



## Estero Development Report

Volume 10, Number 9, Issued April 2011

Produced by the Estero Council of Community Leaders (ECCL)

**For More Information about Estero**

...see [www.esterofl.org](http://www.esterofl.org)

### May Opportunities for Citizen Participation That will Protect Estero's Quality of Life

Date	Time	Event	Location
Tuesday, May 3 <sup>rd</sup>	9:30 a.m.	Board of County Commissioner's Consideration of new Conservation 20/20 purchase properties including Edison Farms	Commission Chambers, 2 <sup>nd</sup> Floor, 2110 Main Street in downtown Ft. Myers
Tuesday, May 10 <sup>th</sup>	5 p.m.	Estero Fire Rescue Monthly Meeting	District Headquarters on Three Oaks just south of Corkscrew
Wednesday, May 11 <sup>th</sup>	5 p.m.	Estero Design Review Committee (EDRC)	Estero Community Park
Friday, May 13 <sup>th</sup>	10 a.m.	Estero Council of Community Leaders (ECCL) meeting with a Presentation by Pete Winton on the Lee County 2012 Budget	Estero Community Park
Monday, May 16 <sup>th</sup>	6 p.m.	Estero Community Planning Panel (ECP)	Estero Community Park
Friday, May 20 <sup>th</sup>	9:00 a.m.	Lee County Metropolitan Planning Organization Meeting	Regional Planning Commission Building, 1926 Victoria Avenue in downtown Ft. Myers

### Index

Page	Subject
1	Calendar
2	Estero Community Website
2	Estero's Population Explodes Between 2000 and 2010
2	Blue Cross Blue Shield Facility in Coconut Point Reviewed by the Estero Design Review Committee (EDRC)
3	Coconut Point Noise Management Progress Report
3	ECCL Economic Development Committee Formed
4	County Board to Consider Acquiring Edison Farms at its May 3 <sup>rd</sup> Meeting
7	ECCL Transportation Committee Formed and Meeting
8	Florida Gulf Coast University (FGCU) Campus Master Plan 2010-2020 Update
4	Protecting Estero's Future by Acquiring and Preserving Edison Farms
7	The Renewal of the Estero Community Plan
8	Florida Gulf Coast University (FGCU) Campus Master Plan 2010-2020 Update
9	South Lee County Hospital Committee Progress Report

11	Estero's March Housing Permits Stagnate
12	Estero's March Commercial Building Permits Remain Weak

### **Estero Community Website ([www.esterofl.org](http://www.esterofl.org))**

#### **The community groups sponsoring the site are:**

- Estero Community Planning Panel (ECP)
- Estero Community Association (ECA)
- Estero Design Review Committee (EDRC)
- Estero Council of Community Leaders (ECCL)

### **Estero's Population Explodes Between 2000 and 2010**

On March 18<sup>th</sup> the 2010 U.S. Census information became available for Lee County and Estero. The Estero community planning area's 2010 full time population, including The Vines, Osprey Cove, Belle Lago and The Reserve at Estero, is estimated to be 24,571, up from 9,503 ten years earlier, in 2000.

The Estero community planning area's 2010 "snowbird" population is estimated to be 15,728, up from 5,628 in 2000. Thus the planning area's total 2010 population is estimated to be 40,299, up by over 25,000 persons from the 2000 total. Thus Estero's population grew by 167% in ten years in spite of the economic slowdown that started five years ago, in 2006.

During the decade the Estero community's household characteristics changed in two important ways:

- The proportion of "snowbird" households increased from 37.3% to 39%, and
- The average size of the household decreased from 2.06 persons per household to 2.007 persons per household.

During the decade Lee County grew by 177,866 full time residents, or by 40.3%, to a current total of 618,754 persons. In addition 30% of Lee County's housing units were vacant when the 2010 Census was taken last April.

### **Blue Cross Blue Shield Facility in Coconut Point Reviewed by the Estero Design Review Committee (EDRC)**

On April 13<sup>th</sup> the Estero Design Review Committee (EDRC) reviewed a proposal for a new Blue Cross/Blue Shield of Florida retail center to be located on the empty plot of ground just south of Ted's Montana Grill in Coconut Point Town Center. The proposed facility is a 5,014 square foot one story building in Mediterranean style compatible with the surrounding buildings in Coconut Point.

The proposal is a new prototype for Florida Blue Cross and Blue Shield and they are branding this concept as "Florida Blue Lifestyle Solutions". As defined by Vice President Lanny Felder

this new building is not being erected just to sell insurance but will include gathering space and meeting rooms where Florida Blue intends to offer classes and information on healthy living options. Florida Blue Lifestyle Solutions will employ 15 full time employees and expects to have 1,000 guests tour the building on the opening weekend.

The building was warmly received but the EDRC asked Blue Cross and their architects to consider some modifications to the design. They requested some offsets in the long south wall to provide articulation and relief. The committee also asked that the mansard roof be extended in height to improve the proportions and relationship to the building. Modifications to the landscaping were suggested to provide more shaded gathering space that will accommodate small outdoor meetings to be held by Blue Cross. Building signage was also reviewed and it was suggested the background behind the large sign on the east side of the building be simplified. Blue Cross will return next month to review the modifications with the committee.

### **Coconut Point Noise Management Progress Report**

On April 18<sup>th</sup> the Estero Community Planning Panel (ECP) once again discussed ways to address noise complaints that have come from residents living in communities just east and west of the Coconut Point Town Center, primarily Shadow Wood in the Brooks and Marsh Landing. At present two Coconut Point restaurants have been sponsoring musical entertainment several evenings per week and from time to time persons in these communities have heard the sound and complained about it.

Earlier representatives of Coconut Point, the ECP, the affected communities and Lee County community development staff met to discuss the issue and how to manage it. Coconut Point management has been very cooperative. They have set up a complaint hotline that can be used by anyone who hears sounds coming from the direction of Coconut Point. The number and the procedure to be used can be found at the following website...

<http://esterofl.org/new/Coconut%20Point%20Noise%20Complaint%20Hotline%20Flyer-notice%204-20-11.pdf> . This flyer has also been distributed in each of the communities that have thus far experienced noise problems.

Attorneys for Coconut Point have drafted some noise management procedures that they would like the ECP and the County to approve. These procedures will be discussed at the May meetings of the ECCL and the ECP. The public is invited to attend and participate in the discussion.

### **ECCL Economic Development Committee Formed**

One of the recommendations of the Estero Community Planning Workshop held at the Hyatt last November was the long term need to encourage economic development. The goal should be to diversify the area's economic base by encouraging the growth of current businesses while attracting to the area less seasonal businesses that are compatible with the Estero community.

On March 7th, Don Eslick kicked off the inaugural meeting of the ECCL's Economic Development ("ED") Committee which is composed of over 25 members with the interest, experience and background to tackle this important project. Committee members realized that Estero has a number of attractive attributes, including over 7 million square feet of already zoned but undeveloped commercial real estate. In addition, Estero has over 500,000 square

feet of immediately available office and retail space. And the area has a large available work force.

To date, the ED Committee has met four times with the focus on learning what economic development activities are already under way in the area. Meetings were held with Dick Pegnetter, Special Assistant to FGCU's President Bradshaw; Steve McIntosh, Bonita Springs Councilman; Jim Moore, head of Lee County's Economic Development Department, including the Horizon Council and the Fort Myers Partnership; Mei-Mei Chan, publisher of the News-Press and a representative of the Horizon Council and Glen Salyer of the Fort Myers Partnership; and Christine Ross, the CEO and other representatives from the Bonita Springs Chamber of Commerce. The Committee has learned that Lee County's economic development activities have been ongoing for over ten years, and that Bonita Springs, through the Bonita Chamber of Commerce, has been accelerating its efforts for the past year.

The ED Committee intends to continue this learning process in the near term. It doesn't make sense to try to "recreate the wheel." A more effective approach at this time is for the ED Committee to form relationships and informal partnerships with the other organizations that are pursuing the same or similar objectives for Southwest Florida. For example, through the ED Committee's discussions with Bonita Chamber representatives, it became apparent that having the ECCL partner with Bonita would strengthen both parties. To that end, the ECCL membership agreed to invest \$1,000 in the currently named Bonita Springs Economic Development Council, which is being funded by many Bonita Springs and Estero businesses and by the City of Bonita Springs. Bob Lienesch, a member of the ECCL ED Committee, has been elected to a 3 year term as a director of the Bonita Springs Economic Development Council and will serve as the ECCL representative.

Similarly, cultivating an ongoing relationship with Lee County's Horizon Council will strengthen both organizations. Jim Strecansky, a member of the ECCL Committee, will serve as the ECCL representative to the Horizon Council.

The Horizon Council is in the process of creating a Catalyst Club, a group of retired business executives who will advise the Council about how to recruit businesses in their chosen profession or industry. The County knows that Estero has many potential members of the Catalyst Club and wants to work with the Committee to recruit Estero members for the Catalyst Club. If you are interested in joining the Catalyst Club please call Don Eslick at 273-9493 or email him at [doneslick@comcast.net](mailto:doneslick@comcast.net).

On May 4<sup>th</sup> the Economic Development committee will meet with Paul O'Connor, Lee County's Director of Planning, and Dr. Gary Jackson, head of the Regional Economic Development office at FGCU to learn more about trends in the southwest Florida economy and how Lee County plans to use its vacant lands for future development.

### **County Board to Consider Acquiring Edison Farms at its May 3<sup>rd</sup> Meeting**

A coalition of national, state and local environmental and civic groups have united in their support of the public acquisition and preservation of the 4,000-acre Edison Farms site just east of I-75 south of Corkscrew Road.

The Estero Council of Community Leaders, the Brooks Concerned Citizens, Conservancy of Southwest Florida, Collier County Audubon Society, Audubon of Southwest Florida, CREW Land & Water Trust, Florida Wildlife Federation and The Trust for Public Land has formed a coalition in support of this effort.

Because of the size of this property funding will likely be necessary from a number of sources, local, state and national. The coalition is currently investigating a number of these possibilities.

### **Recent Progress**

On April 11<sup>th</sup> the Board of County Commissioners met as the Management and Planning Committee and discussed the 24 properties that had been found qualified by the Conservation 20/20 Committee including Edison Farms, the highest ranked project. After discussing the projects and availability of Conservation 20/20 funding, the Board directed staff to post the projects for consideration by the Board at their May 3<sup>rd</sup> meeting. As we go to press County staff has recommended approval of an agenda item that directs staff to move forward to appraise and begin to negotiate the acquisition of 24 properties approved by the Conservation 20/20 Committee concurrently, recognizing some of the property acquisitions will need to be structured over a period of years due to limited available funding. The public is invited to attend this meeting and may testify on this matter. The coalition plans to testify at this meeting in support of the staff recommendation.

The Trust for Public Lands (TPL), a national not for profit land conservation organization, has met with county staff and several of the Commissioners to express their interest in playing the role of interim buying of the Edison Farms property. Under the option proposed by the TPL they would be a cash buyer of the land, thus obtaining the land at the lowest possible price. TPL would then enter into a lease purchase agreement with the County whereby the County would purchase the land from TPL and pay it off over a period of years. In addition TPL has offered to share some of the due diligence costs with the County thus further lowering the county's cost of the property.

Thus far over twenty Estero residential communities have passed resolutions of support. If your community has not passed a resolution of support of the acquisition of Edison Farms there is still time to do so. These resolutions will be used to convince the Lee County Board and other funding sources to approve the acquisition of this important environmental property.

### **Background**

On March 1<sup>st</sup> a sub-committee of the Lee County Conservation 2020 Committee *voted to recommend all eighteen ranked properties including Edison Farms* to the full committee for acquisition consideration. Of the entire group of 18 properties Edison Farms has received the highest environmental ranking.

On March 10<sup>th</sup> at an official meeting of the entire Lee County 2020 Committee the full committee also agreed to recommend all of the 18 properties, including Edison Farms, to the Lee County Board of Commissioners for eventual acquisition consideration. Several supporters of the Edison Farms acquisition spoke on behalf of Edison Farms at the 2020 Committee meeting.

On January 19<sup>th</sup> the Edison Farms Public Acquisition Coalition met to review progress and plan for the next steps in the acquisition process. The following summarizes the status of each element now underway:

Conservation 20/20 Update – All of the site visits have been completed as of January 12, 2011. These site visits complete the secondary review process; therefore, the CLASAC Advisory Committee can now rank the properties and send their recommendation to the BOCC. There is a Criteria and Ranking Subcommittee meeting on February 1<sup>st</sup>, 2011, where the staff is expected to provide a proposed ranking. Hopefully, the subcommittee recommendation will then go to the full CLASAC at their meeting on February 10<sup>th</sup>.

Phil Flood of the South Florida Water Management District's (SFWMD) Ft. Myers office agreed to write a letter to the CLASAC committee in support of the public acquisition of Edison Farms. Our local member of the SFWMD Board, Charles Dauray, concurs in this support but the District's Executive Director Carol Wehle has not yet approved the letter.

SFWMD Funding—for the foreseeable future the SFWMD is not going to fund any projects other than for water quality and water storage in the Everglades.

FGCU support – The Committee continues to seek support of Dr. Bradshaw, President of FGCU. A meeting is expected soon,

Lee Port Authority Funding – When the Southwest Florida Regional Airport adds a parallel runway in a few years it will need to update its mitigation plan. It has hired a consultant whose study will explore the mitigation options for the runway will be completed shortly. Once this report becomes available the Committee plans on meeting with the staff of the Port Authority to explore the possibilities of some of this mitigation, and the funds to pay for it, being designated for the Edison Farms property.

Florida Forever Funding – Due to the State's precarious financial condition Florida Forever funds are not likely to be available for some time.

Earlier in 2010 the state's "Florida Forever" land acquisition program ranked the property and contiguous Corkscrew Regional Ecosystem Watershed (CREW) area as #3 statewide in the Partnerships and Regional Incentives Projects category.

Representatives of Corkscrew Regional Ecosystem Watershed (CREW) Land & Water Trust and the Calusa Land Trust announced they will be contributing \$100,000 and \$10,000 respectively towards the purchase of this land. Pledged donations from community and other organizations will help Edison Farms chances for approval by the Committee and the Board of Commissioners. We would urge all Estero community organizations to consider pledging some funds, no matter how small, for the acquisition.

Conservation 20/20 funds were committed in 2009 for the acquisition of a select group of properties using phased acquisition over the next several years. All Conservation 20/20 nominations received since January 1, 2009 have only undergone a preliminary evaluation to be retained and held for future consideration when funds became available again or to be rejected. As a result of the preliminary evaluations, CLASAC has retained a total of 28 nominations,

including Edison Farms. About \$20 million per year is raised for the Conservation 20/20 program by a special property tax levy approved by the voters of Lee County in 1996.

### **ECCL Transportation Committee Formed and Meeting**

The first meeting of the ECCL Transportation Committee, chaired by Chairman Nick Batos, was held on Wednesday April 19, 2011.

Darla Letourneau from Bike/Walk/Lee and Doctor Margaret Banyan from Gulf Coast University gave a presentation on the Bike/Walk/Lee organization and what they have accomplished in Lee County over the last few years. They explained how, through building coalitions with many groups, they are working towards the goal of having Lee County become a “complete street community”. The presentation included how they have proceeded to get Lee County and the Metropolitan Planning Organization (MPO) to incorporate provisions for walkers, bikers and transit into the transportation planning process.

After the Bike/Walk/Lee presentation the committee was provided with the following list of Estero’s current road improvement needs. The projects on this list were suggested by Estero residents who participated in the Community Planning Workshop conducted by the ECPP in November, 2010 and from residents who attended “Estero Village with a Vision/2011” presentations in their communities earlier this year.

#### **Bike/Pedestrian/Transit**

Use Railroad Right of Way for Transit and Bike Paths  
Remedy Bike/Ped deficiencies including rail  
Widen sidewalks for bikes  
Sidewalk on US 41 between and Williams and Corkscrew is below grade

#### **Estero Gateway Signage**

US 41 north and south entrances  
Three Oaks Parkway north and south entrances  
Ben Hill Griffin north entrance  
Corkscrew I-75 entrance

#### **Roadway Landscape Deficiencies**

US 41 median just north of Coconut Road  
Corkscrew and Ben Hill Griffin  
Corkscrew/Three Oaks Lift Station...add slats

#### **Intersection Improvements**

US 41 and Williams...western approach  
Post office exit for patrons going south  
Broadway and US 41...both Broadway approaches

Corkscrew and Three Oaks...guard rails  
Estero and Three Oaks...add eastbound turn lane  
Marsh Landing intersection on US 41

#### Other Projects

US 41 speed limit  
Corkscrew Road curve east of Wildcat Run  
Insufficient parking at the Post Office  
Sunken section of Coconut Road over a culvert just east of Spring Creek Road  
Repainting of traffic signal arms

The Committee reviewed the items on the list and was asked to review them further before the next committee meeting and to come prepared to make any suggestions for:

- Additional items
- Removal of items, or
- Clarification of items

At the next meeting the list will be categorized and prioritized. Then the committee will meet with the Florida Department of Transportation (FDOT), Lee County DOT and other entities that can help the community implement these projects.

This Committee is still in formation. If you would like to serve please call Nick Batos at 948-3741 prior to the next meeting of the committee on Monday, May 23 at 3PM at the Shadow Wood Country Club.

### **Florida Gulf Coast University (FGCU) Campus Master Plan 2010-2020 Update**

The future of Estero will be greatly impacted by the University and its growth. The residents of Estero understand this quite well. The top priority of those who participated in the Community Planning Workshop in November was improving the community's relations with FGCU.

Since November the Estero Council of Community Leaders (ECCL) has worked with Steve McIntosh, until recently the Chairman of the FGCU Foundation, to develop a better working relationship with the University. Through his efforts FGCU President Bradshaw has appointed retiring Dean of the FGCU Business School Dick Pegnetter to serve as liaison to the ECCL for a period of six months.

Every five years FGCU updates its Campus Master Plan. This process presents an opportunity for the Estero community to learn about the growth of this rapidly growing 12,500 student institution and to interact with the University and its planners. On April 15<sup>th</sup> the University conducted its first Public Hearing of this amendment cycle and the following three Estero community leaders testified at the Hearing:

- John Goodrich, the Pelican Sound member of the ECCL and a member of the Estero Community Planning Panel (ECP),
- Nick Batos, Chairman of the Brooks Concerned Citizens and Vice Chair of ECCL, and
- Don Eslick, Chairman of the ECCL.

The updated Campus Master Plan includes the following findings:



- The projected student enrollment in ten years (2020-21) will be 23,718, about double the present enrollment,
- The projected faculty and staff in ten years (2020-21) will be 1,465, up about 37% from today's total,
- If the Campus Master Plan is followed the main campus will be fully built out in ten years,
- FGCU would like to maintain the capacity to house 20 to 25% of student enrollment on its campus. Thus the number of students housed on campus in 2020-21 is projected to be 5,692, up 2,054 units from the present 3,638 housing units,
- Thus about 18,000 students will be commuting to the FGCU campus in the 2020-21 school year,
- During 2010 FGCU purchased the College Club Apartments, located on Ben Hill Griffin Boulevard just south of the Gulfcoast Shopping Center,
- Earlier this year FGCU purchased 25 acres of land just south of the College Club Apartments for future student housing development,
- Estero's only student housing facility, called Coastal Village, is located on the east side of Three Oaks Parkway north of Estero Parkway and contains 200 apartments housing 800 FGCU students.

The testimony presented at the Hearing contained the following suggestions for improving the Campus Master Plan:

- Expand the scope of the plan to address the impact that 18,000 students plus the faculty and staff traveling by automobile to the campus several times per week ten years from now,
- Evaluate the possibility of the private sector providing near campus student housing with shuttle bus transportation rather than continuing to use the very limited campus land to build more student housing apartments,
- Reevaluate the current on-campus parking policy that encourages the use of single passenger autos. Consider changing it to encourage the use of public transit services and other strategies that would encourage non-automobile transportation,
- Develop information on student, faculty and staff travel patterns and use it to develop plans that would discourage the use of single occupancy vehicles to travel back and forth to FGCU.

The Campus Master Plan will next be reviewed by the Lee County MPO, the Regional Planning Commission and the Lee County Board prior to its approval by the FGCU Board in September.

### **South Lee County Hospital Committee Progress Report**

On April 14<sup>th</sup> Suzanne Bradach, the General Manager of the BCHC, made a presentation to the South Lee County Hospital Committee on the recently completed analysis of the present viability of a 24/7 Freestanding Emergency Department in the community and the changes that the Bonita Community Health Center has made in order to provide expanded health care services to the residents of both Bonita Springs and Estero.

Mrs. Bradach' power point presentation can be viewed by clicking on the following link <http://esterofl.org/EsteroLife/healthcare/BCHC2.pdf> , In addition to the report on the Committee's activities you will find the information on the BCHC's services to be quite interesting.

### **Earlier Progress During 2011**

On January 17<sup>th</sup> the BCHC began to increase their hours by three hours per day, from 7 a.m. to 7 p.m., on all weekdays. The South Lee County Hospital Committee has long been seeking better access to emergency care...adding three hours per day to the schedule of the walk-in clinic begins to address this need while the Committee continues to work on obtaining a 24/7 Free-standing Emergency Department and eventually a hospital.

Since the Center extended its urgent care hours, they have treated an average of 12 additional patients during those extended hours. These marketing efforts and the expanded urgent care hours have helped to increase Clinic patient volume's by 32% during the 2011 spring season.

In early March members of the South Lee County Hospital Committee met with the BCHC public relations team to discuss how the various communities could assist the Center with it's short term and long term marketing efforts. One of the initiatives discussed and/or underway is a quarterly community newsletter called "Health Beat" that can be distributed in each community by email. This newsletter is an excellent way for the residents of each community to become aware of BCHC scheduled health screenings and activities, physician announcements, health articles and important BCHC news.

Several new marketing initiatives were discussed and will be introduced at the beginning of the next season. These include a speaker's bureau, a Welcome Back and Reconnect program for returning winter residents, and web links from community websites to BCHC. In addition, BCHC is partnering with the Commons Club at the Brooks to assist in their "Living a Healthy Life" project.

As you are probably aware, BCHC is a non-profit facility and its net revenue is invested back into the Center to improve its medical care and technology. Recent investments include:

- a high field MRI, a 16 slice CT scan,
- upgraded bone density equipment;
- high definition endoscopy equipment in the Surgery Center,
- improved ultrasound equipment
- three additional treatment rooms in the urgent care center.
- a new waiting room for radiology patients.

Our joint marketing efforts are needed increase awareness throughout the Estero and Bonita communities of the services provided at BCHC, the extended hours of the urgent care clinic and the physicians that practice at the Center.

The facility improvements demonstrate the commitment of the BCHC Board to the goal of ensuring that the residents of Estero and Bonita Springs have easy access to an up-to-date health care facility with a broad array of services.

Read more about these changes by clicking on the following link <http://esterofl.org/EsteroLife/healthcare/Revised%20hours%20flyer%201-5-11.pdf> .

We encourage all residents of Estero and Bonita Springs to take advantage of the new and extended healthcare services now being offered by the Bonita Community Health Center in Coconut Point.

Further expansion of healthcare services in Estero and Bonita are not likely to be implemented until this facility is more fully utilized. Your support of the Bonita Community Health Center will demonstrate to the BCHC Board that the community supports the Committee's efforts to improve access to emergency health care and eventually a hospital.

On December 6<sup>th</sup> the leadership of the [Bonita Community Health Center](#) (BCHC) notified the South Lee County Hospital Committee that their Board had approved longer hours for the BCHC Walk-in Clinic starting in early January 2011. This was one of the recommendations of the Steering Committee set up by the BCHC Board that included 3 community representatives. At that time BCHC indicated that they were planning to open the Center each weekday morning at 7 a.m. and asked the Committee to suggest when they should close in the evening and how those hours should vary from "season" to "summer". In response to that request the Committee surveyed the members of the South Lee County Hospital Committee, several community service organizations and Estero's residential communities. Many responses were obtained and summarized and reported to BCHC in a short period so that the new policy could be implemented in early January.

As a result of this effort BCHC announced on December 22<sup>nd</sup> that they would increase their hours to 7 a.m. to 7 p.m. from Monday through Friday and continue to be open on Saturday from 8 a.m. to 1 p.m. and on Sunday from 8 a.m. to noon commencing Monday, January 17<sup>th</sup>. This represents a increase of 3 hours per day from Monday through Friday. If the community responds favorably to this change, the policy will continue throughout the entire year, season and summer.

### **Estero's March Housing Permits Stagnate**

During March, eleven single family homes with a building value of \$1.7 million and a four unit condominium were permitted in Estero. This number of [Housing units permitted](#) remains below the monthly average last year, and well below the 2000-2007 periods.

March's permits were for Toll Brothers' Reserve of Estero and for lesser priced homes in Lennar's Bella Terra development.

The following table compares year-to-date March figures with those of the prior eleven years:

<b>Year</b>	<b>Annual Total Housing Units</b>	<b>Building Value of Units</b>	<b>Average Building Value Per Unit</b>	<b>Percentage of Single Family Units</b>
2000	506	\$68,142,696	\$134,669	41%
2001	584	88,114,145	150,880	42
2002	292	55,956,255	191,631	60
2003	532	77,905,904	146,440	32
2004	371	74,011,015	199,491	73
2005	883	168,168,623	190,451	37

2006	569	119,676,682	210,328	15
2007	218	56,648,641	259,856	33
2008	40	13,791,205	344,780	90
2009	36	14,016,521	389,348	78
2010	58	11,319,925	195,171	79
2011	36	5,837,350	162,149	78

The County permit information used in this report may be found at <http://www.lee-county.com/dcd/Reports/EsteroReports.htm>.

### **Estero's March Commercial Building Permits Remain Weak**

During March, permits totaling \$485 thousand were issued for Estero [commercial buildings](#), excluding apartment units. Like last month's figure, the commercial investment is near record lows. As shown in the following table, Estero's commercial development started to expand rapidly in 2004 and peaked in 2006 with a total of \$185 million that year. Since then, total commercial investment in Estero has fallen precipitously.

<b>Year</b>	<b>Year-to-Date</b>	<b>Annual Total</b>
2000	\$6,493,092	\$77,250,835
2001	12,714,570	44,116,526
2002	2,377,297	23,135,139
2003	3,348,635	23,234,725
2004	2,556,018	60,859,820
2005	7,209,706	111,037,977
2006	68,428,727	184,709,240
2007	49,358,941	157,614,045
2008	18,837,360	39,261,677
2009	4,575,618	9,752,556
2010	411,276	9,322,546
2011	3,877,089	?

The only major projects permitted so far this year are:

\$2,052,000 for [Cayo de Estero](#), and  
 \$ 656,000 for [Meadows of Estero](#).

Reminder: The building values understate the cost of each residence or commercial building because they exclude the value of the underlying land.