

June 16, 2026

Re: Estero PZDB hearing Item 7a Eco-Historic Study prepared by LandDesign, Inc.

Dear Planning, Zoning and Design Board Members:

I hereby submit remarks on behalf of The Responsible Growth Management Coalition regarding the above referenced agenda item.

The RGMC was founded in 1988 to promote responsible growth management in Southwest Florida through informed citizen participation and adherence to the principles embodied in Florida law. For over four decades, RGMC has supported planning efforts that protect environmental resources, preserve community character, strengthen natural, historic and cultural assets, and improve quality of life for current and future residents.

It is in that spirit that we express our concerns regarding the proposed Eco-Historic Planning Study for Old Estero and offer some alternative development strategies that better preserve and enhance the Eco-historical character and resources of Estero.

RGMC supports the study's stated goals of historic preservation, environmental stewardship, resilience, walkability, and community identity. Our concern is that the development concepts presented often appear inconsistent with those goals and, in several instances, reflect development patterns that are the opposite of contemporary smart-growth planning principles

One of the most troubling aspects of the plan is the new development proposed directly north of the Estero River within the presumptive 'Village Center'. Page 29 of 35 shows expansive parking lots separating the "grocery anchor" and far more additional intensive residential. Furthermore, the pedestrian trails appear to be routed through parking lots rather than through cohesive public spaces. These are characteristics of suburban sprawl, not smart growth. Substantial development intensity near the Estero River corridor, including residential blocks, retail and grocery-oriented uses, a potential traffic signal, impervious commercial-adjacent parking areas runs counter to the stated mission of the Eco-Historic Planning Study which is intended to honor Old Estero's history and ecology as its primary and overarching priority. The plan should clearly show preservation foremost. It should not use "eco-historic" language while advancing a conventional development pattern of more pavement, more parking, more traffic, and more commercial and residential intensity.

Placing additional commercial intensity adjacent to BERT, near environmentally sensitive lands and flood-prone areas, appears inconsistent with the study's stated goals of resilience, environmental stewardship, and protection of community character.

A significant concern is the non-existent recognition of important historic and cultural resources within the planning framework--Most notably, the Happehatchee Center and the Historic buildings at the Estero Regional Park.

As currently presented, there appears to be a disconnect between the report's vision and its implementation concepts. The narrative emphasizes culture, history, environmental stewardship, resilience, and community gathering spaces, while the illustrations emphasize additional development intensity, parking infrastructure, residential and commercial activity separated by parking rather than integrated as real mixed use new-urbanism, a goal Estero has yet to achieve.

RGMC respectfully urges the Village and its consultants to revisit the proposed concepts and develop recommendations that more clearly align maps, implementation strategies, and funding priorities with the community vision expressed by residents. Public investments should prioritize protecting, restoring, interpreting, and enhancing Old Estero's historic, cultural, and environmental resources before substantial public funds are committed to projects that primarily facilitate additional development.

Responsible growth is not measured by the amount of development that can be accommodated. It is measured by how effectively a community protects its natural systems, preserves its historic resources, enhances its sense of place, and directs public investment toward long-term community integration, sustainable benefits and natural infrastructure. We encourage the Village and consultants to return with a plan that more clearly demonstrates those principles.

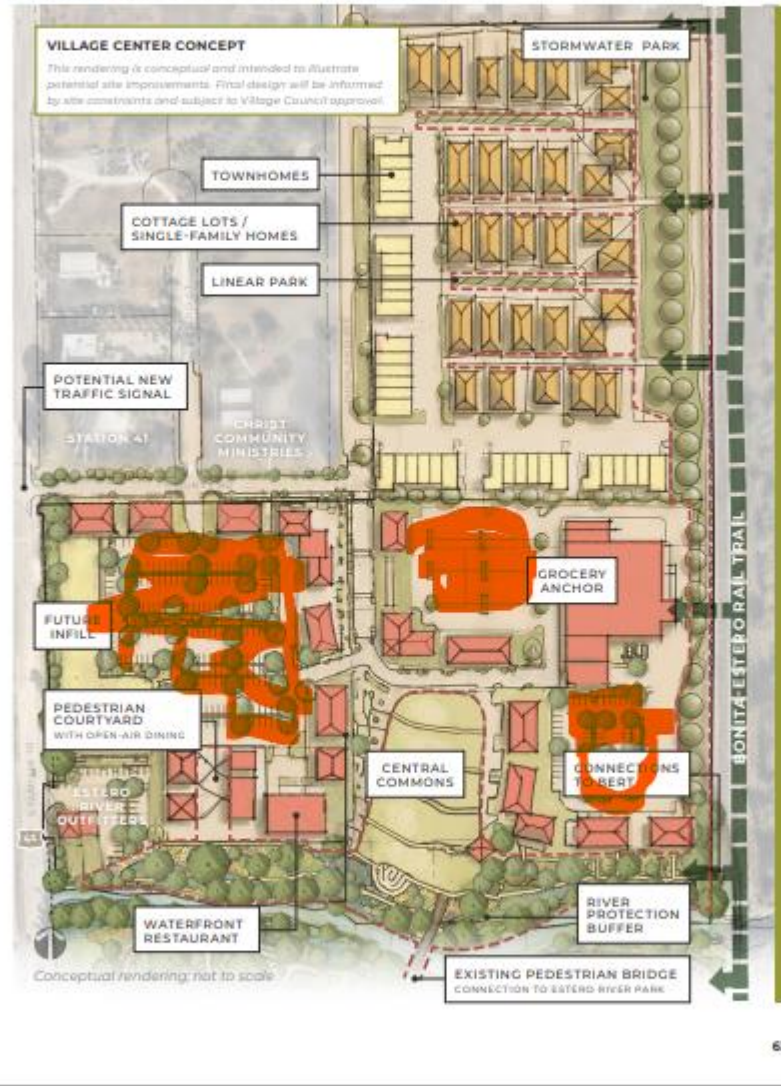
Respectfully submitted,

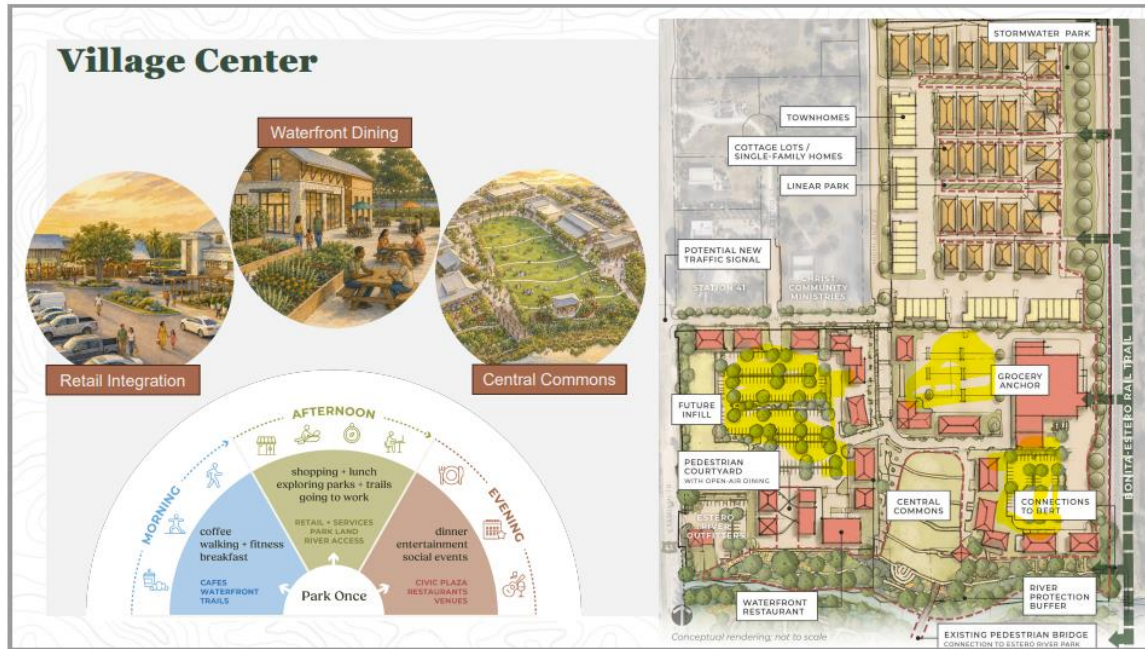
Bobbie Lee Davenport

Bobbie Lee Davenport, President

Responsible Growth Management Coalition

2 | VISION ECONOMIC OPPORTUNITIES & COMMUNITY





5- Year Capital Improvement Plan - 2026/05/14								
Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Parks & Recreation								
1 Estero SportsPark Phase 1	\$ 22,039,327	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1 Estero SportsPark Phase 2	\$ 42,669,600	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ 26,900,000	\$ -	\$ -	\$ -	\$ -	\$ 26,900,000
2 Estero SportsPark Phase 3	\$ 15,000,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Estero SportsPark Phase 4	\$ 6,000,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 Estero SportsPark Phase 5	\$ 15,000,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Estero SportsPark Entertainment Site Work	\$ 11,360,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 Estero SportsPark High 5	\$ 6,125,000	Partner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7 Estero SportsPark Driving Range	\$ 5,000,000	Partner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
8 Village Sports Park Future Partners	\$ 10,000,000	Partner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ 10,000,000
9 Estero RiverPark Phase 1 & 2 Improvements	\$ 12,000,000	PIF	\$ 8,500,000	\$ -	\$ -	\$ -	\$ -	\$ 8,500,000
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10 River Oaks Preserve	\$ 2,950,000	PIF	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
		RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Grant - Reimburse	\$ (2,500,000)	\$ -	\$ -	\$ -	\$ -	\$ (2,500,000)
11 Project Management	\$ -	GF	\$ 730,000	\$ 730,000	\$ 730,000	\$ 730,000	\$ 730,000	\$ 3,650,000
Village of Estero Sub-total (all funding sources)			\$ 43,630,000	\$ 5,730,000	\$ 5,730,000	\$ 730,000	\$ 730,000	\$ 56,550,000