



ESTERO COUNCIL OF
COMMUNITY LEADERS

CORKSCREW ROAD CORRIDOR

A RESIDENT PERSPECTIVE



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CURRENT UNITS AND KNOWN FUTURE GROWTH

Eastern Corkscrew Rd. Communities		
	Current	
Updated 9/24/2017	Units/Doors	Residents @ 2 per door
Stoneybrook	1,119	2,238
Grandezza	997	1,994
Wildcat run	450	900
The Preserve	441	882
Bella Terra	1,899	3,798
Corkscrew Shores	648	1,296
Total	5,554	11,108

Eastern Corkscrew Rd. Communities		
Proposed or under construction		
	Units/Doors	Residents @ 2 per door
Wild Blue-Approved	1,000	2,000
The Place - Approved	1,325	2,650
Corkscrew Crossing-pending	640	1,280
Pepperland Ranch-pending	700	1,400
Verdana -pending	1,460	2,920
New Mines Truck Trips		0
Total Pending Projects	5,125	
	Units/Doors	Residents @ 2 per door
Total all Units on Corkscrew	10,679	21,358



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CURRENT STATE OF CORKSCREW ROAD

THE VILLAGE OF ESTERO FUNDED AN AREA WIDE TRAFFIC STUDY
THREE OAKS PARKWAY TO BEN HILL GRIFFIN IS OPERATING AT
AN UNACCEPTABLE LEVEL OF SERVICE

THE SEGMENT FROM BEN HILL GRIFFIN PARKWAY TO THE
PRESERVE AT CORKSCREW IS AT 86% OF P.M. PEAK HOUR
CAPACITY



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CURRENT STATE OF CORKSCREW ROAD

LEE COUNTY CONTRACTED WITH AIM ENGINEERING TO CONDUCT:

ENVIRONMENTAL ENHANCEMENT AND PRESERVATION OVERLAY STUDY

WITHOUT THE FOUR DEVELOPMENTS CORKSCREW NEEDS WIDENING TO, 6
LANES THREE OAKS PARKWAY TO I-75, 4 LANES FROM BEN HILL PARKWAY
TO GRANDE OAKS WAY

DUNCAN IMPACT FEE STUDY REPORTED

BEN HILL GRIFFIN PARKWAY TO WILDCAT RUN IS CURRENTLY AT 105% OF
DAILY TRIP CAPACITY

CORKSCREW ROAD GOING FORWARD

ESTERO STUDY PUTS CORKSCREW ROAD AT 178% OF P.M. PEAK HOUR CAPACITY BY 2027 WITHOUT IMPROVEMENTS

THE COUNTY STUDY PUTS CORKSCREW ROAD AT A V/C RATIO OF 2.12 BY 2026 WITHOUT IMPROVEMENTS

WITH IMPROVEMENT THE V/C RATIO IS PROJECTED TO BE .97

COUNTY C. I. P. HAS CORKSCREW ROAD WIDENING AS A TIER 2 UNFUNDED PROJECT



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RESIDENT TRAFFIC CONCERNS

NEEDED IMPROVEMENTS WILL NOT BE MADE IN A TIMELY
MANNER

TRAFFIC WILL CONTINUE TO GET WORSE

SAFETY ISSUES WITH EGRESS WESTBOUND IS CURRENTLY
UNACCEPTABLE AND WILL GET WORSE AFTER FOUR LANING
WITHOUT SOME TYPE OF CONTROL DEVICE AT THE PRESERVE
AND WILDCAT RUN



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ENVIRONMENTAL AND WILD LIFE CONCERNS

FLOODING HAS BECOME A CONCERN AFTER THE TWO BIG
RAIN EVENTS IN 2017

NO PLANS HAVE BEEN APPROVED FOR GETTING STORM
WATER FROM THE NORTH TO THE SOUTH SIDE OF
CORKSCREW ROAD IN THE AREA OF THE PROPOSED
DEVELOPMENTS



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ENVIRONMENTAL AND WILD LIFE CONCERNS



THE NEED FOR A WILD LIFE CROSSING EXISTS IN THE AREA OF THE
NEW DEVELOPMENTS

SCHOOLS

WHAT PROVISIONS ARE BEING MADE TO BUILD NEEDED NEW
SCHOOLS? SCHOOL BOARD IDENTIFIED NEED FOR 7 NEW
SCHOOLS

THE FOUR NEW DEVELOPMENTS WILL LIKELY COMPOUND AN
ALREADY BAD SITUATION