



ESTERO COUNCIL OF
COMMUNITY LEADERS

Estero Development Report
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CONTENTS

Development Review Summary October 2017	2
Village Council Actions	2
Planning & Zoning Board Activities	3
Design Review Board Activities	3
Comprehensive Plan.....	4
Estero's September Residential Building Permits	
Pause for Hurricane	5
Estero's September Commercial Permits Lackluster;	
2017 Remains Very Strong	6
Estero's Single-Family Home Sales Steady in September and .	
Third Quarter;2017 Remains Strongest Year Since 2010	7

DEVELOPMENT REVIEW SUMMARY OCTOBER 2017



Village Council approved a fee structure for the Bonus Density Program that was adopted earlier this year for the three properties that Lee County had approved under their Bonus Density Program. These fees will be used by the Village for future purchases of public lands. The Village also continues with a series of public information and input meetings as part of the Comprehensive Plan process. Village Council plans to transmit the final Comprehensive Plan to the State for review in early 2018. The Village is also considering whether to extend a moratorium on medical marijuana facilities and dispensaries within Estero's boundaries. Additionally, two new developments, a furniture

store and a bank, started the Development Order review process with the Design Review Board this month.

The next Design Review Board meeting will be Wed., Nov. 8, at 5:30 p.m. The next Planning & Zoning Board meeting will be Tuesday, Nov. 14, at 5:30 p.m.

VILLAGE COUNCIL ACTIONS

Park Place of Estero

Village Council approved a reconfiguration of the Master Concept Plan for Park Place reducing the number of lots from 26 to 16 single-family homes to be built at 9400 Block Lane (west of River Ranch Road). This will be a gated community with one-story, 3,500-square-foot, semi-custom homes, each with the option for either an extended lanai or a three-car garage. Council's approval included a provision that the developer build sidewalks on both sides of the street within Park Place and that the public would be able to access a meandering lake with a lighted fountain and sitting area at the front of the community. In addition, the developer has committed to preserving two heritage pines and one heritage live oak. Park Place's presentation may be viewed [here](#).

Bonus Density

Village Council voted to adopt a \$20,000 per unit fee for Estero's new Bonus Density Program, unless a landowner establishes a vested right to a different fee (as documented with Lee County

prior to the Village’s incorporation). This program applies only to three projects previously zoned and approved for bonus density by Lee County: Estero Grande, Estero on the River and Downtown Estero. Bonus density allows a developer to build more units than permitted by the zoning in exchange for paying a fee, which the Village will place in a fund to be used only for the acquisition of lands for public space, recreation or preservation. You may read the Bonus Density resolution [here](#).

PLANNING & ZONING BOARD ACTIVITIES

Medical Marijuana

The PZB conducted a public hearing on a proposed ordinance prohibiting medical marijuana cultivation facilities and treatment center dispensaries within the Village of Estero. The Village’s existing moratorium banning sales of medical marijuana expires on Dec. 7. Following discussion and public comments, the board voted to recommend that Village Council not adopt the ordinance as written. This ordinance is on the agenda for the Nov. 1 Council meeting.



DESIGN REVIEW BOARD ACTIVITIES

Basset Furniture

Basset Furniture is seeking a development order to build a 15,100-square-foot store at 23230 Via Villagio in Coconut Point Mall, next to City Mattress. The building would have Mediterranean style architecture with fabric canopies on two windows. Landscaping plans show a park bench sitting area with a fountain and bicycle parking. The board asked the applicant to make some architectural changes including a taller tower and to bring back photos of the existing landscaping and samples of proposed paint colors. Basset Furniture’s presentation may be viewed [here](#).

Chase Bank

Chase Bank is proposing to build a 3,558-square-foot building at 10801 Miromar Outlet Drive at Ben Hill Griffin Parkway. The bank would include one detached, drive-through ATM. Plans also call for pedestrian connections with pavers and enhanced landscaping. This was an [informational presentation](#) only.

Miromar Design Center

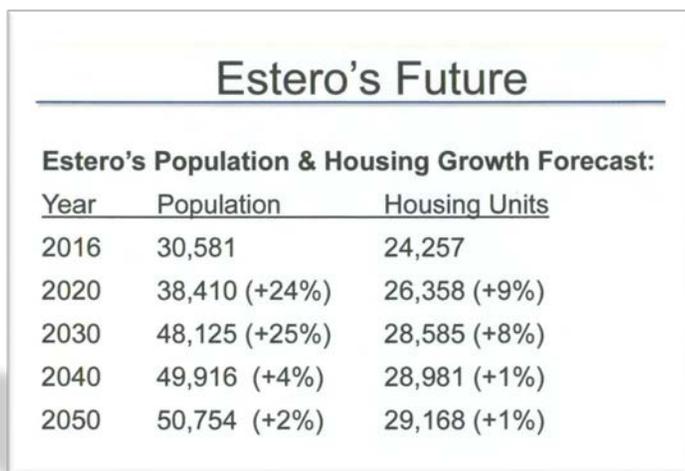
Miromar Design Center is seeking to build a monument sign in the median of its main entrance off of Corkscrew Road. The sign was previously permitted by Lee County but was never constructed. The board recommended repositioning the address (10800 Corkscrew Road) to make it more visible on the sign. This was an [informational presentation](#) only.

Heartland Dental

The Board approved a development order for Heartland Dental to begin construction on a 5,520-square-foot, multi-tenant building

including a dental office and a retail tenant. This will be a new building within the Grand Oaks Shoppes at the northeast corner of Corkscrew Road and Ben Hill Griffin Parkway. Renderings of the Heartland Dental building may be viewed [here](#).

COMPREHENSIVE PLAN



Estero's Future

Estero's Population & Housing Growth Forecast:

Year	Population	Housing Units
2016	30,581	24,257
2020	38,410 (+24%)	26,358 (+9%)
2030	48,125 (+25%)	28,585 (+8%)
2040	49,916 (+4%)	28,981 (+1%)
2050	50,754 (+2%)	29,168 (+1%)

A representative from Metro Forecasting Models conducted a brief workshop during the Oct. 25 Village Council meeting to review Estero's population trends and other data. This included past growth and permitting history, as well as projections for Estero's future population and housing growth. The Village is experiencing increasing population and declining vacancy rates, indicating there are fewer snowbirds, by percentage, than there have been in Estero historically. Estero's 2016 year-round population was 30,851 with the total becoming 46,091 when the

seasonal residents (snowbirds) were added. The Village's population is expected to grow 24 percent by 2020 with another 25-percent increase anticipated by 2030. The number of housing units is expected to grow from 24,257 in 2016 to about 28,585 in 2030. Metro Forecasting's presentation may be viewed [here](#).

Representatives from LaRue Planning and Management Services conducted a workshop on Future Land Use goals, objectives and policies during the Oct. 17 PZB meeting. The goals of planning the Village's Future Land Use include developing a distinct character for Estero as a place with a unique quality of life, establishing aesthetic standards, and promoting a "sense of place" for Estero. The consultant reviewed several objectives including commercial site location standards, bonus density, and historic and archaeological resources. The full presentation may be viewed [here](#).

There are several Comprehensive Plan workshops scheduled for the month of November. Village Council workshops are:

- Nov. 1: Recreation & Open Space and Schools
- Nov. 15: Intergovernmental Coordination and Capital Improvements
- Nov. 29: Housing and Infrastructure

Additionally, a workshop on Land Use will be held during the Nov. 14 Planning and Zoning Board meeting.

More information and documents for the Comprehensive Plan may be accessed on the Village's website at: <https://estero-fl.gov/village-comprehensive-plan/>.

Estero's September Residential Building Permits Pause for Hurricane

During September 2017, Estero residential permits totaled only four (4) single-family homes, all of which were for Tidewater at the SW corner of Ben Hill Griffin and Estero Parkway. Over half of the single-family permits this year have been for Tidewater. The total value of all residential permits issued during the month was \$1,982,933. This was one of the lowest monthly totals in the last two years, arguably due to the impact of the hurricane.

The table at right compares 2017 year-to-date figures with those of the previous 17 years.

Year	Year-to-Date Housing Units	Building Value	Average Building Value Per Unit	Percentage of Single Family Units
2000	1,710	\$235,670,871	\$137,819	44%
2001	1,748	266,468,382	152,442	45
2002	1,124	190,366,447	169,365	58
2003	1,255	193,968,479	154,557	41
2004	1,253	277,114,447	221,161	64
2005	2,273	496,004,626	218,216	52
2006	1,191	304,502,383	255,670	30
2007	407	113,869,229	279,777	36
2008	120	41,425,009	345,208	84
2009	123	42,664,643	346,867	77
2010	151	31,273,441	207,109	78
2011	144	29,214,287	202,877	83
2012	258	45,538,451	176,506	73
2013	379	64,605,121	170,462	81
2014	308	55,023,762	178,649	85
2015	537	63,304,975	117,886	17
2016	135	40,203,280	297,802	71
2017	419	69,604,473	166,120	21

Note: The building values above exclude the value of the underlying land.

Sources: For 2016 and 2017, see Village of Estero Community Development: <https://estero-fl.gov/monthly-building-reports/>

For prior years, see Lee County Permit Reports for the "Village of Estero": <http://www.leegov.com/dcd/reports>

Estero's September Commercial Permits Lackluster; 2017 Remains Very Strong

Estero's commercial permits in September 2017 totaled \$893,888, one of the lowest monthly totals in the last few years, likely as a result of the hurricane. For the year, over \$7 million has been invested in renovations within Coconut Point and Miromar malls, including \$275,000 in September. Due primarily to Lee Health's \$82 million permit for Estero's Medical Village,

2017 year-to-date figures continue to be well above those of the last nine years. The table at right compares 2017 year-to-date totals with those of the previous 17 years.

Note: The building values above exclude the value of the underlying land.

Sources:

For 2016 and 2017, see Village of Estero Community

Development: see <https://estero-fl.gov/monthly-building-reports/>

For prior years, see Lee County Permit Reports for the "Village of Estero": <http://www.leegov.com/dcd/reports>

Year	Year-to-Date	Annual Total
2000	\$74,151,127	\$77,250,835
2001	32,092,953	44,116,526
2002	21,072,649	23,135,139
2003	16,744,565	23,234,725
2004	40,419,085	60,859,820
2005	65,174,286	111,037,977
2006	170,836,515	184,709,240
2007	145,211,071	157,614,045
2008	37,205,446	39,261,677
2009	8,772,659	9,752,556
2010	6,957,329	9,322,546
2011	10,385,279	11,717,593
2012	10,781,646	11,879,291
2013	11,629,009	14,656,213
2014	83,085,164	139,285,611
2015	65,832,135	68,338,852
2016	34,397,360	39,716,393
2017	109,319,274	N/A

Estero’s Single-Family Home Sales Steady in September and Third Quarter; 2017 Remains Strongest Year Since 2010

Despite Hurricane Irma, thirty-eight (38) single family homes were sold in Estero in September, up 9% from September 2016. For the third quarter, sales were almost level with 2016, while year-to-date sales are up 5%. The four hundred seventy-six (476) homes sold so far this year represents the best annual start since 2010, when the ECCL first started tracking monthly sales.

Sales figures for 2017 and for each month for the previous two years are shown at the right:

At September 30, there were 369 listings of currently active, unsold homes (i.e., “inventory”). This is about a 7-month supply, which is unchanged from the last three months and near the level reported throughout the second half of last year. Pending sales totaled 63 homes, which is down from higher levels in recent months, arguably due to the impact of the hurricane.

Distressed sales in September, along with distressed sales in inventory at the end of the month, remained near the 1% to 2% level, the lowest levels since 2012.

Continued thanks to Joe Pavich, Sr. of Realty World in Estero for supplying us monthly sales and inventory figures.

Period	2015	2016	2017	Inc (Dec)	Inc (Dec) %
Jan	34	46	46	-	-
Feb	35	39	41	2	5
Mar	65	54	73	19	35
Qtr 1	134	139	160	21	15
Apr	69	67	42	(25)	(37)
May	71	47	65	18	38
June	63	66	76	10	15
Qtr 2	203	180	183	3	2
July	51	42	53	11	26
Aug	36	57	42	(13)	(26)
Sept	44	35	38	3	9
Qtr 3	131	134	133	(1)	(1)
Oct	41	33			
Nov	33	39			
Dec	53	65			
Qtr 4	127	137			
Yearly Totals	595	590			
Year-to-Date	468	453	476	20	5

Notes: 1) “Distressed sales” include short-sales and sales of bank owned property in which the bank receives less than their loan amount. 2) Figures include homes in Estero (excluding homes in the Estero portion of Pelican Landing, which are not separately shown in the MLS). Also not included are figures for multi-family homes.

Source: Multiple Listing Service (“MLS”).