

UPDATE ON DEVELOPMENT IN ESTERO

The name Estero is Spanish for estuary –where the river meets the sea

CIP of SWFL Meeting

June 10, 2022

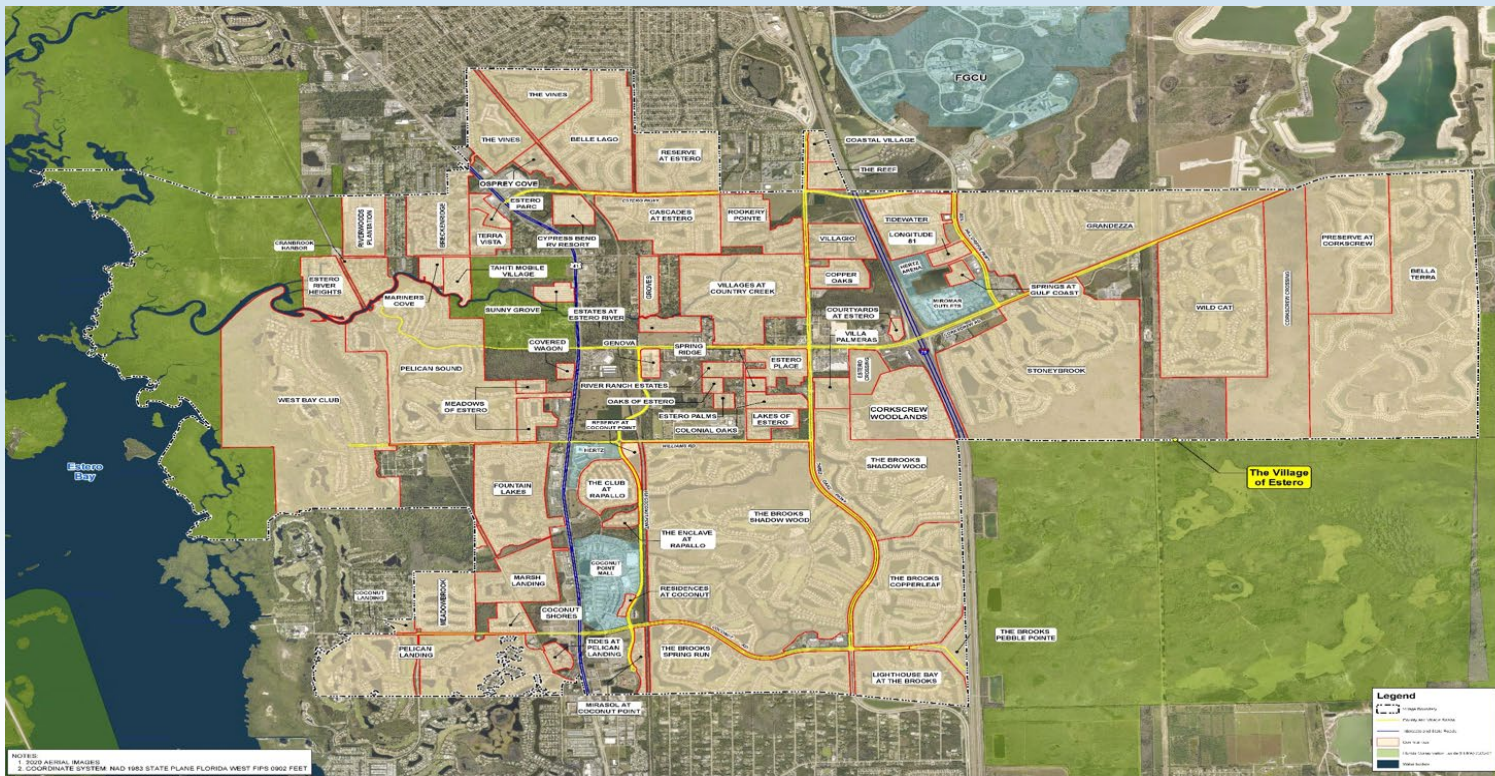




AGENDA

Recently Completed Projects
Under Construction
Remodeled
New Projects
Future Projects



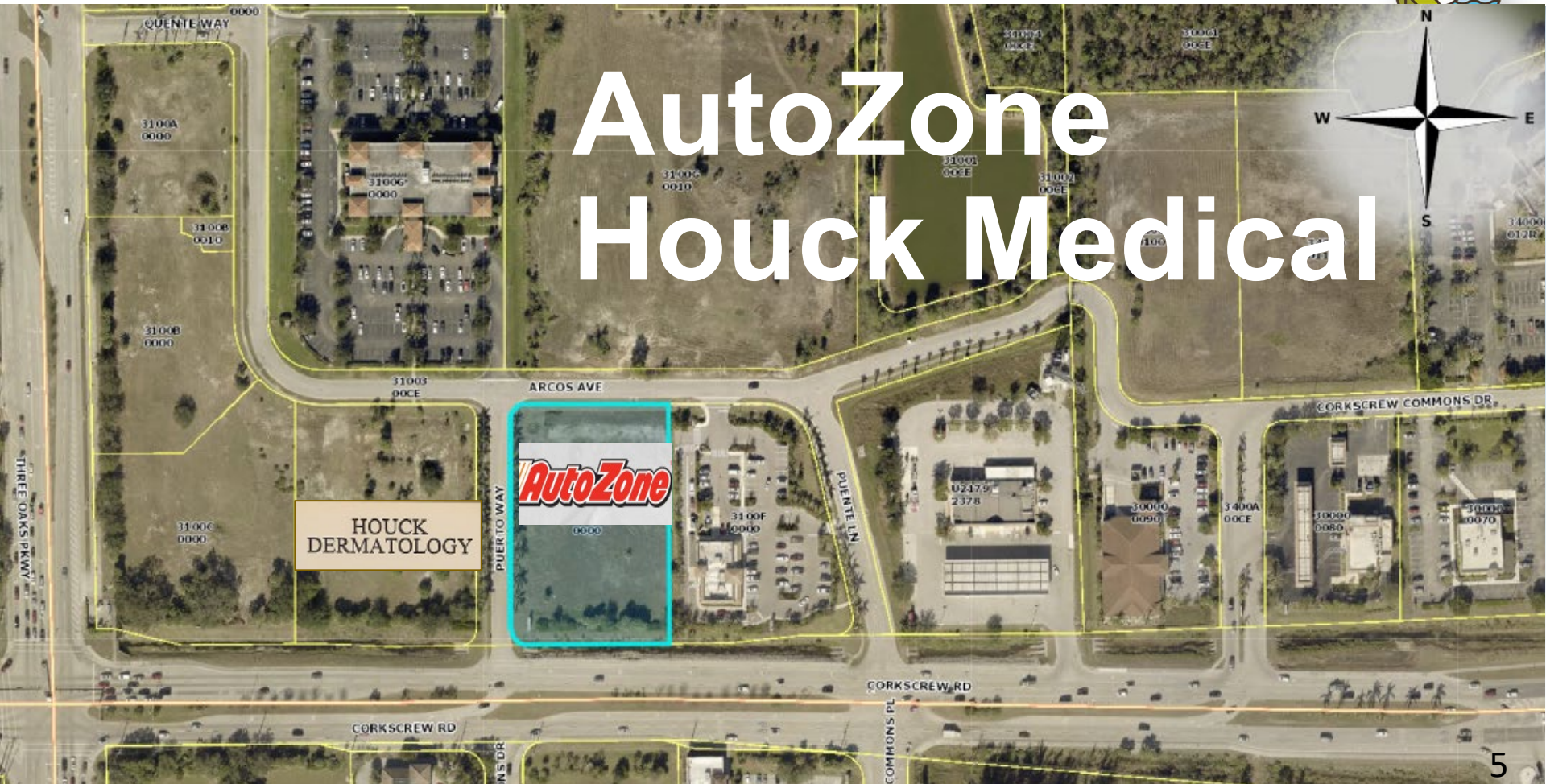




Recently Completed Projects



AutoZone Houck Medical





**7,400 S.F. Commercial Building
Arcos Avenue off Corkscrew Road**

Houck Medical



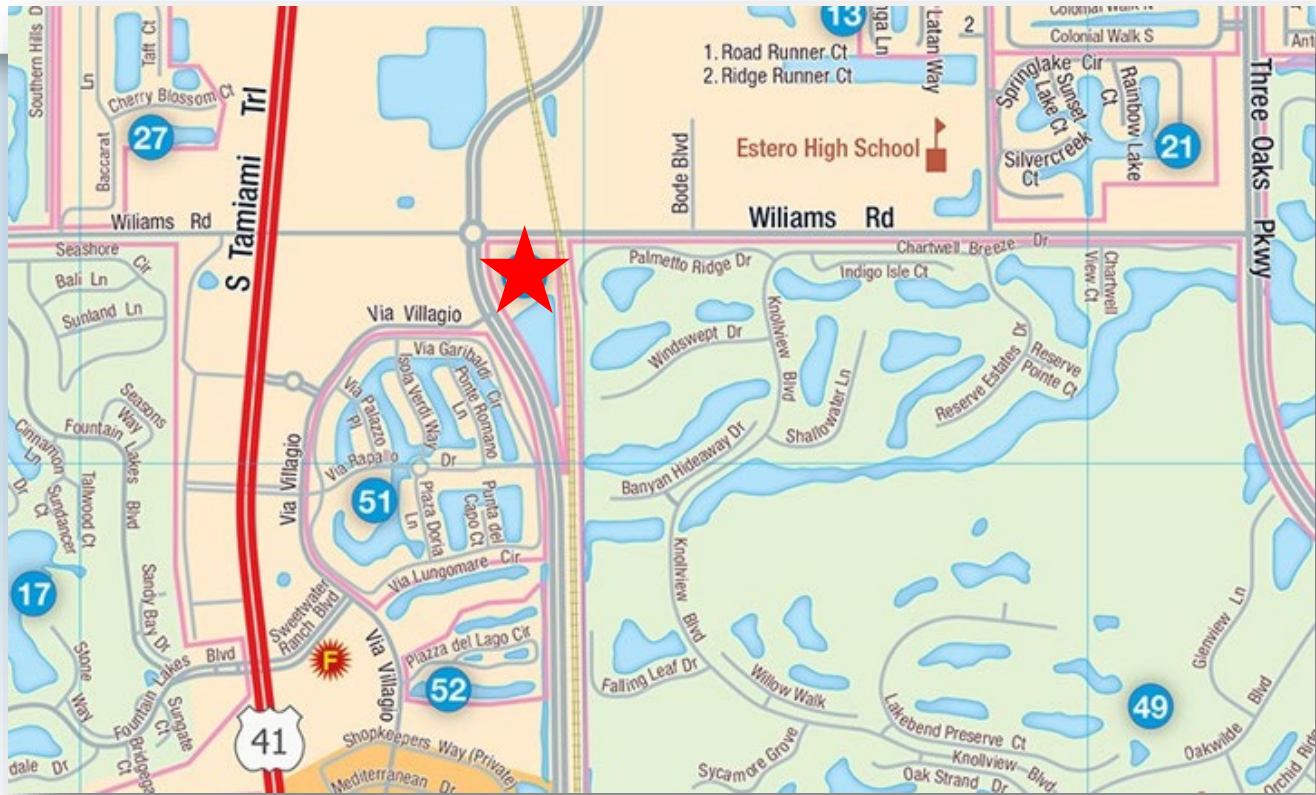
18,000 S.F. - 2 Story Medical Office



Tidewater subdivision now completed

Last 2 Building Permits issued

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The Reserve at Coconut Point Formerly known as “Edera”



180 Multi-Family Apartments



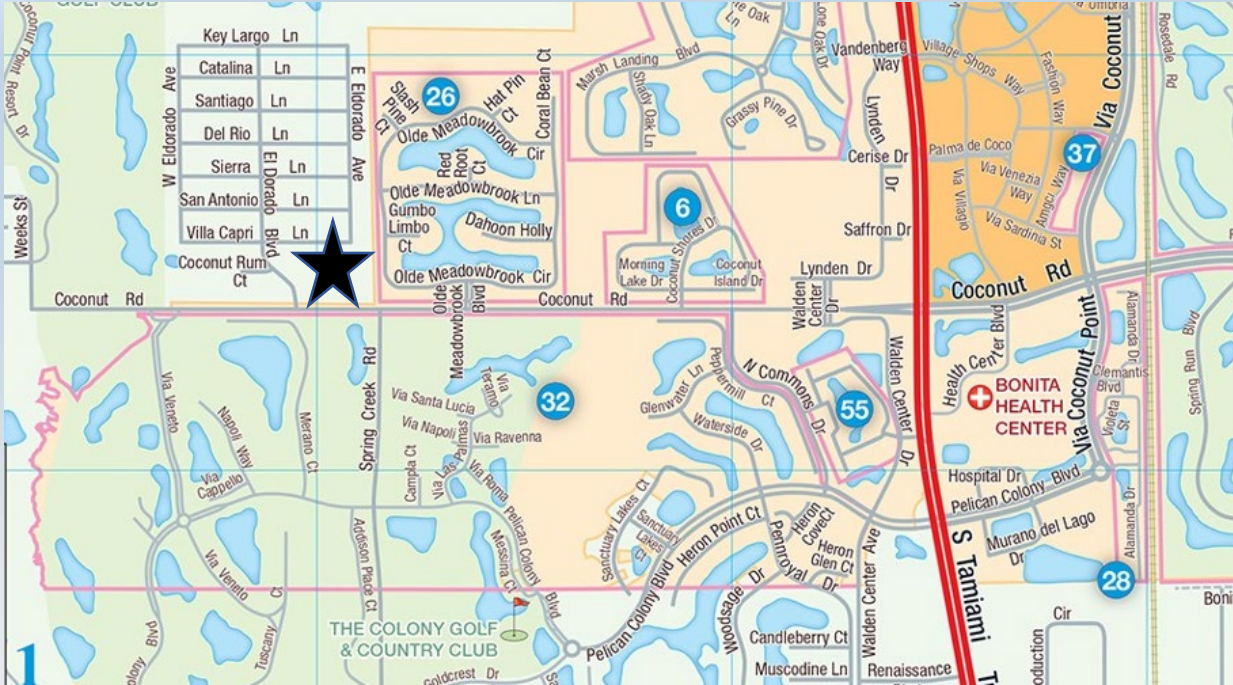


Projects Under Construction



Coconut Landing

**10-Acre Site
Property Annexed
into Estero from
Lee County**





Coconut Landing

25 Single Family Residences



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Estero Crossing

- **Stock Development**
- **43-Acres Mixed Use**
- **Commercial & Residential**
- **300 Apartment Units**





Estero Crossing

**Commercial now
under construction**





Oak & Stone Restaurant



- **Other commercial leases pending**
- **New traffic light now operational**
- **Residential portion - staff review**



**1-Acre Site
US 41 next to
Vines Community**

Clean Machine Carwash



Clean Machine Carwash





New Businesses & Remodels



R.A.D. Winery

Located at
Miromar Outlets





Paw-radise



Located at
21720 Tamiami Tr. (off pelican Sound Drive)



**Grooming, bakery, indoor dog park
& permitted to serve beer & wine**



Mr. Tequila



Located on
Corkscrew Road



Former Applebee's Restaurant remodeled

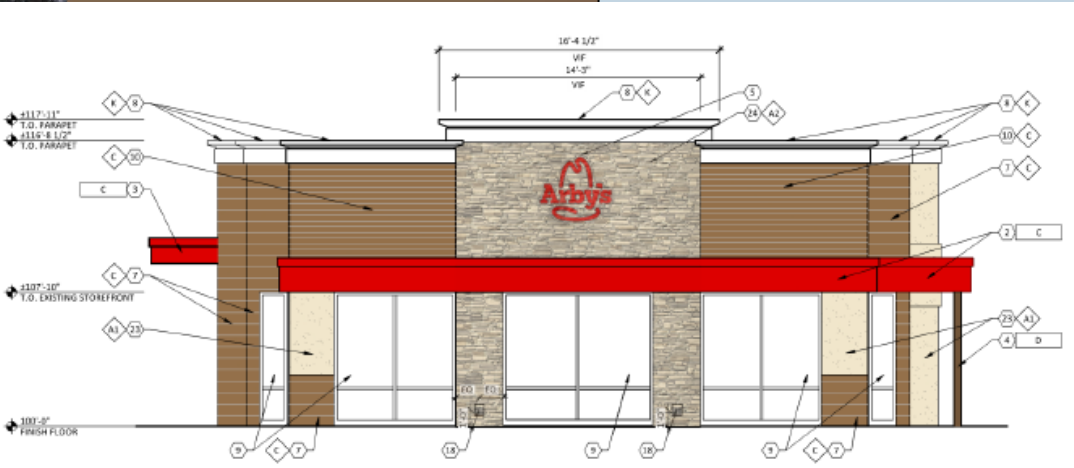


Arby's "Refresh" Project

Existing Front Façade



Corkscrew Road near
Three Oaks



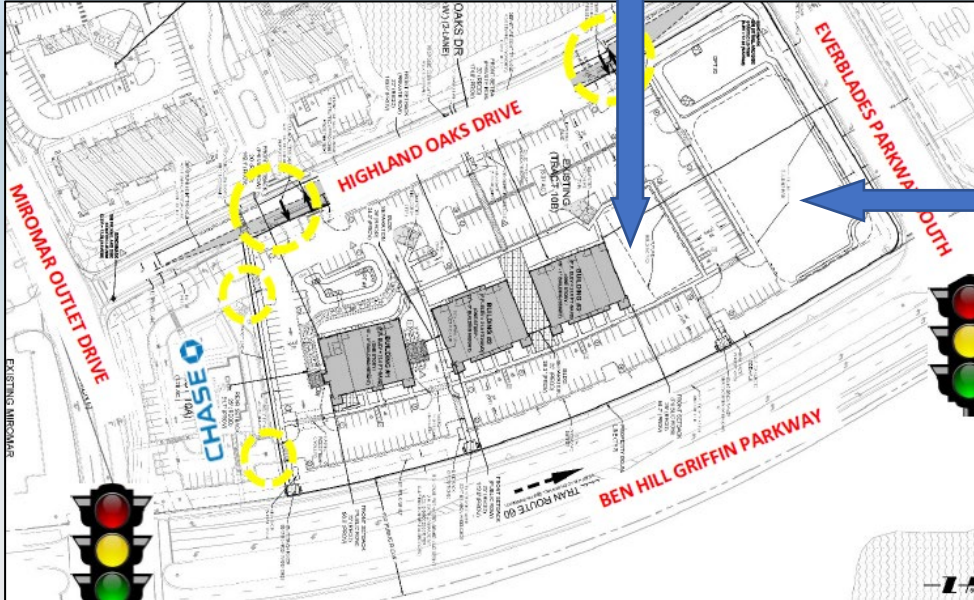
Exterior Building Modifications



FUTURE PROJECTS



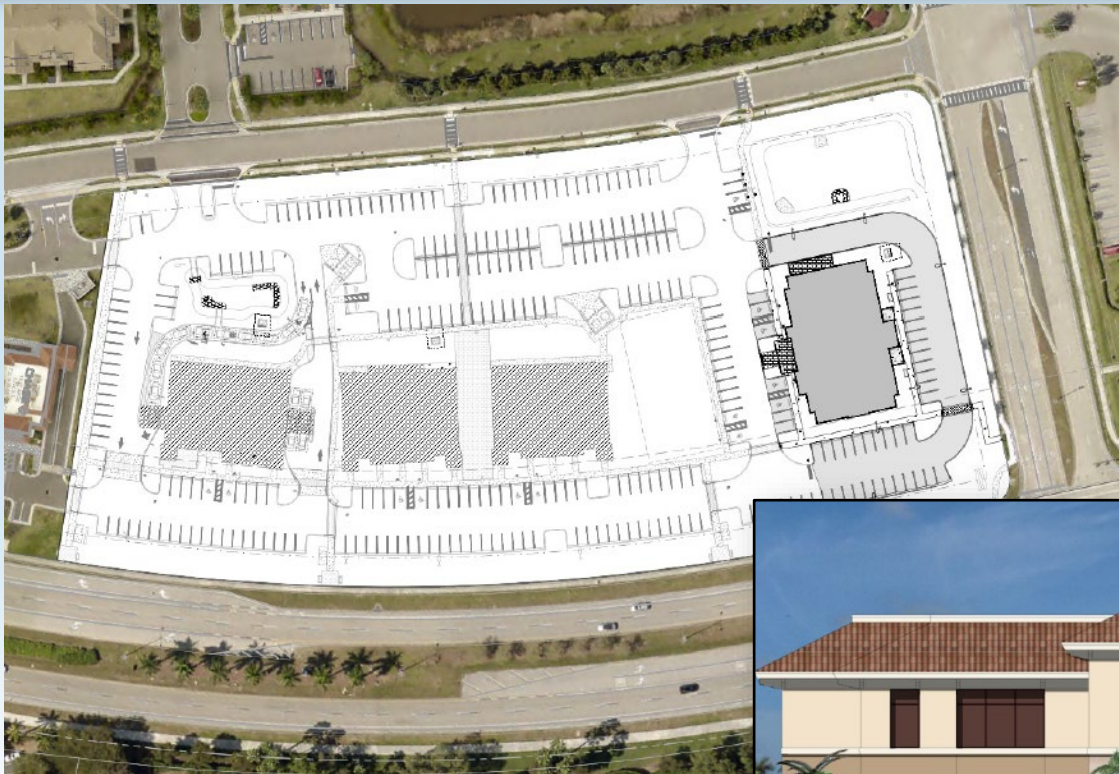
University Highlands Building #5



Lee Health

Building #5





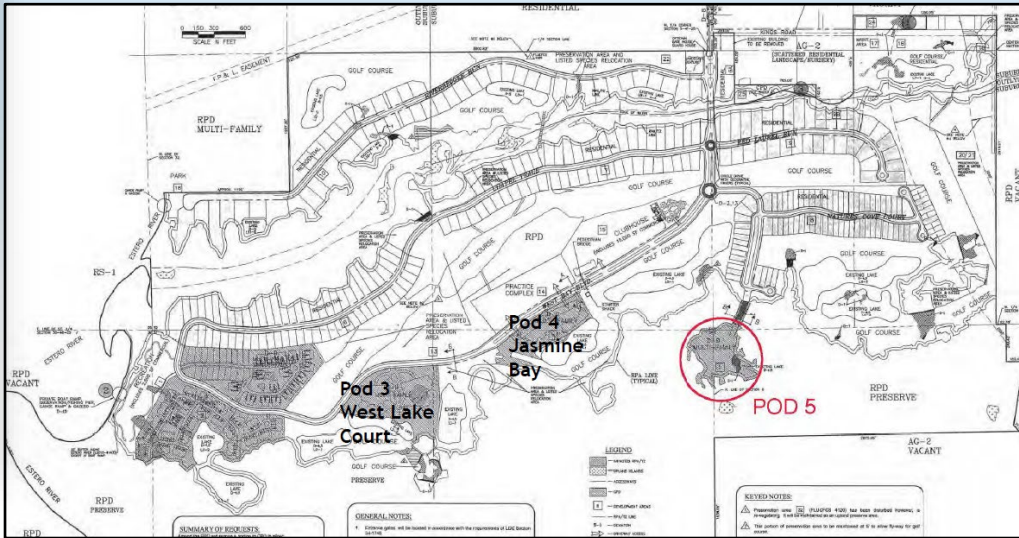
Lee Health



West Bay Club



- High Rise Building on Pod 5
- Zoning modification approved
- Development Order just submitted



Corkscrew Crossing



Purchased by GL Homes
Residential Development on 400-Acres

Clearing underway
Phase I approved (141 Lots)



- Phase One (141 Lots)**
- Phase Two (213 Lots)**
- Phase Three (200 Lots)**
- Preserve**



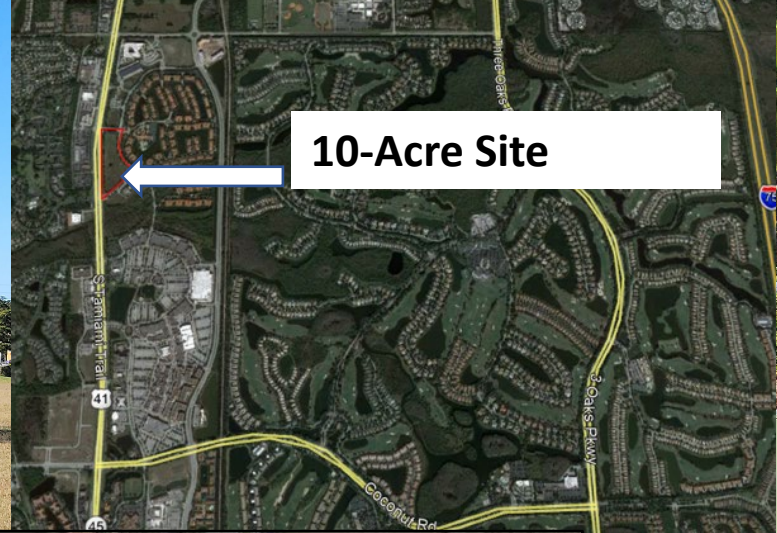
Bella Terra

Preserve at Corkscrew



**Development Order for
Convenience Store/Gas Station, roads and infrastructure
– Staff Review**

Marketplace



Proposed restaurant, retail and fast food adjacent to Rapallo

- Development Order under staff review



Located on Corkscrew Road
in Lowe's Plaza

Former Ruby Tuesday Building
Zoning amendment under review





Pavich Office Building



**9,000 S.F. Building
Council Approved
Rezoning**





Colonnade

Genova



The Colonnade

Rezoning approved by Council
in 2016 for Continuing Care
Facility

Site Plan



RESERVING NOW!
Call (239) 205-2172



Development Order approved by PZDB

- Changes due to Covid

- **Approved for 205 Condominiums in 6 Buildings**
- **4 Buildings Completed**
- **New Plan for Townhomes and Single Family in lieu of 2 Condominium Buildings**



Genova

- **Public Information Meeting held at PZDB**
- **Application recently submitted**



Via Coconut

- Council approved rezoning for Mixed Use Project.
- 330 Apartments and Commercial Uses
- Public Information Meeting for Development Order held January 11, 2022
- No Development Order application to date





Via Coconut





North Point - HCA



100 Acres

**NE corner of US 41 &
Williams Rd. across from
Hertz**

- **Potential Mixed-Use**

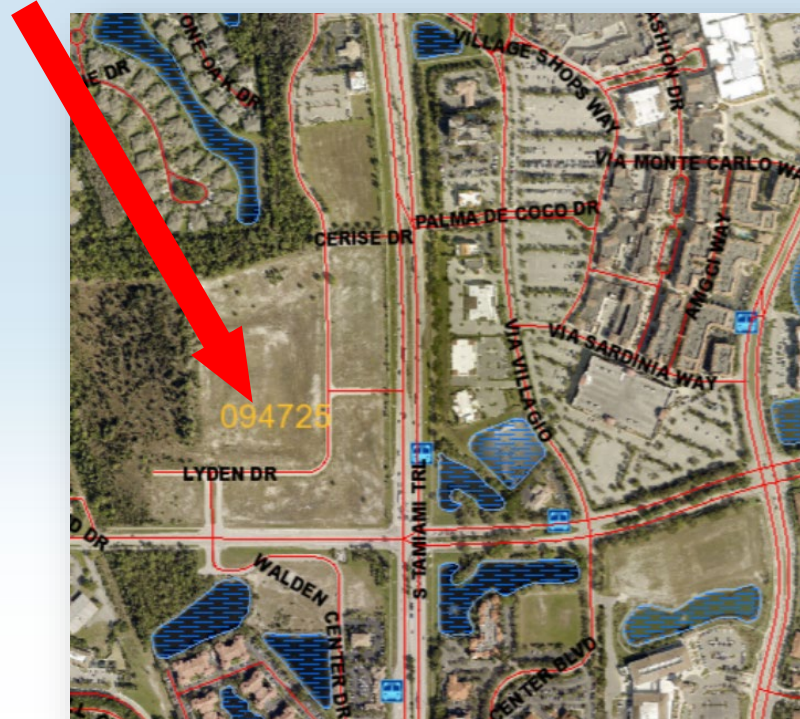


Lee Health

40 Acres

**SW corner of US 41 &
Coconut Road**

Potential Mixed Use



Downtown Estero



**Located north and east of
the Broadway Shoppes**





Milan Villas

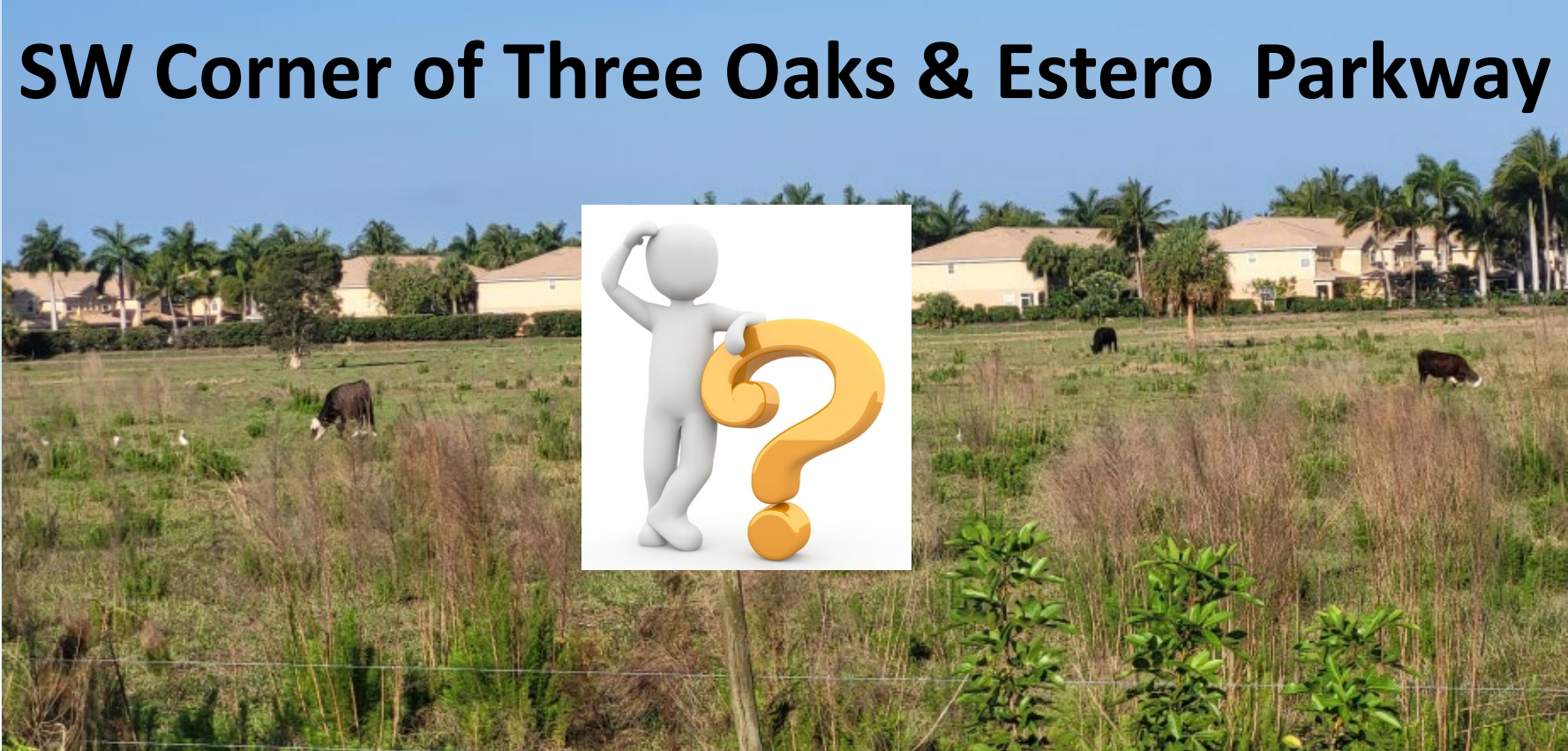
Corner of Three Oaks Parkway & Williams Road



General Villa Concept



SW Corner of Three Oaks & Estero Parkway





Proposed Car Washes

- On Ben Hill Griffin Parkway south of Public Storage (Cube Smart)
- On Corkscrew Commons Drive next to Mr. Tequila



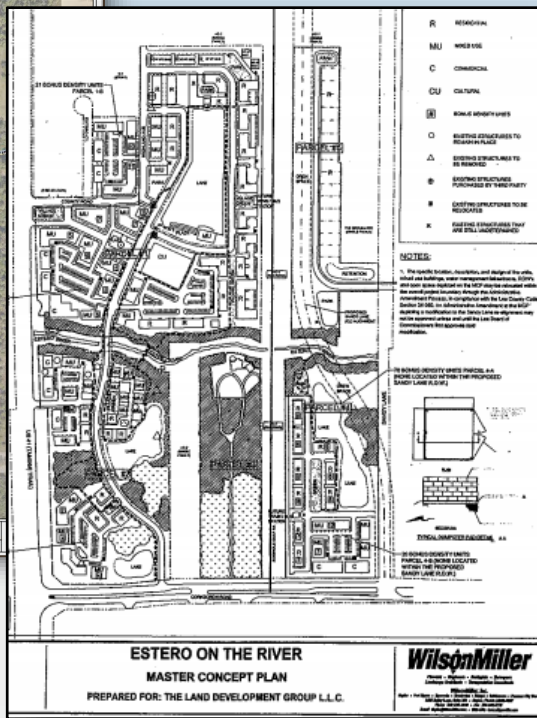
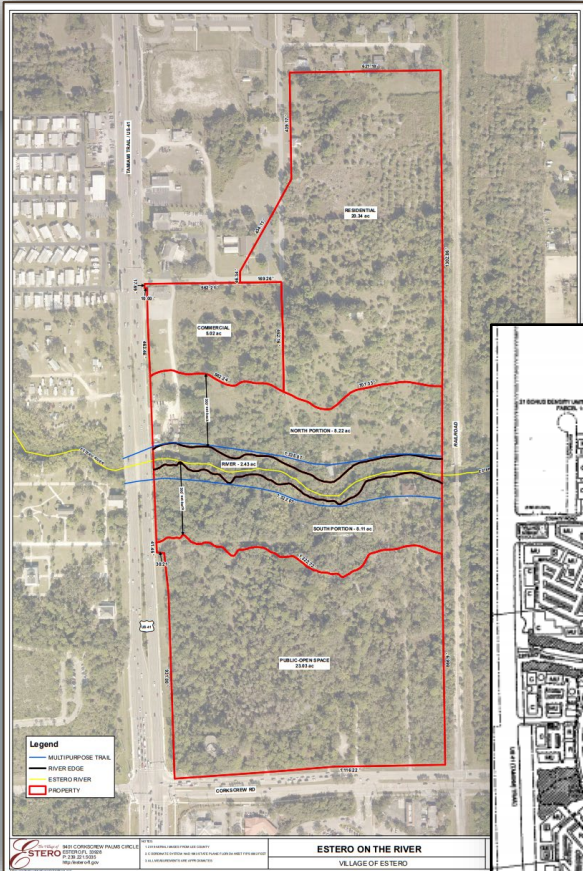


Village Property

62 Acres ±

Corner of US 41 &
Corkscrew Rd.

Potential open space/park,
Mixed Use & river features

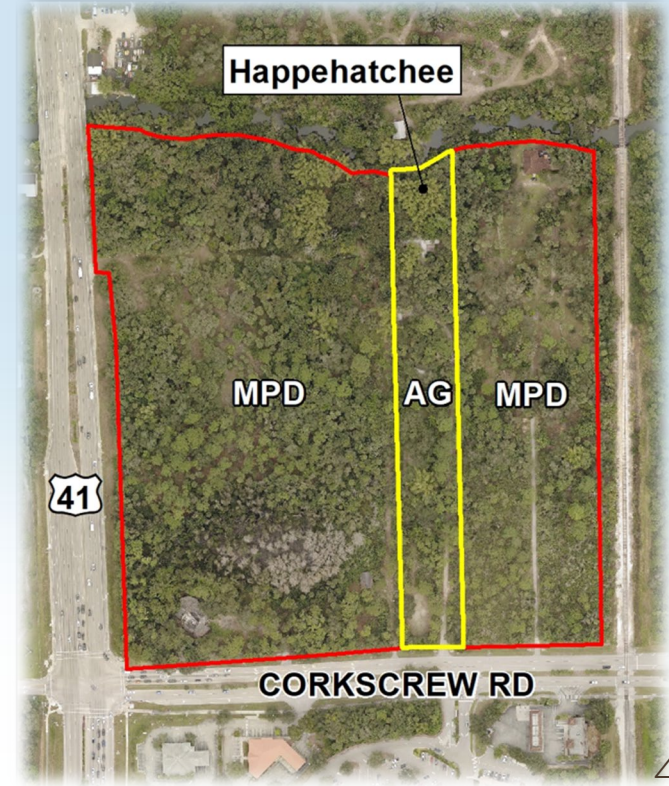




Village Initiated Rezoning & Comprehensive Plan Amendment

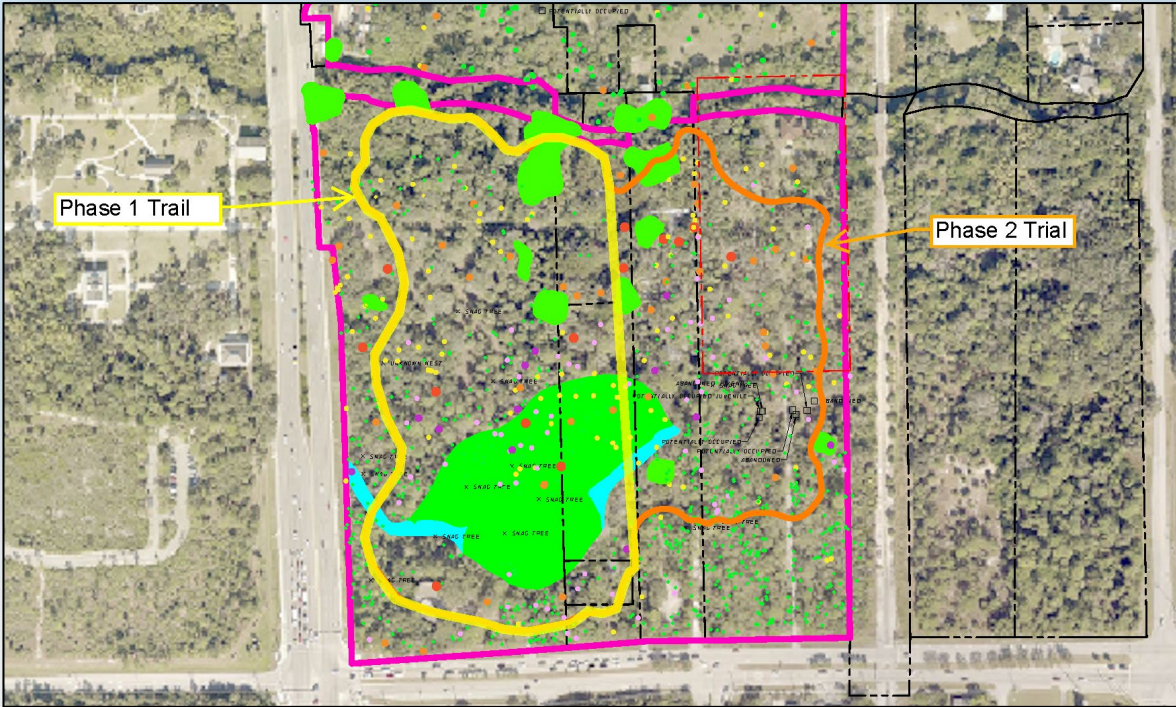
March 16 Village Council voted to:

- Rezone the property south of the river (32 acres), and
- Amend the comprehensive plan map to better match the intended uses.





Village Property South of Estero River



**Phase 1
Public Trails**



QUESTIONS?