



Estero Development Report
 Volume 10, Number 12, Issued August 2011
 Produced by the Estero Council of Community Leaders (ECCL)
For More Information about Estero
 ...see www.esterofl.org

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

Date	Time	Event	Location
Wednesday, September 7th	9 a.m.	Lost Grove Mine Hearing by the Collier County Environmental Advisory Committee	Collier County Government Center, 3301 Tamiami Trail East in Naples
Wednesday, September 7th	5:05 p.m.	First Lee County 2012 Budget and Tax Rate Hearing	Commission Chambers, 2 nd Floor, 2120 E. Main Street in downtown Ft. Myers
Thursday, September 8 th	5:00 p.m.	First Estero Fire Rescue 2012 Budget and Tax Rate Hearing	District Headquarters on Three Oaks just south of Corkscrew
Friday, September 9 th	10 a.m.	Dan DeLisi, South Florida Water Management District Commissioner, speaks to the ECCL at their regular monthly meeting	Estero Community Park
Tuesday, September 13 th	5:05 p.m.	Board of County Commissioners (BOCC) Redistricting Hearing	Commission Chambers, 2 nd Floor, 2120 E. Main Street in downtown Ft. Myers
Wednesday, September 14 th	5 p.m.	Estero Design Review Committee (EDRC) meeting	Estero Community Park
Friday, September 16 th	9 a.m.	Lee County MPO (Transportation Planning) meeting	1926 Victoria Avenue in downtown Ft. Myers
Monday, September 19 th	9:30 a.m.	BOCC Hearing on the Troyer Brothers Mine Application (Final Decision)	Commission Chambers, 2 nd Floor, 2120 E. Main Street in downtown Ft. Myers
Monday, September 19 th	6 p.m.	Estero Community Planning Panel (ECP) meeting	Estero Community Park
Wednesday, September 21st	5:05 p.m.	Final Lee County 2012 Budget and Tax Rate Hearing	Commission Chambers, 2 nd Floor, 2120 E. Main Street in downtown Ft. Myers
Thursday, September 22nd	5:00 p.m.	Final Estero Fire Rescue 2012 Budget and Tax Rate Hearing	District Headquarters on Three Oaks just south of Corkscrew

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Estero Community Website (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)

Lee County Commissioners Approve \$50,000 Grant for Updating the Estero Community Plan

On Tuesday, August 23, 2011, the Lee County Commissioners unanimously approved a grant for \$50,000 to be used for updating the Estero Community Plan. The Estero Council of Community Leaders is raising \$50,000 to match these funds as required by the grant. These monies will be used to pay for consultant fees and other expenses associated with updating the Plan.

The existing Estero Community Plan was adopted in 2002. It was funded by the Estero Chamber of Commerce, the Estero Civic Association, the Estero Concerned Citizens Organization (now the Estero Council of Community Leader), Estero communities, the development community and Lee County.

The focus of the original plan was on the commercial corridors along Corkscrew Road and US 41. Ground-breaking changes in the Estero Plan set new standards for big box stores, convenience and service stations, signage, landscaping, mixed use and overlay districts.

The Estero Community Planning Panel (ECP) and the Estero Design Review Committee (EDR) were formed shortly thereafter. These two volunteer committees have each met over 100 times, facilitating the zoning of over 11 million square feet of commercial space at uniquely high standards.

The original Plan needs to be updated as it has been nearly 10 years since it was adopted. Many changes have occurred since that time, including the fact that Estero's population has nearly tripled and commercial development has expanded nine-fold, from about 500,000 square feet to 4.5 million square feet today

The ECP initiated this updating process last year by conducting a workshop and soliciting ideas from over 130 Estero residents on how the community should govern its future growth. The ECP has also been working with Lee County staff on the content, form and structure for an improved and refined set of planning documents.

Some of the updated ideas include better connectivity within the community, including improving pedestrian and bicycle corridors throughout Estero, increasing the number of access points to the Estero River and working with Florida Gulf Coast University to control sprawl as the student population continues to grow.

The updated plan will include provisions that will guide how the remaining 7,000 housing units and 7.1 million square feet of commercial space that has been zoned but not yet built should be developed in conformance with our high standards in these trying economic times.

Development Projects Now Underway

Cayo de Estero

In early February the developers of [Cayo de Estero Shoppes](#) started construction of their three building retail facility located on the west side of US 41 just north of Estero Parkway and abutting the Breckenridge community. When completed the three buildings in the development will total about 27,000 square feet of commercial space. The zoning for the property was reviewed by the Estero Community Planning Panel (ECP) and the site plan; design and landscaping were reviewed by the Estero Design Review Committee (EDRC) several years ago.

During February the developers began construction of Buildings 1 and 2 each of which will contain about 10,000 square feet. The construction of these two buildings is expected to be complete by the end of October, 2011. At present the developer has not signed up any tenants but indicates that interest has picked up recently.

Once these two buildings are 50% leased they plan on beginning construction of the third building.

Coconut Point

Olive Garden

Estero's new Olive Garden restaurant is nearing completion south of the lake in Coconut Point. This beautiful new Mediterranean style, stone façade building is expected to open for business about the end of October.

Blue Cross/Blue Shield of Florida

In July Blue Cross/Blue Shield of Florida began construction of its "Florida Blue Lifestyle Solutions" store. The facility is a 5,014 square foot one story building in Mediterranean style compatible with the surrounding buildings in Coconut Point.

On April 13th 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 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 Blue Cross site was the last major available lot owned by the Simon Property Group within the Coconut Point Town Center proper (another large site is owned by a 3rd party within the

Town Center). There is one other large undeveloped site owned by Simon on the East side of Via Coconut Point just north of Coconut Road which might be appropriate for medical offices.

Estero Fire Rescue 2012 Budget and Tax Hearings

On Thursday, September 8th and on Thursday September 22nd the Estero Fire Rescue Board will meet at 5 p.m. to listen to public comment and adopt the final budget and tax levy for the upcoming fiscal year beginning on October 1, 2011 at the District's Administrative Building on Three Oaks Parkway just south of Corkscrew Road.

Earlier the Board approved a tentative maximum rate for the coming year of \$2.19 per \$1,000 of valuation, up from the \$2.00 rate used this year. At the ECCL meeting on August 12th Chief Scott Vanderbrook indicated that the rate he will recommend to the Board at the meeting on September 8th will be lower than the \$2.19 rate but he could not estimate the exact figure because the insurance contracts for the coming years had not been finalized and negotiation with the fire union were not yet complete.

The residents and taxpayers of Estero are invited to attend and express their views about the District's 2012 budget and tax rate decisions.

FGCU Estero Community Coordination

In November 2010 the Community Planning Workshop conducted by the Estero Community Planning Panel (ECP) found that the highest priority of the 130 participating Estero residents was establishing better relations with Florida Gulf Coast University (FGCU) on our northeast boundary. Since then the Estero Council of Community Leaders (ECCL), the community's intergovernmental relations entity, has been working with Steve McIntosh, a Bonita Springs Commissioner and the former Chair of the FGCU Foundation, to improve Estero's relationship with FGCU.

With Commissioner McIntosh's help Don Eslick, the ECCL Chair, and Mr. McIntosh met with FGCU President Bradshaw and Steve Magiera, the newly appointed Vice President for University Advancement, on August 15th to discuss how to improve our working relations. Since the meeting President Bradshaw has designated VP Magiera to work with the Estero community to further our joint concerns and interests from planning to economic development to health care, transportation and the environment.

Corkscrew Road Mining Controversies

At present the residents of Estero are threatened by the possibility of five new aggregate mines along Corkscrew Road. The following table summarizes some basic information about the proposed mines and the impact they would have on the surrounding roads.

Pending Mine Application Statistics

Mine Name	Size in Acres	Maximum Depth	Duration in Years	One way Daily Truck Trips
RCH	1,365	110	20	1,200
Troyer Brothers	1,803	110	35	2,548

Lost Grove	1,383	145	20	1,366
FFD	4,652	100	45	2,548
Old Corkscrew	4,205	200	40	3,486
Total	13,408	--	--	11,148

Based on 2008 Lee DOT traffic count data used in the RCH case, at that time there were approximately 138 one-way dump truck trips per day on Corkscrew Road east of Alico Road, and around 500 dump trucks trips per day on Corkscrew Road between Alico Road and I-75. Thus, approval of any one of these proposed mines would result in a ten-fold increase in truck traffic east of Alico, and two to five times as many trucks per day on Corkscrew Road between Alico and I-75.

If several of the mines were operating at the same time the number of daily trucks driving west to Estero would double or triple these already large increases. Depending on where the new development was occurring a sizeable proportion of these trucks will continue beyond I-75 and travel north or south on Three Oaks Parkway or US 41.

Two Mine Hearings Scheduled for September

Lost Grove Mine

The Collier County Environmental Advisory Council (EAC) will hold a public hearing on the Lost Grove Mine at 9 AM on Wednesday, September 7, 2011 at the Collier County Government Center, 3301 Tamiami Trail E., Naples FL 34112. The hearing takes place in Commission Chambers. The Lost Grove mine agenda item is expected to begin about 9:15 AM. Collier County staff is recommending approval of the proposed mine. The Hearing is open to the public so you may testify if you wish to do so. For some talking points contact Kevin Hill at kuh@ighosting.com

This will be the first of three public hearings to consider the proposed mine. Public comments before the EAC should be limited to environmental & natural resource issues such as water, habitat, wildlife, conservation, pollution (noise, light, dust, groundwater contamination, etc.). Later hearings before the Collier County Planning Commission and County Commissioners will be the place to raise issues like compatibility, safety, traffic, school buses, etc.

It's best if you can attend these hearings in person, but if you're unable to come you may submit comments in writing via email. The contact for submitting comments is Jack McKenna, County Engineer: JackMcKenna@colliergov.net.

Troyer Brothers Mine

The Lee County Board of County Commissioners will make the final decision approving or denying Troyer Brothers mine application at 9:30 a.m. on September 17th in the Board Chambers on the second floor of the County Courthouse building at 2110 Main Street in downtown Ft. Myers. Only the 80 Lee County residents who testified in opposition to this mine during the Hearing Examiner hearings are permitted to testify at this Hearing. Others are encouraged to attend to show your opposition to this new mine.

A Lee County Hearing Examiner closed nine days of hearings on the case on January 26, 2011. Seven months later he recommended DENIAL on the basis that the mine would create traffic problems on SR 82, north of the mine and south of the Lehigh Community.

Background

Lost Grove is a Corkscrew Road mine located just over the Collier County boundary line so is being reviewed under Collier County procedures that are considerably different from those used by Lee County. This mine is immediately adjacent to a residential community in Lee County and to the Lee County Density Reduction/Groundwater Resource (DR/GR) area that is far along in the process of designating the Alico Road corridor as its Future Limerock Mining area. It is also immediately north of the Corkscrew Regional Ecosystem Watershed (CREW) property that has been acquired by various public bodies in order to conserve it and its water resources.

On June 20th the Alico Corporation hosted a neighborhood meeting for the residents of Lee County who would be impacted by the Lost Grove mine. Alico and its professional consultants presented their plans for the mine and then listened to public comments. About 30 persons attended the session. The ECCL testified that it supported the concerns expressed by Commissioner Mann in his May 6th letter to the Collier County Commission.

On May 6th Lee County Board Chairman Frank Mann sent a letter to Fred Coyle, Chairman of the Collier County Board, stating that:

“Lee County is concerned that the proposed mine will result in negative impacts on...

- Nearby Lee county residents,
- The CREW property
- Groundwater and surface waters, and
- Lee County roadways due to the large volume of truck traffic (estimated at a maximum of 1,366 two-way trips every day) for over 20 years, which would conflict with the rural residents in this area and created safety concerns.”

The letter goes on to offer Collier County with Lee County staff assistance in resolving the issues raised in an attached memorandum and indicates that Lee County staff will attend any public hearings and be available to provide comments on the record.

The Status of the Other Mine Applications

Resource Conservation Holdings (RCH) is the farthest along in the approval process. The RCH mine application was unanimously denied by Lee Board of County Commissioners (BOCC) in early 2010 and has now sued Lee County for compensation for the County's denial of their alleged mining “rights”.

The case, *Resource Conservation Holdings, LLC v. Lee County* (Case No. 10-CA-2364), was heard by the Judge Sherra Winesett during August. The Judge has indicated that her decision will be forthcoming over the next month or two.

Florida Farms Development (FFD), also known as the 6-L Farms property, is located on the south side of Corkscrew Road about 4 miles east of I-75. On January 7, 2009 FFD applied for a permit to rezone from Agriculture District (AG-2) to Mine Excavation Planned Development (MEPD) 4,652.1 acres of land to allow mining activities (construction materials mining operation) including administrative offices, rock crushing operations, and plant facilities.

The proposed maximum mine depth is 100 feet with an estimated duration of extraction activity of 45 years. Maximum structure height is 35 feet. Blasting is a proposed development activity.

The County has yet to find the application to be sufficient (complete). Once the application is deemed complete County staff will prepare a staff report that will be sent to the County Hearing Examiner's office so that a Hearing can be scheduled for the development.

Old Corkscrew Plantation is located on both sides of Corkscrew Road about 12 miles east of I-75 and immediately west of the Collier County line. On March 30, 2011 the owners of Old Corkscrew Plantation applied to rezone 4,204.87 acres from Agricultural Districts (AG-1 and AG-2) to Industrial Planned Development (IPD) to allow the use of an excavation, mining operation (Construction Materials Mining Operation).

The proposed maximum depth of the mine would be 200 feet with an estimated duration of extraction activity of 40 years. Blasting is proposed as a development activity. Dewatering is proposed to remove overburden. The applicant has also requested approval of a General Mining Permit under LDC Chapter 34.

The County has yet to find the application to be sufficient (complete). Once the application is deemed complete County staff will prepare a staff report that will be sent to the County Hearing Examiner's office so that a Hearing can be scheduled for the development.

BCHC Will Extend Urgent Care Hours On Week-ends Starting December First

During August Suzanne Bradach, CEO of the Bonita Community Health Center (BCHC), announced that beginning on December 1, 2011 the BCHC will extend its Saturday and Sunday Walk- In Clinic/Urgent Care hours to 8 a.m. to 4 p.m. In the past and presently weekend hours have been limited to morning hours.

Earlier this year, on January 17, 2011 the BCHC first began to increase their Walk In Clinic/Urgent Care hours on weekdays when they increased them by three hours per day, to 7 a.m. to 7 p.m. weekdays. In April the BCHC announced that patient traffic during the season in the extended hours had been great enough to warrant continuing the hours during the summer months as well. Recent evidence on patient traffic during the summer extended hours indicates that this was a good decision for the community's health care as well as the BCHC's finances.

The South Lee County Hospital Committee has long been seeking better access to emergency care...extending care for all these hours at the walk-in clinic/urgent care center begins to address the community's emergency needs while the Committee continues to work on obtaining a 24/7 Free-standing Emergency Department and eventually a hospital.

Throughout 2011 the South Lee County Hospital Committee has worked with the BCHS to conduct a direct contact marketing program in residential communities throughout Bonita Springs and Estero. That effort and the extended hours at the urgent care center increased Clinic patient volume's by 32% during the 2011 "season".

September Seminars at the BCHC

On Tuesday, September 13th from 3:00 p.m.-5:00 p.m. Dr. Michael G. Barile, M.D., will conduct a Free Pain Management Seminar in the BCHC's Patient Education room. Light refreshments will be served and participants will be able to enter to win a door prize give away. Dr. Barile will teach participants how not to let pain interfere with their quality of life.

BCHC Is Developing a Speaker's Bureau

BCHC is presently developing a Speaker Bureau that will soon be offered to all the residential communities of Estero and Bonita Springs. This is an opportunity to learn more about health topics that matter the most to you and to have your questions answered by BCHC's knowledgeable physicians.

In addition the BCHC is developing and will also be hosting an educational program for "Snowbirds" and others called "Welcome Back to Paradise" that will be helpful to new residents and to those returning for the season.

Healthy Lifestyle Program under Development

BCHC has teamed up with The Commons Club at the Brooks to help individuals improve their health through simple lifestyle changes. What started as a pilot program in February, Living a Healthy Lifestyle (LHL) now has three groups of participants in various stages in the journey to improve their health.

On June 6th the latest group of 15 participants had their pre-assessments done by BCHC and The Commons fit pro team. Dr. Chip Shemansky of BCHC also performed a postural analysis. Several members of the pilot group have continued the program and work to encourage the newer members of LHL.

In addition to the pre-assessment analysis, the program also includes personal training sessions, nutritional education, circuit training and support group meetings that include speakers on topics related to health and nutrition. Before and after health data is being tracked to measure individual improvements. To learn more about this program contact Cathy Moschetto by calling 498-8888 or by email at CathyM@thecommonsclub.com.

Aging and Wellness Presentation Available

Finally on August 24th Dr. Salvatore Lacagnina, Vice President of Health and Wellness for Lee Memorial Health System, presented his popular "Aging and Wellness" seminar to about 40 residents of Pelican Landing at their clubhouse. Dr. Sal's power point presentation can be viewed on our website at <http://esterofl.org/EsteroLife/healthcare/index.htm>. If your community would like Dr. Sal to make this presentation in your community please contact him at 573-4509 or call Karen Krieger, Lee Memorial's Director of Community Services, at 573-4519.

Bonita Springs/ Estero Economic Development Council Progress Report

The City Of Bonita Springs provided the Council with its first \$25,000 of seed money in July. On August 17th the Bonita City Council unanimously approved a proposal to match all private investments in the Council whether the investors are located in Bonita Springs or elsewhere. As a result of this vote the Council will be receiving approximately \$51,000 from the City to match the approximately \$51,000 invested to date by Bonita and Estero investors. The City Council affirmed that they are prepared to match an additional \$24,000 of private investments.

James Dati, Esquire and Joseph Ariola have been hard at work finalizing the Council Bylaws. During August the Council voted to approve the BSEEDC By-laws.

The Council voted unanimously at its July meeting to hire the Bonita Springs Area Chamber of Commerce to manage the Council's affairs. The BSEEDC is pleased that it has entered into an agreement with the Bonita Springs Area Chamber of Commerce to provide management, staff and facilities for the operation of the Council. Christine Ross, CEO of the Chamber, will function as the Executive Director of the BSEEDC.

The Council will soon be hearing from Dr. Gary Jackson of FGCU's Regional Economic Institute next week in order to fine tune the parameters of our research projects including; a survey, an Economic Development Scorecard and an overview of all existing businesses for our market area. Two interns will initiate work on these projects when school begins at the end of the month.

The Council is finalizing an agreement with the FGCU Regional Economic Research Institute under the leadership of Dr. Gary Jackson to undertake a demographic analysis of the Bonita Springs/Estero area and provide community demographic, as well as, specific business demographics for our region. The Council is also working with the FGCU Regional Economic Research Institute to prepare a survey which will be used to gather specific information for area businesses and identify some of the unique advantages our area offers business.

By the end of August the Council expects to have installed a database that will track all commercial properties as well as vacancy rates and rental rates within our market area. This will be useful to the Council as we develop relationships with prospects allowing us to answer specifics about our real estate inventory in real time. The Council has agreed to contract with a service provider on a database that will track all commercial properties as well as vacancy rates and rental rates within our market area.

The Council has also received bids for the creation/establishment of the BSEEDC website. It is anticipated that the website can be up and running by October.

Earlier This Year

At the April 8, 2011 ECCL meeting, the membership agreed to join the Bonita Springs Economic Development Council (Council). The Council's goals are consistent with the goals of the ECCL's Economic Development Committee (ECCL EDC): 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 community.

On April 1, about 25 investors and other participants, including ECCL representatives, participated in the first meeting of the Council. Christine Ross, Bonita Springs Chamber of Commerce CEO, and Joe Ariola kicked off the inaugural meeting. They provided investors with the background of the Chamber's work over the last few years to stimulate economic development in the region. It was explained that the Council was a newly formed 501(c)6 non-profit organization chartered for the purpose of economic development. Also announced was that the city of Bonita Springs had pledged \$25,000 with a promise for additional matching funds up to \$75,000 equivalent to investments from Bonita Springs businesses and individuals. It was announced that the Council is seeking to fund a \$200,000 budget for this year.

At the second Council meeting, held April 21, a Nominating Committee presented a list of recommended directors, including Bob Lienesch, a member of the ECCL EDC. The slate of

directors was approved by the investors. The directors elected Richard Mancini, Chairman and Joe Ariola, Vice Chairman for the current year.

On May 21, The Council conducted a directors' retreat to consider the by-laws and to focus on the Council's vision, mission and strategies. The directors agreed that a cornerstone of the Council's approach will be to collaborate with other area and state organizations that are striving to improve the SW Florida economic climate.

Also on May 21, the directors unanimously agreed to change the Council's name to the Bonita Springs / Estero Economic Development Council. In a press release, Chairman Mancini stated that "adding "Estero" to the name more accurately reflects our organization's mission to be the area's economic development authority fostering regional collaboration for the retention, expansion, creation and attraction of jobs and businesses for our entire service area and Bonita Springs / Estero is a more accurate descriptor for our region of focus."

The Council continues to meet regularly to focus on fund raising, developing its communication plan, website and related materials.

Airplane Noise Progress Report

In October 2008 the Federal Aviation Administration (FAA) changed the [flight patterns for commercial aircraft](#) departing to or arriving from the northeastern section of the United States. As a result many Estero communities began to be impacted by noise from these aircraft. At that time the Estero Council of Community Leaders (ECCL) and the Brooks Concerned Citizens (BCC) formed a committee to work on this problem.

During the last two and one-half years the Committee has worked with the Regional Office of the FAA in an effort to reroute these flights or to alter their flight patterns so that they will provide noise relief for the residents of Estero. As a result of this effort some of the flights are being rerouted while other planes are flying higher than before.

August Progress

ESA Airport, consultants for the Lee County Port Authority, held four public information workshops in August to present information on the Federal Aviation Regulation (FAR) Part 150 Noise and Land Use Compatibility Study and allow local residents an opportunity to voice their opinion. Eighty Three (83) residents attended the workshop held at the Estero Community Park on August 18th. Their primary concerns regarding the noise caused by the planes were: a decrease in property value of their home and a disruption to their way of life, including the inability to converse while in their own backyard.

At the workshop, the goals of the Part 150 Noise Study were outlined, which included:

- *Documentation of current and future noise exposure around the airport.* This will be accomplished primarily through noise monitors and computer modeling. Monitors were set up mainly in areas where residents had raised concerns. In addition to Estero's three sites Fort Myers Beach, and Lehigh Acres had monitors installed. Data from the monitors was collected during the week of August 18th 2011. This data will be entered into a computer model for the purpose of estimating current and future noise exposure. The baseline noise conditions will be presented at the Fall 2011 workshop.

- *Encourage noise abatement alternatives that do not sacrifice one neighborhood for another.* Some possible alternatives include:
 - Continuous Descent Approach (Flying on idle and gliding into the airport from elevations as high as 4,000 feet),
 - Changing Approach Routes (redirecting some of our arrival flight paths north of Charlotte county to the west coast), and
 - Increasing the elevation at which the descent begins in order to reduce the need for throttle which may decrease noise generated during the approach and landing.
 - R-NAV Procedure (Flying in a straight line as opposed to having leniency over a 5,000 foot air space when flying over an industrial area with residential space on either side),

- *Develop recommendations for noise abatement and noise mitigation measures.* Based on the findings of the study, ESA will ultimately submit recommendations to the FDA for approval.

- *Comply with Lee County Comprehensive Plan Requirements.*

Additional community workshops will be held this Fall and in the Spring 2012 to present findings from the Part 150 Noise Study and provide local residents an opportunity to voice their opinion. Specifically, baseline noise conditions will be presented at the Fall workshop, while recommendations to the FAA will be presented at the Spring 2012 workshop.

Earlier This Year

During June several members of the South Lee County Airport Noise Committee met with the FAA, Port Authority staff, the new Control Tower Manager and representatives of ESA, the Authority's Part 150 Noise Study consultant to discuss the committee's concerns. As a result of this meeting representatives of the Noise Committee will soon be meeting with ESA and Port Authority noise staff to discuss the procedures to be followed as the Part 150 Noise Study is completed.

In addition we learned that the Flight Tracking system will become available for public use sometime this fall. The Committee looks forward to helping the community learn how to use this system to track planes flying over your homes and to report any altitude violations to the appropriate authorities quickly and easily. The Port Authority staff has indicated an interest in providing this community education program.

During May we learned that ESA, the Authority's Part 150 Noise Study consultant, will consider public comments regarding the actual flight tracks of aircraft arriving into RSW since those routes were instituted by the FAA in late 2008.

Lee County Residents who have been disturbed by overflights since the FAA unilaterally changed the routes in 2008 should communicate your opinion via the RSW comment line 239-590-4466 or e-mail at noisecomment@flylcpa.com so that they will be considered by the consultants in the noise study

Comments can address particularly low or noisy airplanes, rapid succession of disturbing overflights, or more general comments regarding objectionable flight patterns and paths. The latter is especially appropriate for seasonal residents who have returned to their northern homes.

While RSW does not have any residences within so-called non-compatible contours around the airport, and does not have a noise problem according to federal criteria, Lee Plan Policy calls for updated RSW noise exposure maps every five years with a noise compatibility plan to guide future land use planning.

The airport has opted to accomplish this through a Part 150 Noise Study, first in 1989 and subsequently in 1995 and 2006. The two-year study will also include a "community education and outreach" program that will review noise complaints received by RSW during the past five years.

On March 8th Anu Lacis, a member of the South Lee County Airport Noise Committee and a resident of Shadow Wood in The Brooks, was appointed by the Board of County Commissioners to the Special Management Committee of the Lee County Port Authority. This five member committee reviews all airport management decisions and recommends appropriate actions to the Authority Board (composed of the members of the Lee County Board). Anu has extensive airport management experience with the Port Authority of New York and New Jersey that runs the airports in the NY/NJ area and retired as manager of Teterboro Airport near Manhattan.

Florida Redistricting Committee Holds Lee County Public Hearing

On August 31st the Florida Redistricting Committee conducted a Public Hearing in the Lee County community of Lehigh Acres on how the Legislative and Congressional Districts in southwest Florida should be drawn for the next decade. The meeting was attended by about 200 Lee County residents and public officials. The ECCL and the Brooks Concerned Citizens testified about the need to keep Estero whole in each of these districts.

The ECCL and many others testified in opposition to cross state districts like we have had since the last redistricting in 2001. Since the concerns and perspectives of the residents and voters of the southwest coast are vastly different from those on the southeast coast, the current cross state boundaries are unfair to the voters on each side of the state as well as the Senators and Representatives who serve those districts.

Our Senator, Lizbeth Benequisto, represents State Senate District 27, a district that includes portions of the southwest coast including Estero but stretches across the state to include a large portion of Palm Beach County. With Lee County's population growth this last decade the county is large enough for more than one State Senate district without including voters from any other county.

In anticipation of this Hearing on August 12, the Estero Council of Community Leaders passed a resolution in support of creating a southwest coast state Senate and House districts separate from the southeast coast as both of these areas need to be represented and articulated by elected representatives from each of their communities.

The ECCL worked with the City of Bonita Springs to draft south Lee County House and Senate districts that include all of the two communities. Mayor Nelson of Bonita Springs presented the maps to the Redistricting Committee and the ECCL and Brooks Concerned Citizens representatives expressed their support for these maps. If the Redistricting Committee and the Legislature agree that the southwest coast should be independent of southeast coast voters, a Lee County State House and Senate districts could be created including both Estero and Bonita Springs.

Political boundaries must be redrawn every 10 years based on U.S. Census information to reflect population changes in each district. Florida will receive two additional congressional districts next year as a result of its increased population, for a total of 27, while the number of seats in the state legislature will remain unchanged at 120 state House districts and 40 state Senate districts.

In 2010, Florida voters approved by more than the 60% requirement for approval Constitutional Amendments 5 and 6 which require state Senate, House and congressional districts to be drawn in a fair, compact, contiguous manner. The Redistricting Committee was reminded of this by many of the speakers attending the Lehigh Acres meeting, including members of the Estero Council of Community Leaders and the Brooks Concerned Citizens.

The full Legislature will start to adopt the new district maps in January, 2012. Once the legislative approval is achieved, the proposed state maps will go to the state Attorney General's office and the state Supreme Court for review and finally to the U.S. Department of Justice for review.

Estero's June & July Housing Permits Stagnate

During June and July, twenty-eight single family homes with a combined building value of \$6.2 million were permitted in Estero. Permits during these two months approximated the per-month average for the first five months of the year. Of course, this is well below the 2000-2007 periods and about 25% off last year's pace.

Over half the permits in the last two months were granted to Lennar's Bella Terra, while most of the rest were for Toll Brothers two developments, Belle Lago and The Reserve of Estero. The average construction value per home has picked up a bit due to a number of recent permits for higher priced homes at The Reserve of Estero.

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

Year	Annual Total Housing Units	Building Value of Units	Average Building Value Per Unit	Percentage of Single Family Units
2000	1,122	\$154,418,848	\$137,628	41%
2001	1,399	213,746,261	152,785	45
2002	905	153,144,578	169,221	57
2003	1,033	155,939,745	150,958	37
2004	1,049	226,031,691	215,473	65
2005	1,645	340,070,708	206,730	51
2006	969	236,835,506	244,412	31
2007	384	108,303,686	282,041	38

2008	107	36,466,055	340,804	83
2009	86	31,457,481	365,785	77
2010	139	27,170,158	195,469	77
2011	106	22,156,697	209,025	91

Estero's Commercial Permits Include Another Coconut Point Building

During June and July, permits totaling \$2.7 million were issued for Estero [commercial buildings](#), which included a \$1.2 million investment for construction of a new Blue Cross Blue Shield customer service center in Coconut Point. The 2011 year-to-date figure below also benefited from January's \$2.1 million investment for Cayo de Estero on Rt. 41 near Estero Pkwy. and June's \$1.0 million Olive Garden restaurant in Coconut Point. Those three investments account for much of the improvement from 2010. The other four months of 2011 were very depressed.

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 and has remained low for several years.

Year	Year-to-Date	Annual Total
2000	\$71,541,520	\$77,250,835
2001	22,496,652	44,116,526
2002	15,288,582	23,135,139
2003	11,842,650	23,234,725
2004	13,548,400	60,859,820
2005	44,789,557	111,037,977
2006	150,602,944	184,709,240
2007	138,368,161	157,614,045
2008	35,018,481	39,261,677
2009	7,781,212	9,752,556
2010	4,925,558	9,322,546
2011	8,532,121	?

The major projects permitted so far this year are:

- \$2,052,000 for [Cayo de Estero](#),
- \$1,200,000 for Blue Cross Blue Shield service center in Coconut Point,
- \$1,000,000 for the Olive Garden restaurant in Coconut Point, and
- \$ 952,000 for [Meadows of Estero](#).

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

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

Estero's Residential Housing Sales & Listings

For years, we have published a monthly report showing the number of permits issued in Estero for new residential construction. However, in the past we've not had sales data showing current and historical sales of existing homes in Estero. Now, with the help of Joe Pavich Sr. of Realty World in Estero and using Bonita Estero Association of Realtors Multiple Listing Service (MLS) figures, we have compiled figures for sales of single family homes in Estero for the last nineteen months. Those amounts are summarized below.

2010	SINGLE FAMILY UNITS SOLD	2011	SINGLE FAMILY UNITS SOLD	INC. (DEC.)
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JULY	18	JULY	26	44%
AUGUST	18	AUGUST		
SEPT.	<u>22</u>	SEPT.		
QTR 3	58	QTR 3	26	

QTR 1	93	QTR 1	107	15%
QTR 2	130	QTR 2	105	-19%
JULY	<u>18</u>	JULY	<u>26</u>	44%
YTD	241	YTD	238	-1%
AUGUST	18	AUGUST		
SEPT.	22	SEPT.		
QTR 3	58	QTR 3		
QTR 4	<u>70</u>	QTR 4		
YEAR	351	YEAR		

As shown above, sales in July of this year increased 44% from July sales a year ago. On a year-to-date basis for 2011, we are off only 1% due to the 15% growth in the first quarter and an improved July of 2011.

In addition, we are now able to capture the number of homes now available for sale in Estero. As of July 31, 2011, there were 363 active single family residential listings, compared with 380 listings at the end of last month.

Of the 363 active listings, about 20% are short-sale listings where the bank is expected to receive less than their loan amount. The slow closing process associated with short sales is believed to have caused some of the abnormally large inventory of unsold homes, and the closing delays abnormally lowered the number of closings in the second quarter.

Based on sales in the last year, 363 active listings represent a 13 month supply of unsold single family homes, whereas a six month supply usually indicates a healthy market. While

comparable figures are not available for earlier periods, we believe that the current inventory and months of supply figures are significantly better than a year ago.

Note: These figures include most all of Estero, although figures for the Estero portion of Pelican Landing are not included due to their lack of availability. Also, none of the above figures include listings of multi-family homes.