



Village of
ESTERO

OPEN SPACE MASTER PLAN

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March 2020 – Open Space Master Plan Completed

Identified and prioritized recreation and open space needs and desires of the community.

Addressed future opportunities related to the Estero Community Park and other existing parks.

Determined the Village of Estero's growth will be planned with:

- **Strong neighborhoods**
- **Diverse economic generators**
- **Interconnected mixed-use centers**
- **Varied parks and public spaces**
- **Recreational facilities and**
- **Unique natural environments fostering belonging and creating a sense of place.**

THE VISION

The Village will continue to place priority on maintaining the quality of life that the residents enjoy in the various neighborhoods of Estero.

OPEN SPACE MASTER PLAN



The Village will provide for the development of walkable, mixed-use town centers and economic areas featuring:

- Diverse housing options
- Government offices and public facilities
- Medical facilities
- Employment centers
- Public gathering places
- Parks and outdoor plazas
- Greenway trails and pathways, and
- Public access to the community's natural resources

THE VISION



VILLAGE OF ESTERO



Growth Plan Priorities include:

- Strong neighborhoods
- Diverse economic generators
- Interconnected mixed-use sports & entertainment centers
- Parks & public spaces
- Recreational facilities
- Unique natural environments
- Public/Private approach

Balance and Quality of Life



VILLAGE CENTER HUB

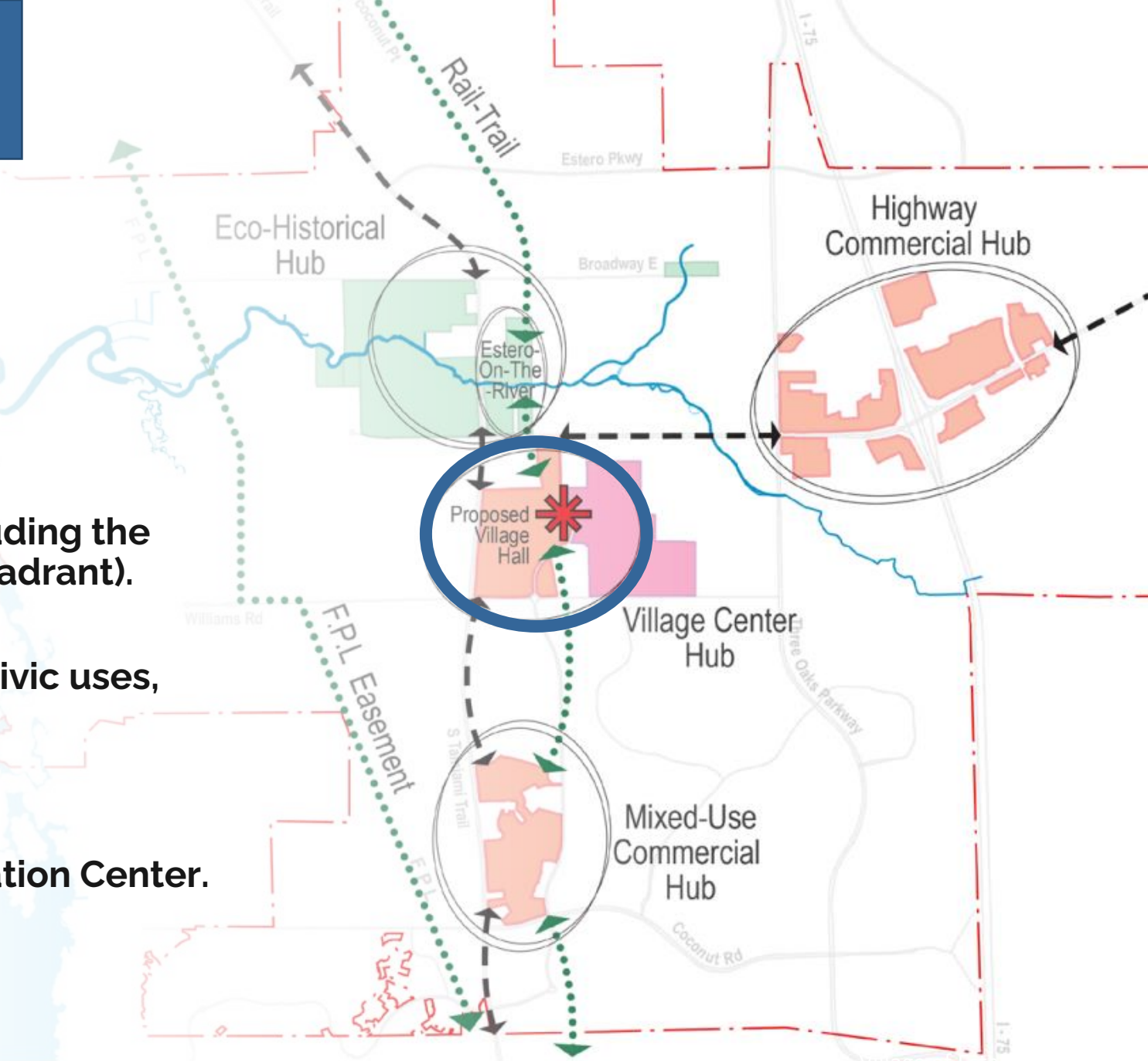
VILLAGE CENTER HUB

The “Village Center Hub” is defined by:

- Corkscrew Road to the north,
- S. Tamiami Trail/US 41 to the west,
- Williams Road to the south, and
- River Ranch Road to the east (excluding the residential area in the northeast quadrant).

The Hub is already home to the Village’s civic uses, including:

- Village Hall
- Estero High School
- Estero Community Park and Recreation Center.



PUBLIC-PRIVATE PARTNERSHIP OPPORTUNITY



Project Summary to Date:

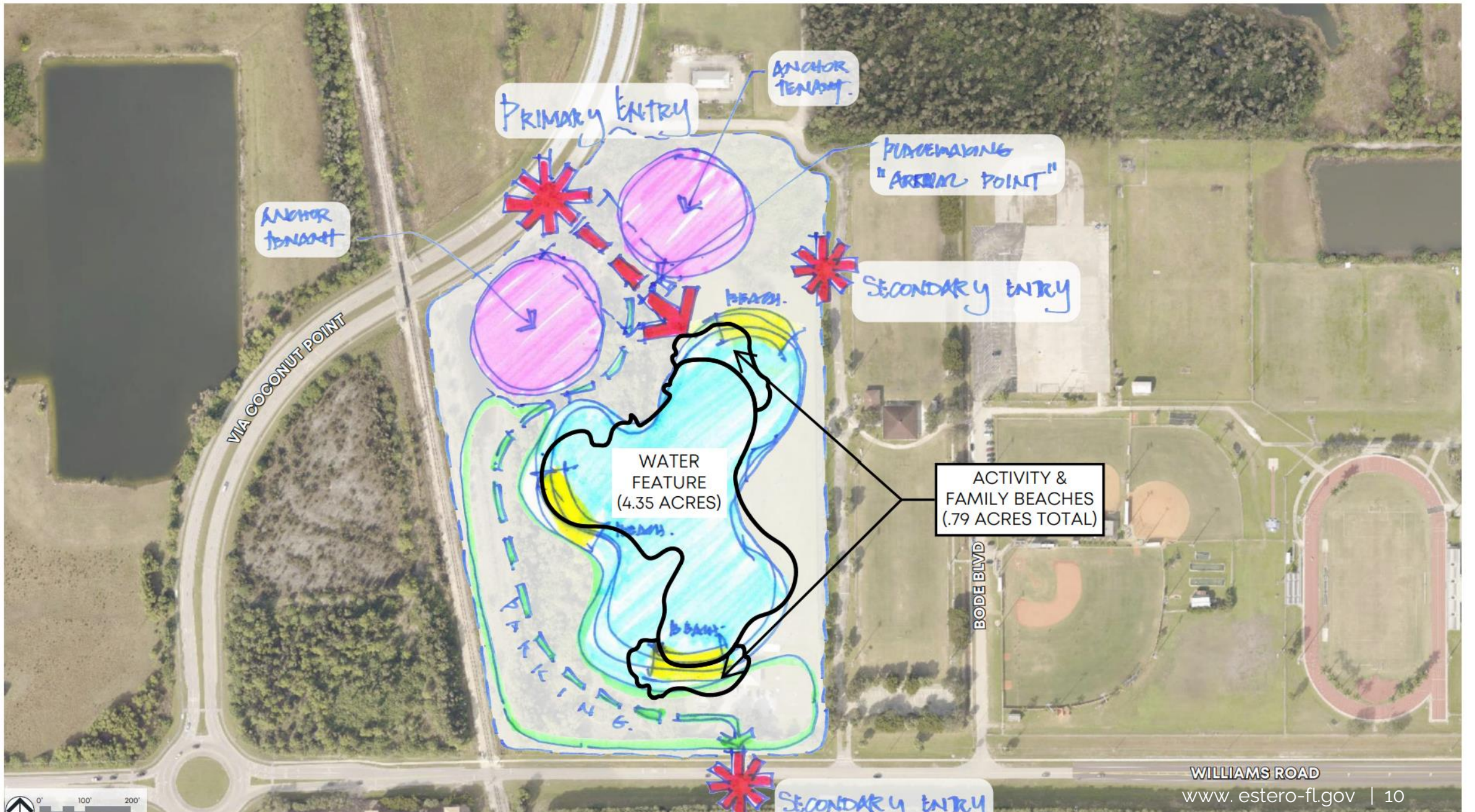
The Village acquired **20 acres** of land along Williams Road & Via Coconut, and has since executed the following components:

- Planning, Zoning and Entitlements
- Boundary, topographic surveys
- Utility locates
- Existing conditions mapping

From December 25th, 2022 - February 17th, 2023, the Village received unsolicited proposals from the following entertainment partners:

- **High 5 Entertainment**
- **Pickle & Social**
- **Chicken N Pickle**
- **Crystal Lagoons**

VILLAGE CENTER HUB CONCEPTUAL MAPS



PRIMARY ENTRY

ANCHOR
TENANT

PURCHASING
"ARCADE POINT"

ANCHOR
TENANT

SECONDARY ENTRY

WATER
FEATURE
(4.35 ACRES)

ACTIVITY &
FAMILY BEACHES
(.79 ACRES TOTAL)

BODE BLVD

SECONDARY ENTRY



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ESTERO