



# Estero Development Report

Volume 13, Number 9, Issued August 2014  
 Produced by the Estero Council of Community Leaders (ECCL)  
 For more on Estero, visit <http://www.EsteroToday.com>

## September Opportunities for Citizen Participation at Meetings to Protect Estero's Quality of Life

Tues., Sept. 9, 5 p.m.	<b>Estero Fire Rescue Monthly Board Meeting</b>	District Headquarters, Three Oaks Parkway
Wed., Sept. 10, 5 p.m.	<b>Estero Design Review Committee Meeting</b>	Estero Community Park
Fri., Sept. 12, 10 a.m.	<b>ECCL Monthly Members' Meeting</b>	Estero Community Park
Mon., Sept. 15, 5 p.m.	<b>Estero Community Planning Panel</b>	Estero Community Park
Fri., Sept. 19, 9 a.m.	<b>Lee County MPO</b>	Cape Coral City Council Chambers, 1015 Cultural Park Blvd., Cape Coral
Tues., Sept. 23, 6 p.m.	<b>Community Incorporation Workshop</b>	Estero Community Park
Thurs., Sept. 25, 6 p.m.	<b>Future Development Community Consensus Meeting</b>	Estero Community Park
Sat., Sept. 27, 9:30 a.m.	<b>ECCL "Meet &amp; Greet" Community Meeting</b>	Estero Fire Rescue District Headquarters, Three Oaks Parkway

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## ECCL to provide updated information on incorporation process

The Estero Council of Community Leaders will be conducting a detailed Incorporation Workshop for all Estero residents at **6 – 7:30 p.m., Tuesday, September 23**, at the Estero Community Park. An abbreviated presentation will be repeated again at the **9:30 – 11 a.m., Saturday, September 27**, special “Meet & Greet” with coffee and doughnuts at the Estero Fire Rescue District Headquarters on Three Oaks Parkway.

ECCL Chairman Nick Batos, Vice Chairman Howard Levitan and Incorporation Committee Chairman John Goodrich will present information about the advantages of incorporating including the economic feasibility of a Village of Estero, the form of government, what the districts would be, the impact of future growth and why residents would want to vote for incorporation.

Additional workshops will be presented in October. These workshops provide new information about the incorporation process, as well as allow residents an opportunity to ask any questions they may have. Organizations or communities wanting individual workshops may contact John Goodrich at [johnbarbgoodrich@comcast.net](mailto:johnbarbgoodrich@comcast.net).

Residents can learn more about this issue, as well as more about the ECCL in general, by going to the web site at [www.EsteroToday.com](http://www.EsteroToday.com).

## Community discusses Estero’s future growth – Don Eslick

On August 21, about 150 residents and stakeholders attended the first of several community workshops designed to develop a consensus for how the remaining 1,000 acres of Estero’s undeveloped lands should be developed in the future.

Consultants Seth Harry, of Seth Harry & Associates, and longtime local planner Bill Spikowski presented results of the work they've completed over the last 18 months.

The presentation covered Estero's historical and recent development, how the remaining vacant lands differ from that which has been developed, what market research has revealed about the community's unmet needs, mixed use development and its advantages, among other subjects (*see attached PPT*).

The workshop garnered media attention from the News-Press, Naples Daily News The Banner, Estero Spotlight, Business Observer, NBC- 2 and ABC- 7.

"The first phase of Estero's rapid growth brought a string of beautiful gated communities and world class shopping. Now, community leaders are focused on what is missing — a 'real town center.'" Estero Spotlight

"Getting developers to build what Estero planners dream is the goal. That will only be accomplished through strong community consensus, (Bill) Spikowski said. With 94 percent of Estero already built out, planning is critical, he added: 'When you're down to 6 percent of your land left, it's time to think about what's missing in your community.'" Naples Daily News The Banner.

"...aging baby boomers and millennials will make up about 50% of residential housing buyers. Both demographics desire housing that is near entertainment and grocery markets. Both demographics would like to walk and bicycle to gathering spots....' This is where the market is going (Seth) Harry said.'" News-Press.

The next future development community consensus meeting is scheduled for **6 p.m., Thursday, September 25**, at the Estero Community Park. Additional meetings will be held later in the fall.

## Community Planning – Roger Strelow

Estero has evolved into the attractive community it is today due to the strict architectural standards and landscaping designs implemented in 2002. An important component of that overall pleasing look includes strict ordinances for the use of signs.



**ECCL CONSULTANTS (L TO R) BILL SPAKOWSKI AND SETH HARRY WITH COMMERCIAL CORRIDOR COMMITTEE CHAIR DON ESLICK.**

Estero's signage standards exclude the use of pennants or banners and limit the size and number of signs advertising property for sale. The ECCL worked with the Lee County Code Enforcement team to provide Estero residents with a summary of the key signage rules. These rules are now on the ECCL website at <http://esterotoday.com/signs-in-estero/>.

Residents may report signage violations to Roger Strelow, ECCL, at 498-9394, or Mary Zettel, Lee County Code Enforcement, at 533-8864.

## Estero's New Home Permits Hold Steady in June and July

In June and July 2014, permits were issued in the Estero Planning Community for sixty-four (64) new housing units. The total includes forty-two (42) new single family homes, and twelve (12) new duplex homes. The dollar value of the June/July permits was \$13,941,696. These two months, on average, are slightly ahead of the 2014 monthly average.

So far this year, two hundred seventy-two (272) new units have been permitted, a 9% decrease from the first seven months of 2013. 2014 has seen more duplexes being built due to sales of fifty-eight Villa Palmeras homes.

In June and July, the Preserve of Estero, just west of Bella Terra, pulled sixteen (16) single family permits. Since beginning construction in 2012, the Preserve's builders have been issued about 400 permits. As reported earlier, the developer stated that he expects to build 441 units in total, and that turn-over is expected near the end of this year.

In July, the first permit was issued for Estero Place, Neal Communities' newest gated community at the corner of Three Oaks and Corkscrew, which is expected to have one hundred (100) new single family homes.

The twelve (12) duplex permits in June/July were issued to Villa Palmeras on Three Oaks.

Although no permits have yet been issued, two other new single family developments have been announced: nineteen (19) new homes in Shadow Wood Preserve and ninety (90) homes at Pebble Pointe on Coconut Road and Three Oaks.

The following table compares July year-to-date figures with the prior fourteen years.

Year	Year-to-Date Housing Units	Building Value	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	225,941,691	215,838	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
2012	207	35,013,362	169,147	71
2013	299	51,411,251	171,944	83
2014	272	46,430,485	170,700	83

Source: Lee County Permit Reports for the Estero Planning Community; see <http://www.leegov.com/gov/dept/dcd/Reports/Pages/reports.aspx>. Click on the “Select the Report Type” drop down box to select “Planning Communities,” and then click on the “Select the Area” drop down box to access “Estero,” which displays the “Estero Planning Community” Residential reports.

## Estero’s June and July Commercial Permits Remain Weak

The value of commercial permits in Estero in June and July 2014 totaled \$3,828,732, which was bolstered by \$1.4 million for Hertz’s new sales center, but otherwise remained weak.

The \$3.8 million also includes \$1.0 million for the kitchen in Copperleaf in The Brooks, \$.6 million for interior remodeling within Coconut Point, \$.3 million for interior remodeling within Miromar Outlet Mall and \$.2 million for improvements in Fountain Lakes.

The following table compares July year-to-date figures with the prior fourteen years. The \$80 million for July year-to-date includes \$60 million for the Hertz global headquarters building.

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	11,717,593
2012	9,885,065	11,879,291
2013	10,353,414	14,656,213
2014	79,963,835	N/A

Source: Lee County Permit Reports for the Estero Planning Community; see <http://www.leegov.com/gov/dept/dcd/Reports/Pages/reports.aspx>. Click on the “Select the Report Type” drop down box to select “Planning Communities,” and then click on the “Select the Area” drop down box to access “Estero,” which displays the “Estero Planning Community” Commercial reports.

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

## Estero’s July and August Single Family Home Sales Show Slight Decline Fewer Available Homes on the Market

In July and August 2014, Multiple Listing Service (MLS) records show that sixty-four (64) single family homes were sold in Estero. This is 8% fewer than the seventy (70) sold in the same two month period last year. The decline is likely attributable to the continued reduction in available homes on the market. For the year-to-date, 2014 sales are essentially even with 2013.

In July/August there were only seven (7) sales (or 10%) that were “distressed sales,” i.e., short-sale listings or bank owned properties in which cases the bank received less than its loan

amount. In addition, the number and percent of distressed sales in the inventory are at a two-year low.

Sales figures are shown in the following table:

<b>Period</b>	<b>Sold in 2012</b>	<b>Sold in 2013</b>	<b>Sold in 2014</b>	<b>Inc (Dec)</b>	<b>Inc (Dec) %</b>
<b>Jan</b>	58	20	29	9	45
<b>Feb</b>	21	25	33	8	32
<b>Mar</b>	32	39	25	-14	-36
<b>Qtr 1</b>	111	84	87	3	4
<b>Apr</b>	29	49	47	-2	-4
<b>May</b>	37	48	49	1	2
<b>June</b>	32	46	51	5	11
<b>Qtr 2</b>	98	143	147	4	3
<b>July</b>	35	38	33	-5	-13
<b>Aug</b>	20	32	31	-1	-3
<b>Sept</b>	31	27			
<b>Qtr 3</b>	86	97			
<b>Oct</b>	28	48			
<b>Nov</b>	21	27			
<b>Dec</b>	28	49			
<b>Qtr 4</b>	77	124			
<b>Year</b>	372	448			
<b>Year-to-Date</b>	264	297	298	1	NMF

As of August 31, 2014, there were 258 listings of currently active unsold homes, down from 327 listings a year ago and 305 at the beginning of the year. The 258 includes only 72 pending sales, one of the lowest figures in the last eighteen months. Fewer pending sales often portend fewer closed sales in the following month.

The 258 listings in inventory this August represents a 7 months' supply of unsold homes, which number has gradually declined from a twelve month supply over the last two years. While six months' supply typically indicates a good market, the lower supply figure in this case may limit sales in the near future.

Note: These figures were derived from the Multiple Listing Service ("MLS") as provided by Joe Pavich, Sr. of Realty World in Estero for the benefit of the ECCL. They include homes in the Estero Planning Community (excluding homes in the Estero portion of Pelican Landing, which are not separately shown in the MLS). Not included are figures for multi-family homes.