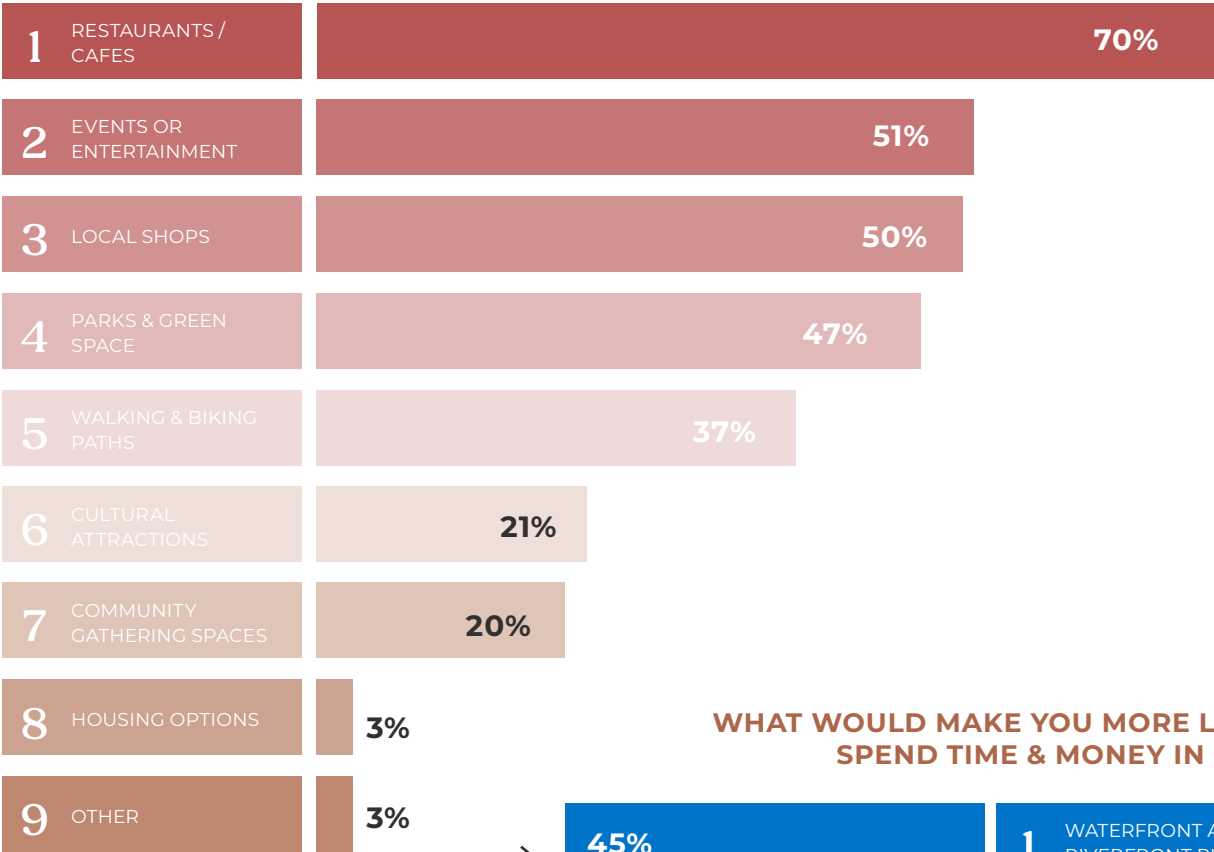
“Buy land to keep green instead of more apartments and strip malls.”

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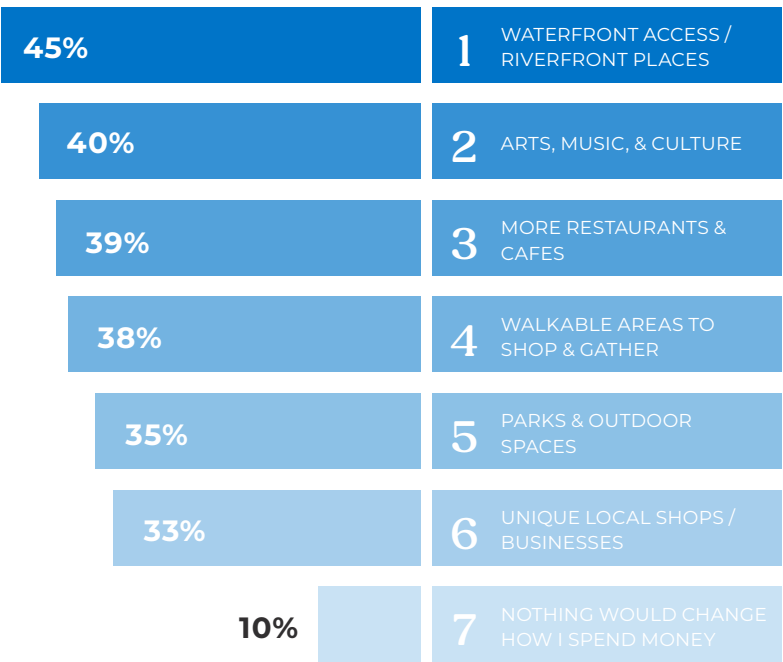
KEY TAKEAWAYS

- » Walking and biking trails are the single most cited gap.
- » Write-ins emphasize the absence of places to gather casually and comfortably – there is a strong unmet demand for public spaces that support everyday recreation.
- » Missing amenities are as much about the community experience as they are about infrastructure.
- » Residents are asking for intentional growth, environmental protection, and better coordination, not continued build-out at the current pace.

IF ESTERO HAD A DOWNTOWN, WHAT WOULD YOU WANT TO SEE THERE?



WHAT WOULD MAKE YOU MORE LIKELY TO SPEND TIME & MONEY IN ESTERO?



49%
OF SURVEY
RESPONDENTS
HAVE NOT SPENT
TIME AT THE
ESTERO RIVER.

NOTABLE "OTHER" RESPONSES

“

“A real downtown where people gather, not just another shopping center.”

“Outdoor seating, shade, events — somewhere people want to meet friends.”

“A central place for the community, not just traffic passing through.”

“Small shops, restaurants, and open space where you can walk safely.”

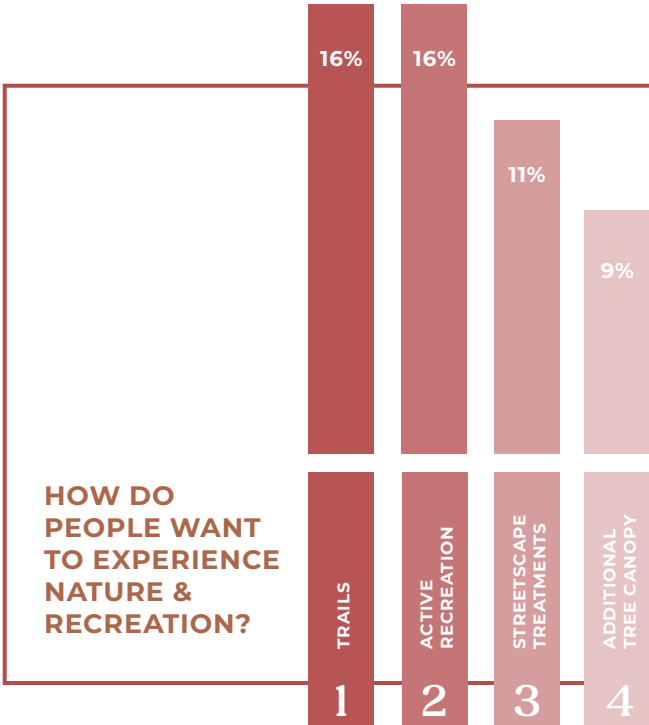
“Rails to trails for families to enjoy.”

“Something with character. Everything feels the same right now.”

”

KEY TAKEAWAYS

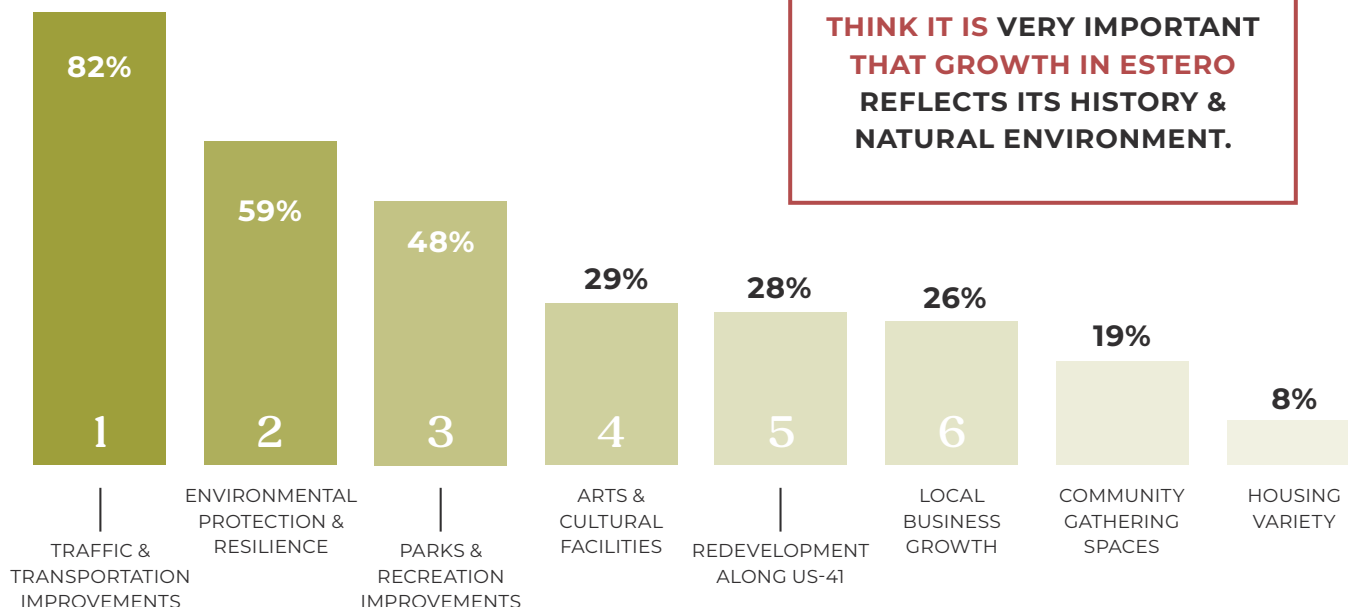
- » People want local-serving destinations more than novelty (i.e. small restaurants, cafés, local shops, and everyday amenities).
- » There is strong interest in walkable, comfortable environments with places to linger, rather than auto-oriented commercial strips.
- » Several responses reinforce a preference for **quality over quantity** in development.
- » Repeated mentions of walkability, shade, seating, and safety in responses indicate that people want a social space first, not just a retail district.



Comparing What We Heard about Amenities at the Community Open House:

Across formats, residents consistently prioritize everyday, functional amenities that support **experience, access, and connection to nature** over novelty or decorative features. Consistently, residents are asking for multi-generational, functional gathering spaces that support informal use over ornamental features.

TOP 3 PRIORITIES



55%
OF SURVEY RESPONDENTS
THINK IT IS VERY IMPORTANT
THAT GROWTH IN ESTERO
REFLECTS ITS HISTORY &
NATURAL ENVIRONMENT.

KEY TAKEAWAYS

- » Transportation rises far above every other options (82% selected this as a Top 3 priority), indicating a shared, everyday pain point. More than just congestion, this topic is also linked to safety, access, and overall quality of life for residents.
- » Residents expect environmental stewardship to guide decision-making (59% of respondents), and not treated as a secondary consideration.
- » Investment in parks and recreation is seen as a direct investment in quality of life, with demand for accessible, everyday spaces that connect people to nature.

By asking respondents to identify the Top 3 categories for immediate focus, the design team can distinguish core priorities from general values. This can help us measure:

- » **Urgency:** Which issues most directly affect daily life right now?
- » **Sequencing:** What should be addressed before other investments?
- » **Tradeoffs:** What are residents willing to prioritize over competing needs?

Lower-ranked priorities (like "redevelopment," "arts," and "economic development") are not viewed as unimportant, but rather as conditional investments that are best advanced once higher-priority needs are addressed.

THE COMMUNITY'S VISION

The prompt below goes beyond specific projects or ideas, allowing the design team to capture shared community values that guide the emotional direction of Estero's future.

2.3% of survey respondents used the "Other" category to add custom comments. The top words chosen from the given list help structure the vision, whereas the open response comments help reinforce and give texture to those words. Open responses revealed:

- » **Urgency:** People are worried about losing these qualities, not just aspiring to them.
- » **Boundaries:** Residents are implicitly saying how far they're willing to change.
- » **Conditions:** Vibrancy, growth, and innovation are acceptable only if safety, nature, and

“

“Connected, not fragmented.”

“Peaceful and relaxed, not congested.”

“A place that still feels like a town, not just another overdeveloped area.”

“A place where you can walk and bike without feeling unsafe.”

“Preserve what makes Estero beautiful — the river, trees, and open space.”

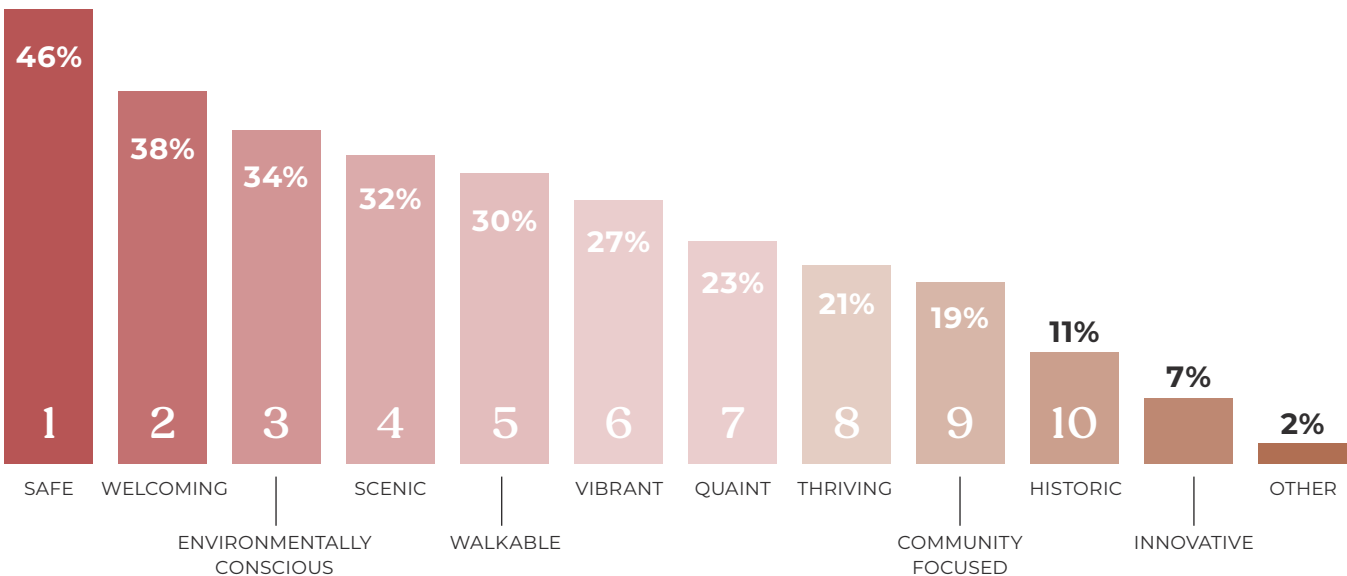
“Protect the natural environment and green spaces.”

“A place where people feel connected to each other.”

“Smart growth that doesn't destroy what we love about Estero.”

”

HOW YOU WOULD LIKE ESTERO TO FEEL IN THE FUTURE?



KEY TAKEAWAYS

- » "Safe" is the leading quality, reinforcing themes that appear throughout the survey – mobility, crossings, traffic, and walkability are deeply tied to how people emotionally experience Estero.
- » High rankings for environmentally conscious, scenic, and quaint signal that Estero's identity is inseparable from its natural setting. Words like "quaint" and "scenic" suggest a preference for human-scale, low-stress environments over spectacle.

« Comparing What We Heard about Vision at the 1st Open House:

Together, responses from the survey and the 1st Open House reinforce a consistent and actionable vision. The community is asking for a future that feels **safe, connected, and rooted in its natural setting, supported by walkable streets, shared civic spaces, and well-integrated infrastructure**. Growth is supported when it strengthens these qualities rather than competes with them.

Small Town Character & Vibrant Village Life

- » "Small town community charm, shops, restaurants, and lights"
- » "Maintain character trees"
- » "[Streets] lined with oaks or tall trees"

Infrastructure & Connectivity

- » "Alt[ernative] transportation... and business"
- » "Improved traffic issues"
- » "Connected to BERT!"

Open House Session 2 Summary

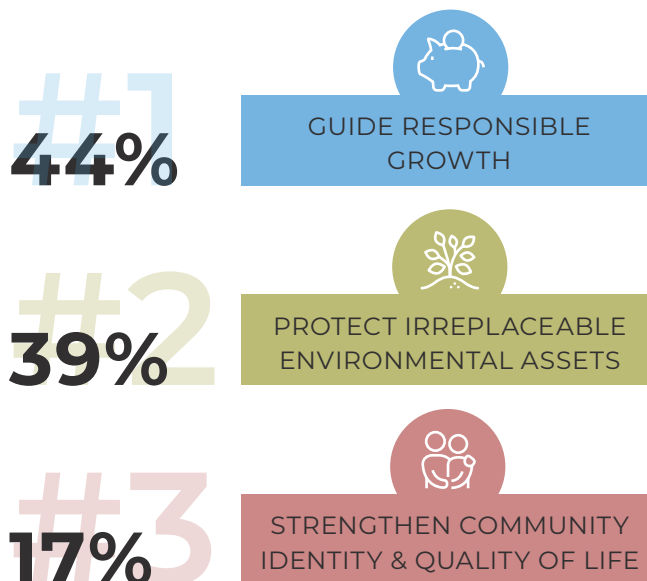
The 2nd Open House was held at Estero Town Hall on March 10, 2026. The meeting was a drop-in format with five stations for participants to review and engage with.

- 1. Introduction:** Overview of project goals, study area, and planning process
- 2. What We Heard:** Summary of data and key takeaways from the online community survey
- 3. Existing Conditions:** Key findings from the analysis and how they inform the recommendations
- 4. Draft Strategies:** Preview of the proposed strategies and actions in the plan
- 5. Prioritization Exercise:** Participants identify and rank their top three priorities by placing chips in corresponding buckets

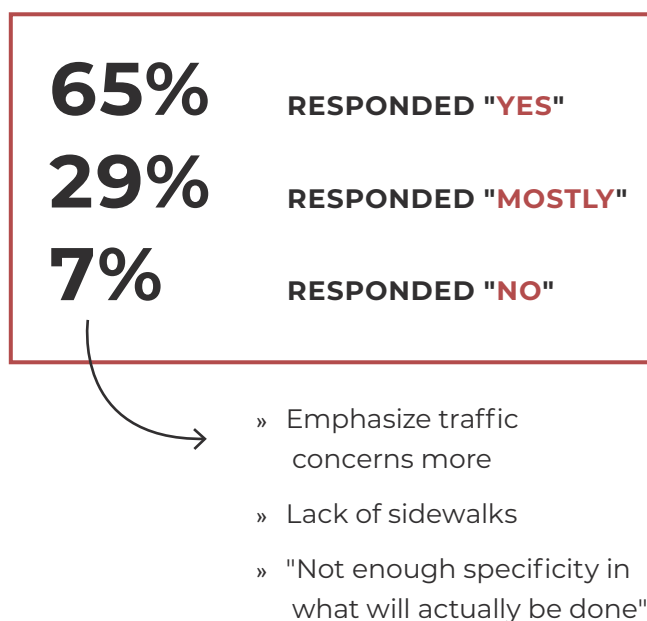
An Activity Guide was provided to collect qualitative feedback through open-ended questions, supported by a small number of multiple-choice prompts to quickly gauge alignment with the project direction.

A total of **46 participants signed in**, though attendance was likely higher as some signed in as groups. In total, 31 completed activity guides with comments were collected.

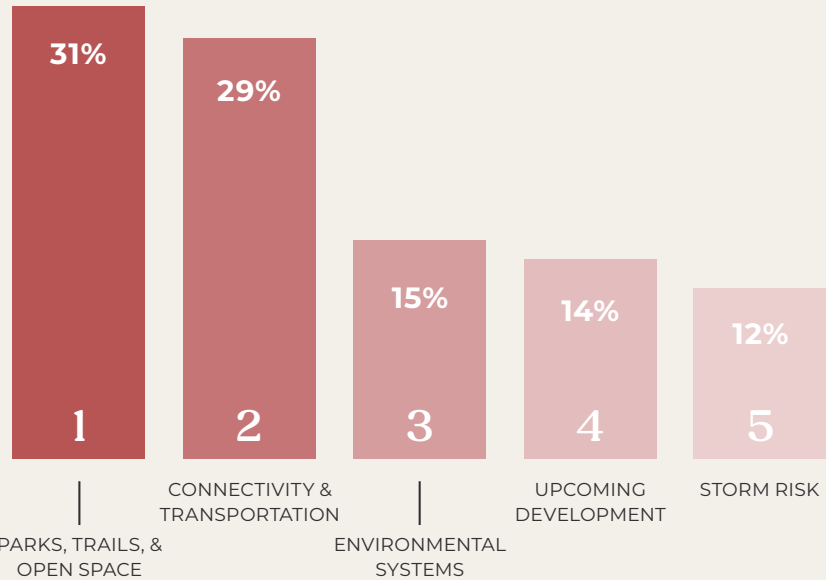
WHAT GOAL IS MOST IMPORTANT FOR ESTERO'S FUTURE?



DOES THE ONLINE SURVEY SUMMARY REFLECT ESTERO'S BIGGEST OPPORTUNITIES & CHALLENGES?



IN YOUR OPINION, WHICH OF THE EXISTING CONDITIONS WILL MOST INFLUENCE ESTERO'S FUTURE GROWTH?



ARE THERE STRATEGIES YOU FEEL ARE MISSING OR UNDERREPRESENTED?

Open house attendees were asked to review and provide feedback on the draft strategies and recommendations.

- » **Traffic and Mobility:** +/- 10 mentions
- » **Growth and Development Concerns:** +/- 7 mentions
- » **Comments or Concerns about Implementation of the Plan:** +/- 5 mentions

PRIORITIZATION EXERCISE

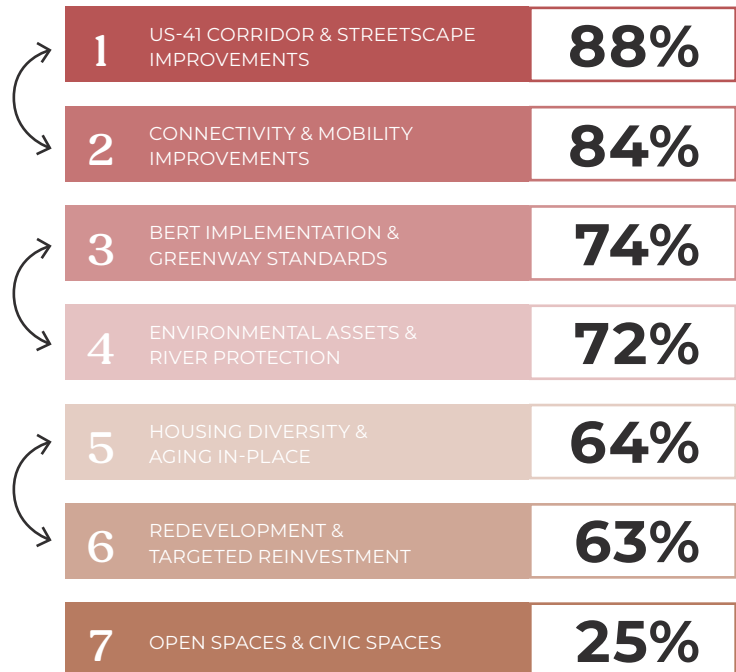
	STRATEGIC ACTION CATEGORY <i>(ranked, in descending order)</i>	SCORE	TOTAL VOTES	AVERAGE SCORE
1	Connectivity & Mobility Improvements	116	32	3.63
2	US-41 Corridor & Streetscape Improvements	88	24	3.67
3	Environmental Assets & River Protection	108	32	3.38
4	BERT Implementation & Greenway Standards	103	31	3.32
5	Redevelopment & Targeted Reinvestment	54	19	2.84
6	Housing Diversity & Aging In-Place	38	14	2.71
7	Open Spaces & Civic Spaces	30	16	1.88

UNDERSTANDING CONSENSUS VS. POLARIZATION

STRATEGIC ACTION CATEGORY <i>(ranked, in descending order)</i>	#1 PRIORITY	#3 PRIORITY	HOW WE INTERPRET
Connectivity & Mobility Improvements	15 chips	5 chips	Strong consensus
US-41 Corridor & Streetscape Improvements	11 chips	3 chips	Very strong consensus
Environmental Assets & River Protection	15 chips	9 chips	Mixed; some disagreement
BERT Implementation & Greenway Standards	11 chips	8 chips	Moderate split
Redevelopment & Targeted Reinvestment	7 chips	7 chips	Highly divided
Housing Diversity & Aging In-Place	3 chips	5 chips	Low urgency, some division
Open Spaces & Civic Spaces	3 chips	12 chips	Strong consensus

HOW OFTEN EACH CATEGORY
RANKED IN THE TOP TWO

Looking at "top two" rankings captures both strong preference and general support, providing a more complete picture of which priorities matter most to the community. Arrows in the graphic to the right indicate how rankings swap and shift when broader support is considered.



KEY TAKEAWAYS

- » **Mobility is the top priority.** The US-41 corridor and connectivity consistently rank highest, indicating a strong desire for visible, near-term improvements to how people move through Estero.
- » **Environmental protection is a shared expectation.** While the environment ranks high, it does not rise to the top when urgency is emphasized—suggesting it is viewed as a baseline condition to maintain, rather than a primary gap to address.
- » **Open space is likely perceived as an existing strength.** Lower prioritization may reflect satisfaction with current conditions, with less perceived need for additional investment compared to mobility gaps.
- » There is a clear split between near-term needs and long-term aspirations.
 - › Mobility improvements are seen as immediate priorities, while other areas reflect more situational interest
 - › Although not ranked at the top, Environment and BERT categories still have broad support
 - › Housing ranks lower overall, suggesting it is less of an immediate concern



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APPENDIX

C

Market & Economic Analysis



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Project Directors
Gregg Logan, Managing Director
P: (407) 515-4999 | glogan@rclco.com
Karl Pischke, Principal
P: (407) 602-7217 | kpischke@rclco.com

Additional Authors
Shanren Brienon, Associate

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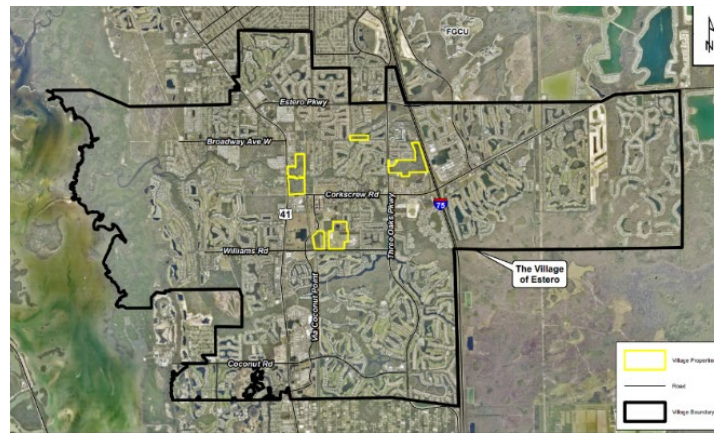
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BACKGROUND AND OBJECTIVES

The Village of Estero ("Village") is seeking to create a Master Plan for an approximately 750-acre area that includes properties along US-41 from south of Estero Parkway to south of Williams Road ("Study Area") including the Koreshan State Park and Village's property along the Estero River. LandDesign ("Prime") is the lead master planner for this project, and RCLCO has been engaged to provide research and support relative to Market Demand and Economic Development Strategies.

The following report outlines RCLCO's findings relative to demographic and economic research for the Village, along with an overview of existing conditions and market research findings for the support of various land uses meant to inform the planning process for specific parcels within the Village of Estero.

Village of Estero Boundary with Village Owned Parcels Highlighted



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Source: LandDesign; RCLCO
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EXECUTIVE SUMMARY

- ▶ Presently, the demographic composition of Estero is characterized by a significant concentration of affluent retiree households who exhibit a strong propensity for single-family home ownership. There has been a significant influx of new multifamily deliveries in Lee County since 2020, however Estero has not kept pace, with fewer opportunities for new multifamily development over the last several years.
- ▶ Despite a lack of new multifamily deliveries in Estero, the village's average annual household growth rate has still outpaced that of Lee County since 2010. Much of this growth has further enhanced the region's concentration of affluent retirees with a median household income near \$150,000 and a jobs per household ratio of 0.68.
- ▶ Lee County employment is diverse, led by the Trade, Transportation, & Utilities sector and followed by Professional & Business Services. Locally, Estero features a net outflow of workers to places such as Florida Gulf Coast University and Bonita Springs. Retail, particularly at the Miromar Outlets and Coconut Point Shopping Centers, represent the largest employment nodes in Estero.
- ▶ Most of the existing neighborhood serving retail supply throughout Lee County is concentrated along US-41, with I-95 interchanges hosting regional draws such as the Miromar Outlets. Net absorption of retail space has consistently outpaced new deliveries in Lee County since 2010, pushing vacancy rates to under 4%, indicating potential capacity for additional retail – particularly in key categories supportive of daily resident needs.
- ▶ Based on the quantity of residents and employees in Estero, soft goods retail is significantly oversupplied due to the presence of the Miromar Outlets. However, strong opportunities for additional development exist in Grocery & Drug, as well as Restaurant or other Food and Beverage-oriented tenants.
- ▶ Although new multifamily development and additional neighborhood-serving retail would likely allow Estero to capture a more significant percentage of younger households, the existing concentration of older, retiree households likely presents an opportunity for medical office development. Currently, most Estero residents must travel to Downtown Fort Myers or Bonita Springs for medical procedures due to a local undersupply of about 75,000 square feet. Additionally, there is structural demand for an additional 130,000 square feet of medical office space through 2035 in Estero based on typical capture rates and retiree household growth. Strong demand, coupled with a limited pipeline, means medical office could be a compelling opportunity on one or multiple sites controlled by Estero.
- ▶ Downtown Fort Myers represents Lee County's traditional office hub, with the Hertz Global Headquarters representing the most significant node in Estero. Given the industry's macroeconomic headwinds in recent years, there is likely limited opportunity for new traditional office space in Estero unless a catalytic user is identified. Small scale neighborhood serving office may continue to exhibit demand due to strong household growth, but medical office presents a more attractive opportunity given market conditions and demographics.
- ▶ There is a deep pipeline of hotels anticipated to come to market in Estero through 2029 which limits the opportunity for development in the near- to mid-term. When coupled with new medical office and retail developments, hospitality represents a potentially attractive land-use for select sites, barring the current supply-demand imbalance due to the large pipeline.

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Regional Overview and Demographic Trends

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DESCRIPTION OF RELEVANT GEOGRAPHIES

Estero is characterized as an affluent submarket within Lee County with approximately 20,000 households, or 6% of Lee County

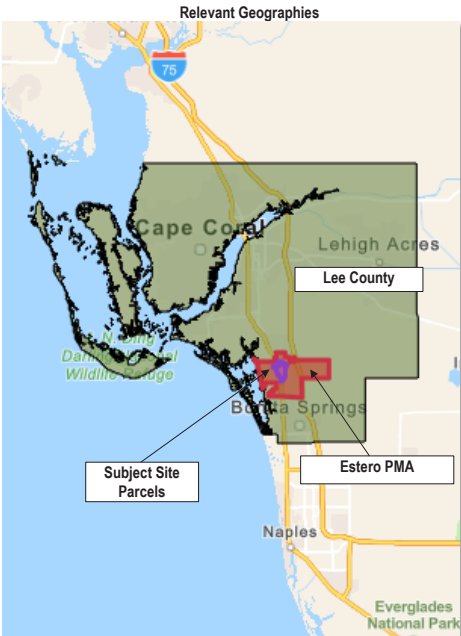
- The Estero PMA has a notably higher median household income (\$148K) compared to Lee County (\$111K), displaying the affluence present in the local market.
- Despite representing 6% of households within Lee County, Estero only represents 4% of jobs in the county, with a relatively low jobs per household ratio of 0.68, likely due to the significant concentration of retirees and the fact that many working households within Estero commute elsewhere for employment.
- Residents in Estero have a strong propensity to own (82%), although nearly 29% of units are vacant, primarily used as seasonal homes.

Key Statistics by Geography, Lee County, FL; 2025

Key Geography	Households	Median Income	Employees	Housing Units	Jobs Per HH
Lee County	366,546	\$111,476	346,836	468,392	0.95
Estero PMA	20,530 (6% of County)	\$148,451 (133% of County)	13,849 (4% of County)	28,470 (6% of County)	0.68 (72% of County)

Estero Housing Tenure Snapshot; 2025

Housing Units by Occupancy Status and Tenure	2025	
	Number	Percent
Total Housing Units	28,735	100.0%
Occupied	20,530	71.4%
Owner	16,902	58.8%
Renter	3,628	12.6%
Vacant	8,205	28.6%



Sources: ESRI Business Analyst; RCLCO

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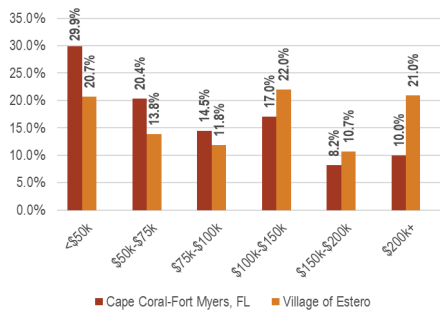


LOCAL DEMOGRAPHIC SNAPSHOT

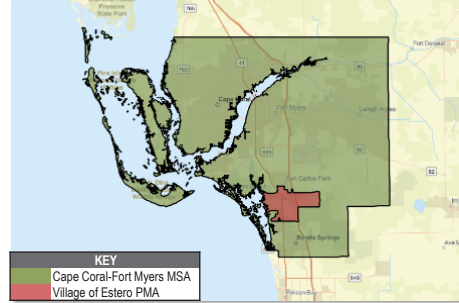
The Estero PMA is characterized by affluent retiree households with a majority aged over 65 (62%) and earning above \$100k per year (54%)

- The Village of Estero PMA is defined by the Village of Estero boundaries, occupying the space between San Carlos Park to the north and Bonita Springs to the south.
- There is an outsized presence of affluent households in Estero with over half (54%) of households earning more than \$100,000 per year, comparatively greater than the broader Lee County (35%).
- Southwest Florida is renowned as one of the country's most popular retirement destinations as exemplified by the Village of Estero with nearly two-thirds (62%) of households older than 65 (43% in Lee County), while only 16% of households are younger than 45 (26% in Lee County).

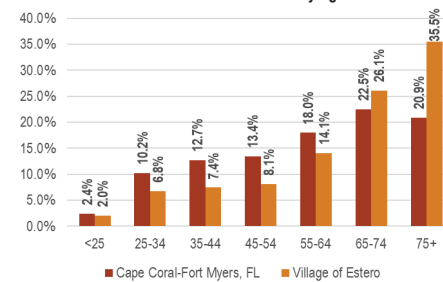
Household Distribution by Income



Map of Competitive Market Area



Household Distribution by Age



Source: Esri; RCLCO

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HOUSEHOLD GROWTH AND ECONOMIC CONTEXT

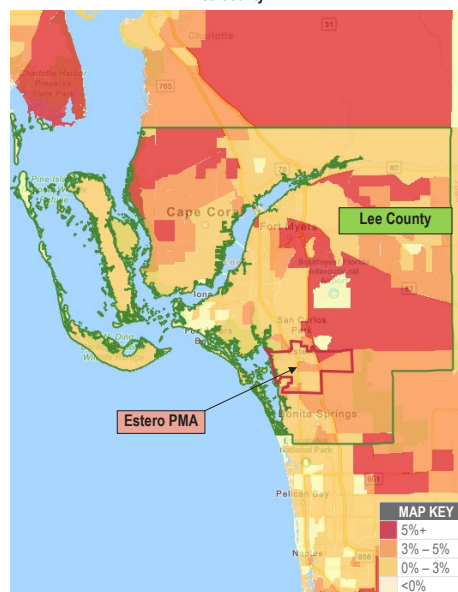
The Estero PMA has a faster average annual household growth rate than Lee County and is positioned adjacent to the Corkscrew Corridor, one of the fastest growing areas in the region

- From 2010 to 2025, the Estero PMA added over 6,300 households, growing at a rate of 3% per year, slightly higher than Lee County's overall growth rate of 2.7%.
- A growth momentum index of 1.08 (Share of Growth / Share of Households) indicate that Estero is increasing its significance within the county, a trend that is supported by the recent influx of multifamily communities and pipeline of future projects.

Household Growth by Geography, Lee County, FL; Estero PMA; 2025

Location	2010 Total Households	2025 Total Households	2010 - 2025 HH Growth	2010 - 2025 Share of Lee County HH Growth	Average Annual HH Growth Rate
Lee County, FL	259,818	366,546	106,728	100%	2.7%
Estero PMA	13,961	20,339	6,378	6%	3%

Household Annual Growth Rate by Census Tracts, 2010 – 2024; Lee County FL



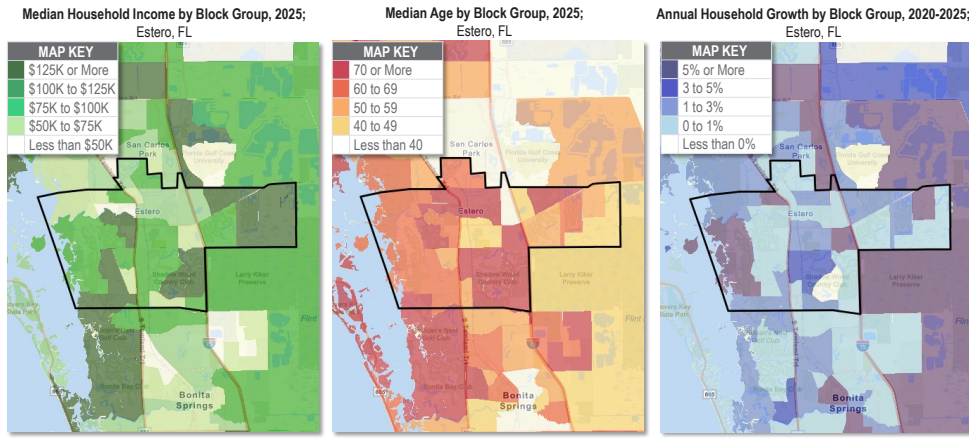
Sources: US Census Bureau; Moody's Analytics; ESRI Business Analyst; RCLCO

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REGIONAL DEMOGRAPHIC CONTEXT

Many of the gated golf communities in Estero host high-earning older households, while elevated household growth rates are common throughout the region, particularly in inland locations

- Overall, Estero features a median household income near \$150,000 per year, with most of these high-earning households located in block groups that align with golf courses and other gated neighborhoods.
- There are several block groups in Estero with a median age older than 60, especially west of I-75. Areas north and east of Estero are currently attracting more of the younger, working aged households in the region.
- The most significant household growth is occurring east of Estero, with much of the region experiencing a compound annual growth rate over 5%. Internally, most of Estero has featured positive household growth since 2020, with some neighborhoods also eclipsing an annual growth rate of 5%.

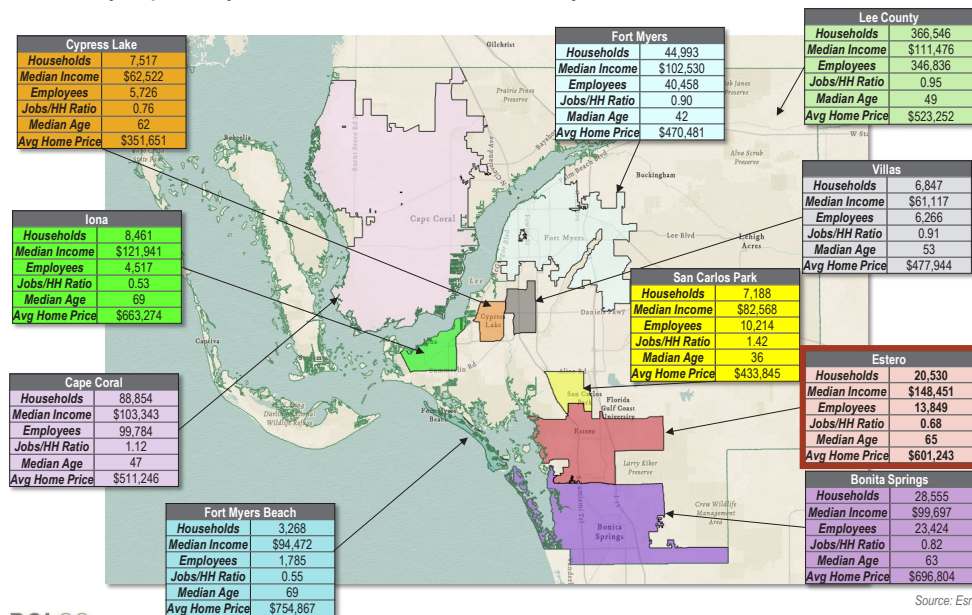


Sources: Esri; U.S. Census Bureau; RCLCO

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DEMOGRAPHIC OVERVIEW OF LOCAL SUBMARKET AREAS

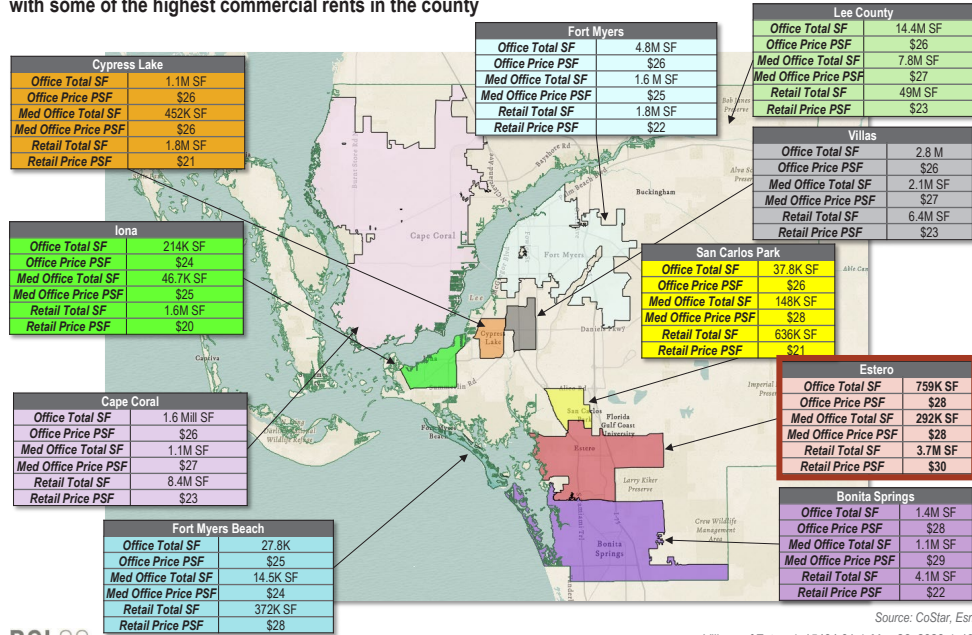
Estero features an average home price over \$600,000 and a median age of 65, indicating the city's current appeal to retirees, only surpassed by some coastal cities like Iona and Fort Myers Beach



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COMMERCIAL OVERVIEW OF LOCAL SUBMARKET AREAS

Estero represents 5% of traditional office space, 8% of retail, and 4% of medical office space within Lee County, with some of the highest commercial rents in the county



Source: CoStar, Esri

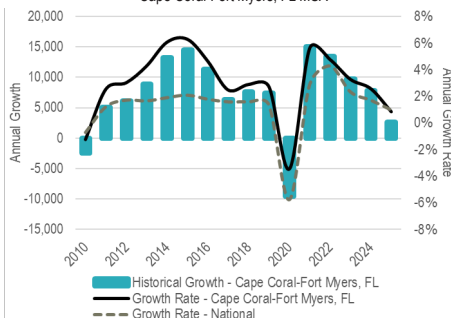
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REGIONAL EMPLOYMENT GROWTH

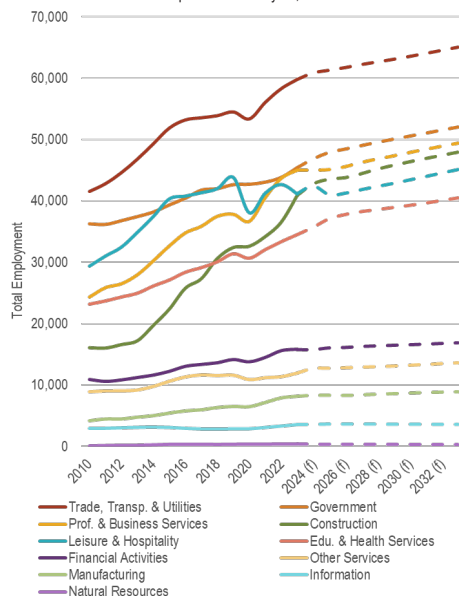
The Cape Coral-Fort Myers MSA is defined by consistently strong employment growth led by Trade, Transportation, & Utilities, Construction, and Professional & Business Services sectors

- ▶ Entering 2025, the Cape Coral-Fort Myers MSA had outperformed the national average in employment growth for 14 consecutive years, during times of prosperity and downturn. A total of 117,000 jobs have been created since 2010, 33% of which occurred during the 2020's.
- ▶ Trade, Transportation, & Utilities is the most significant industry in the MSA, employing over 61,000 people; however, Construction and Professional & Business Services have been the fastest growing sectors since 2010, with average annual growth of 6.9% and 4.2%, respectively.

Historical Employment Growth, 2010-2025;
Cape Coral-Fort Myers, FL MSA



Employment Forecast by Industry, 2010-2032(f);
Cape Coral-Fort Myers, FL MSA



Sources: Oxford Economics; RCLCO

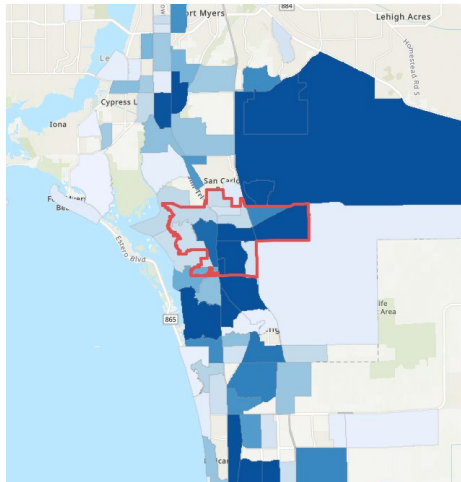
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COMMUTE PATTERNS – VILLAGE OF ESTERO

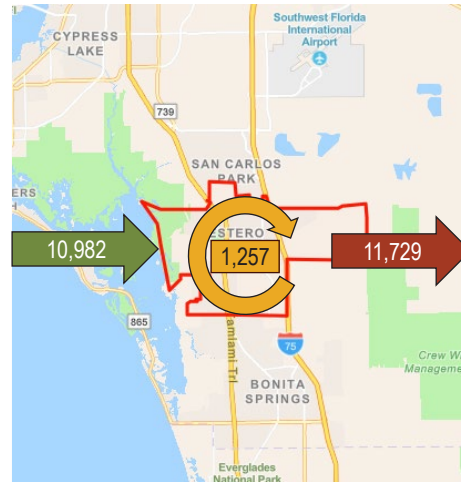
Estero features a balanced dispersion of employment inflow and outflow, with many resident commuters working just outside the Village of Estero boundary

- The Village of Estero features a net outflow of 747 people despite approximately 90% of residents working outside village boundaries. Some of the significant employment locations for Estero residents are Florida Gulf Coast University to the north and Bonita Springs to the south. Downtown Fort Myers does represent an employment destination, but no more significant than locations in and immediately surrounding Estero.

Where Estero Village Workers Work, 2022



Inflow and Outflow of Employees, Estero Village 2022



Source: RCLCO; ArcGIS; U.S. Census Bureau
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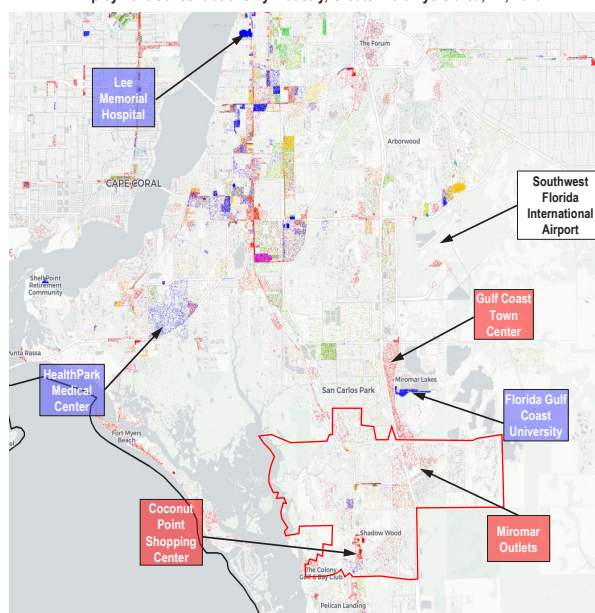
JOB DENSITY

The Village of Estero has predominantly retail-oriented employment clusters, with nearby healthcare and education nodes located to the north towards Fort Myers

- The Miromar Outlets and Coconut Point Shopping Center are two of the primary employment nodes within the Village of Estero. The Hertz Global Headquarters are also located within Estero, although its concentration is small relative to other employment clusters.
- Florida Gulf Coast University is directly north of Estero and is one of the primary employment destinations of Estero resident commuters. Furthermore, healthcare, light industrial logistics, and professional services employment nodes are mostly north of Estero near Fort Myers.

MAP KEY - INDUSTRY	
■	Manufacturing and Logistics
■	Professional Services
■	Healthcare and Education
■	Retail, Hospitality, Other Services
■	Government

Employment Concentrations by Industry, Greater Fort Myers area, FL; 2020



Source: U.S. Census Bureau; RCLCO
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JOB ANNOUNCEMENTS FOR LEE COUNTY

Several major employers are in the process of expansion efforts that will significantly impact economic growth.

Amazon and Lee Health are key drivers of local economic growth, contributing significantly to both current job creation during construction and long-term employment once their projects are fully operational.

- ▶ According to Lee Health's economic impact study, they will not only be a major employer but also boost local sales by \$1.3 billion over five years—driving demand for housing, retail, and services, and encouraging further investment in the area.
- ▶ Amazon and Lee Health's projects are major drivers of construction job growth, while upcoming roles at Amazon, Scotlynn Logistics, and Arthrex are set to sustain trade, transportation, and utilities as a top employment sector.

Major Employment Announcements in Lee County, FL

Company	Expansion	Jobs	Investment	Average Wage	2025	2026	2027	2028
Lee Health	Hospital	~6,000*	\$481,000,000	~\$90,000	~1,200	~1,200	~1,200	~1,200
Amazon	Robotics Distribution Center	1,000	\$500,000,000	\$45,000			1,000	
HCA Healthcare	Full-Service Hospital	~600	\$134,500,000	~\$90,000				~600
Scotlynn (Logistics & Transport)	New HQ Expansion	350	\$11,000,000	~\$66,700	~200	350+		
Arthrex, Inc	Logistics Center Expansion	~200+	\$200,000,000	~\$45,000-\$70,000				~200+
NeoGenomics	Lab Expansion	118	>\$25,000,000	\$59,900	~59	~59		
Total / Average		~7,068	\$1,351,000,000	\$60,683	~1,459	1,609	2,200	2,000

*Note 1: Annual phasing is estimated. Additionally, some job announcements have already seen hiring in 2024 and as such the sum of expected jobs in 2025 – 2028 does not sum to the total in the "Jobs" column.

*Note 2: Lee Health's projected job growth of over 6,000 positions starting in 2024 reflects official estimates. However, the additional jobs expected between 2025, and the completion of construction were approximated based on the time elapsed since the initial announcement.

Source: Lee County Economic Development; RCLCO
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Existing Conditions and Trends by Land Use

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EXISTING CONDITIONS SUMMARY BY LAND USE

Land Use	Site Fit (One or More Sites)	Near-Term (<5 Years) Demand Based on Comps / Pipeline	Long-Term (>5 Year) Demand Based on Market Trends	Site Fit	Typical Pricing in Local Market	Typical Product Typology in Local Market
Multifamily / Rental Residential	Strong	Moderate	Strong	There are multiple sites where multifamily development is feasible, although a deep pipeline relative to existing supply suggests more limited opportunity in the near-term.	\$2.00 / SF to \$2.30 / SF	Mix of 3-story and 4-story elevator-served, with a typical scale of ~250 units per project.
Retail	Moderate/ Strong	Moderate/ Strong	Moderate/ Strong	Estero represents a strong existing retail location with several shopping destinations including Coconut Point Town Center and the Miramar Outlets, although there is a void of walkable entertainment, restaurant-oriented retail, and other retail supportive of daily resident needs in the local market.	\$25 / SF to \$35 / SF (NNN)	Large-scale power centers and regional malls, as well as grocery-anchored neighborhood and strip centers
Medical Office	Moderate/ Strong	Moderate/ Strong	Moderate/ Strong	Given the concentration of elder households in the village of Estero, a more significant concentration of medical office space is supportable as residents currently must travel to Bonita Springs or Downtown Fort Myers for medical needs.	\$20 / SF to \$30 / SF (NNN)	Standalone outparcel buildings and multi-tenant in-line developments
Traditional Office (Class B)	Moderate	Moderate/ Weak	Moderate	There may be demand for additional small scale office space in the Village of Estero over the long-term, although this land use has faced macroeconomic headwinds in recent years and larger-scale development is unlikely without an identified catalytic user.	\$15 / SF to \$25 / SF (NNN)	Multi-level Class A and Class B buildings located in an office park setting
Hospitality	Moderate/ Strong	Moderate/ Weak	Moderate	Both US-41 and I-75 are spinal roads in West Florida which host numerous hospitality nodes, although a significant pipeline of projects locally limit the opportunity in the near-term.	\$150 to \$250 ADR / Night	Upper midscale and upscale hotels with between 100 and 150 keys

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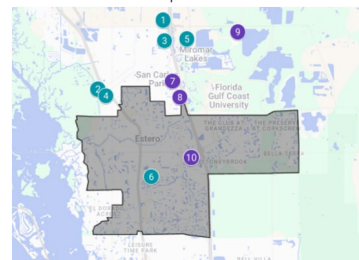
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MULTIFAMILY COMPETITIVE MARKET

Most recently delivered competitive multifamily projects are located just north of the village of Estero, where elevator-served projects are achieving a 9% premium per square foot over walk-up communities

- Both elevator-service and walk-up product types are common in the Estero multifamily market and average similar chunk rents of about \$2,150, although four-story elevator communities are earning a 9% per square foot premium over three-story walk-up projects.
- The average unit size of elevator-served communities is mostly under 1,000 square feet, while walk-up projects have an average size of about 1,050 square feet. Despite the larger unit sizes, walk-up communities are typically larger in scale with lower densities, requiring more significant footprints for development.

Map of Rental Apartment Communities, March 2025;
Competitive Set



Overview of Competitive Multifamily Set

MAP KEY	COMMUNITY NAME	YEAR BUILT	NUMBER OF STORIES	MARKET RATE UNITS	OCC. RATE	AVG. MONTHLY ABSORPTION	AVG. SIZE (SF)	AVG. ASKING RENT	AVG. ASKING \$/SF	PRODUCT TYPE
1	The Centre	2023	4	264	80%	10	904	\$2,088	\$2.31	Surface Parked Elevator-Service
2	The Riley	2025	4	274	11%	15	1,037	\$2,402	\$2.32	Surface Parked Elevator-Service
3	Murano at Three Oaks	2021	4	318	95%	N/A	939	\$1,888	\$2.01	Surface Parked Elevator-Service
4	Estero Vista	2024	4	144	83%	9	998	\$2,103	\$2.11	Surface Parked Elevator-Service
5	Illumina at GCTC	2025	4	277	4%	12	879	\$2,221	\$2.53	Surface Parked Elevator-Service
6	The Reserve at Coconut Point	2022	4	180	98%	N/A	908	\$2,055	\$2.26	Surface Parked Elevator-Service
7	The Orchard at Portofino Vineyards	2024	3	264	79%	15	1,072	\$2,381	\$2.22	Surface Parked Walk-Up
8	The Grove at Portofino Vineyards	2021	3	312	85%	N/A	978	\$1,963	\$2.01	Surface Parked Walk-Up
9	Las Palmas	2021	3	300	90%	N/A	1,076	\$2,064	\$1.92	Surface Parked Walk-Up (With Some Townhomes)
10	Corsa at Estero Crossing	2024	3	306	93%	17	1,065	\$2,304	\$2.16	Surface Parked Walk-Up
AVERAGE		2023	4	264	91%	14	989	\$2,146	\$2.17	
ELEVATOR-SERVICE AVERAGE		2023	4	243	90%	11	942	\$2,126	\$2.26	
WALK-UP AVERAGE		2023	3	296	91%	16	1,046	\$2,170	\$2.07	

Sources: Google Maps; Axiometrics; CoStar; Leasing Agent Interviews; RCLCO

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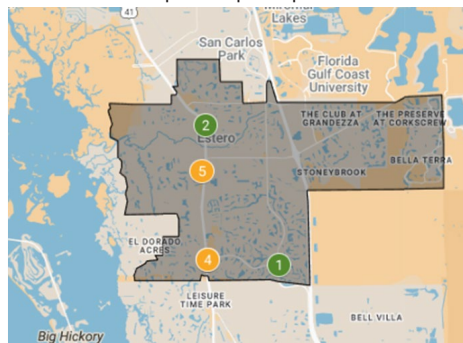
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MULTIFAMILY COMPETITIVE PIPELINE

Currently, there are 1,430 existing multifamily rental units within the Village of Estero, with a pipeline of 1,279 units in various stages of development indicating significant future growth in the local market, with some potential oversupply in the near-term as new product is absorbed.

- The Village of Estero is experiencing a rapid increase of multifamily rental product with 684 of the existing 1,430 units having delivered since 2020. Additionally, there are 1,249 potential new units in various stages of development within the pipeline, representing 89% of the current supply. Recently delivered projects like *Corsa at Estero Crossings* have experienced strong lease-up paces of nearly 20 units per month and are priced competitively with supply in San Carlos Park.
- Two of the five pipeline projects, representing 464 total units, are currently under construction with an estimated delivery by 2027. The remaining three pipeline projects, or 815 units, remain in the planning phase and may not ultimately deliver in the near-term.

Map of Development Pipeline



Development Pipeline
Estero; August 2025

MAP KEY	PROJECT	DEVELOPER	EST. OPENING	TOTAL UNITS
UNDER CONSTRUCTION				
1	Coconut Pointe Residences at Brooks Town Center	P.A.C. Land Development Corp.	2026	154
2	Estero Broadway	Buckingham Companies / FL Star Development	2027	310
Under Construction Totals				464
PLANNED/PROPOSED				
3	Woodfield Estero I	Woodfield Development	2027	296
4	Woodfield Estero II	Woodfield Development		300
5	21681 Pelican Sound Drive	Fareri Associates		219
Planned Totals				815

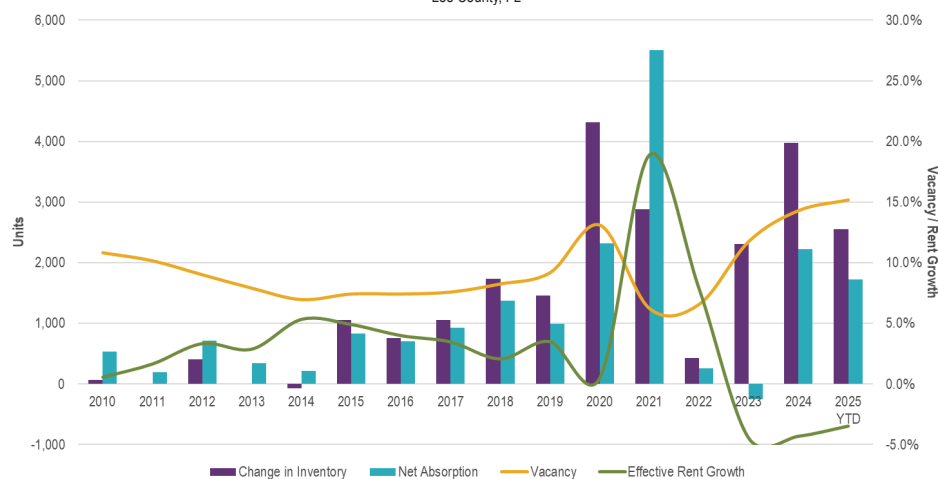
Source: Axiometrics; CoStar; Interviews with Leasing Agents; RCLCO
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MULTIFAMILY RENTAL MARKET TRENDS

Lee County experienced an influx of supply in 2020 that led to peak absorption during 2021, although the second wave of deliveries in 2023 and 2024 have not been met with the same level of absorption, resulting in an elevated market vacancy rate of 15% and negative rent growth. Locally, in the Village of Estero, similar near-term indigestion and a robust pipeline suggests the multifamily opportunity is likely longer-term.

Multifamily Rental Apartment Market Trends
Lee County, FL



Sources: CoStar; RCLCO

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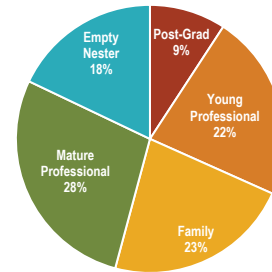
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MARKET DEPTH FOR MULTIFAMILY UNITS

RCLCO Demand Analysis suggests Estero's multifamily market has capacity to capture a larger share of county-wide growth over the long-term

- RCLCO's demographic demand analysis evaluates both existing renter turnover and projected household growth by income, age, and household size, as well as the share likely to prefer multifamily housing. Based on this analysis, RCLCO estimates income-qualified structural demand for approximately 1,640 new apartment units annually in Lee County, consistent with recent absorption trends.
- Working-age households dominate the renter pool, with 71% of renter households between ages 25 and 54. The renter profile remains diverse across life stages, though young and mature professionals comprise half (50%) of all renter households.
- Since 2010, Estero has historically captured 7% to 10% of Lee County's new apartment deliveries and absorption, but that share has moderated to 4% to 5% since 2020. This decline likely reflects limited new development opportunities rather than diminished renter demand. Given Estero's strong rent growth and consistently low vacancy, the submarket appears well positioned to capture a greater share of countywide multifamily demand as new development opportunities emerge.

Renter Demand by Life Segment in Lee County



Annual Demand for New Rental Apartments by Age and Income, 2024-2029; Lee County, FL

INCOME	AGE					TOTAL
	UNDER 25	25-34	35-54	55-64	65+	
\$50,000 - \$74,999	74	176	201	61	72	583
	4%	11%	12%	4%	4%	36%
\$75,000 - \$99,999	42	141	168	43	32	427
	3%	9%	10%	3%	2%	26%
\$100,000 - \$149,999	29	131	186	37	26	408
	2%	8%	11%	2%	2%	25%
\$150,000 AND OVER	7	61	108	27	17	221
	0%	4%	7%	2%	1%	13%
TOTAL	152	509	662	168	147	1,638
	9%	31%	40%	10%	9%	100%

Historical Completions, Absorption, Vacancy, and Rent Growth; Lee County, FL and Estero

		Change in Inventory	Net Absorption	Vacancy	Effective Rent Growth
		(2020 - 2025 YTD)	(2020 - 2025 YTD)	(2020 - 2025 YTD)	(2020 - 2025 YTD)
Lee County	Short Term	2,745	1,963	11.2%	2.5%
	Long Term	1,433	1,163	9.5%	2.9%
Estero	Short Term	114	107	7.0%	3.7%
	Long Term	137	76	5.9%	3.2%
Estero Capture / Difference to Lee County	Short Term	4%	5%	-4.2%	1.2%
	Long Term	10%	7%	-3.6%	0.2%

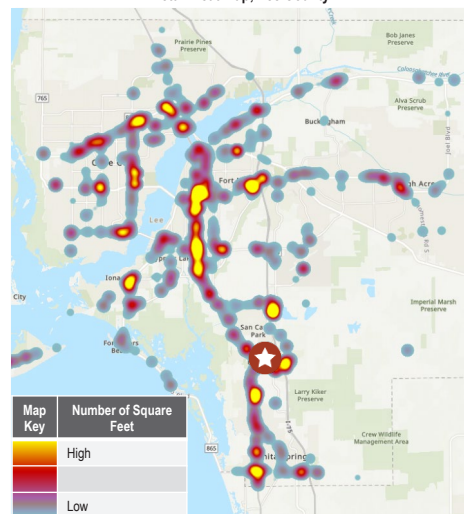
Sources: Esri; American Community Survey PUMS; RCLCO
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RETAIL HEAT MAP

Most retail in Lee County is concentrated along US-41, with additional nodes at various I-75 interchanges. There are multiple proposed projects in the Village of Estero, including a 310,000 square foot development named Estero Crossing, although this project has been discussed for years and has yet to proceed

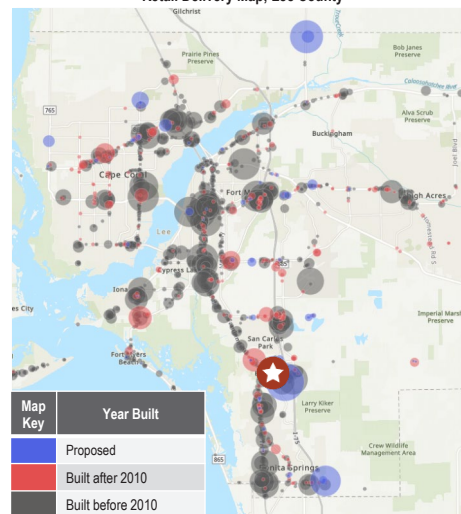
Retail Heat Map; Lee County



*Only properties over 5,000 square feet included

RCLCO

Retail Delivery Map; Lee County

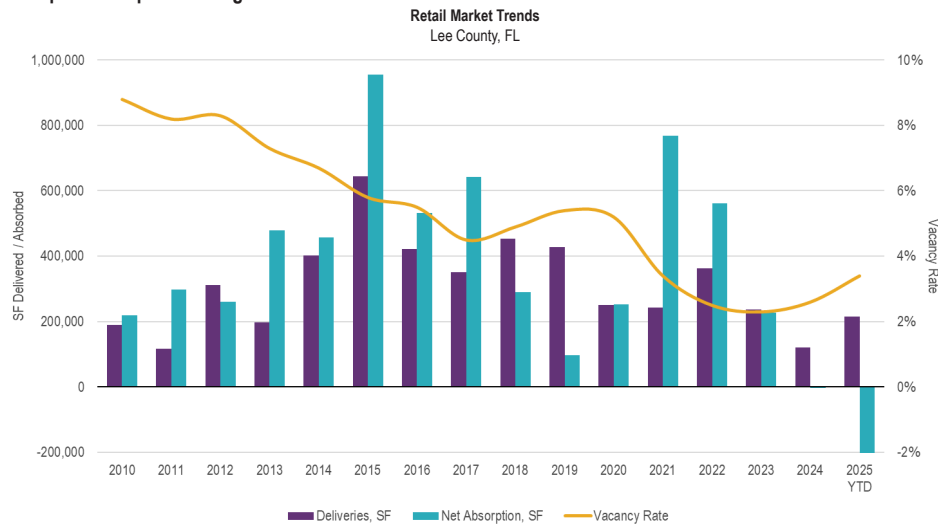


Source: CoStar; ArcGIS Online; RCLCO

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RETAIL MARKET TRENDS

Retail within Lee County has experienced consistent growth since 2010 to account for the rising number of households, while pushing market vacancy to under 4%. Much like the broader market, new retail supply in the Village of Estero has been quickly absorbed, indicating a healthy market capable of supporting additional development in specific categories.



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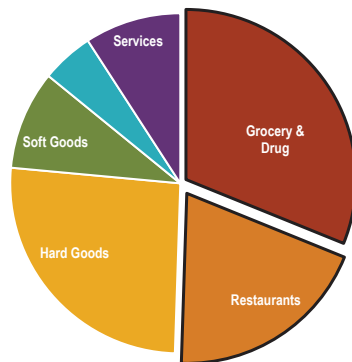
Sources: CoStar, RCLCO
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RETAIL DEMAND AND SURPLUS ANALYSIS

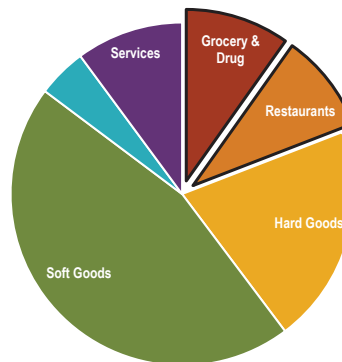
Currently, there is a mismatch between market demand (based on spending trends) and existing supply within the Village of Estero, which has a larger degree of soft goods retailers than those focused on the daily needs of nearby residents (i.e. grocery, restaurants, services, entertainment, etc.)

- The Village of Estero currently has a significant concentration of soft goods retailers associated with the Miromar Outlets, a regionally serving shopping destination. While this serves a much broader market, there are fewer retail offerings aimed toward local households and residents.
- It is likely that there is a near-term opportunity for food-and-beverage-oriented retail, such as grocery and restaurant retail, targeted toward the needs of local households.

Retail Structural Demand by Category, 2025;
Primary Market Area



Retail Occupied Space by Category, 2025;
Primary Market Area



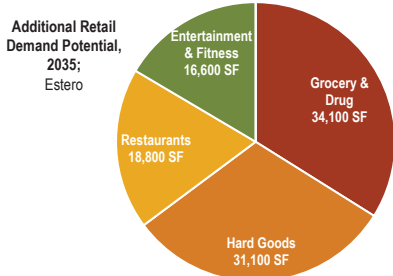
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Source: Esri, CoStar, Placer.ai, Consumer Expenditure Survey, ICSC, RCLCO
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RETAIL DEMAND AT SITE

RCLCO Retail Demand Analysis indicates potential for ~100,000 SF of additional household-serving retail over next decade

- Based on existing household counts and daytime employment in Estero, RCLCO estimates the village could support approximately 100,000 square feet of additional retail space over the next 10 years, likely distributed across multiple parcels.
- The current market is heavily concentrated in Soft Goods retail due to the regional draw of Miromar Outlets, resulting in an oversupply in that category relative to local household demand. Service and Entertainment & Fitness uses are also largely balanced, with some unmet need given the existing base of residents and employees.
- By contrast, RCLCO's analysis identifies a notable undersupply in Grocery & Drug and Restaurant space, representing the most significant near- to mid-term retail development opportunities. These household-serving categories are best positioned to capture future spending growth as Estero continues to add residents and strengthen its local consumer base.



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Current Over/Under Supply of Each Store Type in Estero

Store Type	Demand	Occupied SF	Variance
Grocery & Drug	709,100	275,150	433,950
Restaurants	441,700	261,130	180,570
Hard Goods	591,400	578,016	13,384
Soft Goods	214,400	1,275,214	-1,060,814
Entertainment & Fitness	113,200	130,218	-17,018
Services	208,500	283,510	-75,010
Total	2,278,300 SF	2,803,238 SF	-524,938 SF

Retail Demand Potential (SF), 2025-2035; Estero

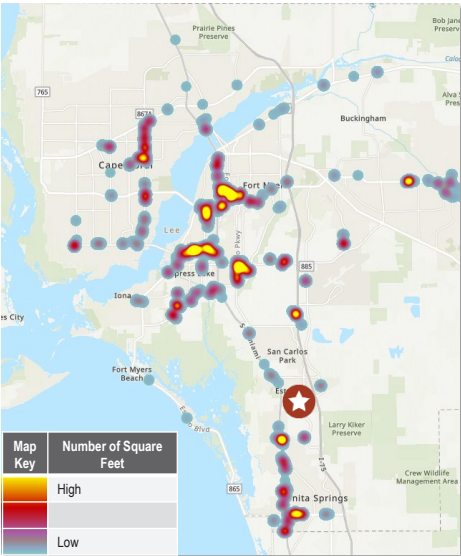
Store Type	2030	2035
Grocery & Drug	14,600	34,100
Restaurants	8,500	18,800
Hard Goods	14,500	31,100
Soft Goods	0	0
Entertainment & Fitness	9,800	16,600
Services	0	0
TOTAL	47,400 SF	100,600 SF

Source: Esri; Consumer Expenditure Survey; ICSC; RCLCO
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MEDICAL OFFICE HEAT MAP

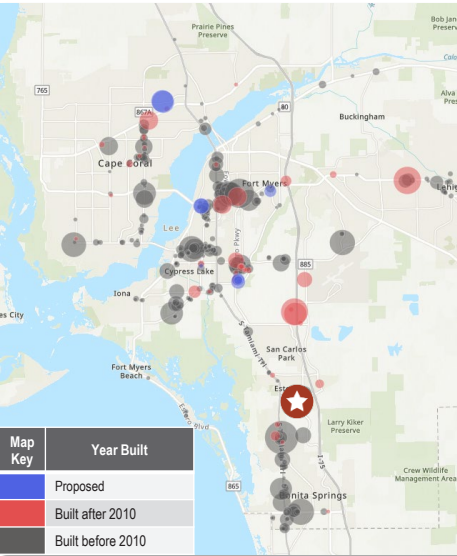
Most medical office concentrations are near Downtown Fort Myers with limited presence in the Village of Estero, although Bonita Springs also has an older node of medical office space

Medical Office Heat Map; Lee County



RCLCO

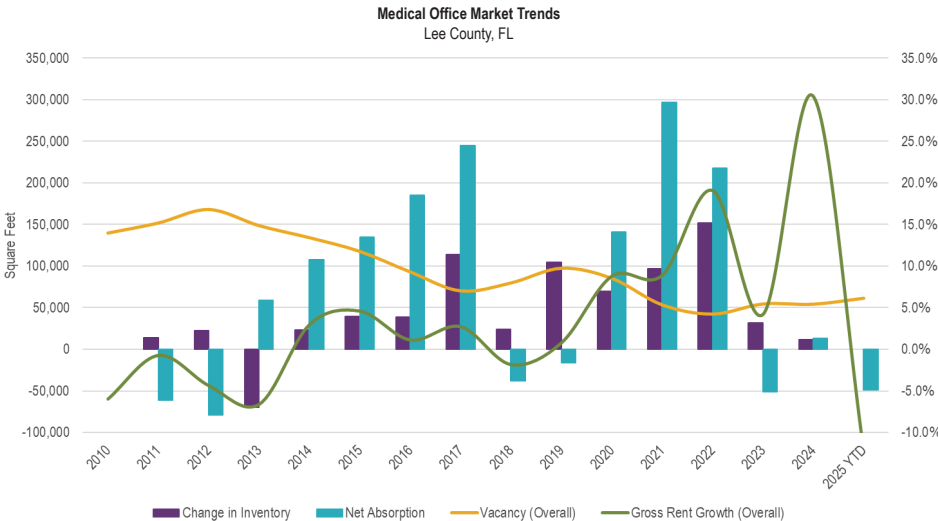
Medical Office Delivery Map; Lee County



Source: CoStar; ArcGIS Online; RCLCO
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MEDICAL OFFICE MARKET TRENDS

Medical Office absorption has been strong in Lee County with over 1.1 million square feet of space having been absorbed since 2010, despite only 670,000 square feet of deliveries in the same period. The Village of Estero has not captured a large portion of this absorption, with less than 100,000 square feet of new space having come to market in the last 15 years, presenting a potential opportunity in the near-term.

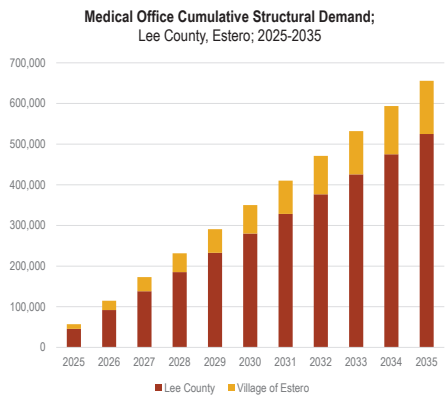


MEDICAL OFFICE DEMAND

There is likely additional demand for over 130,000 square feet of medical office space in Estero through 2035, in addition to the nearly 75,000 square feet of undersupply in comparison to Lee County overall

- Estero's medical office inventory remains limited relative to its household base and age profile, creating a near-term opportunity for additional development. The village currently supports approximately 23 square feet of medical office space per household, compared to 27 square feet per household countywide, despite having an older resident population that tends to generate higher healthcare utilization rates.
- As a result, many residents must travel to Fort Myers or Bonita Springs for medical services, contributing to an estimated current undersupply of roughly 75,000 square feet of medical office space in Estero. Looking ahead, RCLCO projects demand for an additional 130,000 square feet of medical office space through 2035, or approximately 11,000 to 13,000 square feet annually, based on expected household growth.

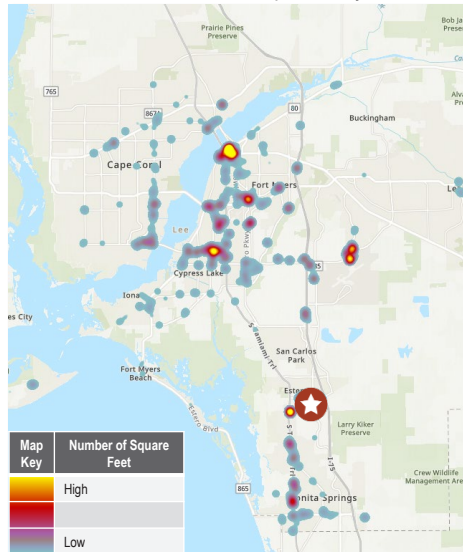
Medical Office Over/Under Supply; Estero, Lee County; 2025		
	Estero	Lee County
Households (2025)	20,339	254,036
Medical Office SF (Inventory in 2025)	465,084	6,743,708
Medical Office Space / Household	22.9	26.5
Medical Office Space Supportable at Lee County Level of Space/Household	539,925	
Potential Undersupply of Medical Office in Estero	74,841	



TRADITIONAL OFFICE HEAT MAP

Downtown Fort Myers represents Lee County's traditional office hub, although larger recent deliveries have moved south along I-75, including the Hertz Global Headquarters in Estero, with minimal significant pipeline projects

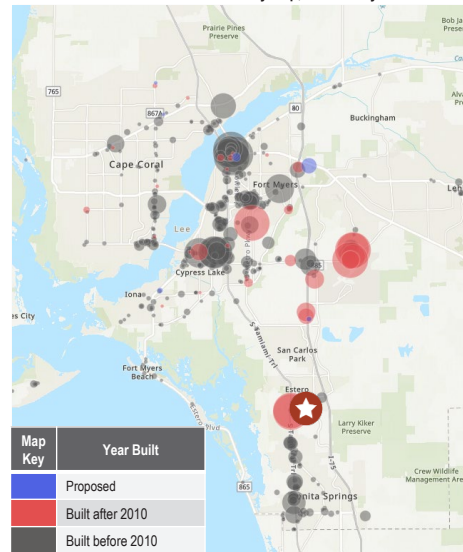
Traditional Office Heat Map; Lee County



*Only properties over 5,000 square feet included

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Traditional Office Delivery Map; Lee County



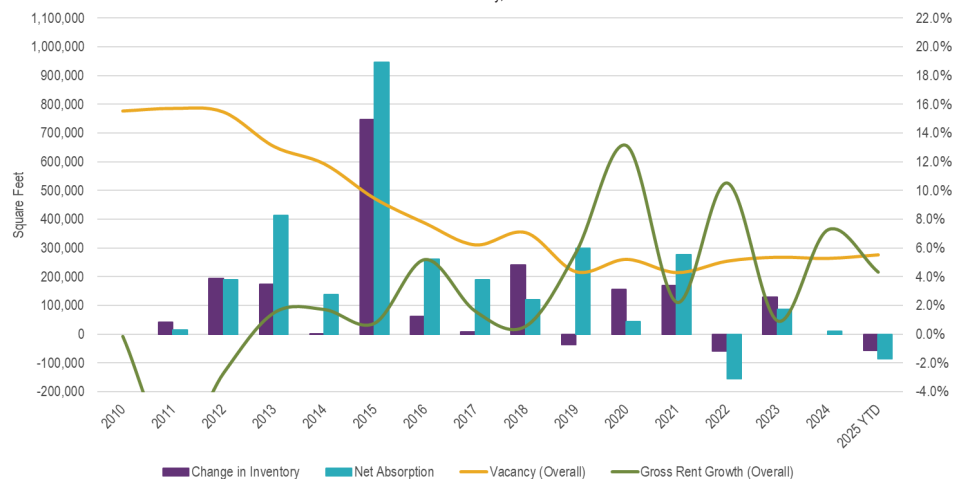
Source: CoStar, ArcGIS Online; RCLCO

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TRADITIONAL OFFICE MARKET TRENDS

Traditional office in Lee County has performed with relative consistency, with vacancy rates remaining about 5% in recent years, despite macroeconomic headwinds for this space. However, there have been few new deliveries, and the demographic and commute patterns of the Village of Estero suggest more limited opportunity for office in the near-term.

Traditional Office Market Trends
Lee County, FL



Sources: CoStar, RCLCO

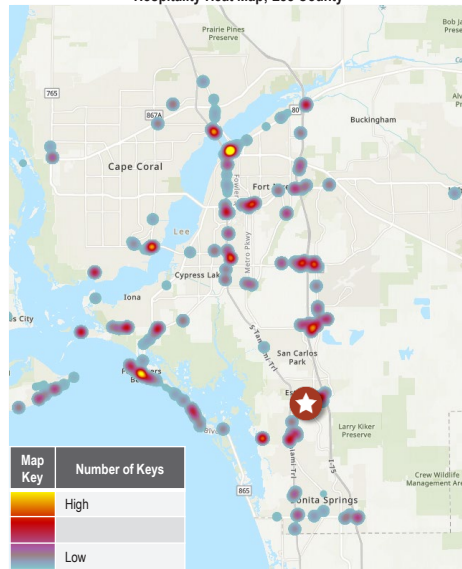
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HOSPITALITY HEAT MAP

There is a deep pipeline of hotels in the Village of Estero with four new projects coming to market along US-41 and I-75 that may create a near-term oversupply and limit opportunity for additional development

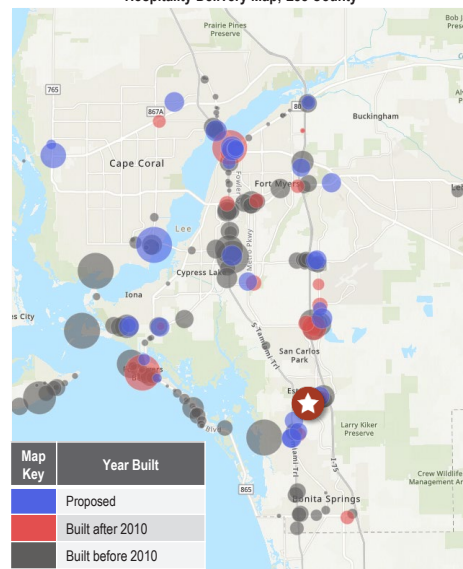
Hospitality Heat Map; Lee County



*Only properties over 5,000 square feet included

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Hospitality Delivery Map; Lee County



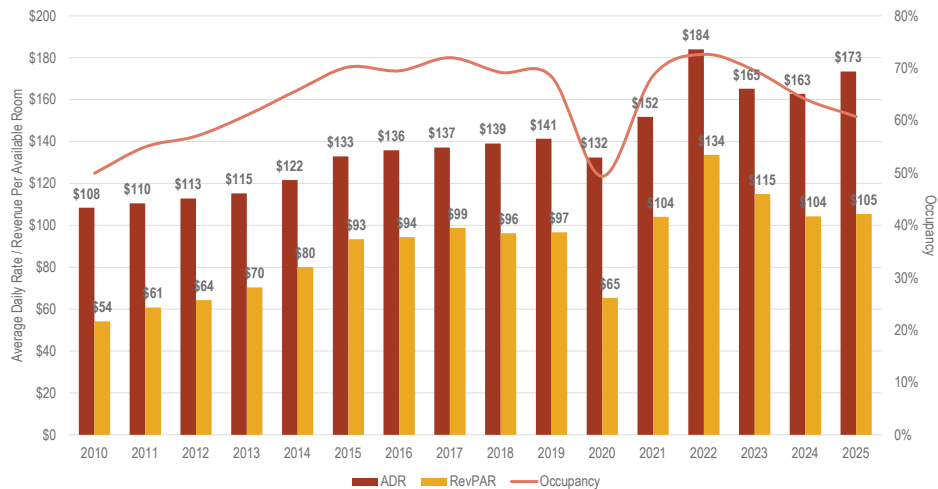
Source: CoStar; ArcGIS Online; RCLCO

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HOSPITALITY MARKET TRENDS

Hotel market fundamentals in Lee County and Estero show relatively stable occupancy and gradual ADR growth, likely indicating support for future development potential, though a growing pipeline presents risk for near-term hospitality deliveries

Hospitality Market Trends
Lee County, FL



Sources: CoStar; RCLCO

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DEMAND FOR HOTEL SPACE

Estero currently has five proposed hotels that likely limit additional opportunity for hospitality development in the near- to mid-term, although structural demand for between 80 and 100 more hotel keys exists through 2035

► Estero has experienced strong hotel occupancy rates and ADR growth in recent years, however a robust pipeline of five new projects representing 729 keys or 71% of existing room supply, presents a threat of near-term oversupply and limits the opportunity of further hospitality development in Estero in the near-term.

Hotel Demand Analysis;
PMA: 2020-2035

	HISTORICAL						PROJECTED									
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUPPLY																
Beginning Room Nights	358,973	391,057	391,387	393,978	393,978	393,992	393,992	393,992	424,524	517,654	580,252	580,252	580,252	580,252	580,252	580,252
Change in Room Nights (Pipeline)	32,084	330	2,591	0	14	0	0	30,532	93,130	62,598	0	0	0	0	0	0
Ending Room Nights	391,057	391,387	393,978	393,978	393,992	393,992	393,992	424,524	517,654	580,252	580,252	580,252	580,252	580,252	580,252	580,252
DEMAND																
Demonstrated Demand Growth Rate	-39.6%	52.5%	19.8%	-1.8%	-5.0%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Beginning Demand Nights	270,482	163,253	248,903	298,184	292,855	278,093	285,916	293,958	302,227	310,729	319,469	328,456	337,695	347,194	356,960	367,001
Demonstrated Demand Growth	-107,229	85,650	49,281	-5,329	-14,762	-7,823	8,043	8,269	8,501	8,741	8,986	9,239	9,499	9,766	10,041	10,324
Ending Demand Nights	163,253	248,903	298,184	292,855	278,093	285,916	293,958	302,227	310,729	319,469	328,456	337,695	347,194	356,960	367,001	377,325
Historical & Projected Occupancies	41.7%	63.6%	75.7%	74.3%	70.6%	72.6%	74.6%	71.2%	60.0%	55.1%	56.6%	58.2%	59.8%	61.5%	63.2%	65.0%
Target Occupancy	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
SUBJECT SITE CAPTURE OF DEMAND																
Fair Share Capture						8.5%	8.5%	7.9%	6.6%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%	5.9%
Subject Site Capture of Demand (Nights)						24,242	24,924	23,928	20,466	18,907	19,438	19,985	20,547	21,125	21,720	22,330
Subject Site Capture of Demand (Rooms)						66	68	66	56	52	53	55	56	58	60	61
Supported Room Supply (at Target Occupancy)						102	105	101	86	80	82	84	87	89	92	94

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Source: Smith Travel Research; CoStar; RCLCO
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Disclaimers

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REAL ESTATE CONSULTING

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CRITICAL ASSUMPTIONS

Our conclusions are based on our analysis of the information available from our own sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

We made certain assumptions about the future performance of the global, national, and local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing these conclusions. However, given the fluid and dynamic nature of the economy and real estate markets, as well as the uncertainty surrounding particularly the near-term future, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions periodically to ensure that they are reflective of changing market conditions.

We assume that the economy and real estate markets will experience a period of slower growth in the next 12 to 24 months, and then return to a stable and moderate rate in 2025 and beyond. However, stable and moderate growth patterns are historically not sustainable over extended periods of time, the economy is cyclical, and real estate markets are typically highly sensitive to business cycles. Further, it is very difficult to predict when inflection points in economic and real cycles will occur.

With the above in mind, we assume that the long-term average absorption rates and price changes will be as projected, realizing that most of the time performance will be either above or below said average rates.

Our analysis does not consider the potential impact of future economic shocks on the national and/or local economy, and does not consider the potential benefits from major "booms" that may occur. Similarly, the analysis does not reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. Also, it is important to note that it is difficult to predict changing consumer and market psychology.

As such, we recommend the close monitoring of the economy and the marketplace, and updating this analysis as appropriate.

Further, the project and investment economics should be "stress tested" to ensure that potential fluctuations in revenue and cost assumptions resulting from alternative scenarios regarding the economy and real estate market conditions will not cause failure.

In addition, we assume that the following will occur in accordance with current expectations:

- ▶ Economic, employment, and household growth
- ▶ Other forecasts of trends and demographic and economic patterns, including consumer confidence levels
- ▶ The cost of development and construction
- ▶ Tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth)
- ▶ Availability and cost of capital and mortgage financing for real estate developers, owners and buyers
- ▶ Competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand
- ▶ Major public works projects occur and are completed as planned

Should any of the above change, this analysis should be updated, with the conclusions reviewed accordingly (and possibly revised).

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GENERAL LIMITING CONDITIONS

Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.



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APPENDIX

D

Architectural Style Guide

HISTORICAL CONTEXT

Inspiration: Traditional Florida Vernacular

Familiar Forms With Generous Porches



Dog Trot, Separate Massing



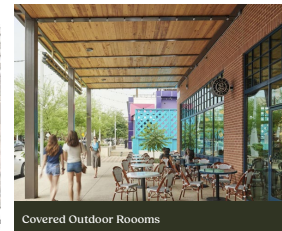
- First Level Elevated with Porches
- Vertically Proportioned Windows
- Deep Roof Overhangs
- Simple Architectural Forms



DEVELOPMENT EXHIBIT A

NORTH CATALYST FLORIDA VERNACULAR

Commercial Adaptations



Covered Outdoor Rooms



Covered Porches



DEVELOPMENT EXHIBIT A

4 | APPENDIX D ARCHITECTURAL STYLE GUIDE

NORTH CATALYST FLORIDA VERNACULAR Commercial & MultiFamily Adaptations



Caribbean Influence



Solid base with lighter expression above



Porch Vernacular As Defining Style

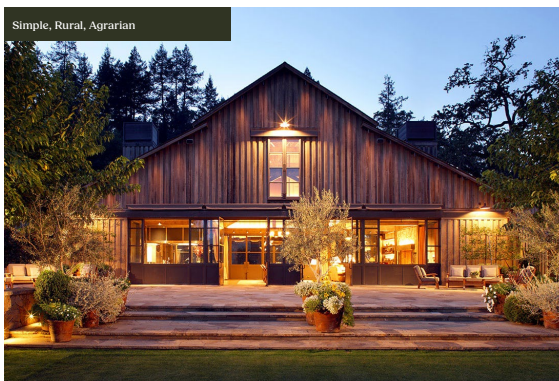
DEVELOPMENT EXHIBIT A

VILLAGE CENTER FLORIDA RANCH VERNACULAR

Florida cattle ranch vernacular architecture:
Rural, stables, farmhouse, clerestory, covered space for livestock



Simple, Rural, Agrarian



DEVELOPMENT EXHIBIT A

4 | APPENDIX D ARCHITECTURAL STYLE GUIDE

VILLAGE CENTER FLORIDA RANCH VERNACULAR

Contemporary interpretation: more industrial



Separate Massing



Simple, Agrarian Forms



DEVELOPMENT EXHIBIT A

SOUTH STUDY AREA FLORIDA RANCH/ANGLO CARIBBEAN



Covered Patio & Shade Trellis



Hyde Park, Tampa



Anglo/Caribbean

DEVELOPMENT EXHIBIT A



APPENDIX

E

Crossing Treatment Toolbox

CROSSING TREATMENTS FOR POTENTIAL BERT CROSSINGS

MIDBLOCK TREATMENTS



Source: Kittelson & Associates, Inc.

Advance Warning Signage and Pavement

- Used where pedestrian crossings may not be expected by motorists



Source: Kittelson & Associates, Inc.

Median Refuge Island

- Medians can be defined by pavement markings, raised medians, or islands to separate motorized and non-motorized road users
- Allows pedestrians to cross the street in two stages



Source: Kittelson & Associates, Inc.

Rectangular Rapid Flashing Beacon (RRFB)

- Pedestrian-activated enhancements used in combination with a pedestrian, school, or trail crossing warning sign
- Improves safety at uncontrolled, marked crosswalks
- Includes two rectangular yellow indications, each with an LED-array-based light source that flash with high frequency when activated

- The FDOT TEM limits use to roadways with a posted speed limit of 35 mph or lower and four through lanes (both directions) or less regardless of median presence, or five lanes with a median refuge island



Source: Collier County

Pedestrian Hybrid Beacon

- A traffic control device designed to help pedestrians safely cross higher-speed roadways at midblock crossings and uncontrolled intersections
- Beacon head consists of two red lenses above single yellow lens
- Lenses remain "dark" until a pedestrian pushes the call button to activate the beacon, which then initiates a yellow to red lighting sequence consisting of flashing and steady lights
- Directs motorists to slow and come to a stop, which provides the right-of-way to the pedestrian to safely cross the roadway before the lenses return to dark
- The MUTCD includes pedestrian crossing volume guidance for installation



Source: Space Coast TPO

Midblock Pedestrian Signal

- Operates similarly to a standard semi-actuated vehicular traffic control signal at a midblock crossing, except that it displays a flashing red indication in place of a solid red indication during the pedestrian clearance interval
- Must meet MUTCD warrant



Source: Space Coast TPO

Midblock Traffic Control Signal

- Any highway traffic signal which alternatively directs traffic to stop and permits pedestrians to proceed at midblock crosswalk
- Must meet MUTCD warrant



Source: Friends of the Legacy Trail

Grade Separated Crossings

- Provides continuity of a bicycle/pedestrian facility over or under a barrier
- The crossing structure may be either a bridge or an underpass

STANDARD SIGNALIZED INTERSECTION TREATMENTS



Source: Kittelson & Associates, Inc.

High-Visibility Crosswalk Markings

- Use patterns (i.e., bar pairs, continental ladder, etc.) that are visible to drivers farther away compared to traditional transverse line crosswalks
- Should be considered at all midblock crossings and uncontrolled intersections
- Should use materials such as inlay or thermoplastic tap, instead of paint or brick



Source: Kittelson & Associates, Inc.

Crosswalks on All Approaches

- Helps drivers better identify the intersection and guides pedestrians to the best crossing location



Source: Kittelson & Associates, Inc.

Raised Crosswalk

- Ramped speed tables spanning the entire width of the roadway to allow

4 | APPENDIX E CROSSING TREATMENT TOOLBOX

- pedestrians to cross at-grade with the sidewalk
- Acts as a traffic-calming measure
- Demarcated with paint and/or special paving materials
- May be used on roadways with design speeds of 35 mph or less



Source: the32789

Raised Intersection

- Reinforces slow speeds and encourages motorists to yield to pedestrians at the crosswalk, similar to speed humps and other vertical control elements
- May be used on roadways with design speeds of 25 mph



Source: W9 Development & Construction

Reducing Curb Radii with Truck Aprons

- A raised, mountable curb extension designed to allow vehicles to turn safely at intersections without conflicting with pedestrians and bicyclists
- Passenger cars and small trucks can turn at a tighter radius, reducing their turning speed

- Large vehicles can still turn without encroaching on sidewalks, avoiding conflicts with pedestrians



Source: Kittelson & Associates, Inc.

Bicycle Boxes

- Designated area at the head of a traffic lane at a signalized intersection
- Provides bicyclists with a safer and more visible way to get ahead of queuing traffic during the red signal phase



Source: Kittelson & Associates, Inc.

Protected Intersection

- Keeps bicycles physically separate from motor vehicles up until the intersection
- Provides a high degree of comfort and safety for people of all ages and abilities



"Turning Vehicles Stop for Pedestrians" (R10-15a) Signs

- Emphasis to drivers turning where potential pedestrian conflicts might not be readily apparent
- Should be used at signalized intersections



Source: Kittelson & Associates, Inc.

Leading Pedestrian Intervals

- Gives pedestrians the opportunity to enter the crosswalk at an intersection three to seven seconds before vehicles are given a green indication
- Allows pedestrians to better establish their presence in the crosswalk



Source: Kittelson & Associates, Inc.

Protected-permissive Flashing Yellow Arrow

- Indicates that left turns are permitted, but drivers must first yield to oncoming traffic and pedestrians, and then proceed with caution
- Does not replace the solid yellow arrow and its meaning



Source: Kittelson & Associates, Inc.

No Turn on Red

- Prohibits right turns at red traffic signals using static, static conditional, and/or electronic signs
- Consider "No Turn on Red" sign to enhance leading pedestrian interval implementation



Source: Kittelson & Associates, Inc.

Exclusive Pedestrian Phasing

- Stops all vehicular movement and allows pedestrians to cross in any direction at the intersection, including diagonally
- Clears the intersection of pedestrians during the vehicular phase
- Allows better movement of vehicles and permits pedestrians to cross without vehicle interference

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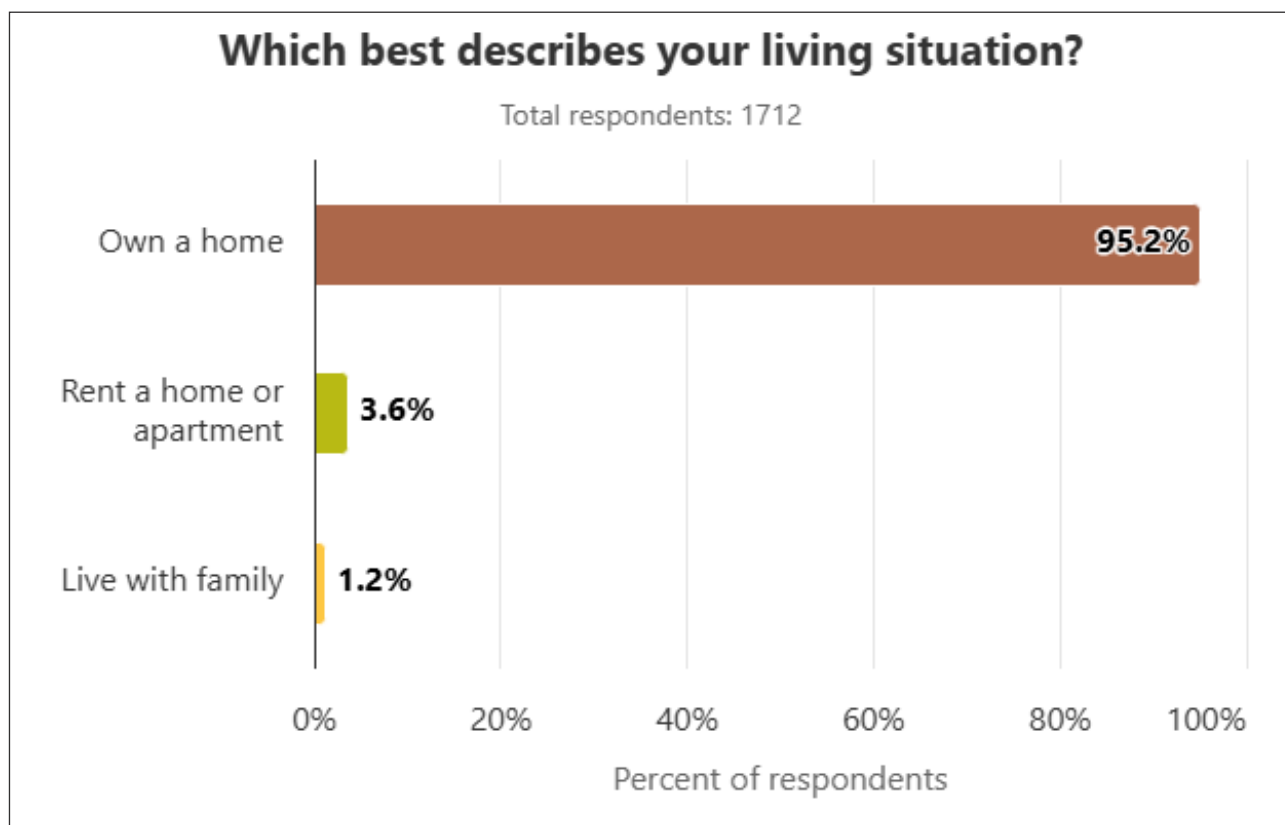
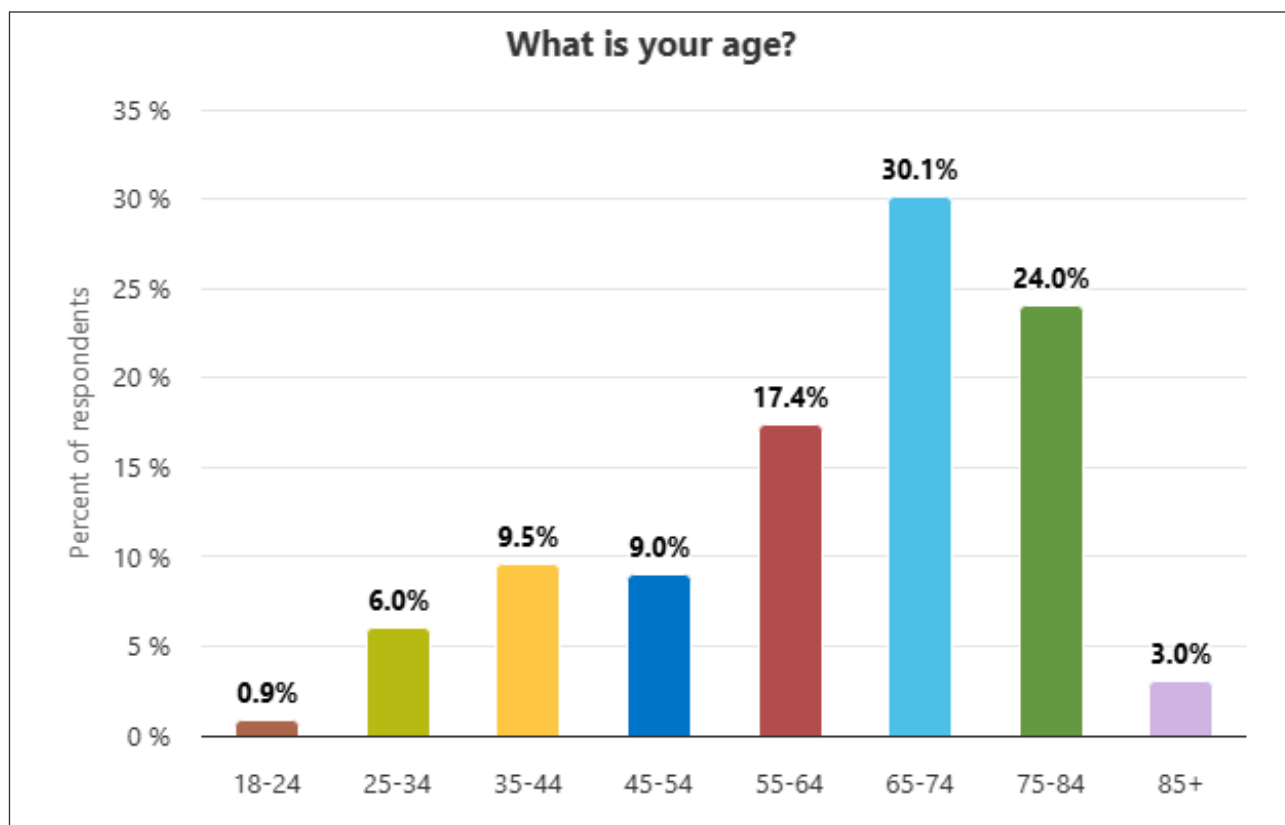


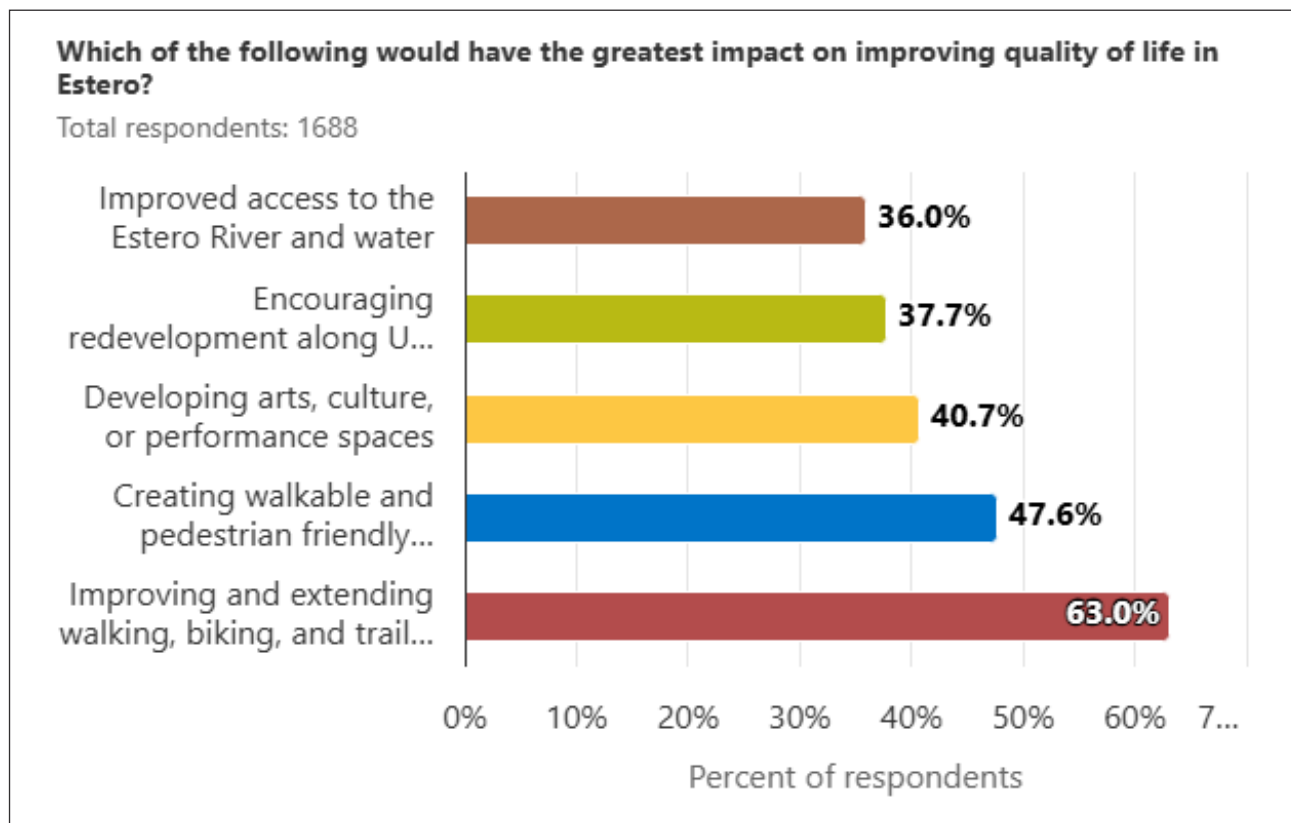
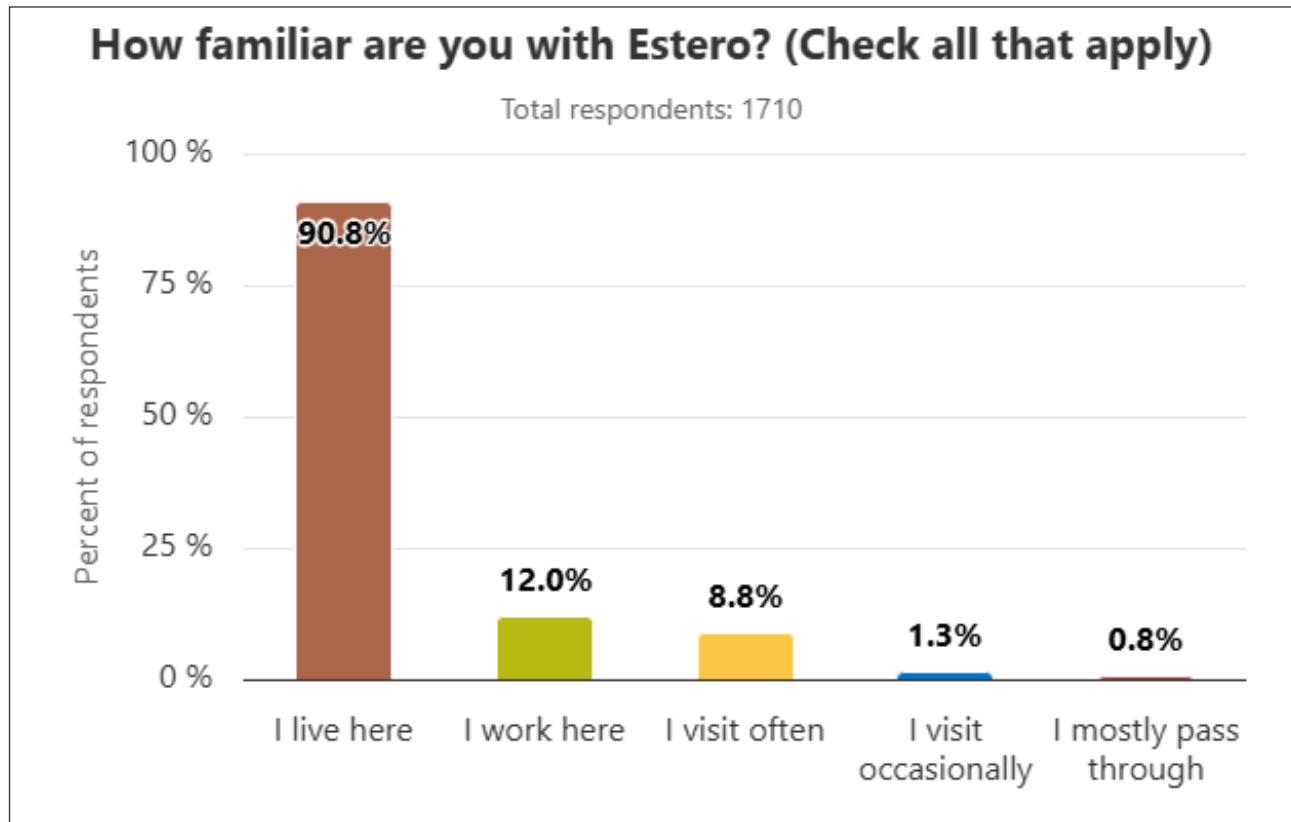
APPENDIX

F

Online Survey Responses

4 | APPENDIX F ONLINE SURVEY RESPONSES

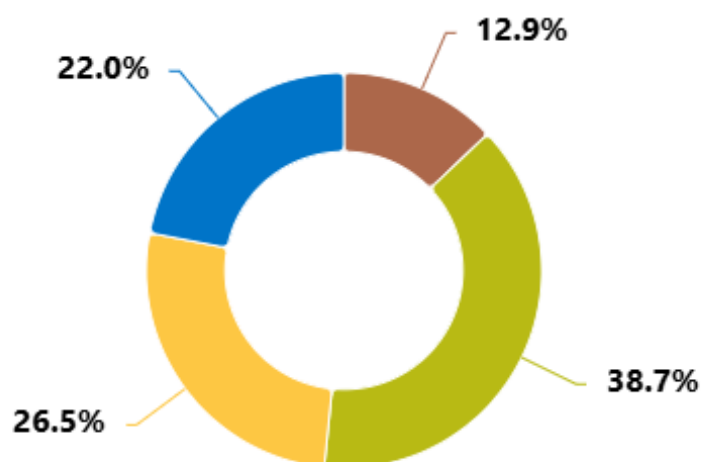




Have you spent time at the Estero River?

Total respondents: 1667

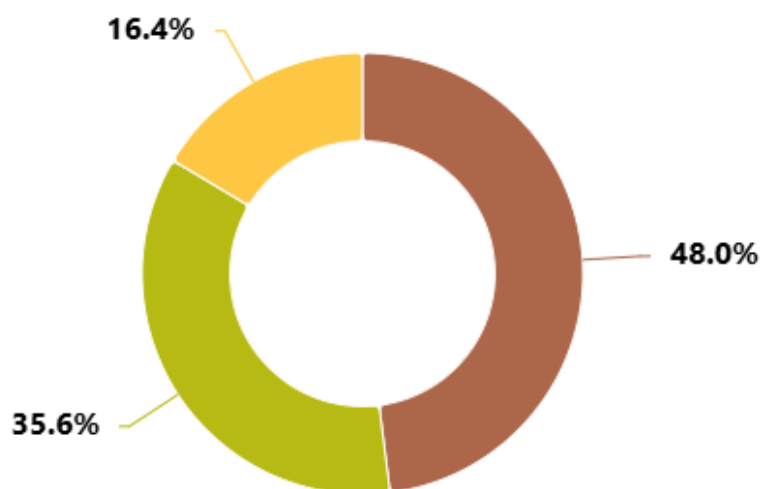
- Yes, often
- Yes, sometimes
- I've seen it but haven't used it
- No



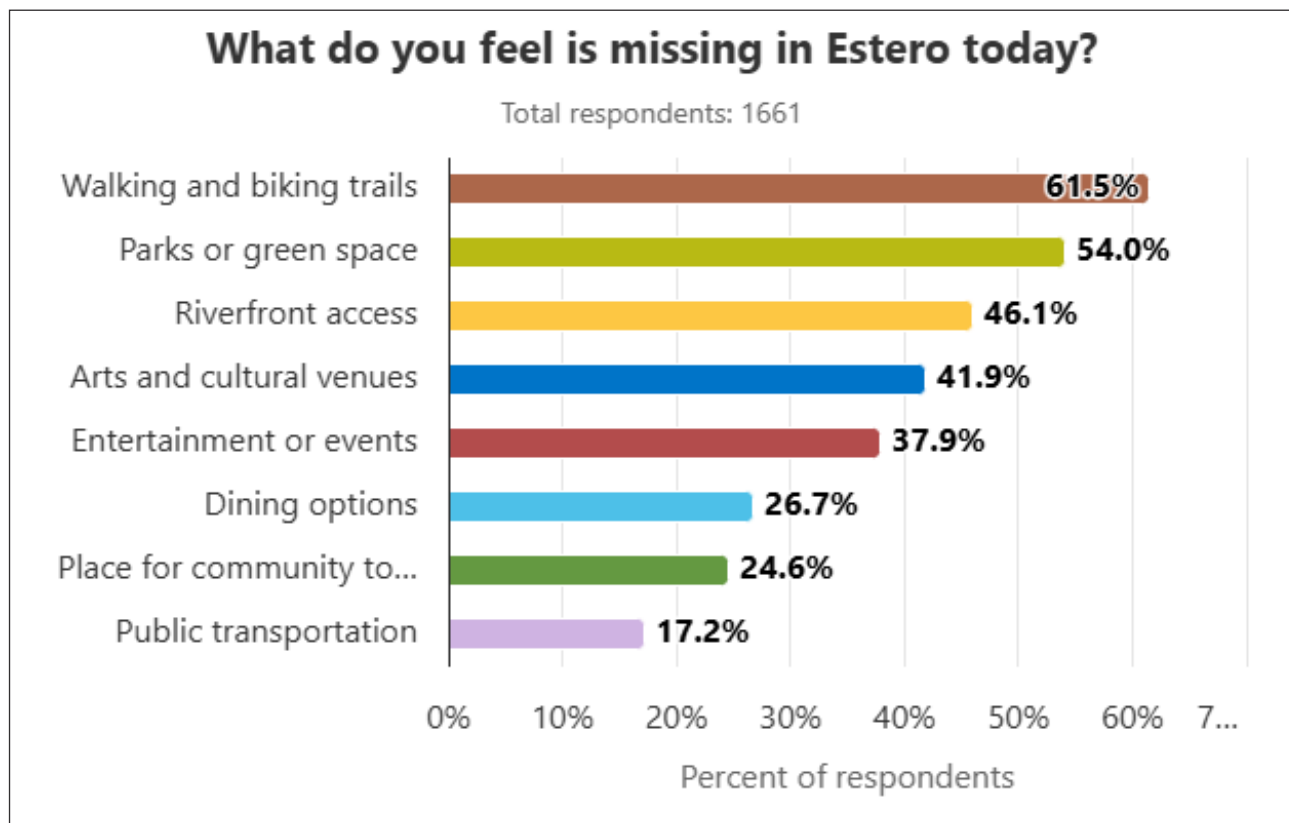
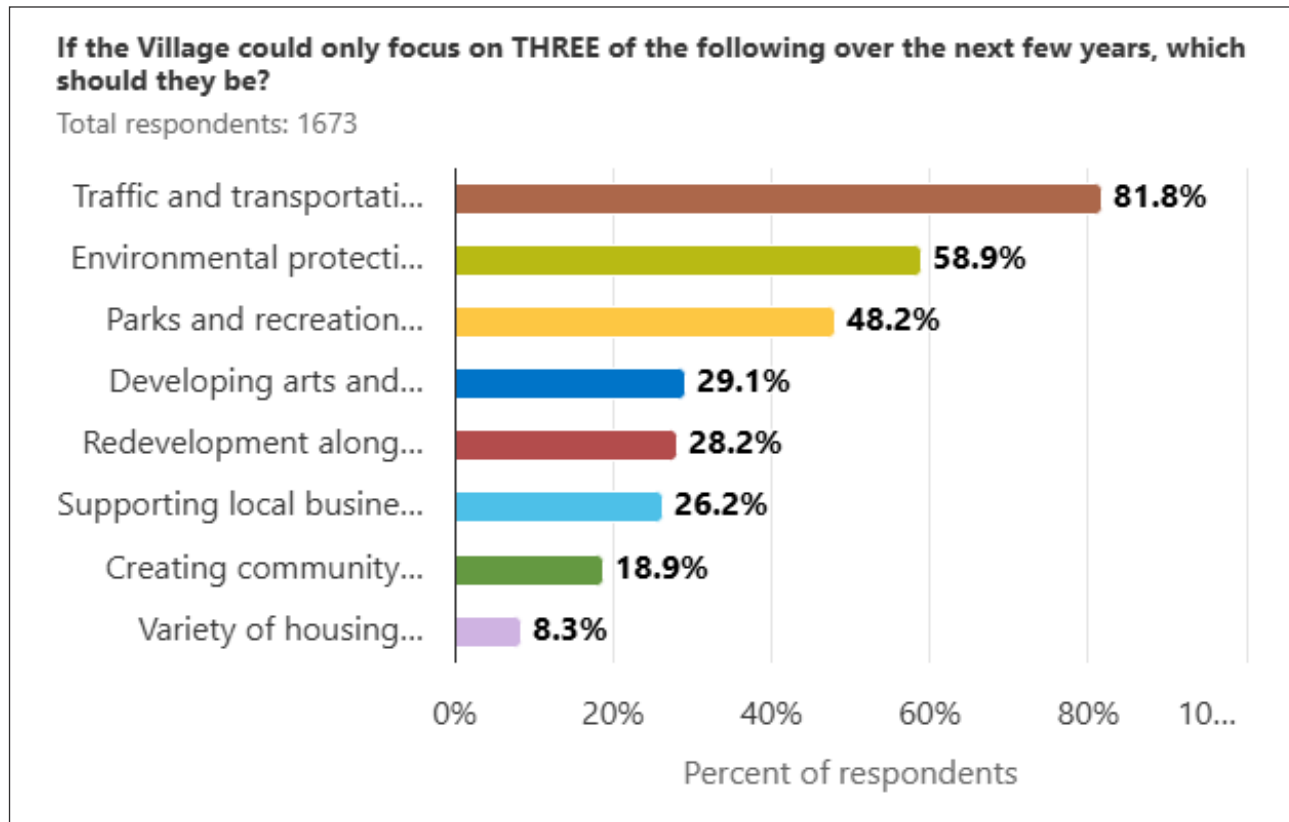
If no, would you be interested if access were improved?

Total respondents: 1223

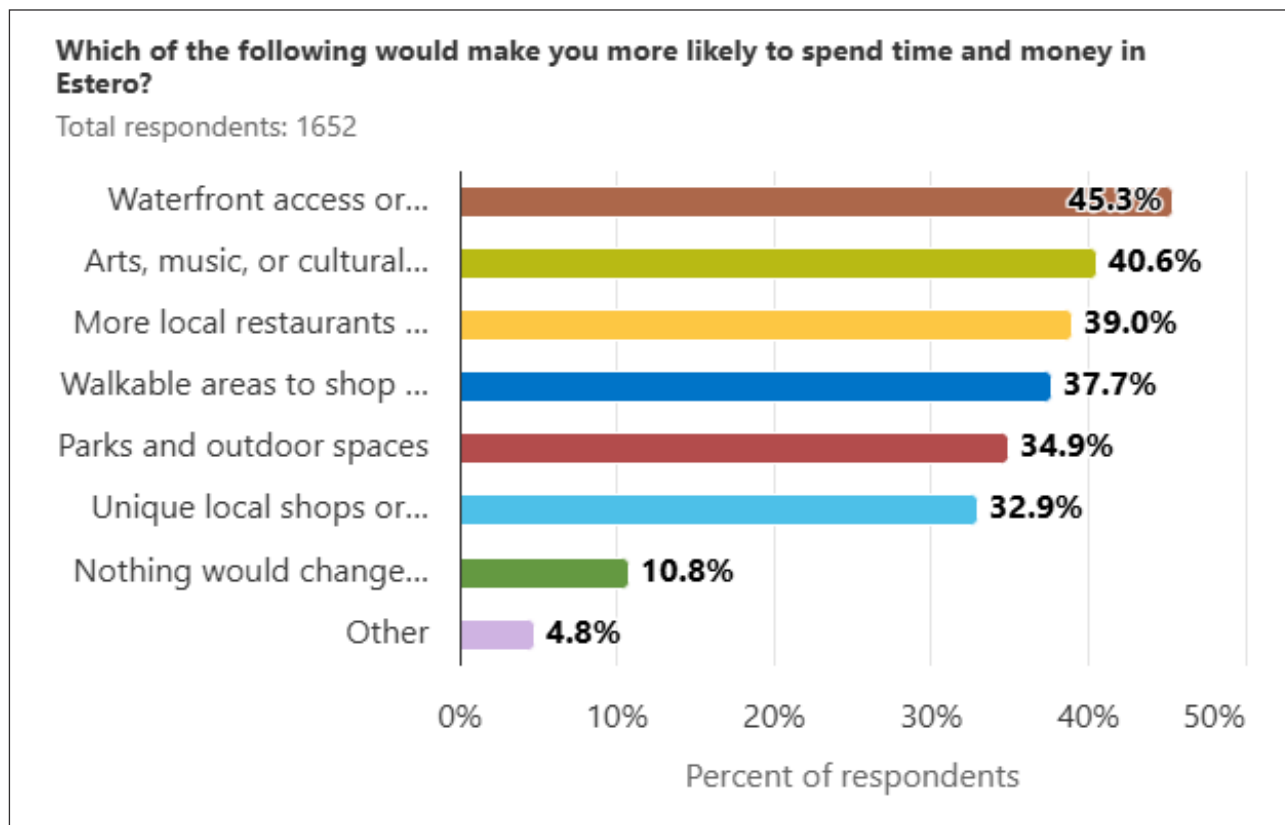
- Yes
- Maybe
- No



4 | APPENDIX F ONLINE SURVEY RESPONSES



4 | APPENDIX F ONLINE SURVEY RESPONSES



GROWTH & INFRASTRUCTURE CONCERNS

- » Less development
- » Less traffic congestion
- » "Stop overdevelopment"
- » "Less apartment development in commercial areas and less traffic congestion everywhere"
- » "Road improvements so that our roads are not parking lots"
- » "Traffic is currently horrible driving to local places to shop is getting to be impossible."
- » Better, less crowded roadways
- » "Would be out in the community more if not for the traffic congestion. I believe Estero

has lost sight of its mission and lost the uniqueness of the community"

- » "Fix Corkscrew Rd"
- » "Quit building apartment complexes. It has greatly increased traffic congestion"
- » Infrastructure to support increased traffic

CONNECTIVITY & ACCESS

- » More transportation choices
- » BERT Trail
- » "Make the river more navigable"
- » "The rail trail. I want it to happen before all my kids grow up and don't get a chance to enjoy it as children"

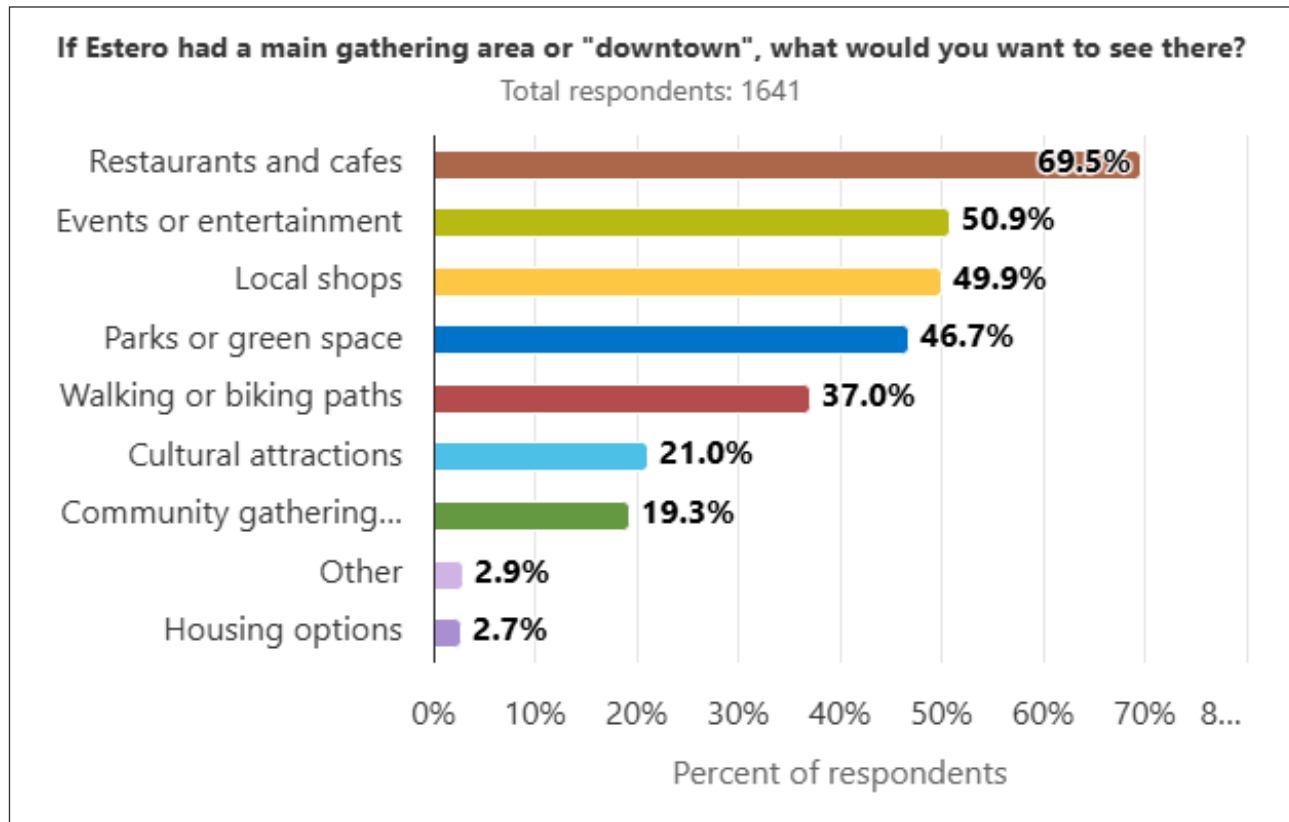
4 | APPENDIX F ONLINE SURVEY RESPONSES

- » "More spots to drive in our golf carts!"
- » "More taxi available service for hospital visits, appointments, etc!!!"
- » Bike trails
- » "Bike bridge over US-41"

RECREATION & COMMUNITY AMENITIES

- » "More upscale dining and music options"
- » "Indoor aquatic center or community pool"
- » Casino
- » "More parks and playgrounds, spaces for youth sports and activities"
- » Different/diverse grocery stores
- » Golf / driving range
- » Disc golf
- » "Having a movie theater close would be nice. We had one at Coconut Point that is now closed"
- » "Active nightlife, bars with live music/dancing etc."
- » "Downtown Village Vibe"
- » "Places for Christian Churches to be in the center of town and serve the community"
- » "Places for teens and kids to hang out safely"
- » More areas for wildlife
- » Family friendly places
- » Youth sports facilities
- » "A cute small city center area with shops, restaurants & entertainment"
- » Indoor pickleball
- » "Clean up the river and make it safer for kayakers and boaters"
- » "More shops and businesses. Uniqueness doesn't matter"
- » "Restore the original City Hall on E Broadway and use as Museum or add park; just utilize it its sad we have not restored it"
- » Gymnastics/sports facilities

4 | APPENDIX F ONLINE SURVEY RESPONSES



GROWTH & INFRASTRUCTURE CONCERNS

- » "None of the above is necessary"
- » "We have enough congestion and traffic and building here already. The wonderful Estero is getting to be a disaster you are ruining it with all the building and businesses here already"
- » "No more buildings!!!"
- » "If you build anymore housing it would be a disaster. Traffic already a problem. We have enough restaurants and cafes, they go broke and out of business. Need more parks"
- » "More vertical development/density with housing options--mid to high rise buildings that aren't remotely located over by the Gulf"
- » "No more apartments or housing!"
- » "Parking and less congestion on Corkscrew and US-41"
- » "Fewer apartments"
- » "No more growth"
- » "Elected officials need to review spending - especially the Fire Department"
- » "Our municipal building in one area"
- » "Better roadways"
- » "Less condos"
- » "It appears that you have predetermined that we need a gathering area. We don't. Save our money and reduce taxes. An option should be none of the above."

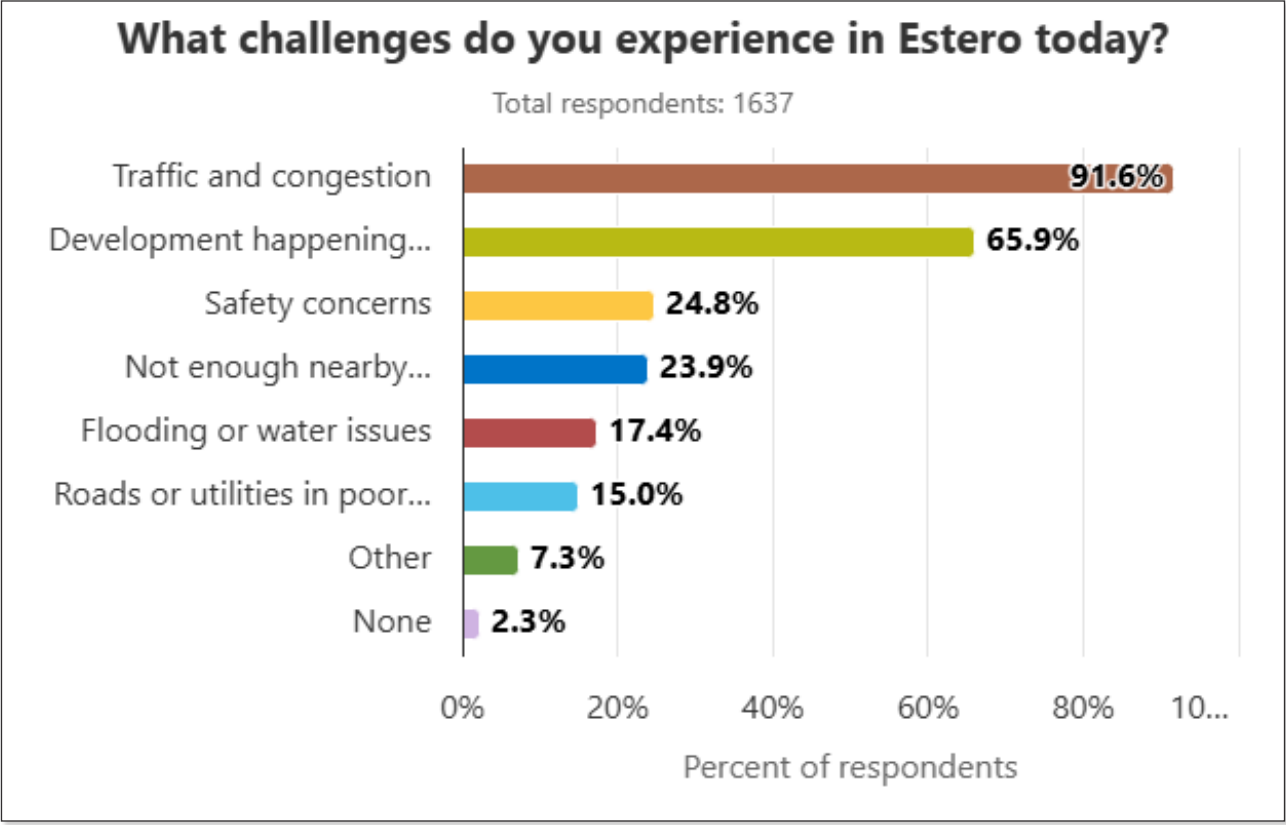
4 | APPENDIX F ONLINE SURVEY RESPONSES

ENVIRONMENT & OPEN SPACE

- » "Walking paths through nature would be great"
- » "STOP OVER DEVELOPMENT, STOP DESTROYING GOPHER TORTOISE HABITATS"
- » "More natural environment, trees, etc. that use carbon dioxide and provide oxygen. Too many cars and building is causing Estero to be less healthy and enjoyable"
- » Natural areas
- » "Stop building make gathering place within existing nature"
- » Preserved green space
- » "Protect nature"

ECONOMY & COMMUNITY SERVICES

- » Community pool
- » "Diverse selection of markets. It would be wonderful to have a Fresh Market and/or Whole Foods"
- » Driving range"
- » We need more professional job opportunities in Estero"
- » Pickleball
- » Trader Joe's
- » Indoor pickleball



- » Lack of sidewalks on River Ranch
- » "We need lights and sidewalks for students on River Ranch Rd. At 6:30am is dark and last month a student was hit by a car. Please do something"
- » Road safety and walkability
- » "Lack of police enforcement for speeding, red light violations and erratic driving"
- » "Corkscrew widening taking way too long"
- » "No traffic control here. Drivers speeding , going 50-60 mph on Via Coconut Rd when it's a 40 mph... Also, please build "cat walks " over 41 so walkers and bikers can avoid death via speeding cars. This area is very outdated , time to build some bridges"
- » "The amount of time it is taking to widen the short distance from 75 to Alico Rd. is criminal. Roads need to be improved. It's a parking lot"
- » Police presence on roadways
- » Traffic lights along Corkscrew
- » Safe bicycling options
- » "Outside of the gated communities, it's not safe to walk due to traffic and minimal pedestrian safety"
- » "Current east-west roads cannot handle the current traffic"
- » Lack of crosswalks
- » "More round-a-bouts would be good in my opinion"
- » "Not enough multi-use paths for bicycles and pedestrians"

4 | APPENDIX F ONLINE SURVEY RESPONSES

- » "No easy water access, and not enough golf cart trails/connections"
- » "Rt. 75 noise blocking"
- » "It's not a walkable town"
- » "Poor access to the beach"

GROWTH, HOUSING, & DEVELOPMENT

- » "Lack of independent living facilities!"
- » AFFORDABLE housing for young working (18-30 year olds"
- » "Overbuilding of residences, too many duplicate businesses. There are 3 Starbucks and 2 Dunkin in a 2 mile area
- » "WAY TOO MANY STORAGE UNITS! All the field space is gone and nothing but big ugly buildings. No more car washes or storage units. Does not increase property values"
- » Cost of housing
- » Too many high density developments
- » Too many apartment complexes
- » Would like to see more non-gated communities
- » "Too much housing, not enough green space, parks, recreational spaces for family's and people of any age"

PARKS, RECREATION, & ENVIRONMENT

- » "Need more parks & recs for the kids- softball fields, basketball courts, etc"
- » Pedestrian friendly trails
- » Public sports centers basketball, golf, etc.
- » "Lack of foresight for improvement of quality of life for all such as pools for kids to swim

and a therapy pool for seniors to exercise in to extend their quality of life"

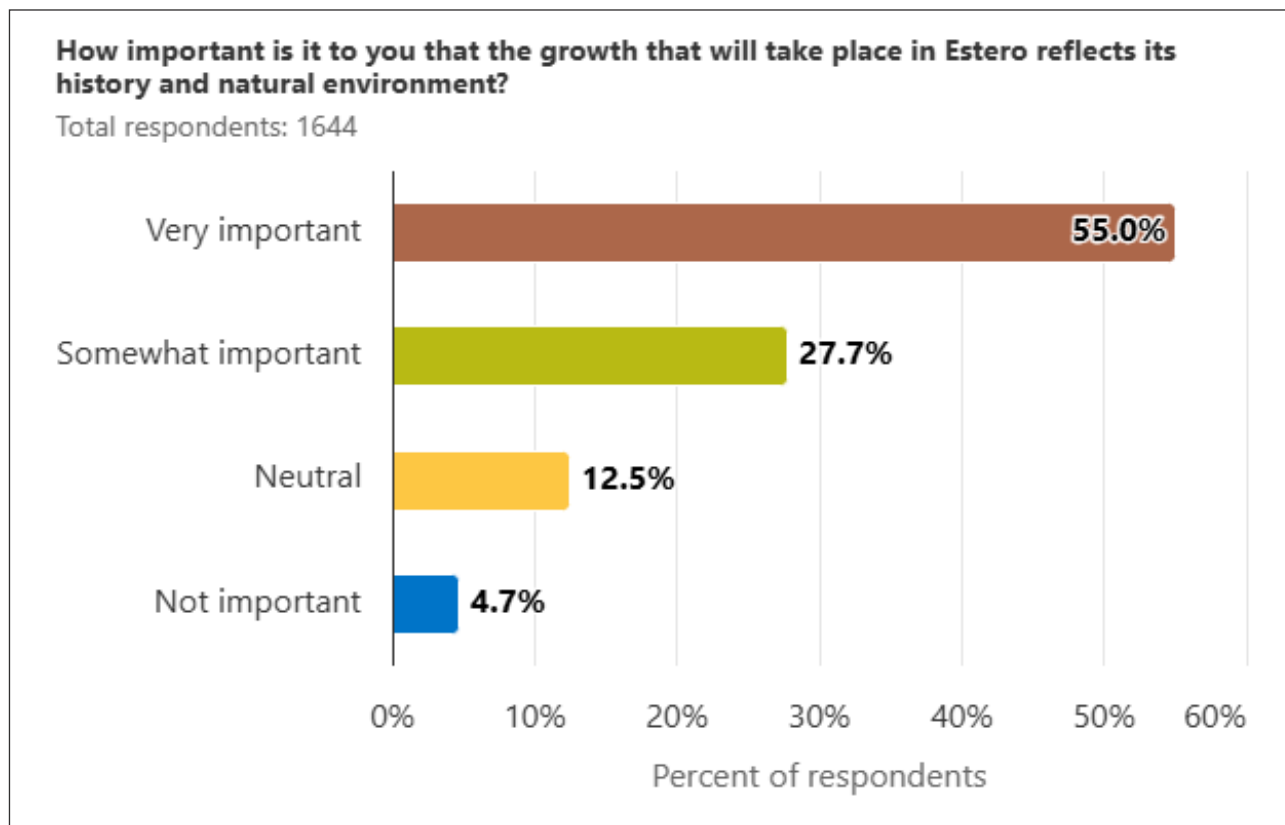
- » "Not enough dedicated park space with walking paths"
- » "Not enough recreation spaces, schools overcrowded"
- » "For a family community, lack of sports fields and opportunities for youth. Parks and recreation facilities, fields and spaces are much needed"
- » "No aquatics center"
- » "Riverfront dining would be beautiful, adding a splash pad into park would be super fun for the warmer days"
- » Kid friendly parks (such as water parks and playgrounds)
- » "I feel like there is a lack of child programs offered at our parks and libraries. The programs are offered, but class sizes are for 20 kids and then are filled up FAST. Having The Village of Estero host programming for all, including the young, will foster the community that we desperately want"
- » "Fields for the kids to play. Come see how many kids play at Stoneybrook!"
- » "Destruction of woods and natural Florida"
- » "The River's dire need for dredging!"
- » "Daily views on the road of DEAD wildlife! Estero river is often unusable due to changes in the river since the hurricane"
- » Loss of open spaces, cow pastures, etc.
- » Dirty river

4 | APPENDIX F ONLINE SURVEY RESPONSES

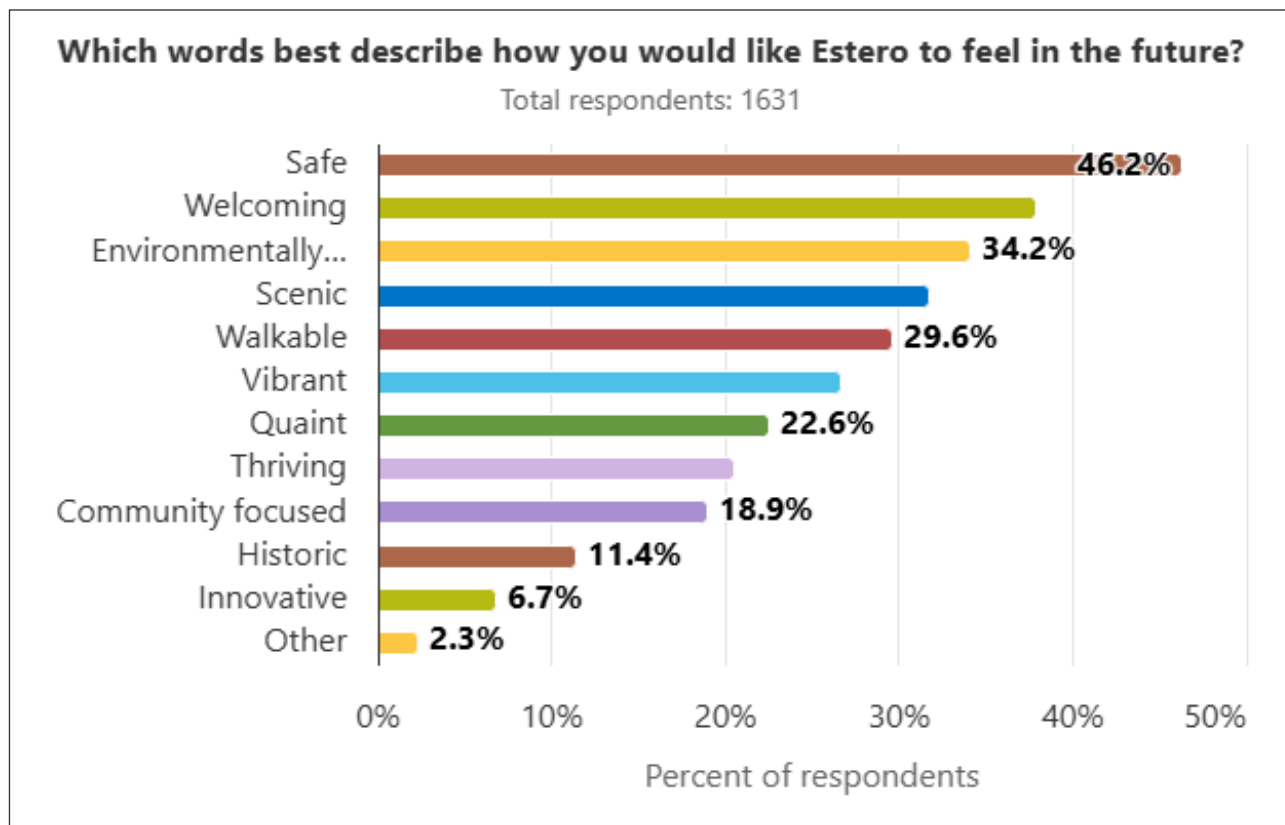
ECONOMY & COMMUNITY SERVICES

- » "Events, attractions other than a mall support for working class"
- » "I would like to see a cool venue that identifies with Estero. Like how downtown Bonita Springs has become so cool with their downtown with SugarShack-Downtown. We go to Downtown Bonita because it's cooler"
- » Different grocery store options
- » "All franchise establishments, very few local businesses"
- » "Not enough outdoor seating with live music options"
- » Unique places that separate Estero from other nearby communities
- » "Businesses along 41 do not look attractive or reflect Estero history or quaint development. Estero could look like an inviting, modern with historical integrity feel with nice walking paths, lights, greenery, etc."
- » "I don't want more storage units, chain restaurants, and car washes. Make it more like downtown Bonita springs!!"
- » "No downtown area to have events like concerts or gather within the community"
- » "Need more high end/luxury stores and restaurants"
- » "We do not need anything more till you get the roads and water issues under control"
- » "Lack funding to complete our septic to sewer conversion"
- » "Cell service poor"
- » "Lack of community"
- » "There is a lack of professional jobs. This results in people that are professionals leaving the area or not relocating to the area"
- » No indoor pickleball

4 | APPENDIX F ONLINE SURVEY RESPONSES



4 | APPENDIX F ONLINE SURVEY RESPONSES



IDENTITY & SENSE OF PLACE

- » "Historic, Thriving, Vibrant, innovative"
- » "Nice"
- » "Youthful, I don't want the area to feel like it's only for old people like Punta Gorda. Make more welcome to young professionals and younger families."
- » "I don't think Estero has a personality and it is often thought of as the ugly step-child of Bonita and Naples. I think there is a real opportunity to market Estero a the up and coming."
- » "Small"
- » "Prosperous"
- » "Upscale" x3

- » "Welcoming and architecturally attractive"
- » "Love it now"
- » "Cute city center"
- » "Pickleball capital of the world"
- » "Luxurious"

GROWTH & AFFORDABILITY CONCERNS

- » "Not over-developed"
- » "Stop the building madness"
- » "Lower housing development"
- » "More water access to the bay. Given it all away to hotels and developers"
- » "Too crowed, to much traffic, not caring"
- » "Less congestion"

4 | APPENDIX F ONLINE SURVEY RESPONSES

- » "Less traffic and congestion, more quaint, and less parking lots due to new building"
- » "I'm very disappointed that the growth has not considered the amount of traffic we sit in every day. I am very concerned about healthcare delivery"
- » "Affordable.... Need to review all budgets to see where you can trim some fat as fiduciaries"
- » "A place where the elected officials tighten their belt - too easy for you to spend OPM - other people's money"
- » "Elected officials that respect tax dollars especially if the property tax on full time residents gets eliminated"

MOBILITY & CONNECTIVITY

- » "Bikeable"
- » "Bike Friendly, Improved Navigation on the river!"
- » "Bike paths for athletes"
- » "Pedestrian friendly areas that are interconnected via non car paths. That connect the shopping, local restaurants, parks, and is environmentally conscious"

AMENITIES & COMMUNITY SERVICES

- » "Separate police department"
- » "Caring about all, just not those who are perfect in health, those who need help in achieving a better doctors and quality of life"
- » "Family friendly, pay for better teachers at Estero High School"
- » "More entertainment, NO MORE APARTMENTS!!!"
- » "You can't build a stable economy on service jobs. We need more professional companies to move to the area to create opportunity."
- » "A community pool to exercise at and meet friends"

Other Online Survey Comments

To capture additional input beyond structured prompts, respondents were asked, “Is there anything else you would like to share about what Estero should prioritize moving forward?” This question generated 1,599 comments, which have been categorized by theme. Bold entries denote topics mentioned 10 or more times, signaling areas of strongest consensus among respondents.

GROWTH & OVERDEVELOPMENT

- » **"Stop building" (x18)**
- » **"No more apartments" (x14)**
- » **"Too much development" (x12)**
- » **"Too many apartments" (x11)**
- » **"Too many housing developments" (x10)**
- » "Stop the overdevelopment" (x9)
- » "No more housing developments" (x8)
- » "Slow down development" (x7)
- » "Less development" (x6)
- » "Less housing development" (x6)
- » "Too much housing" (x6)
- » "Stop building apartments and condos" (x6)
- » "Limit development" (x5)
- » "Less building" (x5)
- » "Too many condos" (x5)
- » "Development is happening too fast" (x5)
- » "Controlled growth" (x4)
- » "No more developments" (x4)
- » "Not overdevelop" (x4)
- » "Stop building on every green space" (x3)
- » "Limit apartment construction" (x3)
- » "No more buildings" (x3)
- » "Growth exceeds infrastructure" (x3)
- » "Slow residential development" (x3)
- » "Limit population expansion" (x2)
- » "No more growth" (x2)
- » "No more construction" (x2)
- » "Focus on quality vs quantity development" (x2)

TRAFFIC & INFRASTRUCTURE

- » **"Traffic" (x25+)**
- » **"Traffic congestion" (x20+)**
- » **"Corkscrew road traffic" (x10+)**
- » "Infrastructure before development" (x9)
- » "Traffic is terrible" (x8)
- » "Traffic is a huge issue" (x7)
- » "Improve roads" (x7)
- » "Traffic is a nightmare" (x6)
- » "Better roads" (x6)
- » "Road improvements" (x6)
- » "Expand Corkscrew road" (x6)
- » "Bike paths" (x6)

4 | APPENDIX F ONLINE SURVEY RESPONSES

- » "Speeding enforcement" (x6)
- » "Fix traffic" (x5)
- » "Need infrastructure" (x5)
- » "Better traffic flow" (x5)
- » "Pedestrian safety" (x5)
- » "More police presence" (x5)
- » "More sidewalks" (x4)
- » "Safe biking" (x4)
- » "More north south roads" (x4)
- » "More east west roads" (x3)
- » "Traffic light timing" (x3)
- » "Improve I75 access" (x3)
- » "Public transportation" (x3)
- » "More traffic signals" (x3)
- » "Roundabouts" (x2)
- » "Synchronize traffic lights" (x2)

ENVIRONMENTAL SYSTEMS

- » **"Preserve green space" (x10+)**
- » "More green space" (x9)
- » "Clean up the river" (x8)
- » "Protect wildlife" (x7)
- » "Protect nature" (x6)
- » "River access" (x6)
- » "More natural environment" (x5)

- » "Environmental protection" (x5)
- » "Loss of open space" (x4)
- » "Stop destroying habitats" (x4)
- » "River dredging" (x4)
- » "Water concerns" (x4)
- » "Flooding concerns" (x3)
- » "Preserve forests and undeveloped areas" (x3)
- » "Too much concrete" (x3)
- » "Storm mitigation" (x2)
- » "Protect aquifer" (x2)
- » "Less concrete more nature" (x2)
- » "Dirty river" (x2)

IDENTITY & SENSE OF PLACE

- » **"Downtown area" (x12+)**
- » "Less chain restaurants" (x7)
- » "More local businesses" (x6)
- » "More entertainment" (x6)
- » "Affordable housing" (x6)
- » "More grocery store options" (x5)
- » "Better restaurants" (x5)
- » "Support local businesses" (x5)
- » "Too many chains" (x5)
- » "Town center" (x5)
- » "More professional jobs" (x4)

4 | APPENDIX F ONLINE SURVEY RESPONSES

- » "More upscale dining" (x4)
- » "Unique places" (x4)
- » "Community events" (x4)
- » "Sense of community" (x4)
- » "Better landscaping" (x4)
- » "Improve aesthetics" (x3)
- » "Need better jobs" (x3)
- » "More nightlife" (x3)
- » "Arts and culture" (x3)
- » "Village identity" (x3)
- » "Architectural standards" (x2)
- » "Cultural center" (x2)
- » "Splash pads" (x4)
- » "Pickleball" (x4)
- » "Rail trail" (x4)
- » "Aquatics center" (x3)
- » "Programs for youth" (x3)
- » "Places for teens and kids" (x3)
- » "Riverfront parks" (x3)
- » "Kayak access" (x3)
- » "Golf cart paths" (x2)
- » "Indoor pickleball" (x2)
- » "Water park" (x2)

RECREATION & COMMUNITY LIFE

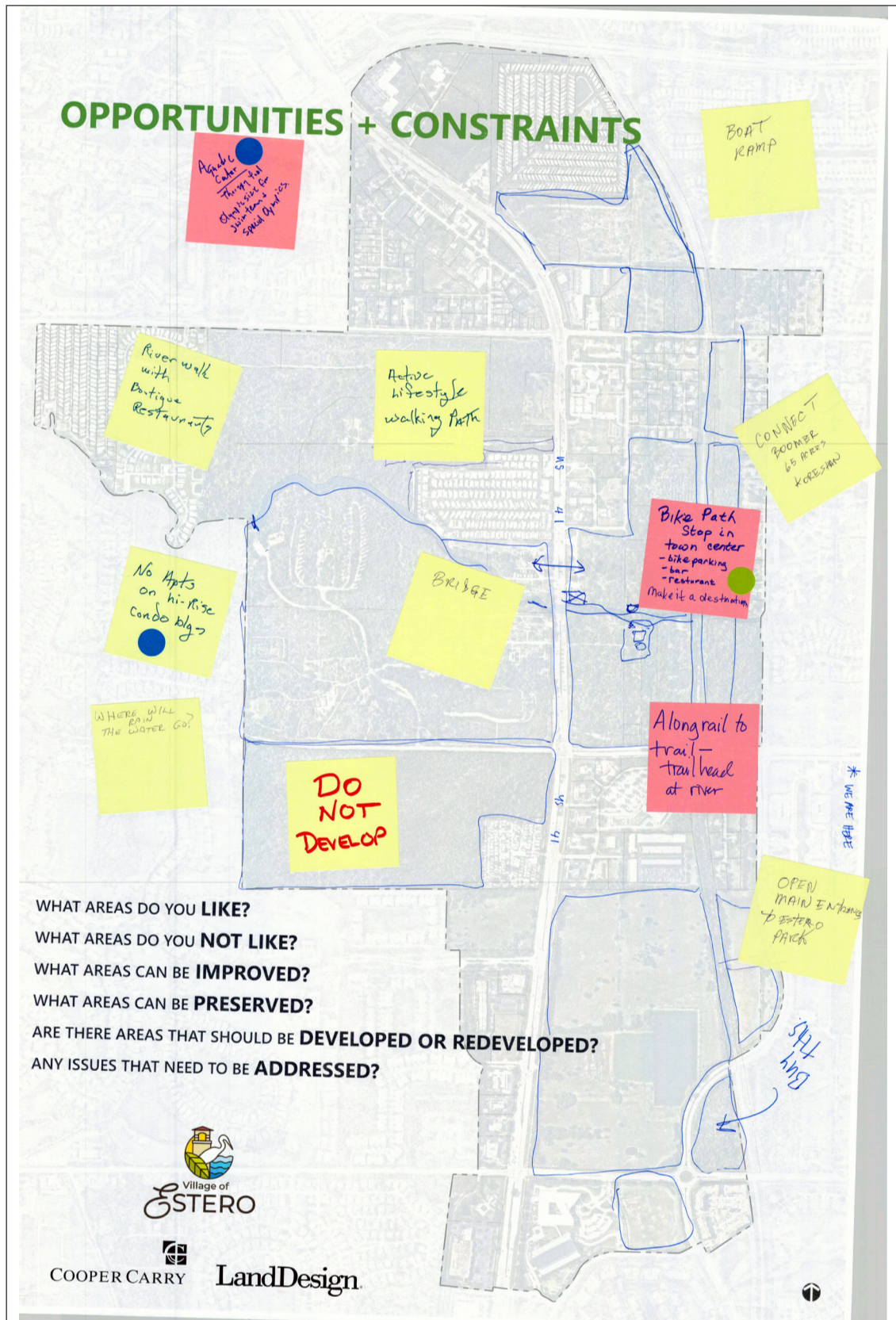
- » "More parks" (x8)
- » "BERT Trail" (x7)
- » "Bike trails" (x6)
- » "Youth sports facilities" (x6)
- » "More sports fields" (x6)
- » "Community pool" (x6)
- » "Community gathering spaces" (x6)
- » "Walking trails" (x5)
- » "Family friendly places" (x5)
- » "More playgrounds" (x5)
- » "Recreation opportunities" (x4)



APPENDIX

G

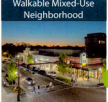
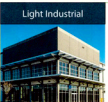
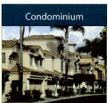
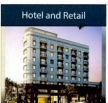
Community Engagement Materials - Open House 1



DEVELOPMENT TYPES + PREFERENCES

What type of Development Style would you like to see in the Village of Estero Eco-Historic Planning area?

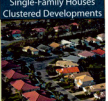
Place a sticker on your
TOP 5 CHOICES.

RESIDENTIAL	MIXED-USE	COMMERCIAL	INSTITUTIONAL + CIVIC
			
			
			
			
			
			

DEVELOPMENT TYPES + PREFERENCES

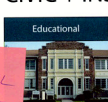
What type of Development Style would you like to see in the Village of Estero Eco-Historic Planning area?

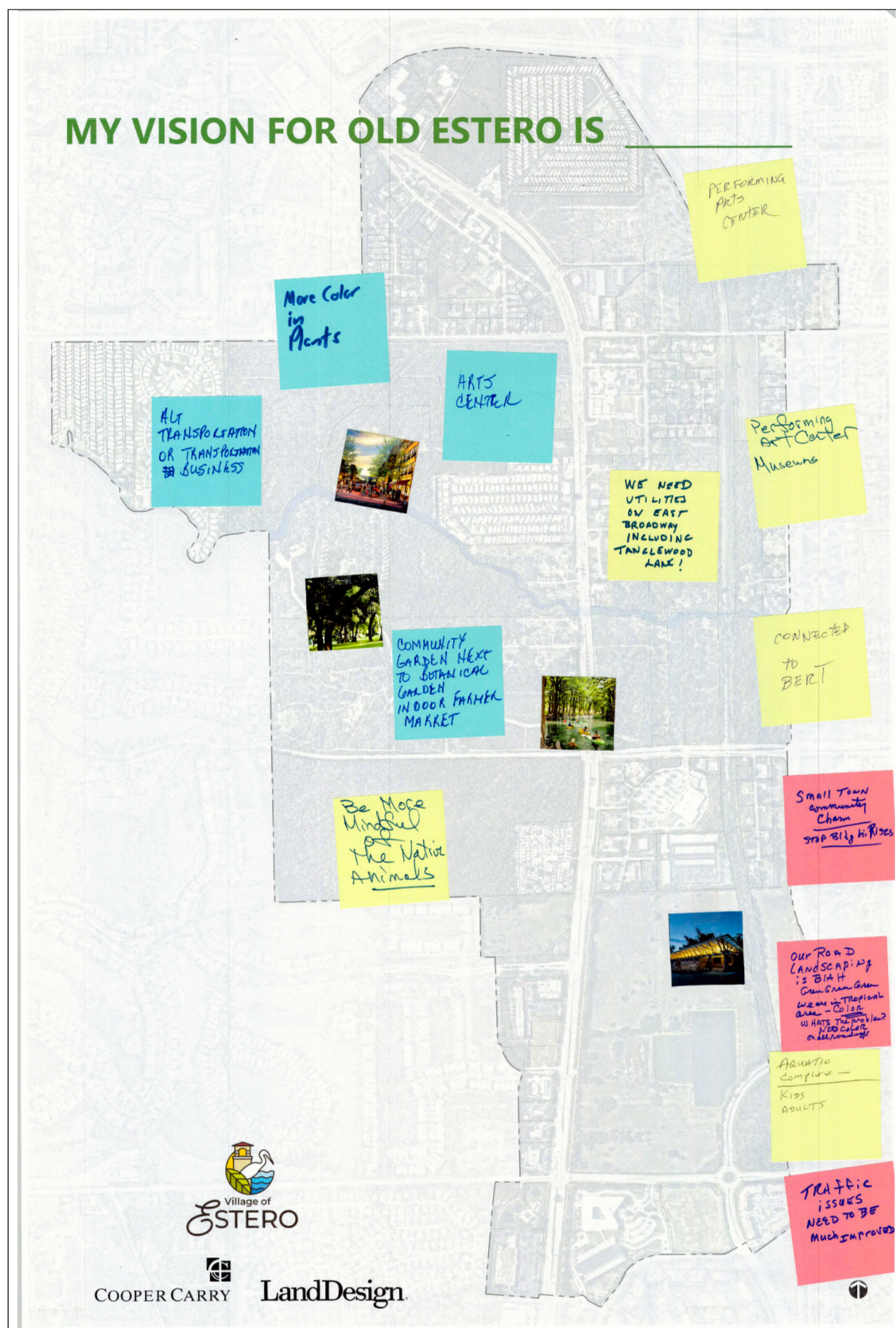
Place a sticker on your
TOP 5 CHOICES.

RESIDENTIAL			
			

MIXED USE			
			

COMMERCIAL			
			

CIVIC + INSTITUTIONAL			
			



4 | APPENDIX G COMMUNITY ENGAGEMENT MATERIALS - OPEN HOUSE 1

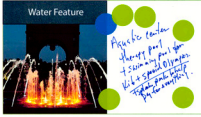
ESTERO AMENITY PREFERENCES

What would you like to see in the Village of Estero Eco-Historic Planning area?

Place a sticker on your
TOP 5 CHOICES.



Playground



Water Feature



Added Tree Canopy

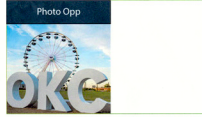


Photo Opp



Streetscape Treatment



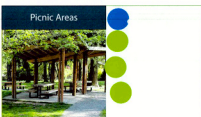
Improved Landscape



Biking Trails



Outdoor Recreation



Picnic Areas



Active Recreation



Monument Signage



Golf Cart/Multi-Use Path



Fitness Equipment



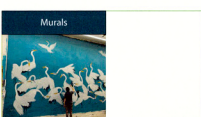
Cultural Signage



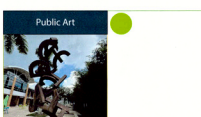
Public Restrooms



Decorative Lighting



Murals



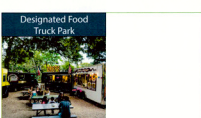
Public Art



Nature Trails/ Boardwalks



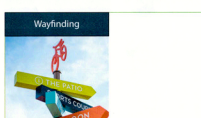
Outdoor Dining



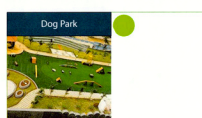
Designated Food Truck Park



Pocket Park



Wayfinding



Dog Park



MEETING NOTES

DATE	06/24 - 06/25/25	PROJECT #	8125007
PROJECT NAME	ESTERO ECO HISTORIC PLANNING STUDY		
MEETING LOCATION	Village of Estero 9401 Corkscrew Palms Circle Estero, FL 33928		
ATTENDEES	Chad Kovaleski Carrie Reed Phillip Bryant Eva Legaspi John Ward (Cooper Carry) Village of Estero - Village Council • Mayor Joanne Riddle • Vice Mayor George Zalucki • Councilmember Jeff Hunt • Councilmember Jon McInain • Council member Lori Fayhee • Councilmember Lopez • Councilmember Jim Ward		
PURPOSE	Public Outreach Meeting #1		

Monday, June 24th

Meeting with Councilmember Jeff Hunt

- Avid Kayaker. 67. He has kayaked to the bay (45 min) on Estero River but can be dangerous for kayakers at the mouth of bay due to boaters.
- "What brought you to Estero?"
 - The weather.
- "What do you want for Estero?"
 - Young and Old Demographic
 - Amenities for demographics -
 - Example - have to travel to Naples for Splash Pad. Have to travel to San Carlos for dry cleaning. Not a great selection of different places. Lots of chain.
 - The more you have in this neighborhood that better - I don't want to have to drive to Naples.
- "How do you describe people of Estero or Estero in general?"
 - Community minded
 - Older demographic in gated communities - hard to meet people
 - "Everyone is kind of settled when they come here at my age"
 - It's safe with no big city problems. Its Quaint.
 - Everyone is kind of settled
- "Estero is..."
 - "A quiet village undergoing change"
 - "Modern Village with a feel for family. Family type community"
 - Estero does a good job keeping people informed. They seem excited.



- Seasonal.
- Accessible - During
- "Where do people gather?"
 - "Not sure on that"
 - Village Park for the Festival
- "When Friends com in town, where do you take them?"
 - "Take them to barrier islands, Hyatt, Coconut Point for Shopping."
- General Comments /
 - Member of the Porsche club - Everyone parks cars at Mercato - It brings people together.
 - Who used the river, why did they use the river, how did they use the river. Those are the stories that interest me
 - The River, bay, and farming community- That was the central area. It was for commerce. That was the big thing.
 - Infrastructure that supports family "I grew up in a town like that"
 - I personally don't like Mercato - Really busy - crowded. I went go there because the parking lot freaks me out.
- Ideas
 - A walkway under 41 would allow access to state park.
 - How to take rail trail to be more of a destination than a pass through. Connect to different neighborhoods.
 - The buffer of Estero Bay (NW Estero) never gets used. A boat or shuttle service out to lovers bay for a fee.
 - Whole foods, fresh market, sprouts.
 - Epicenter for healthcare - where is can be delivered in one setting. Key issue for healthcare is having to travel for it.
 - Bring in the arts.
 - The type of people coming are for sports like pickleballs, tennis. The 50+ are here for sports.
 - What are they going to do with their kids?
 - The "red area" (on a diagram) highlighted is the spot for people to gather and enjoy.

Meeting with Vice Mayor - George Zalucki

- Retired Firefighter. From Michigan. Invented the Hinge hero. Restaurant owner. Chairman of the Estero River foundation.
- Estero River Park - Trying to develop program that work with community.
- Happahatchee - Holistic Grounds- They purchased it to prevent developments. Offer retreat.
- North Side of River - Open for development that is cohesive - South side is more for preservation
- South Side
- "What brings people to Estero"
 - Not as pompous as Naples. Not as gritty as ____ Estero Falls in the Middle. Known for attention to details
 - Come to Estero - Everything feels cohesive. Night and day compared to other communities.
- "Where is the heart"
 - Downtown Bonita Springs - People want to get out and engage. Window Shop, wander gardens. They are on the rebound of what they invested in there downtown.
- General comments:
 - The north side of the river is a destination we can call downtown. Point of Identity.
 - Where there's a fire station typically that is where downtown is/

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- What do you not like about Estero?
 - What I don't want is a supplemental police presence. Crime is low.
- How would you describe yourself as being different?
 - Community embrace – known for developers to account.
- Estero attitude is shaped by government. Government is well positioned and committed to keeping things committed.
- "What are the values of Estero?"
 - Transparency – high level of confidence. Lowest tax rate. Less Bureaucracy.
- People want to be in Estero.
- Estero only has 12 Full Time Employee's
- People want to be in Estero. Even the ones that aren't in Estero say they're in Estero.
- "What amenities do you wish were in Estero?"
 - The Arts
- Woodfield will be a mini Mercato.
- We need a downtown, that is what is missing.
- Saint Army Circle is an example of where people can walk around.
- North Village is a blank canvas.
- New mountain bike path, nothing like it around – Destination spot.

Meeting with Councilmember John McClain

- Became councilmember right before Hurricane Irma. Terming out in a year. Ex business guy.
- General Notes –
 - 44 HOA's
- Goal was to make the villages self sufficient but recognized its dangerous for the success of the village.
- FGCU is a great asset
- Estero River Outfitter -we want to support them.
- Great to get restaurants in there.
- River Oaks – natural habitat for growing native plants
- Ponds purchased for water for Hurricane Stormwater
- Trying to buy the railroad 70.4 million investment. – Stretch of 34 Miles with three rest areas.
- Vision – We need to be bigger than 40K People.
- Millers Ale house and McDonalds – Example of cohesive architecture.
- "Estero is....?"
 - "Pause" "I should have an answer for that"
 - Estero is best place to recreate.
 - Estero play is best road in all of Lee County.
- Let's make Estero Different. The prairie architecture doesn't work.
- We Need places to get you out of your HOA. Variety of age groups, cultures. Don't want to be known as a bedroom town.
- Performing arts.

Monday, June 25th

Meeting with Councilmember Rafael Lopez

- "How do you describe Estero?"
 - Paradise.
 - People want to live in Estero because we have a high standard.
 - Younger Community. I used to think older community.



- "Vibrant younger community that does have older community in it"
- The facebook page people talk about the splash pad and other issues.
- My Grandchild said Why are we bringing in franchises. Why not bring in more local.
- Local would support that local small town feel.

• "What does Estero need?"

- Veterans Park, Mission BBQ, Mental Health Committee, City Hall, place to leave debris after Hurricanes (can be at park)

• Opportunities

- The Area North of river can include city hall, fire department, police.
- Corkscrew and 75 is a great location for a hospital.
- Ben Hill Griffin and Estero Pkway is a very dangerous intersection.

• What is Estero?

- I don't know what Estero is but I can tell you what it could be or can be.

• Estero is never mentioned in the weather. I don't want it to become Miami. We are trying to make it go to a place but not Miami.

• We want a community that....?

- That has a local hospital.
- That has attainable or workforce housing, but not the term "affordable housing"

• What is the heart of Estero?

- Coconut Palm Mall if you ask my wife and friends.

• How do you protect the environment?

Meeting with Councilmember Ward

- Lived here for 20 years. Before counsel lived in PA May through Oct and Estero June to Summer.
- What brought you to Estero?
 - Friends and Family. Has a house in Marco Island.
 - If I had done a wider search I may have ended up in St. Pete.
- Estero is....?
 - A Growing Community
 - Close to Airport, Naples, and Beaches.
- People in gated communities typically stay in gated communities.
- Drive is only 5 min. to Coconut Point
- People want Estero to remain the quiet sleepy town – He Hears.
- In regards to growth – The 20 year people don't like it. The 5 year people do.
- 50% live in gated communities. The other 50% have needs.
- What does Estero need?
 - Youth Oriented programs
 - Pool - San Carlos is the closest. FGCU has a public pool too.
- What is Missing in Estero?
 - Some upscale restaurants. Chops is an upscale restaurant.
- What is the heart of Estero.?
 - I think there is a heart of the community.
 - The Estero river will be part of that.
 - Sports Complex will be part of that.
- What do you Envision? – Sunken Garden in St. Pete.
 - Nature Trails to points of interest.
 - Old School House -raised 100k to do physical transport.
 - Downtown Restaurants. Events
 - Estero Park



- Coconut Point was a big concern at first but is now part of the community.
- Estero was established largely by the annexation efforts of Bonita Springs. Estero people did not want to be under the umbrella of them so it was established as a way to control its destiny.
- How much would you say Estero is a family community?
 - People within those gates communities don't need to understand that needs of the other side?

Meeting with Councilmember Lori Fayhee

- From Illinois. Lived here for 20 years. Did medical sales before becoming full time mom.
- How did you become councilmember?
 - No one else wanted to do it.
- "Estero is....?"
 - Growing
 - Has a reputation for being older community.
 - Getting families that are younger but doesn't feel like they are being heard that much.
 - Between Ft. Meyers and Bonita Springs.
- "What is missing in the community?"
 - Stuff for families
 - City Pool
 - Splash pad
 - Movie Theater – However didn't attend much
- City Park has had same playground equipment for 20+ years.

Meeting with Mayor Joanne Ribble

- Lives here for 17 years. Retirement brought her here
- "Estero is....?"
 - Little Village caught in a growth spurt that no one wants (due to traffic)
 - Large amounts of gates communities
 - "Now that we are a town, we don't have a town"
 - The only heart of Koreshan State Park.
 - It's an area to cross through. People pass through Estero therefore we need interconnectivity.
- Strives for a hometown feel.
- Basically, everyone is happy here except for the traffic.
- Mix of retired people for Golf and Pickleball.
- What makes us lovable?
 - Trying to achieve that small town feel.
- "What does Estero Value..."
 - Quiet, Peace, Environment, beauty of Landscape.
 - We have one of the nicest interstate exchanges because we insisted upon it.
 - Room for activities
- What is missing?
 - Parks
 - Nothing for Children.
 - Arts
 - A city Hall that can be a focal point
 - A library to call ours.



- Only town that doesn't do holiday events like memorial day, Christmas. No fireworks, no decorations (palm trees that can be lit), no 5k races We need a place to create traditions.
- Coconut point has outdoor markets, but we are ok with competing with them.
- No beach Access
- Density is the issue. We need low density. It can always trade density for public amenities.
- There is a reputation that anything that comes here that isn't an apartment is luxury?

• General Comments

- The new fire Chief described Estero as the Boca Raton of the West Coast.
- We want a return on investment
- Generally, do not see a pool coming here. That is what the YMCA is for.
- Chastain Park in Atlanta is good precedent!
- There is a cohesiveness with Architecture but no cohesiveness with the people.



APPENDIX

H

Community Engagement Materials - Open House 2

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STATION 1

WELCOME TO THE Estero Eco-Historic Planning Study Open House

A FRAMEWORK FOR SUSTAINABLE AND RESILIENT GROWTH IN OLD ESTERO

Tonight, we are sharing what we have learned and heard so far. We want your feedback on the draft strategies, and to learn more about your priorities for the Estero Eco-Historic area.

The strategies are developed from the Estero Eco-Historic Planning Study, which includes a community survey, a vision statement, and a framework for sustainable and resilient growth in Old Estero.

STUDY AREA MAP

THE PLANNING PROCESS

PROJECT GOALS

THE CASE FOR ACTION

For Estero, resilience is central to sustainable community growth.

WALKING & BIKING TRAILS ARE THE BIGGEST CALL, ACCORDING TO RESPONDENTS.

STATION 2

WHAT WE HEARD

The following is a summary of key findings from the 1st Open House and online survey.

These responses represent what we heard from the community.

WHO PARTICIPATED IN THE ONLINE SURVEY?

91% OF RESPONDENTS WERE IN OLD ESTERO.

50% OF RESPONDENTS WERE 65+.

57% OF RESPONDENTS WERE 65+.

84% OF RESPONDENTS WERE 65+.

95% OF RESPONDENTS WERE 65+.

ENVIRONMENTAL RESILIENCE CONSIDERATIONS

People consistently prioritize amenities that provide more access and connections to nature.

59% OF RESPONDENTS SAID THAT "PROTECTING WHAT MAKES ESTERO BEAUTIFUL - OUR RIVER, OUR PARKS, AND OUR OPEN SPACE" WAS ONE OF THE MOST IMPORTANT THINGS TO DO IN OLD ESTERO.

67% OF RESPONDENTS SAID THAT "PROTECTING WHAT MAKES ESTERO BEAUTIFUL - OUR RIVER, OUR PARKS, AND OUR OPEN SPACE" WAS ONE OF THE MOST IMPORTANT THINGS TO DO IN OLD ESTERO.

92% OF RESPONDENTS SAID THAT "PROTECTING WHAT MAKES ESTERO BEAUTIFUL - OUR RIVER, OUR PARKS, AND OUR OPEN SPACE" WAS ONE OF THE MOST IMPORTANT THINGS TO DO IN OLD ESTERO.

ECONOMIC RESILIENCE CONSIDERATIONS

People want local serving, walkable destinations rather than car-oriented commercial strips.

67% OF RESPONDENTS SAID THAT "PROTECTING WHAT MAKES ESTERO BEAUTIFUL - OUR RIVER, OUR PARKS, AND OUR OPEN SPACE" WAS ONE OF THE MOST IMPORTANT THINGS TO DO IN OLD ESTERO.

92% OF RESPONDENTS SAID THAT "PROTECTING WHAT MAKES ESTERO BEAUTIFUL - OUR RIVER, OUR PARKS, AND OUR OPEN SPACE" WAS ONE OF THE MOST IMPORTANT THINGS TO DO IN OLD ESTERO.

SOCIAL & GENERATIONAL RESILIENCE CONSIDERATIONS

Traffic and congestion are a dominant challenge by a wide margin, far outpacing all other concerns.

92% OF RESPONDENTS SAID THAT "PROTECTING WHAT MAKES ESTERO BEAUTIFUL - OUR RIVER, OUR PARKS, AND OUR OPEN SPACE" WAS ONE OF THE MOST IMPORTANT THINGS TO DO IN OLD ESTERO.

55% OF RESPONDENTS SAID THAT "PROTECTING WHAT MAKES ESTERO BEAUTIFUL - OUR RIVER, OUR PARKS, AND OUR OPEN SPACE" WAS ONE OF THE MOST IMPORTANT THINGS TO DO IN OLD ESTERO.

STATION 3

EXISTING CONDITIONS

A closer look at the Eco-Historic area highlights both its strengths and its challenges, along with the practical limits we need to consider as we plan for the future.

The largest Estero River floodplain is located in the Estero Eco-Historic area.

TRANSPORTATION & CONNECTIVITY

ENVIRONMENTAL SYSTEMS

UPCOMING DEVELOPMENT

PARKS, TRAILS & OPEN SPACES

STORM RISK

DID YOU KNOW?

STATION 4

STRATEGY FRAMEWORK

Recommendations for the Estero Eco-Historic Area are driven by...

- The community's priorities & aspirations (What We Heard)
- Existing Conditions and the opportunities they afford
- The environmental realities that shape future growth

The Draft Vision Statement

The Estero Eco-Historic area, locally known as 'Old-Estero,' is a resilient, intergenerational community that celebrates the balance between progress and preservation. Rooted in nature and enriched by culture, the area evokes small-town charm while embracing the character, community spirit, and connection to the river that defines Estero.

The Structure

DESIGN & PLANNING PRINCIPLES GUIDE THE VISION OVER TIME

RESILIENCE GOALS MEASURE PROGRESS

ENVIRONMENTAL SYSTEMS CREATE THE FOUNDATION

EVERY STRATEGY YOU WILL REVIEW TONIGHT...

RESILIENCE GOALS

ENVIRONMENTAL SYSTEMS

Plan with the land — not against it.

4

DRAFT STRATEGIES

01 STRATEGIC ENVIRONMENTAL ACTIONS

The Estero River, wetlands, floodplains, and conservation lands are interconnected (functionally and geographically) and shape where and how change can occur in the study area.

The Estero River
SERVES CRITICAL ENVIRONMENTAL FUNCTION & DEFINES CULTURAL IDENTITY

13.5% of the study area lies within environmentally sensitive lands.

34% of the study area lies within the floodplain.

Over **277 acres** of public-owned open space comprise the corridor.

The Estero River width varies from **28-10 feet**.

Floodplains & Wetlands
NATURAL INFRASTRUCTURE THAT SAFEGUARDS ESTERO

These sensitive ecologies:

- Produce long-term value
- Provide water quality benefits
- Limit development density
- Offer opportunities for recreation and enjoyment

Open Space
CONNECTS PEOPLE TO ESTERO'S UNIQUE LANDSCAPE

Landscaping, recreation trails, parks, and outdoor properties already form the backbone of a high quality landscape.

The opportunity is not simply to add parks but to **connect and strengthen** landscapes.

STRATEGIC ENVIRONMENTAL ACTIONS

- ADAPT PUBLIC INFRASTRUCTURE DESIGN, CONSTRUCTION, AND PROGRAMMING TO PROTECT AND CLARIFY ESTERO'S IDENTITY AS A LEADER IN ECOSYSTEMIC DEVELOPMENT
- FOCUS ON WAYS OPPORTUNITIES FOR PROTECTING THE RIVER'S ECOLOGICAL FUNCTION, FROM IMPROVING PUBLIC ACCESS AND VISIBILITY SYSTEMS
- INVESTigate LAND USE INTENSITY WITH ENVIRONMENTAL CAPACITY AND ASSESS RISK TO REDUCE LONG-TERM VULNERABILITY
- IMPROVE CONSERVATION ZONE DESIGN, OFFERING TRAIL LINKS, RECREATION, TRAILS, AND RIVER ACCESS POINTS FROM THE OPEN SPACE CORRIDOR

4

DRAFT STRATEGIES

02 STRATEGIC OPEN SPACE ACTIONS

If environmental assets form the foundation of the Estero Eco-Historic area, the **open space system** defines how people experience it.

These systems are organized into functional categories, based on how they function and contribute to the broader system.

Visual
EVERYDAY LANDSCAPES THAT SHAPE ESTERO'S CHARACTER

Participatory
PLACES TO SPEND TIME

OPEN SPACE FUNCTIONS

PROPOSED OPEN SPACE & TRAIL SYSTEM

STRATEGIC OPEN SPACE ACTIONS

- PRIORITIZE IMPLEMENTATION OF BEST AS A SIGNATURE TRAIL EXPERIENCE IN ESTERO AND A WALKER-FRIENDLY OPEN SPACE
- IMPROVE CONNECTIVITY, ACCESSIBILITY, AND PROGRAMMING TO SUPPORT WALKER-FRIENDLY OPEN SPACE
- ADOPT ESTERO LANDSCAPE DESIGN GUIDELINES TO CREATE A COHESIVE AND RECOGNIZABLE PUBLIC OPEN SPACE SYSTEM
- EXPAND CONTIGUOUS WALKER CORRIDORS TO IMPROVE COMFORT AND WALKABILITY
- FOSTER LOCAL & RIVER ACCESS POINTS

4

DRAFT STRATEGIES

03 STRATEGIC CONNECTIVITY & TRANSPORTATION ACTIONS

Community input made one priority clear: **Transportation and safety matter.**

Safety, Congestion, Access
THE DAILY REALITY FOR PEOPLE TRAVELLING THROUGH ESTERO

Improving transportation infrastructure, system, accessibility and safety

These include:

- High traffic volume along US-41
- Increased parking congestion
- Fragmented bicycle and pedestrian networks
- Travel time variability

Connection to Destinations
STRENGTHEN THE NETWORK TO CREATE A SEAMLESS SYSTEM FOR ALL MODES

Key destinations include:

- Estero River corridor
- Wages Island (unbuilt area)
- The proposed North Point (unbuilt area)

Mobility & Redevelopment
IMPROVING INFRASTRUCTURE FIRST

Improving mobility and safety from transportation infrastructure is a critical, foundational step for the Estero River corridor from historic to contemporary urban form and the quality of local places.

Key considerations include:

- Safe routes can be improved
- Infrastructure quality matters
- Multi-modal connectivity and convenience

STRATEGIC CONNECTIVITY & TRANSPORTATION ACTIONS

- PRIORITIZE SAFETY IMPROVEMENTS, CONCERNING INFRASTRUCTURE, AND PROGRAMMING TO PROTECT AND CLARIFY ESTERO'S IDENTITY AS A LEADER IN ECOSYSTEMIC DEVELOPMENT
- CONSIDER ALTERNATIVE DESIGN TO BEST WITH ADDRESSING CONCERNS
- IMPROVE TRAIL CONNECTIVITY WITH ENVIRONMENTAL CAPACITY AND ASSESS RISK TO REDUCE LONG-TERM VULNERABILITY
- INVESTigate OPPORTUNITIES TO IMPROVE AND REALITY THE US-41 CORRIDOR
- STRENGTHEN EAST-WEST CONNECTIONS ACROSS US-41

4

DRAFT STRATEGIES

04 STRATEGIC ECONOMIC OPPORTUNITIES & ACTIONS

Not all areas are suited for change/redevelopment. Environmental systems, infrastructure capacity, and community priorities point toward a **focused approach for sustainable growth.**

The Village Center
PRIMARY GROWTH CORRIDOR

The Village Center growth area is already well identified and planned.

Consider a strategic focus for the Village Center:

- Improve and strengthen existing infrastructure and transportation systems
- Improve and strengthen existing infrastructure and transportation systems
- Improve and strengthen existing infrastructure and transportation systems

Other Opportunities

Additional opportunities exist in identified areas:

- Recreational impact & limited
- Recreational impact & limited
- Recreational impact & limited

WHAT THIS STRATEGY DOES NOT PROPOSE

- BROAD RECREATIONAL DEVELOPMENT
- EXTENSIVE DEVELOPMENT IN ENVIRONMENTALLY SENSITIVE AREAS
- CONSIDER WIDE OPEN SPACE DEVELOPMENT ALONG US-41
- CONSIDER WIDE OPEN SPACE DEVELOPMENT ALONG US-41

Q: Why targeted reinvestment in Old Estero?
A: To ensure future growth reflects community priorities while responding to real market conditions

PLANNED DEVELOPMENT & OPPORTUNITY AREAS

STRATEGIC ECONOMIC ACTIONS

- CAPITALIZE ON THE EXISTING ENVIRONMENTAL FRAMEWORK AS A DEFINING ASSET FOR THE VILLAGE CENTER AND OTHER GROWTH OPPORTUNITIES
- PURSUE REDEVELOPMENT OF THE IDENTIFIED OPPORTUNITY AREAS TO SUPPORT THE DAILY NEEDS OF ESTERO RESIDENTS
- IMPROVE OPEN SPACE DEVELOPMENT IN ENVIRONMENTALLY SENSITIVE AREAS AND REINFORCE THE UNIQUE CHARACTER OF THE ECO-HISTORIC AREA
- IMPROVE OPEN SPACE DEVELOPMENT IN ENVIRONMENTALLY SENSITIVE AREAS AND REINFORCE THE UNIQUE CHARACTER OF THE ECO-HISTORIC AREA
- IMPROVE OPEN SPACE DEVELOPMENT IN ENVIRONMENTALLY SENSITIVE AREAS AND REINFORCE THE UNIQUE CHARACTER OF THE ECO-HISTORIC AREA

222 VILLAGE OF ESTERO ECO-HISTORIC PLANNING STUDY

4 | APPENDIX H COMMUNITY ENGAGEMENT MATERIALS - OPEN HOUSE 2

OPEN HOUSE ACTIVITY GUIDE



Estero Eco-Historic Planning Study

OPEN HOUSE ACTIVITY GUIDE

Welcome! Tonight, you are invited to explore a series of exhibits that highlight key findings from our existing conditions analysis, stakeholder interviews, and past community input. These insights have shaped the foundation of this plan, and inspired the strategic actions that you will review tonight.

Visit the five (5) stations and fill out the form below. **Please return it before you leave** – your voice is a vital part of the process.

OPTIONAL CONTACT INFORMATION FOR PROJECT-RELATED COMMUNICATION:

Name _____ Phone _____

Email _____

STATION 1: **INTRODUCTION**

Visit this station to learn more about why this planning effort is happening now, the project goals, and planning process. This overview provides context for the ideas and input you will review tonight.

Which goal is most important for Estero's future, and why?

☐ Protect irreplaceable environmental assets

☐ Strengthen community identity & quality of life

☐ Guide responsible growth

STATION 2: **WHAT WE HEARD**

Review what we've heard so far from the community through the online survey and first Open House, and see how that input is shaping our understanding of Estero's opportunities for long-term resilience.

Does this summary reflect what you believe are Estero's biggest opportunities and challenges?

☐ Yes

☐ Mostly

☐ No, this is missing: _____

ECO-HISTORIC PLANNING STUDY

STATION 3: **EXISTING CONDITIONS**

Review a high-level summary of existing conditions in the study area and how they shape project priorities and guide strategic actions.

Which of these existing conditions will most influence Old Estero's future growth? Why?

☐ Transportation & connectivity

☐ Parks, trails, & open space

☐ Upcoming development

☐ Storm risk

☐ Environmental systems

STATION 4: **DRAFT STRATEGIES**

Review the five (5) draft strategy boards.

Are there strategies or projects you feel are missing or underrepresented?

STATION 5: **PRIORITIZATION EXERCISE**

After reviewing all of the proposed strategic actions, you will be provided three colored chips: one blue (5 points), one orange (3 points), and one white (1 point) to prioritize the projects and initiatives that matter most to you. Please use only one chip for each bucket.

Which three buckets did you prioritize, and why?

☐ Environmental assets & river protection

☐ BERT implementation & greenway standards

☐ Open space & civic spaces

☐ Connectivity & mobility improvements

☐ Housing diversity & aging in place

☐ US-41 corridor & streetscape improvements

☐ Redevelopment & targeted reinvestment to develop the economy

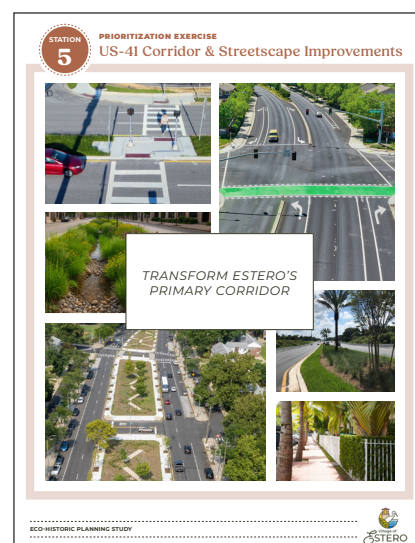
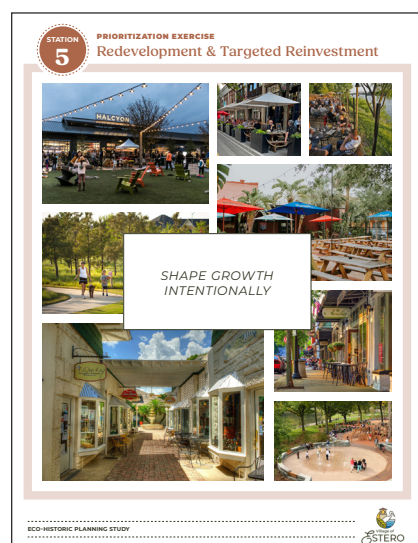
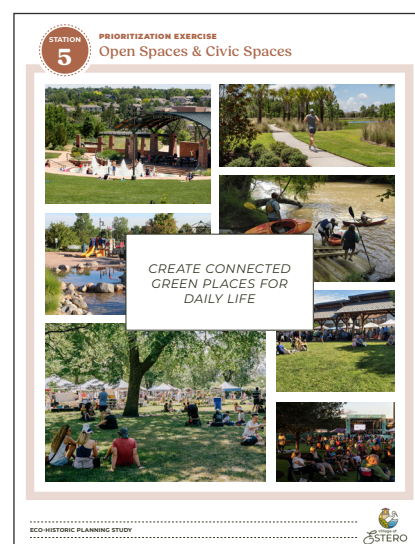
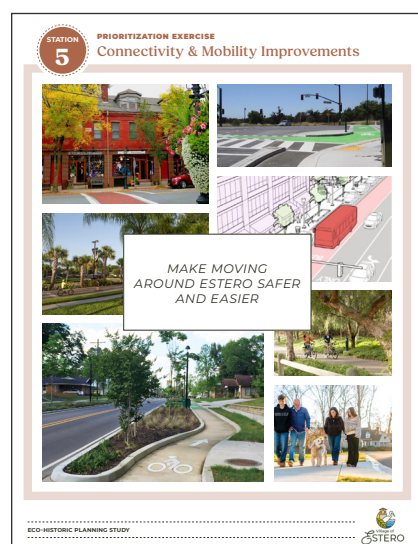
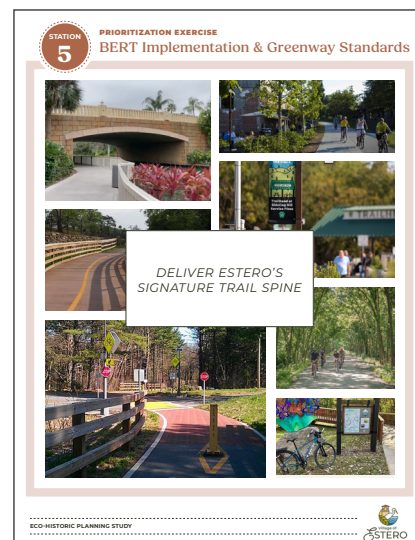
1st PRIORITY
5 Points

2nd PRIORITY
3 Points

3rd PRIORITY
1 Point

ECO-HISTORIC PLANNING STUDY

PRIORITIZATION CATEGORY BOARDS

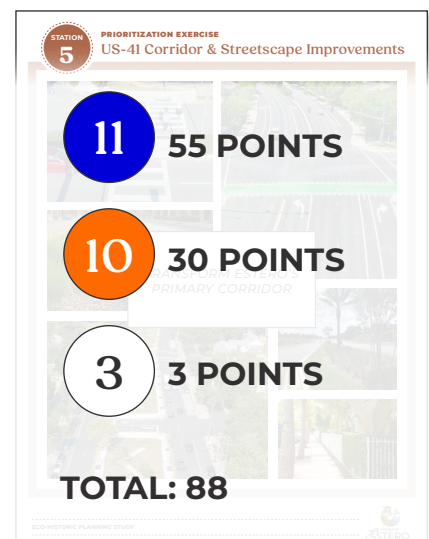
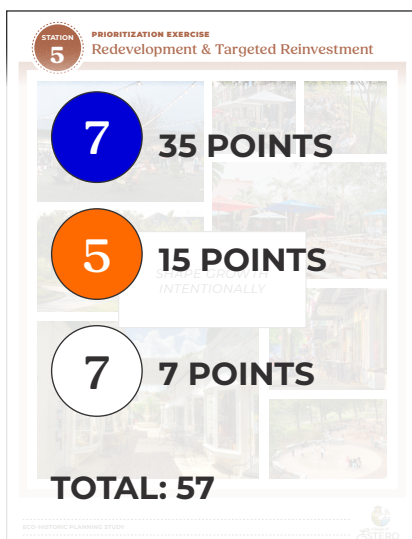
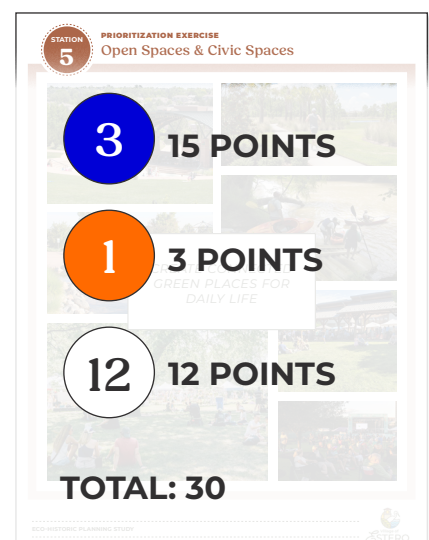
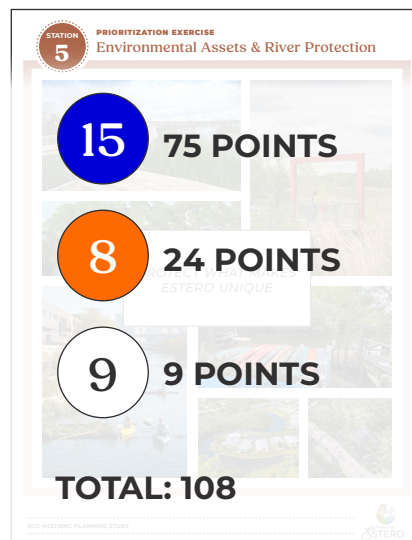
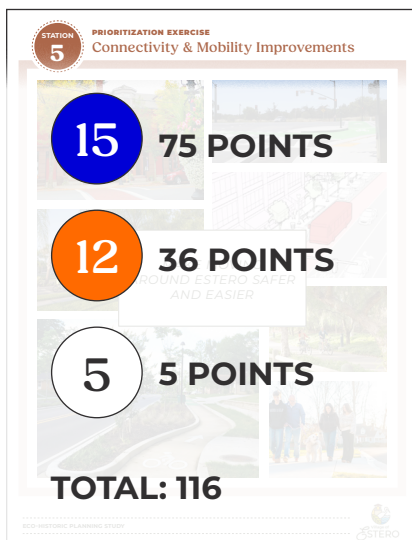
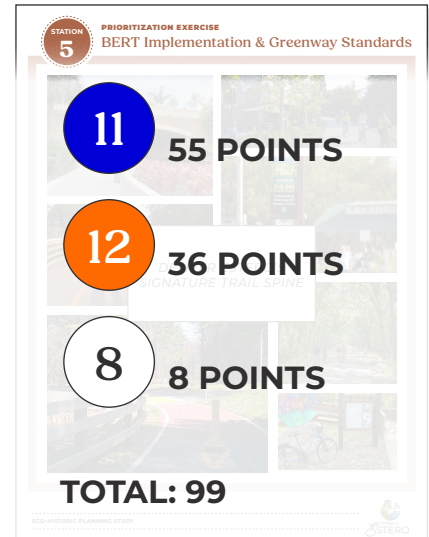


4 | APPENDIX H COMMUNITY ENGAGEMENT MATERIALS - OPEN HOUSE 2

PRIORITIZATION CATEGORY BOARDS (WITH SCORES)

Legend

-  Blue chip = 5 points (#1 priority)
-  Orange chip = 3 points (#2 priority)
-  White chip = 1 point (#3 priority)





APPENDIX

I

Nature Park Precedent Research

CASE STUDY ANALYSIS

BONNET SPRINGS PARK | LAKE LAND, FL

Bonnet Springs Park is a 168-acre urban park that transforms a former industrial brownfield into a vibrant public space centered on ecology, education, and community. At Bonnet Springs Park, the playground and circulation features are thoughtfully integrated into the landscape to create an immersive, nature-based experience. An elevated boardwalk rises above the ground plane and weaves through tree canopies, offering a unique vantage point and a sense of exploration while connecting different areas of the park. The main playground is built into large, sculpted hills, where slides are embedded directly into the terrain, encouraging children to move fluidly between climbing, walking, and sliding in a continuous play sequence. Complementing this are animal-themed play structures, such as the interactive owl installation, which combine climbing, sliding, and imaginative play while reflecting local wildlife and reinforcing the park's connection to nature.



BONNET SPRINGS PARK



SLIDES EMBEDDED INTO THE TERRAIN



ALLIGATOR PLAY STRUCTURE



TREE HOUSE



OWL PLAY STRUCTURE



ELEVATED BOARDWALK

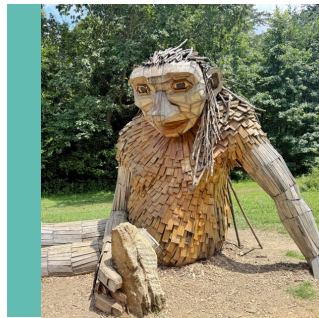
OUTPOST PRESIDIO PLAYGROUND | SAN FRANCISCO, CA

The Outpost Playground at Presidio Tunnel Tops in San Francisco is a two-acre, nature-inspired play environment designed to encourage exploration, creativity, and physical activity for children of all ages. Built using natural materials such as wood, stone, sand, and water, the playground features climbing structures, logs, boulders, and interactive water elements that reflect the Presidio's ecological history and landscape.



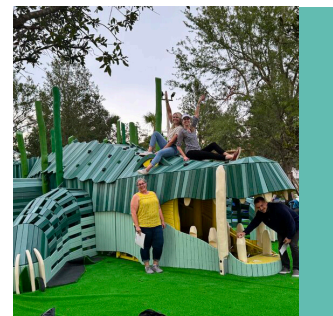
BERNHEIM FOREST | CLERMONT, KY

Bernheim Forest is a 16,000-acre forest preserve and arboretum known for its extensive trails, diverse ecosystems, and immersive nature experiences. A highlight for families is the whimsical troll sculptures scattered along the forest paths, which encourage exploration and imaginative play while connecting visitors to the natural environment.



PIONEER PARK | PORT ST. LUCIE, FL

Pioneer Park's is a 9.75-acre plot transformed into a vibrant space offering a mix of recreational amenities for all ages, including playgrounds, picnic areas, walking trails, and sports facilities. It features a standout alligator-themed play element that combines fun and education. The large, sculpted alligator structure allows children to climb, slide, and explore safely while engaging with a playful representation of Florida's native wildlife.



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Village of Estero
Eco-Historic Planning Study

5

**BACKGROUND
MATERIALS**

- A. Supplemental Analysis Maps
- B. Environmental Conditions
- C. Inventory of Existing Utilities

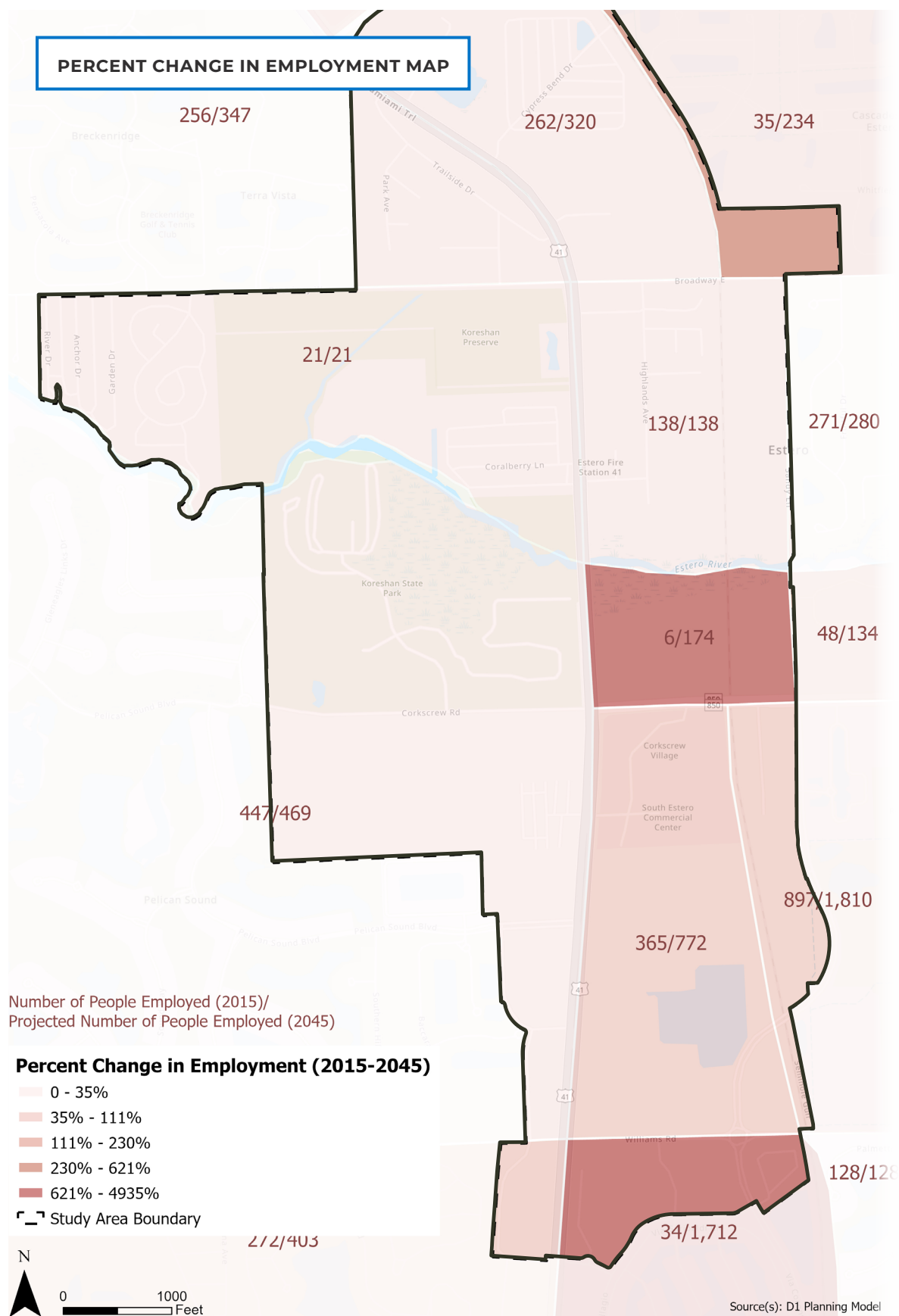


BACKGROUND
MATERIALS

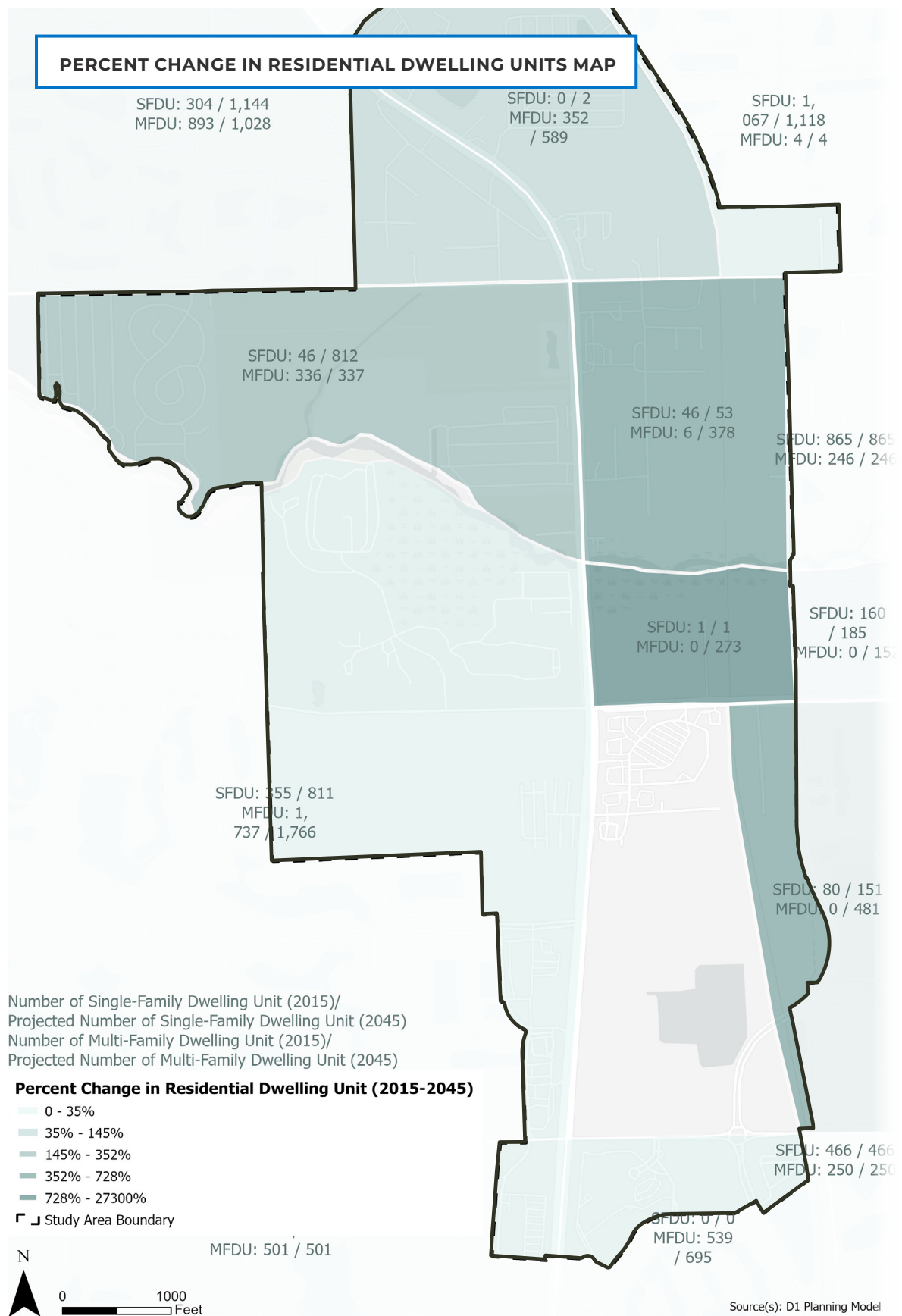
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Supplemental Analysis Maps

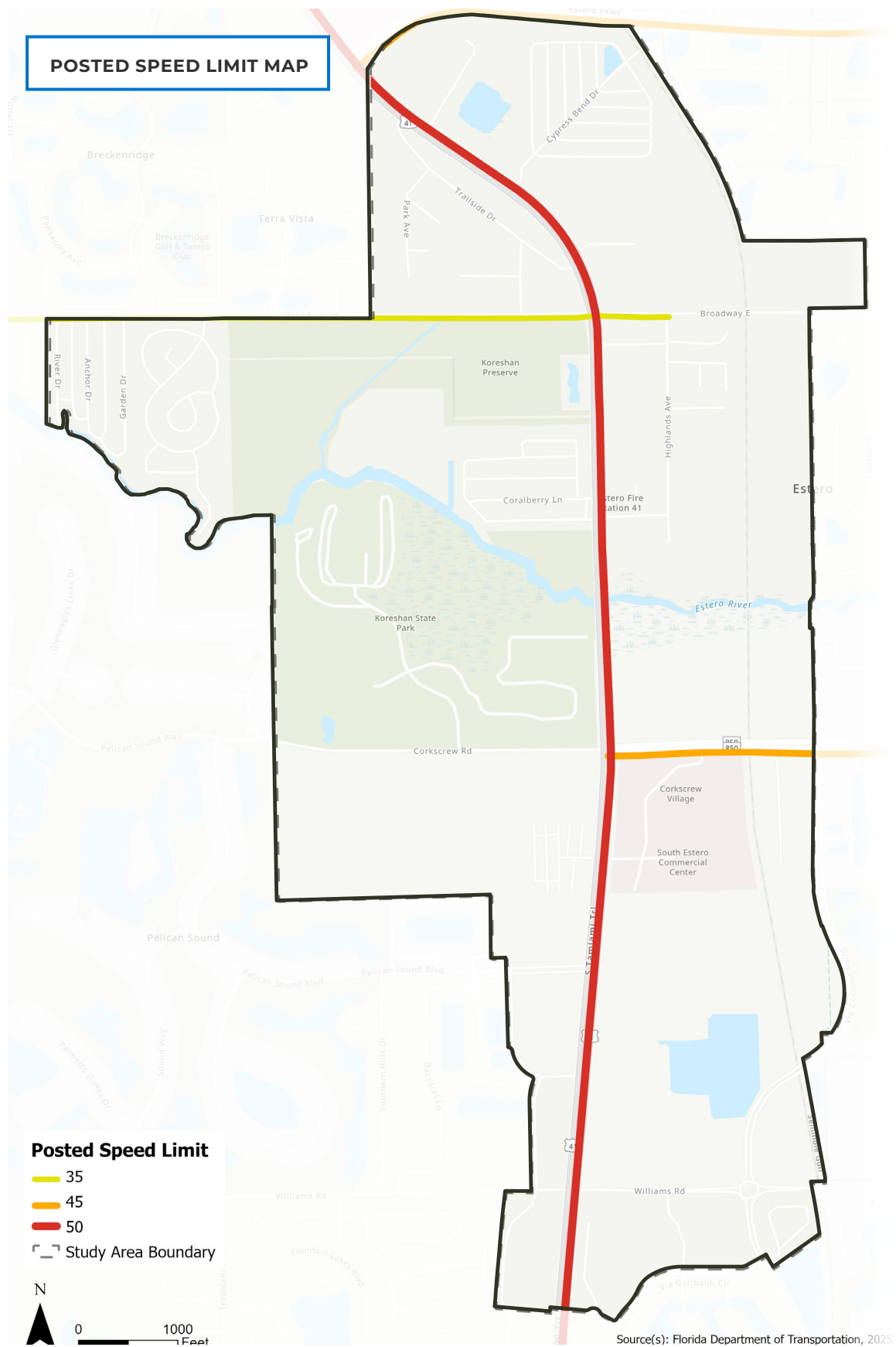
5 | BACKGROUND MATERIALS A SUPPLEMENTARY ANALYSIS MAPS



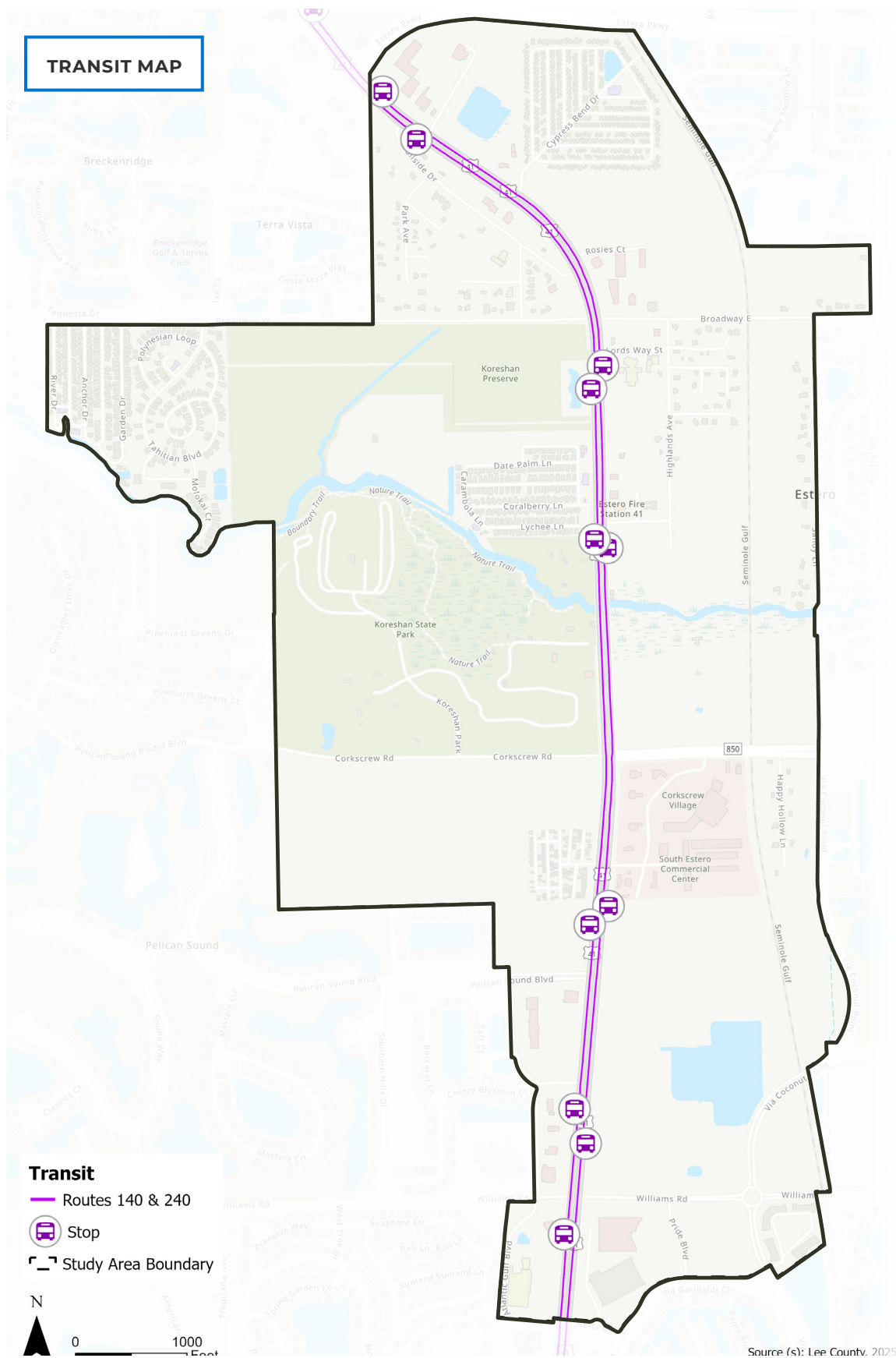
5 | BACKGROUND MATERIALS A SUPPLEMENTARY ANALYSIS MAPS



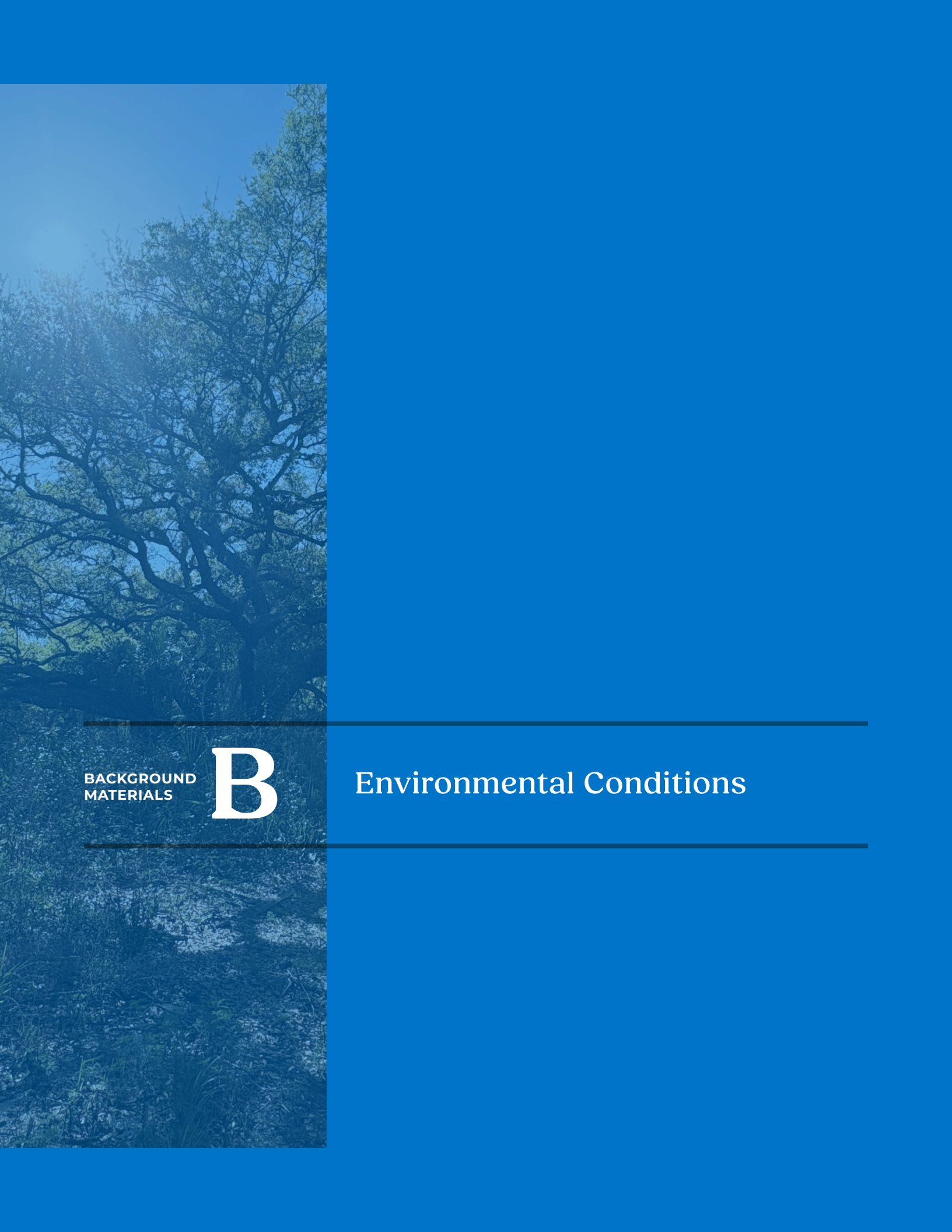
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BACKGROUND
MATERIALS

B

Environmental Conditions

5 | BACKGROUND MATERIALS B ENVIRONMENTAL CONDITIONS

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.

August 29, 2025
File: 2025002-100

SENT VIA ELECTRONIC MAIL

Ms. Carrie Read
LandDesign, Inc.
P.O. Box 36959
Charlotte, North Carolina 28236
Phone: (502) 337-5224
Email: cread@landdesign.com

RE: Environmental Existing Conditions Report
Village of Estero Planning Study Project
Lee County, Florida

Dear Ms. Read:

Breedlove Dennis & Associates, Inc. (BDA) conducted an existing conditions review on the 1,078.57-acre Village of Estero Planning and Study Project located within Estero, Lee County, Florida (Site). The Site is 1,078.57 acres and is located in Sections 21, 27-29 and 33-34, Township 46 South, Range 25 East, and Section 4, Township 47 South, Range 25 East, Lee County, Florida (Exhibit 1). More specifically, the Site is located along South Tamiami Trail (U.S. 41) and west of Interstate 75. An aerial photograph of the Site is included as Exhibit 2.

The purpose of the review was to identify the existing ecological conditions on the Site, and constraints which could affect the feasibility and ground the planning process with a clear understanding of current conditions and context.

The Planning Study and Master Plan is expected to result in a comprehensive plan for how the Site could be developed and re-developed to better utilize the properties located along U.S. 41 and to create a desired destination for residents. This report is intended to aid the Planning Study to identify gaps hindering future development.

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ENVIRONMENTAL CONSULTANTS
BDA-INC.COM
330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789
T: 407.677.1882 | F: 407.657.7008
WAKE FOREST, NORTH CAROLINA
T: 407.949.8069

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Executive Summary

Based on BDA's assessment, the Site contains wetlands and surface waters that may be subject to state and federal permitting requirements. Specific limits of wetlands and surface waters may vary upon specific delineations and field investigations.

Listed wildlife species with the potential to occur on the Site are regulated by the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA), and Florida Fish and Wildlife Conservation Commission (FWC). BDA completed a desktop review. No field assessments were completed for this analysis and report. The likelihood of occurrence for Listed Species is based on a comparison of known general habitat requirements by these species with the habitats found on or near the Site, the quantity, quality, and adjacency of these habitats and historical records.

Based on FWC habitat models (3, 5, 6), potential suitable habitat for gopher tortoises occurs throughout the undeveloped upland areas on the Site. A 100% survey of all areas of suitable gopher tortoise habitat should be conducted at least 90 days prior to the start of any Site development activities in accordance with the FWC Gopher Tortoise Permitting Guidelines (Guidelines) (4), to determine the population size and distribution of gopher tortoises currently on the Site and evaluate management options available for this species. The Audubon EagleWatch database shows an eagle nest (No. LE134) located within the Site that was last active during the 2023/2024 nesting season. Since a bald eagle nest is documented on the Site, it is recommended to coordinate with the USFWS for guidance prior to undertaking any activity that may result in "disturbance" of nesting bald eagles. Additionally, based on the proximity of at least one known active rookery within normal foraging distances of the Site, there is a potential for the onsite wetlands and surface waters to contribute to the nesting success of listed species of wading birds. Preconstruction surveys are recommended to be completed in accordance with the FWC ISMP Species Conservation Measures and Permitting Guidelines (5).

The Site is located within the USFWS consultation area for the following federally listed species: Florida scrub-jay (*Aphelocoma coerulescens*) and Piping plover (*Charadrius melodus*) which are listed as federally threatened species; and the Florida Bonneted Bat (*Eumops floridanus*) and Everglade snail kite (*Rostrhamus sociabilis plumbeus*), which are listed as federally endangered species.

Although the Site is located within the consultation area for federally listed species, suitable habitat does not occur onsite for the Florida scrub-jay, the Piping plover, or the Everglade snail kite. Based on the lack

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of suitable habitat and absence of historical observations for these species on the Site, a "no effect" determination for these species could be justified for proposed development.

However, since the Site is located within the consultation area for the Florida bonneted bat and has potential suitable habitat for the Florida bonneted bat, formal consultation with the USFWS will likely be required as it relates to the Florida bonneted bat. The Site is also located within the USFWS range for the West Indian manatee. The upper reaches of the Estero River that is located on the Site is included within the USFWS Proposed Critical Habitat for the West Indian manatee (41). Thus, if work is proposed in or within the vicinity of the Estero River, consultation with USFWS may be required.

Databases reviewed contained no records of federally listed plants on or near the Site. Appendix A includes a detailed listed species review for the Site.

Previously recorded cultural resources were identified by the Florida Department of State, Division of Historical Resources (DHR) within the Site. The preliminary search results identified 63 potential and known cultural resources on the Site, including, potentially eligible structures, resources, and known archeological sites.

Please see the following sections for additional detail.

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INTRODUCTION

The Site is approximately 1,078.57 acres located in Sections 21, 27-29 and 33-34, Township 46 South, Range 25 East and Section 4, Township 47 South, Range 25 East, Lee County, Florida (Exhibit 1). An aerial is included as Exhibit 2. BDA conducted a desktop analysis of the Site to identify current ecological conditions, existing historical resources, and design constraints which could affect the feasibility and planning process for the Site.

ECOLOGICAL CONDITIONS

Existing Conditions

This report provides a summary of the existing ecological conditions and an evaluation of the occurrence and potential for occurrence of wildlife species listed as Threatened or Endangered (T&E) species by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC) and plant species listed as T&E by the USFWS under provisions of the Endangered Species Act (ESA) (1) and/or Florida rule (3). A review of the bald eagle (*Haliaeetus leucocephalus*) nest databases and the wading bird rookery database has been performed to identify possible active eagle nests and wading bird rookeries within the vicinity of the Site.

Additional materials were reviewed for this report, including the Natural Resources Conservation Service (NRCS) soils map (9), U.S. Geological Survey topographic map, and the BDA database of listed (protected) wildlife and plant species for Lee County. The characterization of the vegetative communities, surface waters, and land use types was based on the Florida Land Use, Cover and Forms Classification System (2) and the South Florida Water Management District (SFWMD) (7). Vegetative community descriptions were based on the Florida Natural Areas Inventory (6). Botanical nomenclature (scientific names), as presented in this report, is per Wunderlin and Hanson (10).

Vegetative Communities and Land Use

Pursuant to the Lee County FLUCFCS, the Site is composed primarily of uplands which include Fixed Single Family Units (111), Mixed Units, Fixed and Mobile Home Units (113), Fixed Single Family Units (121), Mobile Home Units (122), Mobile Home Units (132), Multiple Dwelling Units, Low Rise (133), Commercial and Services (140), Shopping Centers (141), Commercial and Services Under Construction (149), Institutional (170), Golf Course (182), Parks and Zoos (185), Improved Pastures (211),

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5 | BACKGROUND MATERIALS B ENVIRONMENTAL CONDITIONS

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Unimproved Pastures (212), Abandoned Groves (224), Herbaceous (Dry Prairie) (310), Upland Shrub and Brushland (320), Mixed Rangeland (330), Pine Flatwoods (411), Upland Hardwood Forests (420), Melaleuca (424), Upland Mixed Coniferous/Hardwood (434), Disturbed Land (740), and Roads and Highways (814) (Exhibit 3). Surface waters and wetlands on the Site include, Natural River, Stream, Waterway (511), Reservoirs (530), Mixed Wetland Hardwoods (617), Freshwater Marshes/Graminoid Prairie – Marsh (641), and Emergent Aquatic Vegetation (644) (Exhibit 3).

Code	FLUCFCS ¹ Text	Acreage	Percent Cover
111	Fixed Single Family Units	86.71	8.04
113	Mixed Units, Fixed and Mobile Home Units	35.76	3.32
121	Fixed Single Family Units	1.54	0.14
122	Mobile Home Units	0.18	0.02
132	Mobile Home Units	115.60	10.72
133	Multiple Dwelling Units, Low Rise	7.14	0.66
140	Commercial and Services	115.98	10.75
141	Shopping Centers	16.86	1.56
149	Commercial and Services Under Construction	<0.01	0.00
170	Institutional	21.61	2.00
182	Golf Course	0.25	0.02
185	Parks and Zoos	9.54	0.89
211	Improved Pastures	107.40	9.96
212	Unimproved Pastures	27.48	2.55
224	Abandoned Groves	7.75	0.72
310	Herbaceous (Dry Prairie)	11.55	1.07
320	Upland Shrub and Brushland	13.62	1.26
330	Mixed Rangeland	21.70	2.01
411	Pine Flatwoods	201.19	18.65
420	Upland Hardwood Forests	42.96	3.98
424	Melaleuca	25.80	2.39
434	Upland Mixed Coniferous/Hardwood	71.33	6.61
511	Natural River, Stream, Waterway	4.69	0.44

¹ Florida Land Use, Cover and Form Classification System.

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Code	FLUCFCS ¹ Text	Acreage	Percent Cover
530	Reservoirs	13.55	1.26
617	Mixed Wetland Hardwoods	49.02	4.55
641	Freshwater Marshes/Graminoid Prairie – Marsh	0.01	0.00
644	Emergent Aquatic Vegetation	3.34	0.31
740	Disturbed Land	15.08	1.40
814	Roads and Highways	50.93	4.72
Total		1,078.57	100.00

Uplands

The Site is comprised of various developed residential and commercial properties including, Fixed Single Family Units (111), Mixed Units, Fixed and Mobile Home Units (113), Fixed Single Family Units (121), Mobile Home Units (122), Mobile Home Units (132), Multiple Dwelling Units, Low Rise (133), Commercial and Services (140), Shopping Centers (141), Commercial and Services Under Construction (149), Institutional (170), Golf Course (182), and Parks and Zoos (185). Vegetation within these land uses typically consists of various landscape and ornamental species subject to routine maintenance.

Improved Pastures – 211 account for approximately 107.40 acres of the site. This cover type is typically represented by actively grazed and managed pasturelands. Predominate cover is by planted forage-grass species such as bahiagrass (*Paspalum notatum*). Other groundcover species may include Baldwin's spikerush (*Eleocharis baldwinii*), beaked panicum (*Panicum anceps*), blackroot (*Pterocaulon pycnostachyum*), bluestem (*Andropogon* sp.), dogfennel (*Eupatorium capillifolium*), flatsedge (*Cyperus* sp.), pricklypear (*Opuntia humifusa*), slender flattop goldenrod (*Euthamia caroliniana*), sweetbroom (*Scoparia dulcis*), and tropical soda apple (*Solanum viarum*). Small, scattered patches of live oak (*Quercus virginiana*), slash pine (*Pinus elliotii*), and saw palmetto (*Serenoa repens*) could also be present within this land use.

Unimproved Pastures – 212, Abandoned Groves – 224, Herbaceous (Dry Prairie) – 310, Upland Shrub and Brushland – 320 and Mixed Rangeland – 330 account for approximately 82.10 acres of the site. These community types are represented by areas subject to previous agricultural activities and management but not improved with planted forage grasses. Predominate cover is characterized by shrubs and grasses with occasional canopy/subcanopy species. Species composition and diversity differs based on historic management cycles and cattle usage. Characteristic species include bluestem, bracken fern

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(*Pteridium aquilinum*), gallberry (*Ilex glabra*), goldenrod (*Solidago* sp.), groundsel tree (*Baccharis halimifolia*), live oak, muscadine (*Vitis rotundifolia*), saw palmetto, sawtooth blackberry (*Rubus argutus*), shiny blueberry (*Vaccinium myrsinites*), slash pine, slender flattop goldenrod, staggerbush (*Lyonia* sp.), wax myrtle (*Myrica cerifera*), winged sumac (*Rhus copallinum*), wiregrass (*Aristida stricta*).

Pine Flatwoods – 411, Upland Hardwood Forests – 420, and Upland Mixed Coniferous/Hardwood – 434 consist of 315.48 acres of the site. These cover types generally consist of mature or regenerating upland forests of live oak and/or slash pine with a variable understory of immature canopy species, woody shrubs, and frequently a thick detritus layer. Diversity and density of the understory can vary by location, due to prior land uses and prolonged fire suppression. Other subcanopy and shrub species may include gallberry, loblolly bay (*Gordonia lasianthus*), maleberry (*Lyonia ligustrina*), swamp bay (*Persea palustris*), wax myrtle, and winged sumac. Groundcover species characteristically present include airplant (*Tillandsia* sp.), bahiagrass, beaked panicum, blue maidencane (*Amphicarpum muhlenbergianum*), bluestem, bracken fern.

Melaleuca – 424 consists of 25.80 acres of the site. This community type is dominated by the invasive plant species melaleuca (*Melaleuca* sp.).

Disturbed Land – 740 and Roads and Highways – 814 consist of 66.01 acres of the site. These cover types are represented by parcels of land that have been previously mass graded as well as right of ways associated with U.S. 41 and Via Coconut Point. U.S. 41 bisects the Site from north to south; Via Coconut Point borders the eastern boundary of the Site. Roads and highways are typically dominated by grass species and ornamental plantings subject to routine maintenance.

Surface waters

Natural River, Stream, Waterway – 511 accounts for 4.69 acres of the site and consists of the upper reaches of the Estero River.

Reservoirs – 530 comprise 13.55 acres of the site. This community is represented by existing Stormwater Management System (SWMS) adjacent to mobile home units and Via Coconut Point and a borrow pond located in the south section of the project. The SWMS vary in size. Species composition is variable by location but can include species such as American white waterlily (*Nymphaea odorata*), bahiagrass, Baldwin's spikerush, blue waterhyssop (*Bacopa caroliniana*), bulltongue arrowhead (*Sagittaria lancifolia*), Leconte's flatsedge (*Cyperus lecontei*), maidencane (*Panicum hemitonum*), pickerelweed

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(*Pontederia cordata*), primrosewillow (*Ludwigia* sp.), soft rush (*Juncus effusus* subsp. *solutus*), and spatterdock (*Nuphar advena*). Where present, banks may include shrub species such as dahoon (*Ilex cassine* var. *cassine*), pond-cypress (*Taxodium ascendens*), and wax myrtle.

Wetlands

Mixed Wetland Hardwoods – 617 consist of 49.02 acres of the site. This forested community type is typically characterized by a canopy of species such as cypress (*Taxodium* sp.), swamp tupelo (*Nyssa sylvatica* var. *biflora*), red maple (*Acer rubrum*), dahoon, laurel oak (*Quercus laurifolia*), sweetbay (*Magnolia virginiana*), loblolly bay, and swamp bay, with varying densities of pine. Additional vegetative species associated with this cover type include species such as swamp fern (*Blechnum serrulatum*), Virginia chain fern (*Woodwardia virginica*), lizard's tail (*Saururus cernuus*), blue maidencane, and cinnamon fern (*Osmunda cinnamomea*).

Freshwater Marshes/Graminoid Prairie – Marsh – 641 and Emergent Aquatic Vegetation – 644 comprise of 3.35 acres of the site. Vegetation within these cover types generally include pickerelweed, maidencane, soft rush, Jamaica swamp sawgrass (*Cladium jamaicense*), blue waterhyssop. Characteristic species also include broadleaf emergents and floating plants, particularly bulltongue arrowhead, bladderworts (*Utricularia* spp.) and spatterdock.

Soils

The U.S. Department of Agriculture (USDA) National Technical Committee for Hydric Soils (NTCHS) defines a hydric soil as a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (8). The NTCHS and NRCS have generated a National Hydric Soils List using selected soil properties indicative of hydric soils. The hydric classification, listed within this table, is based on the properties of all soil types which comprise a map unit. Soils are classified as hydric, predominantly hydric, partially hydric, predominantly nonhydric, and nonhydric. A classification of "partially hydric" indicates the map unit is comprised of both hydric and nonhydric soils. "Partially hydric" soils require field verification to determine the presence or absence of hydric soil indicators. The Percent of Map Unit identifies the percentage of the soil components that would be considered hydric.

According to the USDA, NRCS Soil Survey Geographic database for Lee County, Florida, the following soil types occur within the Site (Exhibit 4).

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Soil Map Unit	Number	Hydric Classification	Percent of Map Unit	General Description
Brynwood fine sand, wet, 0 to 2 percent slopes	6	Predominantly hydric	91	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces
Matlacha gravelly fine sand-Urban land complex, 0 to 2 percent slopes	7	Nonhydric	0	Somewhat poorly drained; 0 to 2% slope, Flats on marine terraces
Pompano fine sand, 0 to 2 percent slopes	10	Predominantly hydric	94	Poorly drained, 0 to 2% slope, Flats on marine terraces
Myakka fine sand, 0 to 2 percent slopes	11	Predominantly nonhydric	5	Poorly drained, 0 to 2% slope, Drainageways on flatwoods on marine terraces
Cypress Lake fine sand, 0 to 2 percent slopes	13	Predominantly hydric	92	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces, drainageways on marine terraces
Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes	26	Partially hydric	52	Poorly drained, 0 to 2% slope, Drainageways on marine terraces, flatwoods on marine terraces
Immokalee sand, 0 to 2 percent slopes	28	Predominantly nonhydric	6	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces
Immokalee sand-Urban land complex, 0 to 2 percent slopes	36	Predominantly nonhydric	10	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces
Valkaria fine sand, frequently ponded, 0 to 1 percent slopes	41	Hydric	100	Very poorly drained, 0 to 1% slope, Depressions on marine terraces
Smyrna fine sand, 0 to 2 percent slopes	43	Predominantly nonhydric	6	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces
Myakka fine sand, frequently ponded, 0 to 1 percent slopes	53	Predominantly hydric	97	Very poorly drained, 0 to 1% slope, Depressions on marine terraces

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Cocoa fine sand, 0 to 2 percent slopes	55	Predominantly nonhydric	15	Moderately well drained, 0 to 2% slope, Flatwoods on marine terraces
Brynwood fine sand, wet-Urban land complex, 0 to 2 percent slopes	64	Partially hydric	63	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces
Smyrna fine sand-Urban land complex, 0 to 2 percent slopes	67	Predominantly nonhydric	6	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces
Copeland fine sandy loam, ponded-Urban land complex, 0 to 1 percent slopes	105	Partially hydric	58	Very poorly drained, 0 to 1% slope, Depressions on marine terraces
Malabar fine sand-Urban land complex, 0 to 2 percent slopes	119	Partially hydric	56	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces
Myakka fine sand-Urban land complex, 0 to 2 percent slopes	123	Predominantly hydric	5	Poorly drained, 0 to 2% slope, Drainageways on flatwoods on marine terraces
Myakka fine sand, ponded-Urban land complex, 0 to 1 percent slopes	124	Partially hydric	57	Very poorly drained, 0 to 1% slope, Depressions on marine terraces
Pineda fine sand-Urban land complex, 0 to 2 percent slopes	129	Predominantly nonhydric	22	Poorly drained, 0 to 2% slope, Drainageways on marine terraces, flats on marine terraces
Pompano fine sand-Urban land complex, 0 to 2 percent slopes	131	Partially hydric	56	Poorly drained, 0 to 2% slope, Flats on marine terraces
Valkaria fine sand-Urban land complex, 0 to 2 percent slopes	136	Partially hydric	54	Poorly drained, 0 to 2% slope, Drainageways on flats on marine terraces
Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes	138	Predominantly nonhydric	15	Poorly drained, 0 to 2% slope, Flatwoods on marine terraces

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Cocoa fine sand-Urban land complex, 0 to 2 percent slopes	141	Predominantly nonhydric	15	Moderately well drained, 0 to 2% slope, Flatwoods on marine terraces, rises on marine terraces
Valkaria fine sand, ponded-Urban land complex, 0 to 1 percent slopes	149	Partially hydric	55	Very poorly drained, 0 to 1% slope, Depressions on marine terraces

Listed Animals and Plants

The vegetative cover types on the Site were analyzed to assess the occurrence or likelihood of occurrence for species of wildlife or plants listed for protection by the USFWS and FWC (Listed Species) under provisions of the Endangered Species Act of 1973, as amended (1) and the Florida Rule (3). Listed species known to occur within Lee County, Florida are summarized in Attachment 1 of Appendix A.

The likelihood of occurrence for Listed Species is based on a comparison of known general habitat requirements by these species with the habitats found on or near the Site, the quantity, quality, and adjacency of these habitats and historical records. The likelihood of occurrence for Listed Species referenced in this report was rated as high, moderate, low, unlikely, or not applicable based on knowledge of a species' habitat preference and site conditions. A likelihood of occurrence given as "unlikely" indicates that no, or very limited, suitable habitat for this species exists onsite, but the Site is within the documented range of the species; "not applicable" indicates that the habitat for this species does not exist on or adjacent to the Site.

The gopher tortoise, bald eagle, and wading bird are the only listed species noted with potential habitat onsite that will require additional investigation. Attachment 3 and Attachment 4 of Appendix A depict the bald eagle nests, wading bird rookeries, and wood stork colonies on and in the vicinity of the Site.

Since the Site is located within the consultation area for the Florida bonneted bat and has potential suitable habitat for the Florida bonneted bat, formal consultation with the USFWS will likely be required. If the tricolored bat is determined to be a federally endangered species, consultation with the USFWS may be required.

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Available databases do not contain records of listed plant species within or immediately adjacent to the Site. Based on the current cover types, plant species listed for protection by the USFWS are not likely to occur on the Site.

A review of the listed species with potential to occur within the Site is included as Appendix A.

Archaeological/Historical Resources

A preliminary search for previously recorded cultural resources was conducted by the DHR on July 23, 2025 (Appendix B). The search resulted identification of 63 previously recorded or potential cultural resources. Exhibit 5 depicts the location of the potentially eligible cultural structures on the Site. Exhibit 6 depicts the potentially eligible resources on the Site, consisting of the Koreshan Unity Settlement Historic District and the CSX Railroad. Exhibit 7 depicts the locations of the known archeological sites on the Site.

Conclusion

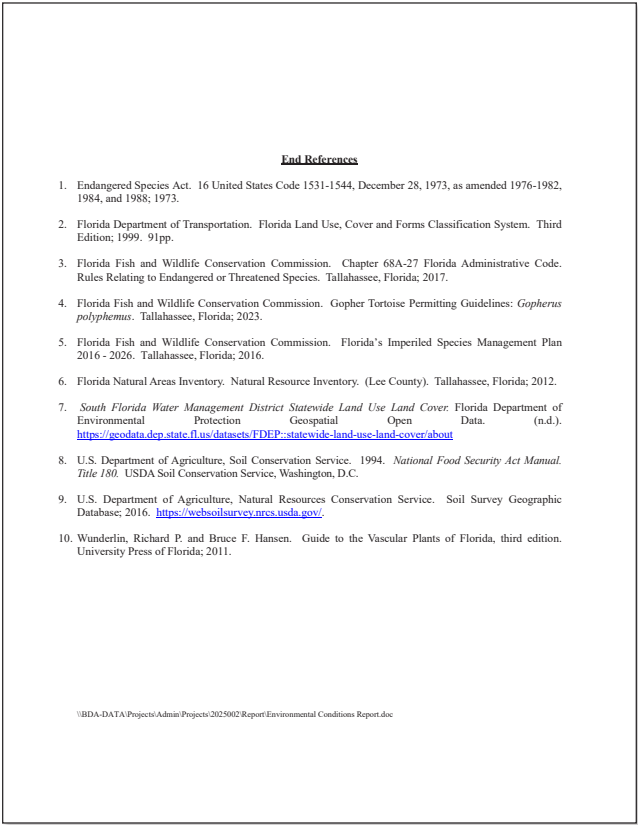
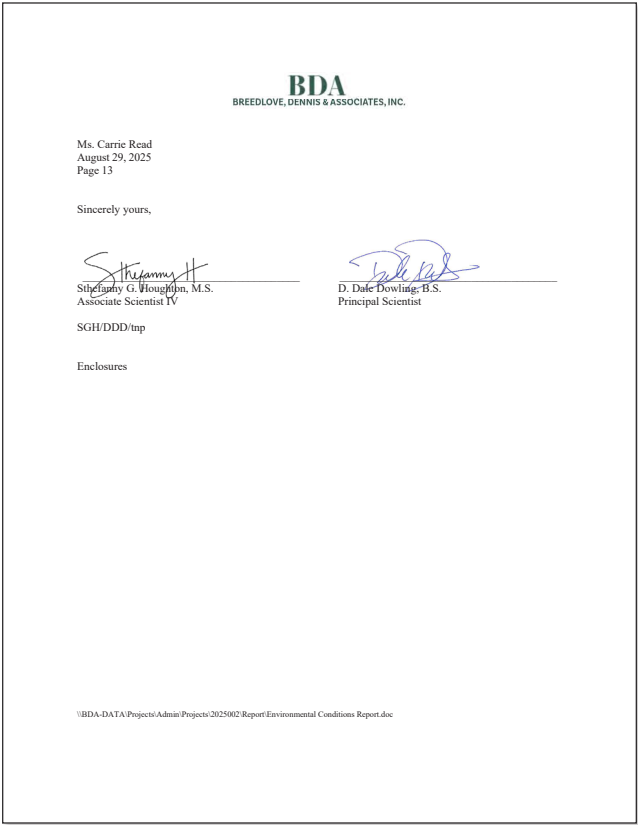
The results of this environmental conditions report indicate that the Listed Species of wildlife with high potential of occurrence on the Site include the gopher tortoise, bald eagle, wading bird, and Florida bonneted bat. Preconstruction surveys for gopher tortoises and wading birds are recommended to be completed in accordance with the FWC Gopher Tortoise Guidelines (4) and the FWC ISMP Species Conservation Measures and Permitting Guidelines (5). Additional permitting with the FWC and relocation efforts will be required to address the gopher tortoises on the Site. Consultation with the USFWS will likely be required for the bald eagle and Florida bonneted bat. If work is proposed in or within the vicinity of the Estero River, consultation with USFWS may be required for the West Indian manatee, gulf sturgeon, and smalltooth sawfish. Databases reviewed contained no records of federally listed plants on or near the Site.

The Site includes wetlands and surface waters that may require state and/or federal permitting. Field investigations and delineations will specify the limits of the existing wetlands and surface waters. Known cultural, historic, and archaeological resources are present on the Site. Coordination with DHR will be required prior to construction activities.

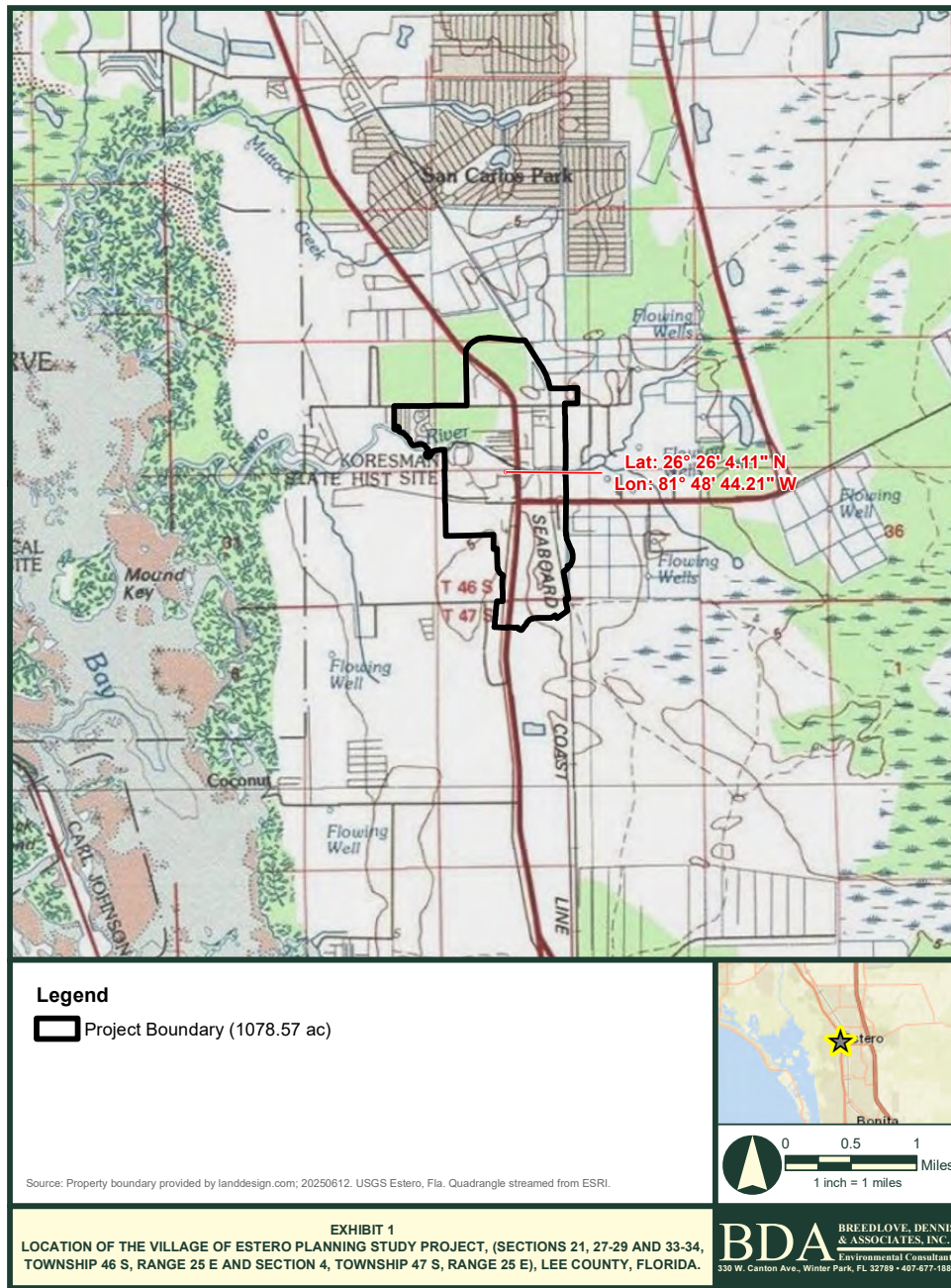
Please do not hesitate to contact our office should you have any questions or require additional information.

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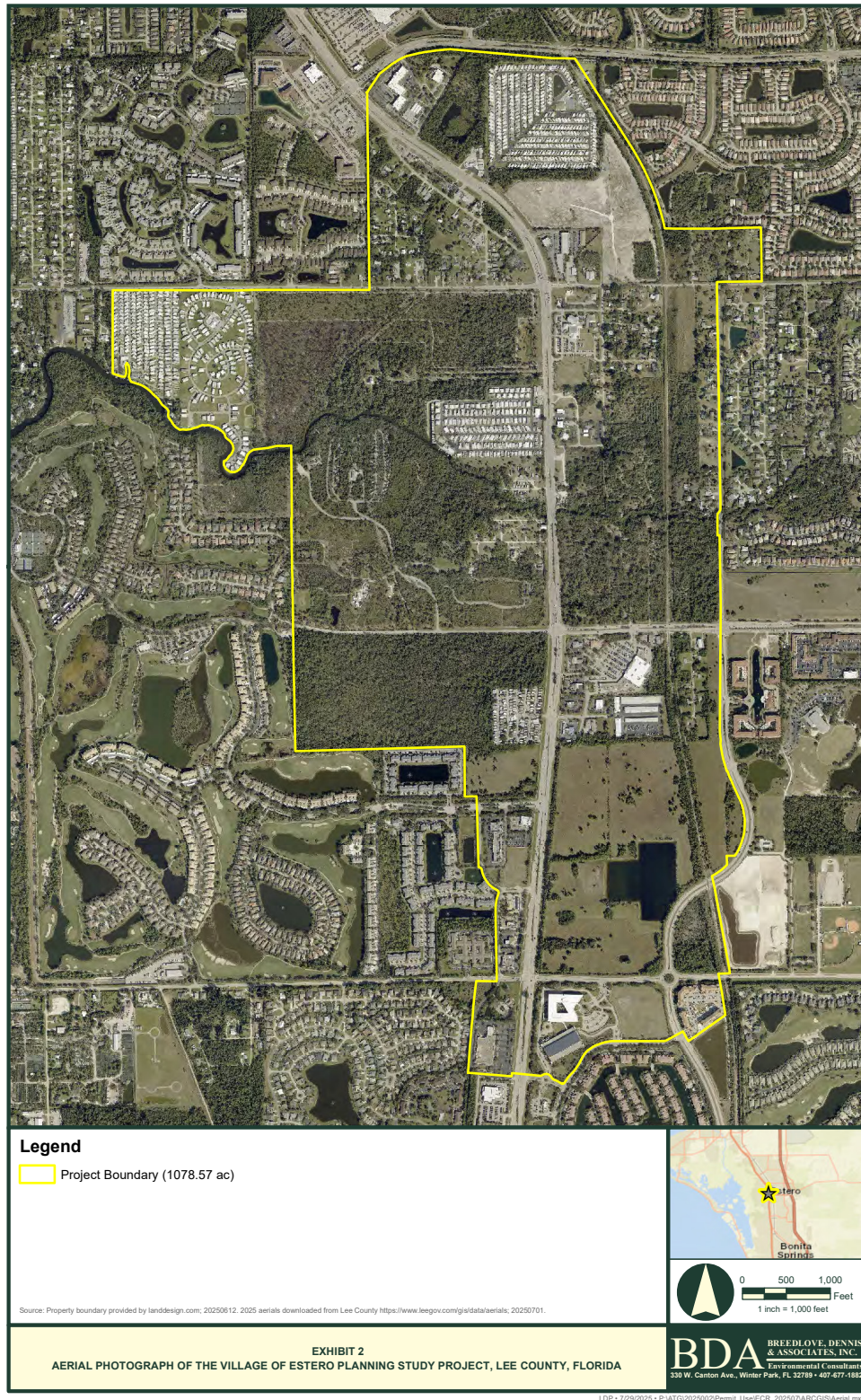
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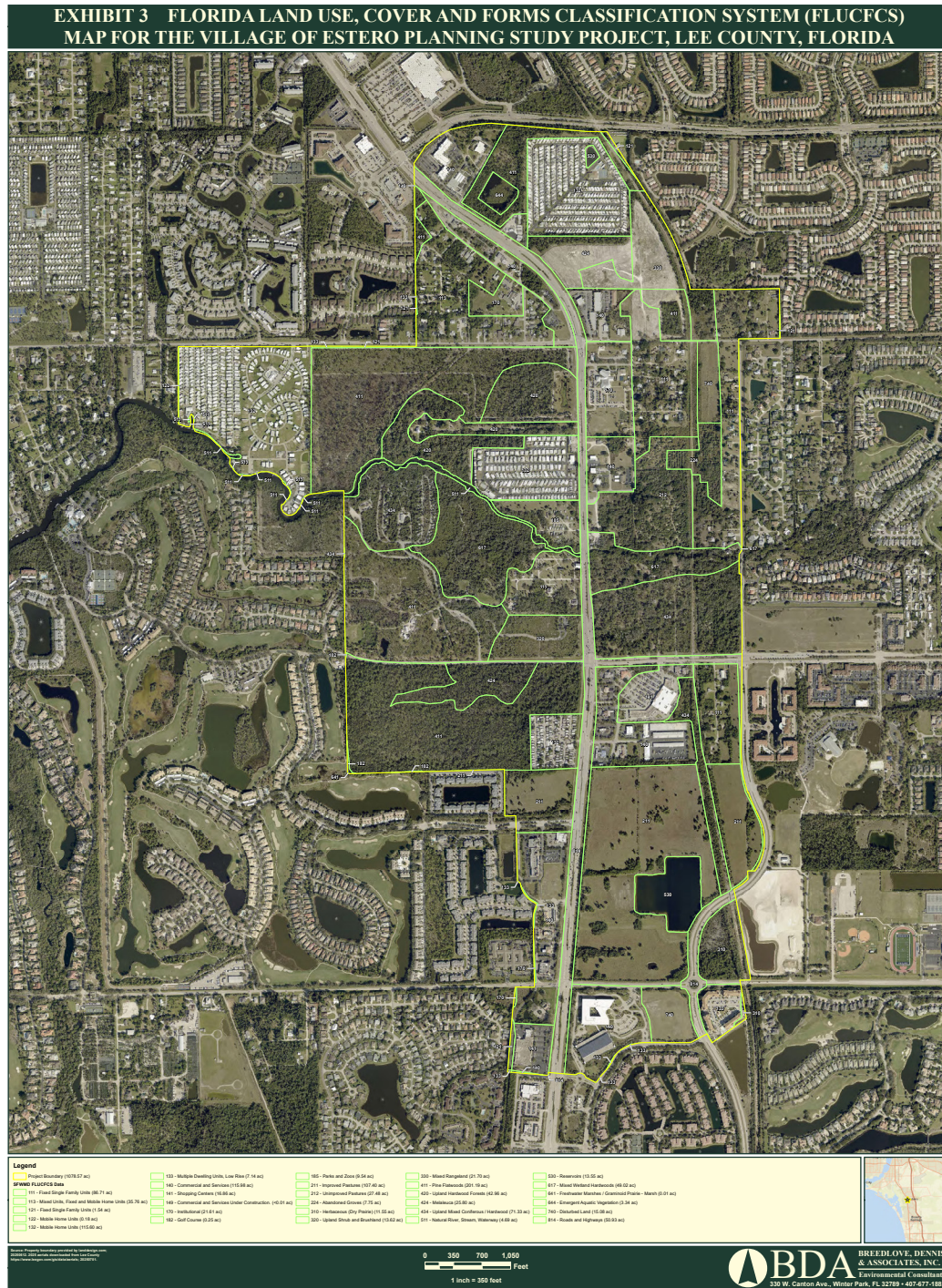
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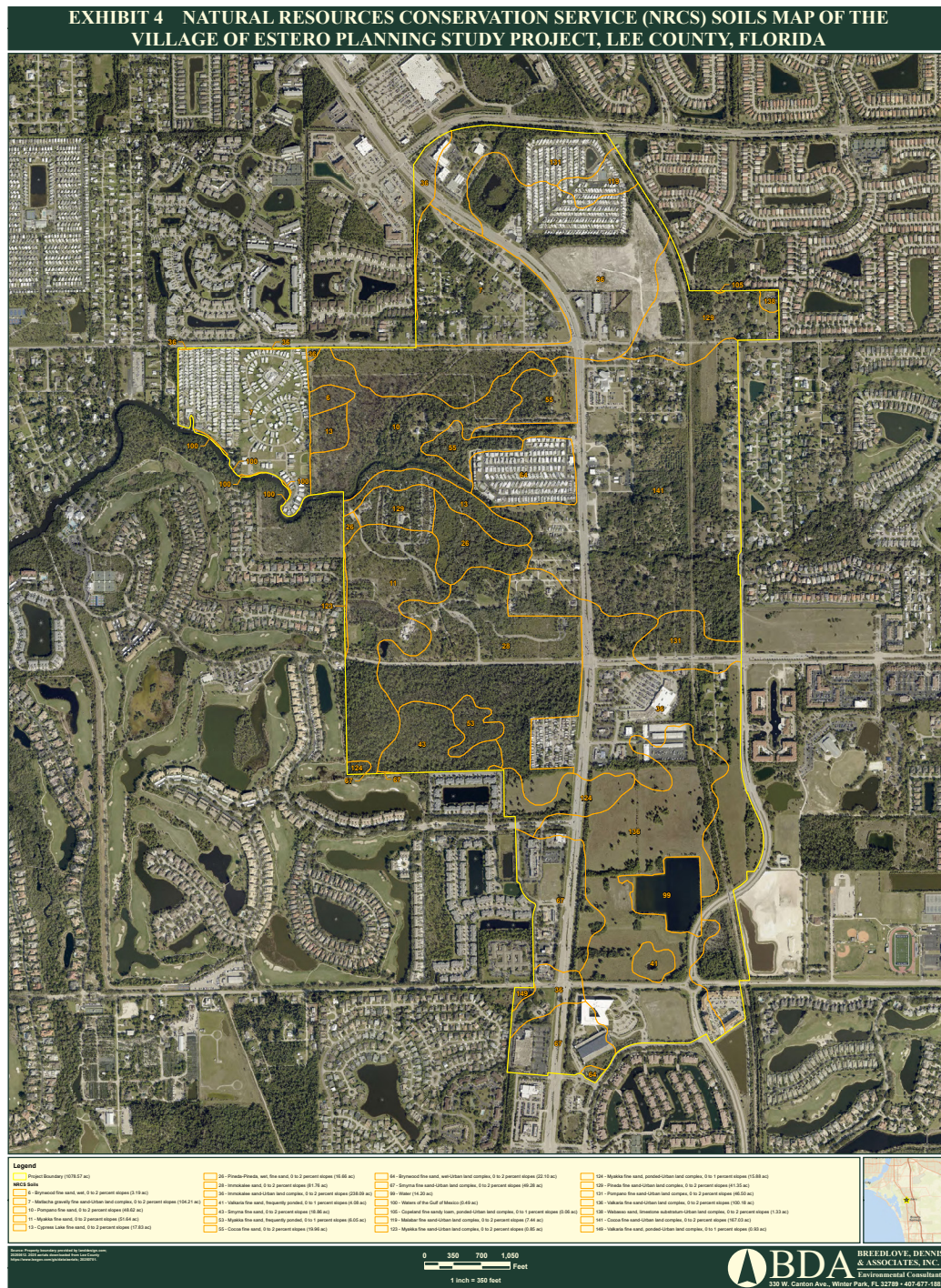


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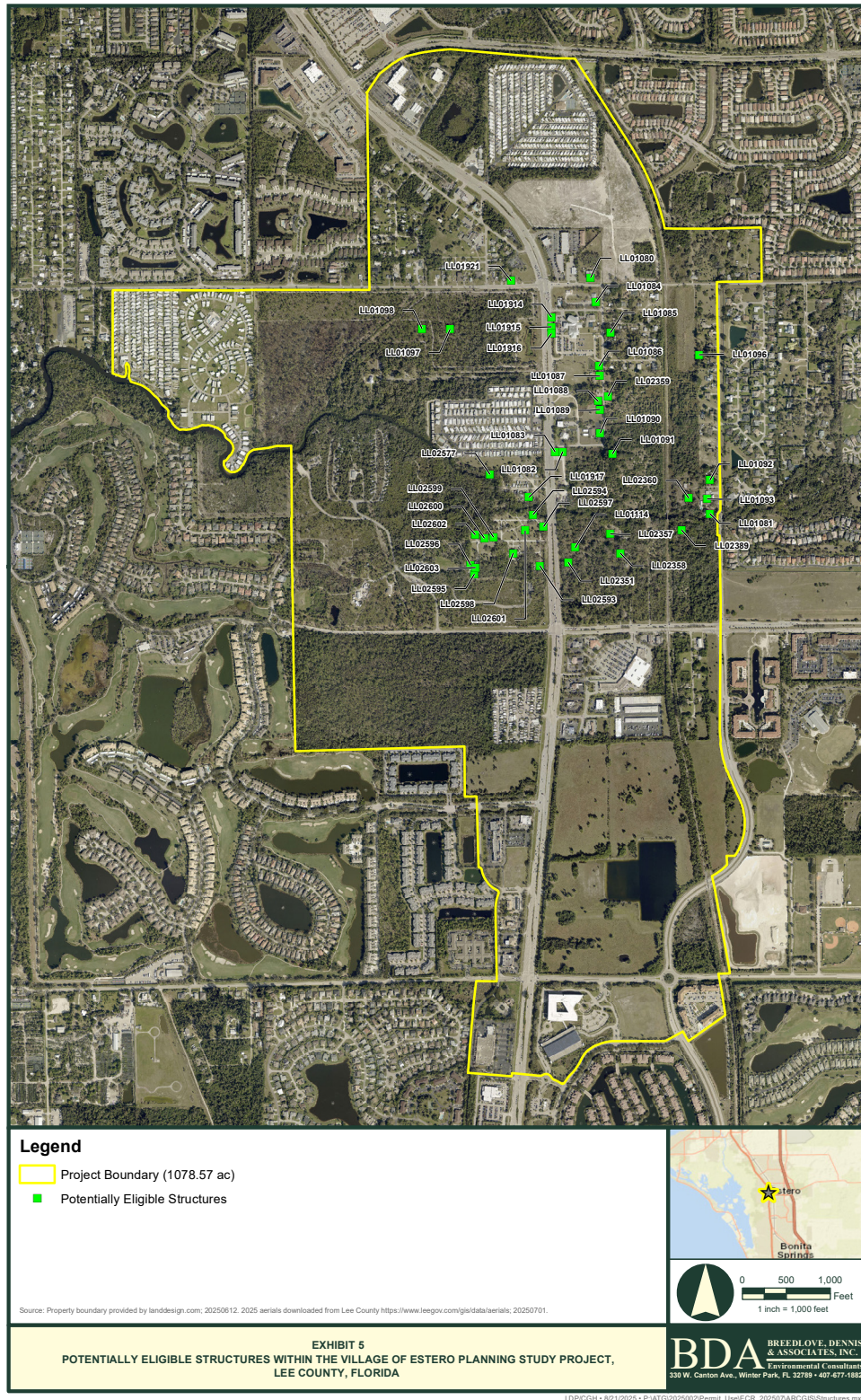


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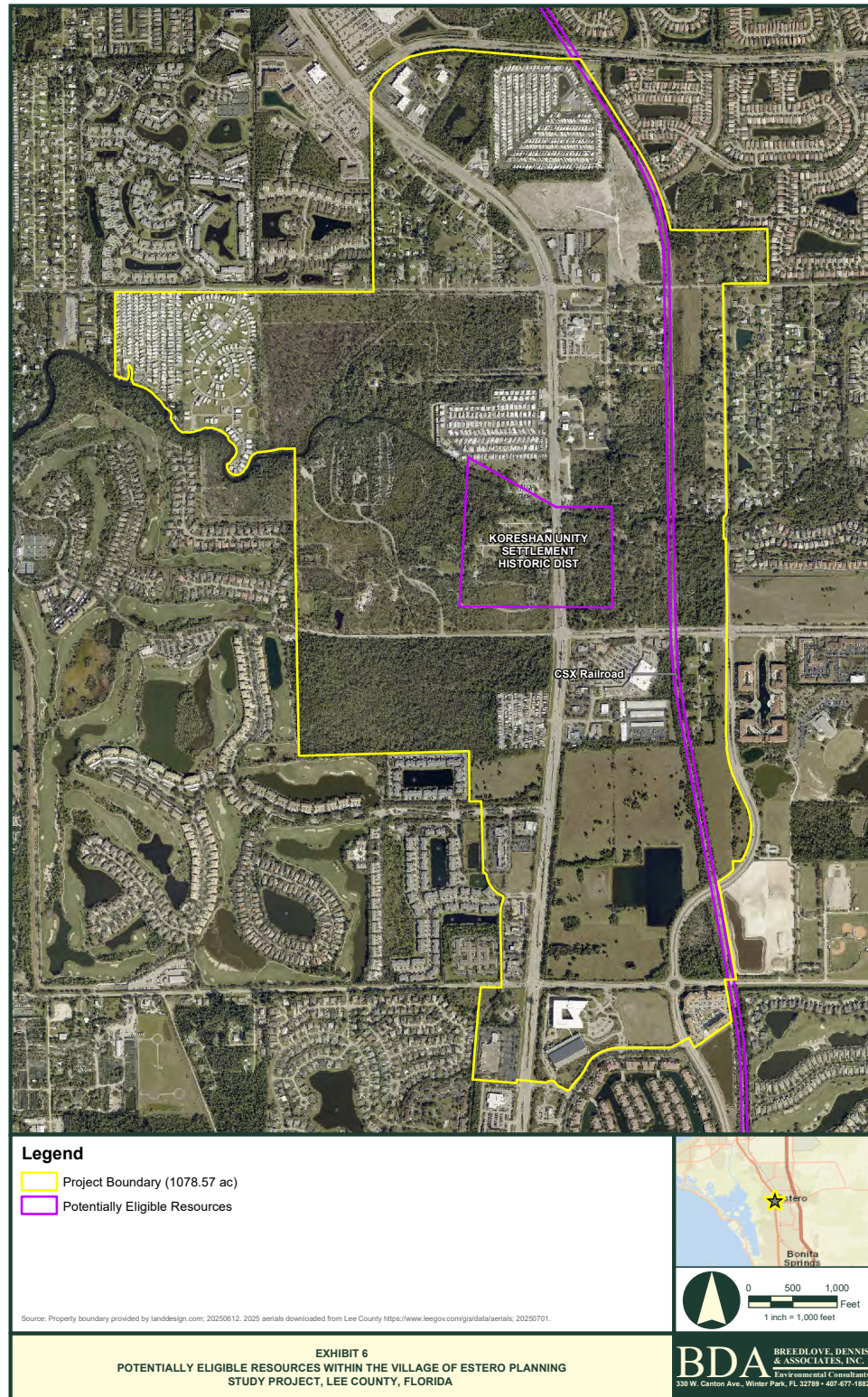




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Listed Species Review for The Village of Estero Planning Study Project,
Lee County, Florida
August 2025

Listed Species

The Village of Estero Planning Study Project Site (Site) consists of approximately 1,078.67 acres located within The Village of Estero, Lee County, Florida. The vegetative cover types within the Site are based on the Southwest Florida Water Management District (SWFWMD) Florida Land Cover Classification System (FLUCFCS) (8). The assessment of the likelihood of occurrence of habitat and/or likelihood of occurrence for species of wildlife or plants listed for protection by the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA) and Florida Fish and Wildlife Conservation Commission (FWC) (Listed Species) under provisions of the Endangered Species Act (ESA) of 1973, as amended (4) and the Florida Rule (19) are based on statewide GIS databases of known locations and potential habitat models for protected and/or listed species of plants and animals that occur or are likely to occur within the Site and within Lee County. Breedlove, Dennis & Associates, Inc. (BDA) was requested to complete a desktop review; therefore, no field assessments were completed for this analysis and report. Listed species known to occur within Lee County, Florida are summarized in Attachment 1.

The likelihood of occurrence for Listed Species is based on a comparison of known general habitat requirements by these species with the habitats found on or near the Site; the quantity, quality, and adjacency of these habitats and historical records. The likelihood of occurrence for Listed Species referenced in this report was rated as high, moderate, low, unlikely, or not applicable based on knowledge of a species' habitat preference and site conditions. A likelihood of occurrence given as "unlikely" indicates that no, or very limited, suitable habitat for this species exists onsite, but the Site is within the documented range of the species; "not applicable" indicates that the habitat for this species does not exist on or adjacent to the Site.

Fishes

Gulf Sturgeon (*Acipenser oxyrinchus desotoi*) (Threatened [T], USFWS): The USFWS and NOAA are joint lead federal agencies responsible for managing the gulf sturgeon, which is a federally threatened species. The gulf sturgeon is a large sturgeon, generally reaching 5 - 7.5 feet, having prominent bony scutes and generally has a body color that is blue-black dorsally, fading on sides, and eventually white ventrally (22). The gulf sturgeon forages in the Gulf of Mexico and associated estuaries, and spawns in most major coastal rivers in areas with limestone outcrops (22). Lee County is located within the range for gulf sturgeon as mapped by USFWS. The Site is not located within the Critical Habitat Unit for gulf sturgeon (28, 39).

Based on the *Gulf Sturgeon Consultation Framework* from NOAA dated August 2022 (28), Gulf Sturgeon are not known to occur south of the Tampa Bay region and consultation with NOAA south of the Tampa Bay region is not generally initiated or required. The Site contains upper reaches of the Estero River; however, based on the information from the NOAA *Gulf Sturgeon Consultation Framework*, it is unlikely for gulf sturgeon to utilize the Site.

Smalltooth sawfish (*Pristis pectinata*) (Endangered [E], USFWS): The NOAA Fisheries is the federal agency responsible for managing the smalltooth sawfish, as the smalltooth sawfish is a federally endangered species. Smalltooth sawfish live in tropical seas and estuaries of the Atlantic Ocean and Gulf of Mexico. This species is known to inhabit shallow, coastal waters, and sometimes enter the lower reaches of freshwater river systems (29). In the United States, they were historically found from North Carolina to Texas but are now generally only found in Florida's coastal waters (29). During their first two to three years,

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be relocated in accordance with FWC Guidelines (16). All survey, capture, and relocation activities associated with permits must be conducted by an "Authorized Gopher Tortoise Agent". Gopher tortoise census data is valid for 90 days prior to permitting. Permitting beyond 90 days require an updated census.

Birds

American oystercatcher (*Haematopus palliatus*) (ST, FWC): The American oystercatcher is listed as a threatened species by FWC. The American oystercatcher is a shorebird species that is easily identified by its long, bright reddish-orange bill, yellow eyes, and distinct red eye ring. These features are a contrast to the deep black-colored head, brown and black backside, and white belly. The American oystercatcher inhabits beaches, sandbars, spoil islands, shell rakes, salt marsh, and oyster reefs. Oystercatchers can be found from the coasts of the northeastern U.S. down to Florida's Gulf Coast (31). Florida is home to both a resident breeding population and a large wintering population of American oystercatchers. The American oystercatcher is one of a few bird species that feed primarily on mollusks, although they will also eat jellyfish, worms, and insects. Because of their preference for mollusks, oystercatchers inhabit coastal areas that support intertidal shellfish. In Florida, American oystercatchers nest in shallow scrapes in the sand or shell, often on open or sparsely vegetated beaches or spoil islands. Oystercatchers have also been known to nest on gravel rooftops like another shorebird species, the least tern. Nesting begins in March and can extend through August. The Site is located within the current range of the American oystercatcher as depicted by the FWC ISMP (10). Based on the FWC IBNB Shoremapper online database (17), the closest American oystercatcher breeding site is located approximately 4.5 miles west of the Site and was last known active in 2024. Based on the limited amount of suitable habitat on the Site, it is unlikely that the American oystercatcher occurs on the Site.

If any active nesting or breeding is suspected or detected on or immediately adjacent to any of the Site, FWC may require the Recommended Survey Methodology be completed by an IBNB Permitted Monitor as outlined in the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18). If active nesting or breeding is confirmed, avoidance and minimization measures will need to be implemented consistent with the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18) and permitting coordination will need to be initiated with FWC to address any potential impacts that may occur to this species.

Bald Eagle (*Haliaeetus leucocephalus*): The bald eagle is protected by the USFWS under provisions of the Bald and Golden Eagle Protection Act (BGEPA) (2) and the Migratory Bird Treaty Act (27). Recovery goals have been achieved for this species; therefore, the bald eagle is no longer listed or protected as a "Threatened" species under the ESA of 1973, as amended. The FWC revised the state bald eagle rule (9) to remove the need for a state permit to impact bald eagles or their nests. The USFWS has implemented National Guidelines (44) to assist private landowners and others to plan land-use activities in proximity (within 660 feet) of active bald eagle nests that will minimize the likelihood of causing "disturbance" to nesting bald eagles, as defined under the BGEPA.

The FWC bald eagle nest database (13) and the Audubon EagleWatch database (1) were reviewed to determine the locations of all nests that occur on or in close proximity to the three project areas. The Audubon EagleWatch database shows an eagle nest (No. LE134) located within the Site that was last active during the 2023-2024 nesting season (Attachment 3). The eagle nest is located at the northeast corner of the intersection of South Tamiami Trail and Corkscrew Road. This nest does not occur within the FWC database. The FWC database shows the nearest eagle nest as LE004, approximately 1.0 mile west of the Site (Attachment 3). It was last surveyed in 2016 and last known active in 2012. Nest LE004 is not monitored by the Audubon EagleWatch. Since a bald eagle nest is documented on the Site, it is recommended to coordinate with the USFWS for guidance prior to undertaking any activity that may result in "disturbance" of nesting bald eagles.

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juveniles live in estuaries and the smaller habitats within them, such as shallow portions of bays, lagoons, and rivers. Once they reach approximately 7 feet, they begin moving out of the shallow estuaries into more coastal habitats (29). The NOAA Fisheries have critical habitat designated for the smalltooth sawfish. This critical habitat includes Estero Bay and the lower reaches of the Estero River. The Project Site is not located within the designated critical habitat for the smalltooth sawfish. The Site does contain portions of the upper reaches of the Estero River which are most likely too shallow or lack sufficient salinity parameters for the smalltooth sawfish; therefore, there is a low likelihood for the smalltooth sawfish to occur on the Site. If work is proposed in or within the vicinity of the Estero River, consultation with NOAA Fisheries may be required. Take of a federal threatened or endangered species is not lawful without authorization from the USFWS and/or NOAA. Authorization may be obtained through consultation with the USFWS under Section 7 or Section 10 of the ESA of 1973, as amended (4). Section 7 may be used if there is a federal nexus for the project (i.e. a permit from the Department of the Army, Corps of Engineers [ACOE]).

Amphibians and Reptiles

American Alligator (*Alligator mississippiensis*) (Federally Threatened under Similarity of Appearance, FWC; Threatened (SA), USFWS): The American alligator is classified as Federally Threatened under S(A) by the FWC and T(S/A) by the USFWS. The similarity of appearance designation reflects that, while the American alligator is fully recovered and is not itself threatened, its close resemblance to other crocodilian species, which are endangered or threatened, requires that the American alligator also be regulated. American alligators are found throughout the state of Florida in permanent bodies of fresh water, including marshes, swamps, lakes, and rivers. Based on the presence of the Estero River located on the Site, there is a high likelihood that the American alligator occurs on the Site.

Eastern Indigo Snake (*Drymarchon corais couperi*) (T, USFWS): Eastern indigo snakes are found in a variety of habitats throughout Florida, from mangrove swamps and wet prairies to sandhill and scrub habitats, and they often winter in the burrows of gopher tortoises (*Gopherus polyphemus*). They have relatively large home ranges and require a mosaic of habitats to complete their life cycle, often feeding along wetland edges. Based on the USFWS habitat model (47), the Site contains some primary and secondary potential suitable habitat for the eastern indigo snake. Currently, the USFWS uses a 0.65-mile radius from a documented occurrence to assess the probability of occurrence on a site in the South Ecological region. There are no known occurrence data within a 0.65-mile radius from the Site; however, BDA does not have access to the USFWS occurrence data for eastern indigo snakes. Eastern indigo snakes have a low to moderate likelihood of occurrence on the Site based on the overall Site being surrounded by development and major highways. Take of a federal threatened or endangered species is not lawful without authorization from the USFWS. Authorization may be obtained through consultation with the USFWS under Section 7 or Section 10 of the ESA of 1973, as amended (4). Section 7 may be used if there is a federal nexus for the project (i.e. a permit from the ACOE). Federal permitting may require implementation of the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (49) for project development (Attachment 2).

Gopher Tortoise (*Gopherus polyphemus*) (ST, FWC): BDA did not complete field investigations on the Site. Based on FWC habitat models (3, 5, 6), potential suitable habitat for gopher tortoises does occur throughout the undeveloped upland areas on the Site. A 100% survey of all areas of suitable gopher tortoise habitat should be conducted at least 90 days prior to the start of any Site development activities (including silt fence installation, clearing, or grading) in accordance with the FWC *Gopher Tortoise Permitting Guidelines* (Guidelines) (16), to determine the population size and distribution of gopher tortoises currently on the Site and, evaluate management options available for this species.

A relocation permit from the FWC will be required to relocate a gopher tortoise(s) to an off-site FWC Certified Gopher Tortoise Recipient Site if gopher tortoises are present. The gopher tortoises will need to

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Black Skimmer (*Rynchops niger*) (ST, FWC): The black skimmer is listed as a threatened species by FWC. The black skimmer is a seabird with defining physical characteristics that make it easily distinguishable from others. The key physical feature of the skimmer is its large red and black bill. The diet of the black skimmer primarily consists of fish. The skimmer has a unique style of feeding that involves "skimming" the surface of the water with their lower bill. The black skimmer inhabits coastal areas in Florida such as estuaries, beaches, and sandbars. Breeding occurs during the summer, generally between May and early September (18). Skimmers nest on the sand along beaches, sandbars, and islands developed by dredged-up material. Nesting occurs in colonies consisting of one to several hundred pairs of skimmers. The Site is located within the current range of the black skimmer as depicted by the FWC ISMP (10); however, the FWC Imperiled Beach-Nesting Bird (IBNB) Shoremapper online database (17) contains no records of black skimmer nests or breeding sites on or within the vicinity of the Site. It is unlikely that black skimmers forage or nest on the Site based on the absence of suitable habitat and the surrounding development.

If any active nesting or breeding is suspected or detected on or immediately adjacent to any of the Site, FWC may require the Recommended Survey Methodology be completed by an IBNB Permitted Monitor as outlined in the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18). If active nesting or breeding is confirmed, avoidance and minimization measures will need to be implemented consistent with the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18) and permitting coordination will need to be initiated with FWC to address any potential impacts that may occur to this species.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*) (Federally Endangered [FE], FWC; E, USFWS): The Everglade snail kite is classified as FE by the FWC and E by the USFWS. The eastern portion of the Site is located within the USFWS consultation area for the snail kite (48). The Site is not located within the historic breeding range of the snail kite as mapped by Rodgers (37). Snail kites nest in shrub-dominated wetlands associated with lakes, rivers, and extensive wetland systems in central and south Florida (37). Snail kites will occasionally nest in herbaceous wetlands when wetland shrubs are lacking as long as hydrologic conditions are suitable. Snail kites feed almost exclusively on apple snails (*Pomacea paludosa*) by aerially hunting and capturing snails found on emergent vegetation in relatively shallow open water systems. There are no records of Everglade snail kite nests within the vicinity of the Site, nor does the site contain large lakes with shorelines dominated by shrub swamps or freshwater marsh, the primary nesting habitat of Everglade snail kites. Everglade snail kites are unlikely to occur on the Site based on the absence of suitable habitat conditions.

Florida Burrowing Owl (*Athene cunicularia floridana*) (ST, FWC): Burrowing owls typically occur in open, well drained treeless areas where herbaceous groundcover is low and sparse. Burrowing owls historically occurred primarily in the dry prairies of central Florida, but land clearing and wetlands drainage have greatly expanded the range and habitats used by burrowing owls (52). Burrowing owls presently occur in a variety of open well-drained habitats including improved pastures, golf courses, school campuses, athletic fields, airports, cemeteries, and industrial/residential complexes (52). Burrowing owls construct burrows in well drained soils but will also adopt abandoned gopher tortoise burrows or will nest in polyvinyl chloride pipes, culverts, and under the eaves of buildings (52).

The Site is located within the current range of the burrowing owl as depicted by the FWC Imperiled Species Management Plan (ISMP) (10). Based on available databases (3, 6), there is no potential suitable habitat for burrowing owls on or near the Site. The closest Breeding Bird Atlas (BBA) block (25) is located approximately ten miles northwest of the Site. Based on the absence of suitable habitat indicated by the FWC databases and the distance to the closest BBA block, this species has a low likelihood of occurrence on the Site. If burrowing owls are detected on or immediately adjacent to the Site, avoidance and

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minimization measures will need to be implemented consistent with the FWC *Florida Burrowing Owl Species Conservation Measures and Permitting Guidelines* (11) and permitting coordination will need to be initiated to address any potential impacts that may occur to this species.

Florida Sandhill Crane (*Antigone canadensis pratensis*) (ST, FWC): The Florida sandhill crane is a resident, breeding, non-migratory subspecies of the sandhill crane (*Grus canadensis*). The greater sandhill crane (*Antigone canadensis tabida*) also occurs in Florida as a wintering migrant, arriving in Florida during October and November and beginning spring migration in late February (38). Florida sandhill cranes nest in shallow, emergent palustrine wetlands, particularly those dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*). They feed in a variety of open, upland habitats, mostly prairies, but also human-manipulated habitats such as sod farms, ranchlands, pastures, golf courses, airports, and suburban subdivisions (38, 52). Home ranges of individual pairs overlap with those of adjacent pairs, and average approximately 1,100 acres. Core nesting territories within home ranges vary from approximately 300 acres to 625 acres and are aggressively defended from other Florida sandhill cranes (52).

The Site is not located within the range for Florida sandhill cranes as depicted by Nesbitt (30). Based on available databases (5, 6), there is no potential suitable habitat for Florida sandhill cranes on or near the Site. The closest Breeding Bird Atlas (BBA) block (25) is located approximately 3.6 miles north of the Site. Based on this information, there is a low to moderate likelihood that Florida sandhill cranes occur on the Site. If Florida sandhill cranes are detected nesting on or immediately adjacent to the Site, avoidance and minimization measures will need to be implemented consistent with the FWC *Florida Sandhill Crane Species Conservation Measures and Permitting Guidelines* (12) and permitting coordination will need to be initiated to address any potential impacts that may occur to this species.

Florida Scrub-Jay (*Aphelocoma coerulescens*) (T, USFWS; FT, FWC): Florida scrub-jays live in family groups that consist of a breeding pair and their offspring. Scrub-jays inhabit sand pine and xeric oak scrub, and scrubby flatwoods, which occur in some of the highest and driest areas of Florida including ancient sandy ridges that run down the middle of the state, old sand dunes along the coasts, and sandy deposits along rivers in the interior of the state. Scrub-jays do best in areas that contain large quantities of oak shrubs with an optimal height at one to three meters (7).

The Site is located within the USFWS consultation area for Florida scrub-jays. Available databases do not contain records of Florida scrub-jay territories within the Site or the vicinity of the Site (35, 36). Based on historical records, the nearest occurrence record for scrub-jays is from 2010 and is located approximately 20 miles northeast of the Site at Hickey Creek Mitigation Park (35). The vast majority (85%) of documented Florida scrub-jay dispersals is within two miles of the natal territory, but Florida scrub-jays may occasionally disperse up to five miles to establish territories of their own (7, 36). Recolonization of vacant patches of habitat rarely occurs beyond approximately 7.4 miles (35). Florida scrub-jay territories that are within 7.4 miles of one another are considered to be members of the same metapopulation (35, 36). This information suggests that the Site is not within dispersal distances of recorded Florida scrub-jay territories. Due to the historic nature and distance of the nearest record and the absence of suitable habitat on the Site, it is unlikely that the Florida scrub-jay occurs on the Site.

Least Tern (*Sterna antillarum*) (ST, FWC): The least tern is listed as a threatened species by FWC. The least tern is a migratory bird that is a breeding summer resident in Florida (24). Least terns typically occur in coastal areas, including beaches, lagoons, bays, and estuaries, but they increasingly are nesting in inland areas near large bodies of water. Historically, least terns nested along the coast on broad, sparsely vegetated, sandy beaches. Typical nesting habitat has been characterized as open bare sand or gravel with vegetation covering <20% of the site (24). However, the loss of natural nesting habitats has resulted in least terns nesting in a variety of artificial habitats, including gravel rooftops, dredge spoil islands or other dredged material deposits, construction sites, causeways, and mine lands. The Site is located within the

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of resident southeastern American kestrels should be conducted between April and August, and surveys for nesting American kestrels ideally would be conducted in April or May (37, 52). Southeastern American kestrels are secondary cavity nesters, typically using cavities excavated by other species in trees or snags. They will occasionally nest in human structures such as utility poles (41). American kestrels feed in open areas, such as croplands, pasture, and open pine flatwoods that are adjacent to nest sites. Home ranges around nest sites range in size from 125 to 800 acres (37, 52).

According to the FWC ISMP (10), the Site is not located within the population eclipses for southeastern American kestrels; however, the Site is located within a secondary management unit for the southeastern American kestrel. The FWC habitat model (3) indicates that none of the Site was mapped as potentially suitable for American kestrels. The closest Breeding Bird Atlas (BBA) block (25) is located approximately 12.3 miles north of the Site. Based on this information, there is a low to moderate likelihood that southeastern American kestrels utilize the Site. If any active nest cavity locations are detected on or immediately adjacent to the Site, avoidance and minimization measures will need to be implemented consistent with the FWC *Southeastern American Kestrel Species Conservation Measures and Permitting Guidelines* (20) and permitting coordination will need to be initiated to address any potential impacts that may occur to this species.

Wading Bird Rookeries (1999): There are four state-threatened wading birds; the little blue heron (*Egretta caerulea*), reddish egret (*Egretta rufescens*), roseate spoonbill (*Platula ajaja*), and tricolored heron (*Egretta tricolor*). All four occur throughout the state, although the reddish egret occurs almost exclusively in coastal areas. Wading birds typically nest in multi-species colonies, although reddish egrets and tricolored herons may nest in small, single species groups or build solitary nests. The FWC wading bird rookery database (21) from the 1999 statewide survey contains no records of rookeries used by species of wading birds on the Site. There are three known wading bird rookeries within 9.3 miles of the Site that were active in 1999. The closest known active wading bird rookery (No. 619301) is located approximately 3.43 miles southwest of the Site and was last known active in 1999 (21) (Attachment 4). Wetlands within 9.3 miles of wading bird colonies that provide foraging or sheltering are considered important to wading bird nesting success (3). Based on the proximity of at least one known active rookery within normal foraging distances of the Site, there is a potential for the onsite wetlands and surface waters to contribute to the nesting success of listed species of wading birds.

Wood Stork (*Mycteria americana*) (T, USFWS; FT, FWC): There are no records of a wood stork colony on the Site based on the most recent USFWS wood stork data. The USFWS uses a regulatory tool known as the Core Foraging Area (CFA) to determine the potential effects of project activities on wood stork colonies that have been active within ten years of initiation of consultation. The CFA in Lee County, Florida, has been determined as a circle, 18.6 miles in radius, around a nesting colony (50). The area included within the circle represents an area used extensively by adult and juvenile wood storks for foraging during the nesting season. The Site is located within the 18.6-mile CFA of three known wood stork colonies that has been active in the last ten years. The closest wood stork colony, Corkscrew Colony, is located approximately 12.3 miles southeast of the Site and was last known active in 2019 (Attachment 4). Wood storks typically return to the same rookery sites each year to nest (32). Wood storks will travel up to 18.6 miles from rookeries to forage in wetlands and return food to incubating adults and nestlings during the nesting season (3). Wetlands within this distance are considered critical to nesting success and are considered by the USFWS to comprise core foraging areas for known wood stork colonies.

The USFWS describes suitable wood stork foraging habitat (SFH) as "...any area containing open (<25% aquatic vegetation), calm water, and having a permanent or seasonal water depth between 2 and 15 inches (5 to 38 cm) deep. SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to, freshwater marshes and stock ponds, shallow, seasonally flooded roadside or agricultural ditches, narrow tidal creeks or shallow

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current range of the least tern as depicted by the FWC ISMP (10). Based on the FWC IBNB Shoremapper online database (17), the closest least tern breeding site is located approximately 4.2 miles northeast of the Site and was last known active in 2024. Based on the absence of open bare sand or gravel that would be considered suitable habitat for the least tern on the Site, there is a low to moderate likelihood that least terns forage and/or nest on the Site.

If any active nesting or breeding is suspected or detected on or immediately adjacent to the Site, FWC may require the Recommended Survey Methodology be completed by an IBNB Permitted Monitor as outlined in the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18). If active nesting or breeding is confirmed, avoidance and minimization measures will need to be implemented consistent with the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18) and permitting coordination will need to be initiated with FWC to address any potential impacts that may occur to this species.

Piping plover (*Charadrius melodus*) (FT, FWC; T, USFWS): The western portion of the Site is located within the USFWS consultation area for the piping plover (45). The USFWS has critical habitat designated for piping plover; however, the Site is not located within the designated critical habitat for the piping plover. Available databases contain no records of piping plover occurrences within the vicinity of the Site. The piping plover is a small shorebird that has a white belly, pale grayish upperparts, bright yellow-orange legs, and a small bi-colored bill. Piping plovers inhabit sandy beaches, sand flats, and mudflats along coastal areas (23). The species can be found along Gulf Coast States and Mexico, along the Atlantic Coast from Florida to Newfoundland, and west to northern Michigan and Wisconsin. Piping plovers do not breed in Florida but spend a large portion of their year "wintering" here. The nesting range extends from southern Canada to Nebraska (23). Based on the absence of suitable foraging habitat for the piping plover on the Site, it is unlikely that the piping plover occurs on the Site.

Snowy Plover (*Charadrius nivosus*) (ST, FWC): The snowy plover is listed as a threatened species by FWC. Snowy plovers are solitary rather than colonial-nesters, with territories spaced closer together in higher quality habitat (18). Snowy plovers breed on open or sparsely vegetated barrier islands and coastal beaches. Snowy plovers nest in scrapes: shallow, inconspicuous depressions in sand, shell, gravel, cobble, dredge spoil, or some combination of these materials (11). The Site is within the current range of the snowy plover as depicted by the FWC ISMP (10). Based on the FWC IBNB Shoremapper online database (17), the closest snowy plover breeding site is located approximately 5.3 miles west of the Site and was last known active in 2024. Based on the absence of sand, shell, gravel, or cobble that would be considered suitable habitat for the snowy plover on the Site, there is a low likelihood that snowy plovers forage and/or nest on the Site.

If any active nesting or breeding is suspected or detected on or immediately adjacent to the Site, FWC may require the Recommended Survey Methodology be completed by an IBNB Permitted Monitor as outlined in the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18). If active nesting or breeding is confirmed, avoidance and minimization measures will need to be implemented consistent with the FWC *Imperiled Beach-Nesting Bird Conservation Measures and Permitting Guidelines* (18) and permitting coordination will need to be initiated with FWC to address any potential impacts that may occur to this species.

Southeastern American Kestrel (*Falco sparverius paulus*) (ST, FWC): Two subspecies of American kestrels (*Falco sparverius*) occur in Florida, the eastern American kestrel (*Falco sparverius sparverius*) and the southeastern American kestrel. The eastern American kestrel winters in Florida, arriving in September and leaving during March/April (37, 52). The southeastern American kestrel is a permanent resident in Florida. Southeastern American kestrels and eastern American kestrels co-occur in Florida during the winter and are virtually indistinguishable in the field. Surveys intended to determine the presence

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tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs" (32). The Site's forested wetlands are not considered suitable foraging habitat for wood storks due to canopy closure located within the majority of the on-site forested wetlands. The Estero River and the onsite reservoir are more likely to provide potential foraging habitat for the wood stork. There is a moderate to high likelihood that wood storks may forage on or within the vicinity of the Site.

Mammals

Big Cypress Fox Squirrel (*Sciurus niger avicennia*) (ST, FWC): The Big Cypress fox squirrel is a state threatened species (10). According to the FWC ISMP, the Site is located within the range for the Big Cypress fox squirrel (10). In natural habitats, Big Cypress fox squirrels prefer areas where cypress dome swamp habitat is interspersed among pine flatwoods forest habitat in a mosaic (10, 26, 51). Big Cypress fox squirrels rely on cypress domes for nest sites, as well as food, while foraging widely in pine flatwoods. Areas of pasture where large trees, cypress dome wetlands, and food sources occur may serve a similar function as the pine flatwoods. Large populations of Big Cypress fox squirrel are found in Big Cypress National Preserve, which is located approximately 30 miles southeast of the Site (26, 51). Based on the FLUCFCS map of the Site, the Site does not contain cypress dome habitat which is the prime nesting habitat for the Big Cypress fox squirrel. Therefore, there is a low to moderate likelihood for the Big Cypress fox squirrel to occur on the Site.

Florida Black Bear: The Florida black bear (*Ursus americanus floridanus*) is a wide-ranging omnivore that is not listed as T or E by the FWC or USFWS (10). However, the black bear is protected under the Florida Black Bear Conservation Rule (68A-4.009, F.A.C.). This rule provides that it is unlawful to injure or kill bears, and it states that the FWC will work with landowners and regulatory agencies to guide future land use to be in line with the FWC's Florida Black Bear Management Plan (10, 14). Florida black bears are dependent on forest vegetation but are not limited to specific forest types (3, 6, 10). Forested wetlands provide optimal habitat, but any forested areas of large size with diverse foods and dispersed cover can support bears.

According to the FWC ISMP, the Site is located in the South Management Unit for Florida Black Bear and is mapped as being located within a "Abundant" subspecies range (10, 14). FWC databases contains no records of Florida black bear telemetry or roadkill on the Site; however, there are two Florida black bear nuisance complaints within the southwest portion of the Site from 2014 and 2017. The Site is not mapped as containing potential habitat for Florida black bears (6) and is not within the primary or secondary range of populations of Florida black bears as mapped by the FWC (10, 14). This information indicates that there is a low to moderate likelihood that Florida black bears may occur on the Site.

Florida Bonneted Bat (*Eumops floridanus*) (E, USFWS; FE, FWC): The Florida bonneted bat (*Eumops floridanus*) is classified as FE by the FWC and E by the USFWS. Relatively little is known about the biology of the Florida bonneted bat, and long-term habitat requirements are poorly understood (42, 48). Habitat for the Florida bonneted bat consists of foraging areas and roosting sites, including artificial structures such as bat houses. Prime foraging areas for this species generally are open, freshwater and wetlands habitats, including ponds and streams, and bats will drink when flying over open water. Echolocation calls and observations of foraging bonneted bats have been recorded in a wide variety of habitats, including pine flatwoods, pine rocklands, cypress, hardwood hammocks, mangroves, wetlands, rivers, lakes, canals, and urban residential areas (42, 48). Florida bonneted bats in south Florida roost primarily in trees and manmade structures. Bonneted bats are thought to be closely associated with forested areas because of their tree-roosting habits (42, 48).

The Site is located within the USFWS consultation area for the Florida bonneted bat. The Site is not located within critical habitat for the Florida bonneted bat and the closest critical habitat is approximately 2.1 miles

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east of the Site, east of Interstate 75 (I-75) (42). Since the Site has potential suitable habitat for the Florida bonneted bat, there is a low to moderate likelihood that the Florida bonneted bat may occur on the Site. Since the Site is located within the consultation area for the Florida bonneted bat, formal consultation with the USFWS will likely be required. Take of a federal threatened or endangered species is not lawful without authorization from the USFWS. Authorization may be obtained through consultation with the USFWS under Section 7 or Section 10 of the ESA of 1973, as amended (4). Section 7 may be used if there is a federal nexus for the project (i.e. a permit from the ACOE).

Florida Panther (*Puma concolor coryi*) (FE, FWC; E, USFWS): The Florida panther is a wide-ranging predator that is listed as E by the USFWS (43). The Florida panther represents the only breeding population of puma in the eastern United States (43, 46). Florida panthers are carnivores, and their diet consists primarily of deer, raccoons (*Procyon lotor*), wild hogs (*Sus scrofa*), nine-banded armadillos (*Dasypus novemcinctus*), and rabbits. Large carnivores require large areas to roam. Florida panther home ranges average 75 and 150 square miles (194.25 and 388.5 square kilometers) for females and males, respectively. There is some overlap amongst home ranges, particularly for females, but males are typically intolerant of other males. Florida panthers inhabit large, forested communities and wetlands (43, 46). Although dispersing sub-adult and adult males occasionally are sighted in central Florida, the main reproducing population of Florida panthers occurs in south Florida, south of the Caloosahatchee River and Lake Okeechobee (46).

The Site is not located within the USFWS Consultation Area for the Florida Panther. In addition, the Site is not located within any USFWS Panther Focal Areas or Panther Habitat Zones. Based on the FWC database (15), the closest Florida panther data, including telemetry and mortality, are located approximately 1.5 miles to the east of the Site. Based on this information, there is a low potential for the Florida panther to occur on the Site.

Tricolored Bat (*Perimyotis subflavus*) (Proposed Endangered, USFWS): On September 14, 2022, the USFWS published a Proposed Rule in the Federal Register (50 CFR Part 17) for an Endangered Species Status under the ESA of 1973, as amended (4), for the tricolored bat for where the tricolored bat is known to or is believed to occur, including 39 states, including Florida. The USFWS determined designating critical habitat for this species was not prudent at this time.

The tricolored bat is a small insectivorous bat that is distinguished by its unique tricolored fur and often appears yellowish to nearly orange (40). During the winter, tricolored bats are often found in caves and abandoned mines, although in the southern United States, where caves are sparse, tricolored bats are often found roosting in road-associated culverts where they exhibit shorter torpor bouts and forage during warm nights. During the spring, summer, and fall, tricolored bats are found in forested habitats where they roost in trees, primarily among leaves of live or recently dead deciduous hardwood trees, but may also be found in Spanish moss, pine trees, and occasionally human structures. Tricolored bats face extinction due primarily to the range wide impacts of white-nose syndrome, a deadly disease affecting cave-dwelling bats across the continent (40).

If the tricolored bat is determined to be a federally endangered species, consultation with the USFWS may be required. Take of a federal threatened or endangered species is not lawful without authorization from the USFWS. Authorization may be obtained through consultation with the USFWS under Section 7 or Section 10 of the ESA of 1973, as amended (4). Section 7 may be used if there is a federal nexus for the project (i.e. a permit from the ACOE).

West Indian Manatee (*Trichechus manatus*) (T, USFWS): The West Indian manatee is listed as T by USFWS. The Site is located within the USFWS range for the West Indian manatee and the upper reaches of the Estero River that is located on the Site is located within the USFWS Proposed Critical Habitat for

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the West Indian manatee (41). The Florida manatee (*Trichechus manatus latirostris*) is a subspecies of the West Indian manatee that is found in the shallow coastal waters, rivers, and springs of Florida and adjoining states (41). Florida manatees are sub-tropical animals at the northern limit of their range, and they are dependent on warm water during times of cold weather. The manatee is found in the shallow coastal waters, rivers, and springs of Florida and adjoining states (33). Manatees range widely in summer, but they congregate near warm water sources such as springs during the winter. Manatees can move freely between salinity extremes, and they are found in both clear and muddy water. Water depths of at least three to seven feet are preferred, and flats and shallows are avoided unless adjacent to deeper water (33). Manatees forage on a wide variety of aquatic plants including seagrasses, bank grasses, overhanging mangroves, and submerged, floated, or rooted species (33).

If work is proposed in or within the vicinity of the Estero River, consultation with USFWS may be required. Take of a federal threatened or endangered species is not lawful without authorization from the USFWS. Authorization may be obtained through consultation with the USFWS and/or NOAA under Section 7 or Section 10 of the ESA of 1973, as amended (4). Section 7 may be used if there is a federal nexus for the project (i.e. a permit from the Department of the Army, Corps of Engineers [ACOE]).

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ATTACHMENT 1

LISTED SPECIES WITH POTENTIAL FOR OCCURRENCE WITHIN THE VILLAGE OF ESTERO PLANNING STUDY PROJECT, LEE COUNTY, FLORIDA

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Attachment 1 Listed Species with Potential for Occurrence on The Village of Estero Planning Study Project, Lee County, Florida.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	
PLANTS				
<i>Deeringothamnus pulchellus</i> beautiful pawpaw	Pine flatwoods.	Low	E	
<i>Harrisia aboriginum</i> prickly applecactus	Coastal strand vegetation, tropical coastal hammocks.	Not Applicable	E	
Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
FISH				
<i>Acipenser oxyrinchus desotoi</i> gulf sturgeon	Rivers, estuaries, marine waters.	Unlikely	T	FT
<i>Pristis pectinata</i> smalltooth sawfish	Coastal areas such as estuaries, river mouths, bays, creeks, canals, open water habitats.	Low	E	FE
REPTILES				
<i>Alligator mississippiensis</i> American alligator	Freshwater marsh, cypress swamp, mixed hardwood swamp, shrub swamp, bottomland hardwoods, lakes, ponds, rivers, streams.	High	T(S/A)	FT(S/A)
<i>Caretta caretta</i> loggerhead sea turtle	Marine coastal and oceanic waters, beaches.	Not Applicable	T	FT

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Attachment 1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
<i>Chelonia mydas</i> green sea turtle	Estuarine and marine coastal and oceanic waters, beaches.	Not Applicable	T	FT
<i>Crocodylus acutus</i> American crocodile	Salt marsh, mangrove swamp, bays and lagoons.	Unlikely	T	FT
<i>Dermochelys coriacea</i> leatherback sea turtle	Oceanic waters, beaches.	Not Applicable	E	FE
<i>Drymarchon couperi</i> eastern indigo snake	Xeric oak scrub, sand pine scrub, sandhill, pine flatwoods, pine rocklands, torpical hardwood hammock, hydric hammock, wet prairie, mangrove swamp.	Low to Moderate	T	FT
<i>Eretmochelys imbricata</i> hawksbill sea turtle	Marine coastal and oceanic waters, beaches.	Not Applicable	E	FE
<i>Gopherus polyphemus</i> gopher tortoise	Sandhill, sand pine scrub, xeric oak scrub, coastal strand, xeric hammock, dry prairie, pine flatwoods, mixed hardwood-pine forests, ruderal.	High	—	ST
<i>Lepidochelys kempii</i> Kemp's ridley sea turtle	Marine coastal waters.	Not Applicable	E	FE
<i>Pituophis melanoleucus mugitus</i> Florida pine snake	Xeric oak scrub, sand pine scrub, sandhill, scrubby pine flatwoods, old fields on former sandhill and scrub sites.	Unlikely	—	ST
BIRDS				
<i>Antigone canadensis pratensis</i> Florida sandhill crane	Dry prairie, freshwater marsh, pasture.	Low to Moderate	—	ST

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Attachment 1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
<i>Aphelocoma coerulescens</i> Florida scrub-jay	Xeric oak scrub.	Unlikely	T	FT
<i>Athene cunicularia floridana</i> Florida burrowing owl	Sandhill, dry prairie, pastures, ruderal.	Low	—	ST
<i>Calidris canutus rufa</i> red knot	Coastal sandy beaches, saltmarshes, lagoons, mudflats of estuaries and bays, and mangrove swamps.	Unlikely	T	FT
<i>Charadrius melodus</i> piping plover	Beaches, tidal mud flats.	Unlikely	T	FT
<i>Charadrius nivosus</i> snowy plover	Sandy beaches along coastal areas.	Low	—	ST
<i>Dryobates (=Picoides) borealis</i> red-cockaded woodpecker	Sandhill, pine flatwoods.	Unlikely	T	FT
<i>Egretta caerulea</i> little blue heron	Freshwater marsh, various types of forested wetlands, lakes, steams, salt marsh, mangrove swamp, tidal mud flats.	High	—	ST
<i>Egretta rufescens</i> reddish egret	Salt marsh, mangrove swamp, tidal mud flats, shallow bays, lagoons.	Moderate to High	—	ST
<i>Egretta tricolor</i> tricolored heron	Salt marsh, mangrove swamp, tidal mud flats, tidal creeks, tidal ditches, freshwater marsh, various types of forested wetlands, lakes, ponds.	High	—	ST
<i>Falco sparverius paulus</i> southeastern American kestrel	Sandhill, pine flatwoods, dry prairie, pasture, old field.	Low to Moderate	—	ST

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Attachment 1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
<i>Haematopus palliatus</i> American oystercatcher	Beaches, sandbars, tidal mud flats, shellfish beds.	Unlikely	—	ST
<i>Laterallus jamaicensis jamaicensis</i> eastern black rail	Dense overhead vegetation cover with shallow inundation in salt, brackish, and freshwater wetlands.	Low	T	FT
<i>Mycteria americana</i> wood stork	Freshwater marsh, various types of forested wetlands, ponds, salt marsh, mangrove swamp, tidal mud flats, lagoons, flooded pastures.	Moderate to High	T	FT
<i>Platalea ajaja</i> roseate spoonbill	Salt marsh, mangrove swamp, estuarine bays and lagoons, tidal flats and pools.	Moderate to High	—	ST
<i>Polyborus plancus audubonii</i> Audubon's crested caracara	Dry prairie, cabbage palm-live oak hammock, freshwater marsh, pasture.	Unlikely	T	FT
<i>Rostrhamus sociabilis plumbeus</i> Everglade snail kite	Freshwater marsh, lakes.	Unlikely	E	FE
<i>Rynchops niger</i> black skimmer	Beaches, tidal mud flats, sandbars, tidal creeks, estuarine bays and lagoons.	Unlikely	—	ST
<i>Sterna antillarum</i> least tern	Beaches, tidal mud flats, estuarine and marine waters, lakes.	Low to Moderate	—	ST
MAMMALS				
<i>Blarina shermani</i> Sherman's short-tailed shrew	Dense, herbaceous habitats and moist forests, including mixed wetland forests, mixed hardwood-pine forests, ditches, disturbed/transitional habitat.	Low	—	ST

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Attachment 1 Continued.

Species	Habitat of Occurrence	Likelihood of Occurrence	Designated Status ¹	
			USFWS ²	FWC ^{3,4}
<i>Eumops floridanus</i> Florida bonneted bat	Pine flatwoods, cabbage palm-live oak hammock, tropical hardwood hammock, cypress swamp, urban.	Low to Moderate	E	FE
<i>Oryzomys palustris sanibeli</i> Sanibel Island rice rat	Coastal marshes, hydric hammocks, swamps, freshwater marshes, meadows.	Unlikely	—	ST
<i>Puma concolor coryi</i> Florida panther	Cypress swamp, pine flatwoods, upland hardwood hammock, cabbage palm-live oak hammock, mixed hardwood swamp, freshwater marsh.	Low	E	FE
<i>Sciurus niger avicennia</i> Big Cypress fox squirrel	Cypress, slash pine savanna, mangrove swamps, tropical hardwood forests, live oak woods, coastal broadleaf evergreen hammocks, suburban habitats.	Low to Moderate	—	ST
<i>Trichechus manatus latirostris</i> Florida manatee	Estuarine bays and lagoons, seagrass beds, rivers, spring runs.	Low	T	FT

¹ Federal Designations: E = Endangered; T = Threatened; T(S/A) = Threatened Due to Similarity of Appearance; State Designations: ST = State-designated Threatened; FE = Federally-designated Endangered; FT = Federally-designated Threatened; FT(S/A) = Federally-designated Threatened Due to Similarity of Appearance.

² U.S. Fish and Wildlife Service.

³ Florida Fish and Wildlife Conservation Commission.

⁴ Species are listed as "Federally-designated endangered or threatened species" on the Florida Endangered and Threatened Species list; however, regulatory authorizations for take are only provided by the federal agency administering the species under the Endangered Species Act of 1973, as amended.

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Updated August 7, 2025

ATTACHMENT 2

U.S. FISH AND WILDLIFE SERVICE STANDARD PROTECTION
MEASURES FOR THE EASTERN INDIGO SNAKE

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Project field office until such time that Project construction has been completed and time charges have stopped.

- Prior to the onset of construction activities, the project proponent or designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational pamphlet including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office. Photos of eastern indigo snakes may be accessed on USFWS, Florida Fish and Wildlife Conservation Commission and/or Georgia Department of Natural Resources websites.
- Each day, prior to the commencement of maintenance or construction activities, the Contractor shall perform a thorough inspection for the species of all worksite equipment.
- If an eastern indigo snake (alive, dead or skin shed) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Office. The contact information for the USFWS is provided below and on the referenced posters and pamphlets.
- During initial site clearing activities, an onsite observer is recommended to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
- Periodically during construction activities, the project area should be visited to observe the condition of the posters and Plan materials and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.
- For erosion control use biodegradable, 100% natural fiber, net-free rolled erosion control blankets to avoid wildlife entanglement.

POST CONSTRUCTION ACTIVITIES:

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion (See USFWS Field Office Contact Information).

USFWS FIELD OFFICE CONTACT INFORMATION

Georgia Field Office: Phone: (706) 613-9493, email: gaes_assistance@fws.gov
Florida Field Office: Phone: (352) 448-9151, email: fw4filesregs@fws.gov

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STANDARD PROTECTION MEASURES FOR THE
EASTERN INDIGO SNAKE

U.S. Fish and Wildlife Service

May 2024

The Standard Protection Measures for the Eastern Indigo Snake (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by project proponents and their construction personnel help minimize adverse impacts to eastern indigo snakes. However, implementation of this Plan does not replace any state of federal consultation or regulatory requirements. At least 30 days prior to any land disturbance activities, the project proponent shall notify the appropriate USFWS Field Office (see Field Office contact information) via e-mail that the Plan will be implemented as described below.

As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the approved poster and pamphlet ([USFWS Eastern Indigo Snake Conservation webpage](#))), no further written confirmation or approval from the USFWS is needed regarding use of this Plan as a component of the project.

If the project proponent decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. The project proponent shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

STANDARD PROTECTION MEASURES

BEFORE AND DURING CONSTRUCTION ACTIVITIES:

- All Project personnel shall be notified about the potential presence and appearance of the federally protected eastern indigo snake (*Drymarchon couperi*).
- All personnel shall be advised that there are civil and criminal penalties for harassing, harming, pursuing, hunting, shooting, wounding, killing, capturing, or collecting the species, in knowing violation of the Endangered Species Act of 1973.
- The project proponent or designated agent will post educational posters in the construction office and throughout the construction site. The posters must be clearly visible to all construction staff and shall be posted in a conspicuous location in the

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POSTER & PAMPHLET INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (final posters for Plan compliance are available on our website in English and Spanish and should be printed on 11 x 17in or larger paper and laminated ([USFWS Eastern Indigo Snake Conservation webpage](#)). Pamphlets are also available on our webpage and should be printed on 8.5 x 11in paper and folded, and available and distributed to staff working on the site.

POSTER CONTENT (ENGLISH):

ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Stop land disturbing activities and allow the snake time to move away from the site without interference. Do NOT attempt to touch or handle the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor/agent, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.
- If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases)

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5 | BACKGROUND MATERIALS B ENVIRONMENTAL CONDITIONS

in the throat area. They are not typically aggressive.

SIMILAR SPECIES: The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, and thinner bodies.

LIFE HISTORY: Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTED STATUS: The eastern indigo snake is protected by the USFWS, Florida Fish and Wildlife Conservation Commission, and Georgia Department of Natural Resources. Any attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage eastern indigo snakes is prohibited by the U.S. Endangered Species Act. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses. Only authorized individuals with a permit (or an Incidental Take Statement associated with a USFWS Biological Opinion) may handle an eastern indigo snake.

Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Florida Office: (352) 448-9151
Georgia Office: (706) 613-9493

POSTER CONTENT (SPANISH):

ATENCIÓN

¡Especie amenazada, la culebra Índigo del Este, puede ocupar el área!

Matar, herir o hostigar culebras Índigo del Este es estrictamente prohibido bajo la Ley Federal.

SI VES UNA CULEBRA ÍNDIGO DEL ESTE O UNA CULEBRA NEGRA VIVA EN EL ÁREA:

- Pare excavación y permite el movimiento de la culebra fuera del área sin interferir. NO atentes tocar o recoger la culebra.
- Fotografíe la culebra si es posible para identificación y documentación.
- Notifique supervisor/agente, y la Oficina de Campo de Servicios Ecológicos del Servicio Federal de Pesca y Vida Silvestre (USFWS) apropiada con información acerca del sitio y condición de la culebra.

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- Si la culebra está cerca de un área de construcción que le pueda causar daño, las actividades deben parar hasta un representante del USFWS regrese la llamada (dentro de un día) con más orientación.

SI VES UNA CULEBRA ÍNDIGO DEL ESTE MUERTA EN EL ÁREA:

- Pare excavación. Notifique supervisor/aplicante, y la Oficina de Campo de Servicios Ecológicos apropiada con información acerca del sitio y condición de la culebra.
- Fotografíe la culebra si es posible para identificación y documentación.
- Emerge completamente la culebra en agua y congele la especie hasta que personal apropiado de la agencia de vida silvestre la recoja.

DESCRIPCIÓN. La culebra Índigo del Este es una de las serpientes sin veneno más grande en Norte América, alcanzando hasta 8 pies de largo. Su nombre proviene del color azul-negro brillante de sus escamas, pero pueden tener un color anaranjado-rojizo (color crema en algunos casos) en su mandíbula inferior. No tienden a ser agresivas.

SERPIENTES PARECIDAS. La corredora negra, que es de color negro sólido, es la única otra serpiente que se asemeja a la Índigo del Este. La corredora negra se diferencia por una mandíbula inferior color blanca o crema y un cuerpo más delgado.

HÁBITATS Y ECOLOGÍA. La culebra Índigo del Este vive en una variedad de hábitats, incluyendo tierras secas, humedales, y áreas de agricultura. Ellas buscan refugio en agujeros o huecos de tierra, en especial madrigueras de tortugas de tierra. Las hembras ponen 4 hasta 12 huevos blancos entre abril y junio, y la cría emergen entre julio y octubre.

PROTECCIÓN LEGAL. La culebra Índigo del Este es clasificada como especie amenazada por el USFWS, la Comisión de Conservación de Pesca y Vida Silvestre de Florida y el Departamento de Recursos Naturales de Georgia. Intento de matar, hostigar, herir, lastimar, perseguir, cazar, disparar, capturar, coleccionar o conducta parecida hacia las culebras Índigo del Este es prohibido por la Ley Federal de Especies en Peligro de Extinción. Penalizaciones incluyen un máximo de \$25,000 por violaciones civiles y \$50,000 y/o encarcelamiento por actos criminales. Solos individuales autorizados con un permiso o Determinación de toma incidental (Incidental Take Statement) asociado con una Opinión Biológica del USFWS pueden recoger una Índigo del Este.

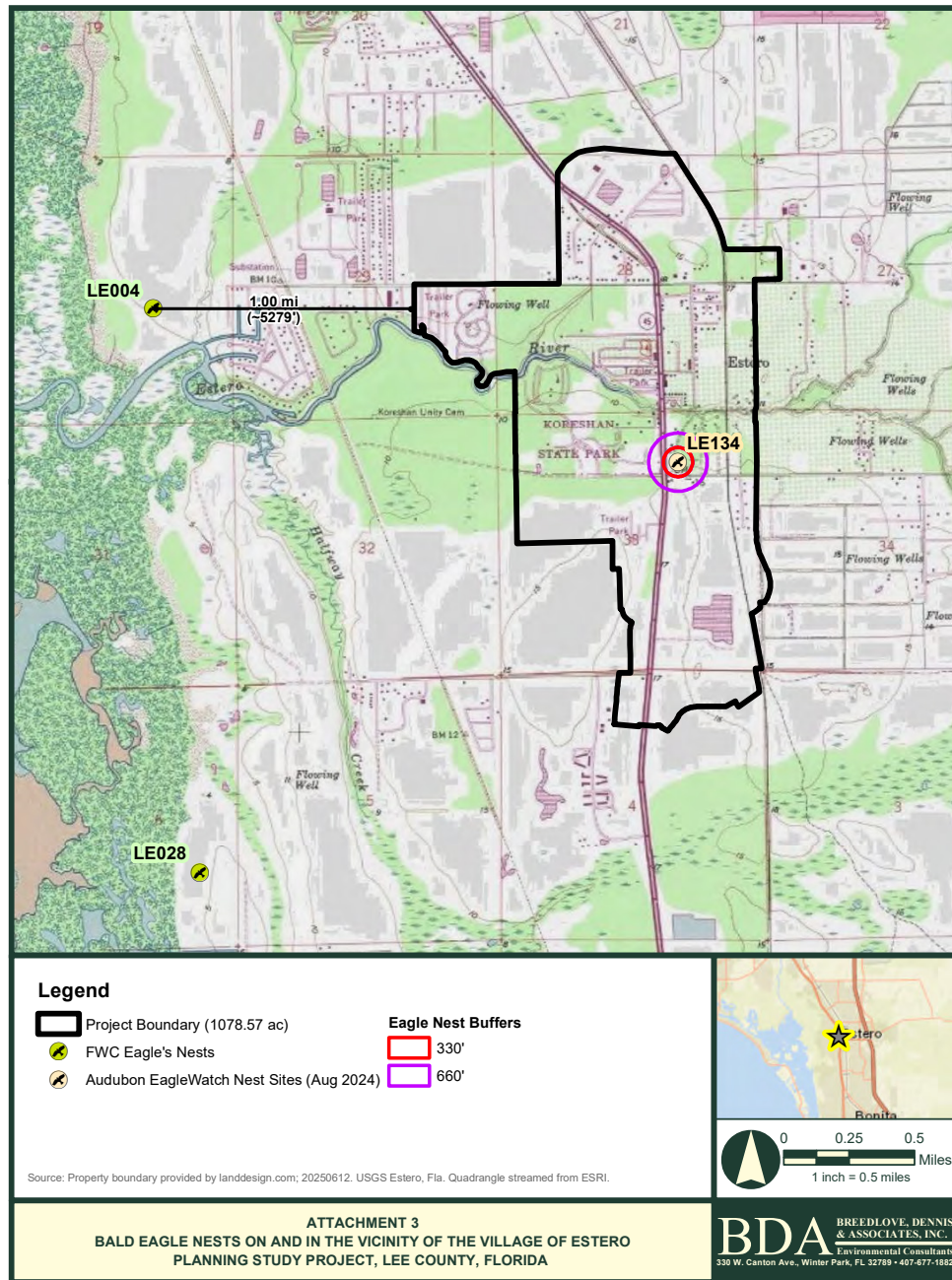
Por favor de contactar tu Oficina de Campo de Servicios Ecológicos más cercana si encuentras una culebra Índigo del Este viva o muerta:

Oficina de Florida: (352) 448-9151
Oficina de Georgia: (706) 613-9493

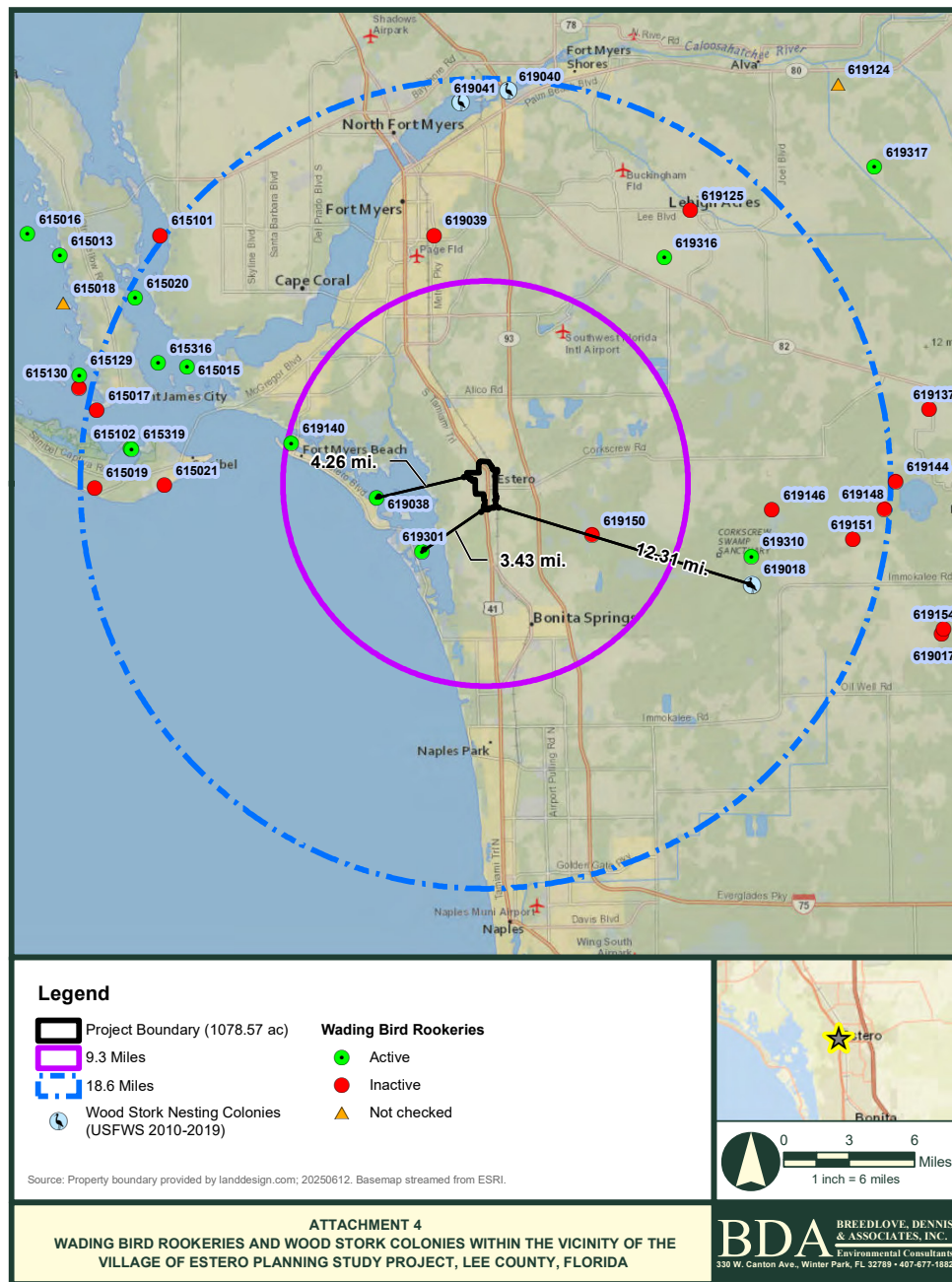
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5 | BACKGROUND MATERIALS B ENVIRONMENTAL CONDITIONS



5 | BACKGROUND MATERIALS B ENVIRONMENTAL CONDITIONS



5 | BACKGROUND MATERIALS B ENVIRONMENTAL CONDITIONS

APPENDIX B

DEPARTMENT OF HISTORIC RESOURCES PRELIMINARY SEARCH REQUEST RESULTS

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Florida Master Site File



AR=20
SS=41
CM=0
RG=2
BR=0
Total=63

Created: 7/23/2025

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL00094	RG	KORESHAN UNITY SETTLEMENT HISTORIC DIST	ESTERO	Historical District - 20 Contrib Resources	Eligible	NR Listed - May 04, 1976
LL01080	SS	ESTERO SCHOOL	8211 BROADWAY, ESTERO	1927 Mediterranean Revival	Eligible	
LL01081	SS	CORKSCREW RD	8801 Corkscrew Rd, Estero	c1910 Mission		
LL01082	SS	STORE	COUNTY RD, ESTERO			
LL01083	SS	WHITTEN GROVE AND STORE	COUNTY RD, ESTERO			
LL01084	SS	SOTO PLACE	1028 HIGHLANDS AVE, ESTERO			
LL01085	SS	FERNANDEZ	HIGHLANDS AVE, ESTERO			
LL01086	SS	HALL	HIGHLANDS AVE, ESTERO			
LL01087	SS	ALVAREZ HOME	HIGHLANDS AVE, ESTERO			
LL01088	SS	ALVAREZ PACKINGHOUSE	20721 Highlands Ave, Estero	c1916 Frame Vernacular		
LL01089	SS	COUNTY BARN	HIGHLANDS AVE, ESTERO			
LL01090	SS	JOHN HALL	20821 Highlands Ave, Estero	c1906 Frame Vernacular		
LL01091	SS	SCHOOL HOUSE	20861 Highlands Ave, Estero	c1904 Frame Vernacular		
LL01092	SS	MEADE/LOUGHMAN HOUSE	SANDY LANE, ESTERO			
LL01093	SS	SANDY LANE HOUSE	SANDY LANE, ESTERO			
LL01096	SS	SANDY LANE HOUSE	563 SANDY LANE, ESTERO			
LL01097	SS	BOOMER CARETAKER HOUSE	20690 S TAMIAMI TRAIL, ESTERO	c1917 Frame Vernacular	Not Eligible	
LL01098	SS	BOOMER HOUSE	20690 S TAMIAMI TRAIL, ESTERO	c1917 Prairie	Eligible	
LL01114	SS	LEWIS HOME	21101 S Tamiame TRAIL, Estero	-RESOURCE DESTROYED- c1930 Frame Vernacular		
LL01845	AR	FOUNDER'S HOUSE	UNSPECIFIED		Eligible	
LL01912	AR	ESTERO RIVERBANK	ESTERO		Not Eligible	
LL01914	SS	TREBELL GARAGE	20555 S TAMIAMI TRAIL, ESTERO	1929 Frame Vernacular	Not Eligible	
LL01915	SS	20575 S. TAMIAMI TRAIL	20575 S TAMIAMI TRAIL, ESTERO	c1939 Frame Vernacular	Not Eligible	
LL01916	SS	EDITH TREBELL HOUSE	20583 S TAMIAMI TRAIL, ESTERO	c1946 Masonry Vernacular	Not Eligible	
LL01917	SS	20950 S. TAMIAMI TRAIL	20950 S TAMIAMI TRAIL, ESTERO	c1937 Frame Vernacular	Not Eligible	
LL01921	SS	3440 BROADWAY	3440 BROADWAY, ESTERO	c1946 Masonry Vernacular	Not Eligible	
LL01988	AR	THE KORESHAN LAUNDRY	Estero			
LL02035	AR	KORESHAN WATERLINE FOR PLANETARY COURT	ESTERO			
LL02064	AR	Membership Cottage	Estero			
LL02065	AR	Small Machine Shop	Estero			
LL02351	SS	Rustic Tea Garden Outhouse	21101 S Tamiame TRAIL, Estero	c1910 Frame Vernacular		
LL02352	AR	Guiding Star Publishing House Foundation	Estero			
LL02353	AR	Limerock Retaining Wall	Estero			
LL02354	AR	Machine and Woodworking Bldg Foundation	Estero			
LL02355	AR	Boatworks #2 & Blacksmith & Plumbing	Estero			
LL02356	AR	Apiary	Estero			
LL02357	SS	Holly Park House	8761 Corkscrew RD, Estero	c1949 Ranch		
LL02358	SS	Lockwood House	8751 Corkscrew RD, Estero	c1950 Ranch		
LL02359	SS	20721 Highlands Avenue	20721 Highlands AVE, Estero	c1916 Frame Vernacular		
LL02360	SS	Campbell-Bigelow Farm	20920 Sandy LN, Estero	1917 Frame Vernacular		
LL02362	AR	Estero on the River Scatter	Estero			
LL02363	AR	Boatworks/Plumbing Shop/Apiary Scatter	Estero			
LL02364	AR	Publishing House Scatter	Estero			

5 | BACKGROUND MATERIALS B ENVIRONMENTAL CONDITIONS

Florida Master Site File Created: 7/23/2025

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL02365	AR	College of Life Scatter	Estero			
LL02389	SS	"Sunlit"/ Hayes House	8901 Corkscrew RD, Estero	1910 Masonry Vernacular		
LL02445	RG	CSX Railroad	Bonita Springs	Linear Resource	Insufficient Info	
LL02541	AR	Koreshan Bakery	Estero			
LL02577	SS	Koreshan Boat House	20950 S Tamiami TRAL, Estero	c1895 Unspecified		
LL02593	SS	Art Hall	3800 Corkscrew RD, Estero	1905 Stick		NR Contrib - LL00094
LL02594	SS	Damkohler Cottage	3800 Corkscrew RD, Estero	c1882 Frame Vernacular		NR Contrib - LL00094
LL02595	SS	Generator Building	3800 Corkscrew RD, Estero	1908- Unspecified		NR Contrib - LL00094
LL02596	SS	Large Machine Shop	3800 Corkscrew RD, Estero	c1904 Unspecified		NR Contrib - LL00094
LL02597	SS	New Store	3800 Corkscrew RD, Estero	c1920 Frame Vernacular		NR Contrib - LL00094
LL02598	SS	Planetary Court	3800 Corkscrew RD, Estero	c1903 Frame Vernacular		NR Contrib - LL00094
LL02599	SS	Bakery Building	3800 Corkscrew RD, Estero	c1903 Frame Vernacular		NR Contrib - LL00094
LL02600	SS	Vesta Newcomb Cottage	3800 Corkscrew RD, Estero	c1920 Frame Vernacular		NR Contrib - LL00094
LL02601	SS	Founder's House (Cyrus Teed House)	3800 Corkscrew RD, Estero	1896 Frame Vernacular		NR Contrib - LL00094
LL02602	SS	Membership Cottage	3800 Corkscrew RD, Estero	1903- Frame Vernacular		NR Contrib - LL00094
LL02603	SS	Small Machine Shop	3800 Corkscrew RD, Estero	1905 Unspecified		NR Contrib - LL00094
LL02815	AR	Zone 1 Refuse Site	Estero			
LL02858	AR	Blue Trail Site	Estero			
LL02866	AR	Koreshan Nursery Site	Estero			
LL03069	AR	Citrus Grove	Estero			



BACKGROUND
MATERIALS

C

Inventory of Existing Utilities

5 | BACKGROUND MATERIALS C INVENTORY OF EXISTING UTILITIES



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Water Supply 4
Sanitary Sewer Collection 4
Other Utilities 4
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EXISTING CONDITIONS REPORT | ECO-Historic Planning Study – Village of Estero
1

GENERAL SUMMARY

The purpose of this report is to identify the existing site characteristics and physical conditions of the Eco-Historic Planning Study site in order to develop a master plan for the Village of Estero.

The Eco-Historic Planning Study is located about 3 miles southwest of Florida Gulf Coast University, just west of Estero High School on Williams Road, and just north of Coconut Point mall. The study covers approximately 1,000 acres along the US-41 corridor-an area locally known as Old Estero in Lee County, Florida. US-41, also known as South Tamiami Trail, is the main path for vehicle traffic through the area in the center of the area. The study stretches from Estero Boulevard to just South of Williams Road. Currently, there are residential, commercial, and undeveloped properties, as well as the Seminole gulf railway, Koreshan State Park and the Estero River.

With roots back to 1882, Estero began as a citrus producing area. Along with Koreshan Unity settlers settling next to the Estero River, the area saw development. Though most of the major development has happened in the last 40 years. After over a century of growth and development the community came together, becoming the Village of Estero in 2014.

The zoning plans for an overlay for US-41 and Corkscrew Rd., residential, mixed use, commercial, planned unit development, urban commercial redevelopment, commercial planning development, mobile home, recreational vehicle, parks and community facilities, agriculture, environmentally critical, community commercial, and community special office.

This area is situated in the Estero Bay watershed, requiring coordination and permitting with South Florida Water Management District and Lee County to provide attenuation and treatment to discharge ultimately to Estero Bay.

This area is serviced by Lee County Utilities and Bonita Springs Utilities. Please see Utilities map we have compiled of the study boundaries from exact GIS information where available and approximated water mains and sewer networks where exact information is unavailable.

STORMWATER PERMITS

The Eco-Historic Planning Study is within the South Florida Water Management District. The application process includes a pre-application meeting as well as online submission of an Environmental Resource Permit and Water Use Permit.

The study area has many residential and commercial sites that have permits we have collected and compiled for reference. See list below with locations and comments.

- 41 & Estero Pkwy (Walmart - North of boundary)
121108-7 (2014)
- 41 from Corkscrew Rd to San Carlos Blvd (mid to North of boundary)
090323-13 (2010)

EXISTING CONDITIONS REPORT | ECO-Historic Planning Study – Village of Estero
2

- 41 (South boundary to Northern end of Koreshan State Park)
060613-6 (2006)
- 41
040127-13 (Scanned in very poorly 1998/2001/2004)
- Williams Rd & 41 (Estero Sportsark NE of intersection)
250508-52866 (2025)
- Via Coconut Point & Corkscrew
220613-34753 (2023 not constructed as of May 2025)
- Northwest of Williams Rd & 41 (large section mostly just of boundary but partially in boundary next to 41)
190219-5 (2019) great basin drainage map
- Campground for Koreshan State Park
240125-42130 (2024)
- Southeast of Estero & 41, North of Broadway
220815-35555 (2023) Good impact map & plans under permit & Staff Report Information
230828-40109 (2023) Same, more recent
- Small section south of Broadway, East of 41
250501-52658 (2025) Drainage Report
- Mobile Home Park South of Broadway, West of 41
200501-3350 (2020) not a lot of grading information
- Methodist Church East of 41, South of Broadway
160721-17 (2016) includes dry detention under compliance Engineering
- 41 & Corkscrew (NE)
230116-37195 (2023)
- 41 (portion)
101216-5 (2011)
- 41 (portion, very hard to read)
091021-7 (says 2009/2010, date illegible on plans)
- Sweetwater South of Corkscrew, North of Bonita Beach Rd, West of 41
020116-8 (1997/2003)
- Sandy Lane (From Coconut Road to Williams Road)
040618-27 (2004)
- Northeast of Broadway Ave & 41 (Broadway Shoppes)
060413-2 (2006)
- SW of Williams & 41 (Ocean Church)
991129-9 (2000)
- SE of Williams & 41 (Hertz)
131125-1 (2013)

EXISTING CONDITIONS REPORT | ECO-Historic Planning Study – Village of Estero
3

5 | BACKGROUND MATERIALS C INVENTORY OF EXISTING UTILITIES

WATER SUPPLY

The area of the study is served by Lee County utilities North of Williams Road and Bonita Springs Utilities South of Williams Road. The main points of connection for water mainlines are located along US-41, mostly on the West side of the street.

Lee County Utilities
(239) 533-8845

Bonita Springs Utilities
(239) 992-0711

SANITARY SEWER COLLECTION

The area of the study is served by Lee County utilities North of Williams Road and Bonita Springs Utilities South of Williams Road.

Lee County Utilities
(239) 533-8845

Bonita Springs Utilities
(239) 992-0711

OTHER UTILITIES

The area of the study is serviced by Lee County Solid Waste and FPL. A small section between Estero Parkway and Broadway West of 41 is Area 2 (Waste Management) and the remaining is area 3 (Waste Pro). Reuse is serviced through Lee County Utilities and Bonita Springs Utilities, north and south of Williams Road respectively.

Lee County Solid Waste
(239) 533-8000

Waste Management
(239) 334-1224

Waste Pro
(239) 337-0800

FPL
(888) 988-8249

EXISTING CONDITIONS REPORT | ECO-Historic Planning Study – Village of Estero

4

LandDesign
CREATING PLACES
THAT MATTER.

APPENDIX A

Exhibits

Carrie Read

cread@landdesign.com
407.270.7800
100 S Orange Ave Suite 200
Orlando, FL 32801

CHARLOTTE | WASHINGTON DC | DALLAS | ORLANDO | DENVER

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5 | BACKGROUND MATERIALS C INVENTORY OF EXISTING UTILITIES

