



Estero Development Report

Volume 12, Number 9, Issued July 2013
 Produced by the Estero Council of Community Leaders (ECCL)
 For More Information about Estero
 ...see www.esterofl.org

Tues., July 9	Auction - Eastern Acreage of Edison Farms Property	
Tues., July 9, 5 p.m.	Estero Fire Rescue Monthly Board Meeting	District Headquarters, Three Oaks Parkway
Wed., July 10, 5 p.m.	Estero Design Review Committee Meeting	Estero Community Park
Fri., July 12, 10 a.m.	ECCL Special Members' Meeting to Review Incorporation Of Estero	Estero Community Park
Mon., July 15, 5 p.m.	Estero Community Planning Panel	Estero Community Park
Tues., July 16, 10 a.m.	Estero Fire Rescue Budget Workshop	District Headquarters Three Oaks Parkway
Fri., July 19, 9 a.m.	Lee County MPO	Cape Coral City Council Chambers, 1015 Cultural Park Blvd., Cape Coral
Fri., Aug. 9, 10 a.m.	ECCL Monthly Members' Meeting	Estero Community Park
Tues., Aug. 13, 5 p.m.	Estero Fire Rescue Monthly Board Meeting	District Headquarters, Three Oaks Parkway
Wed., Aug. 14, 5 p.m.	Estero Design Review Committee Meeting	Estero Community Park
Fri., Aug. 16, 9 a.m.	Lee County MPO	Cape Coral City Council

		Chambers, 1015 Cultural Park Blvd., Cape Coral
Mon., Aug. 19, 5 p.m.	Estero Community Planning Panel	Estero Community Park
Wed, Sept. 4, 5:05 p.m.	BOCC First Budget Hearing	Old Lee Cty. Courthouse Downtown Ft. Myers
Wed., Sept 18, 5:05 p.m.	BOCC Final Budget Hearing	Old Lee Cty. Courthouse Downtown Ft. Myers

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Special Estero Incorporation Meeting Called for July 12, 2013

On July 3, the Estero Council of Community Leaders (ECCL) announced that their Board of Directors has called a special meeting to discuss the issue of incorporation of Estero as a city. The announcement stated that the meeting was called as a result of recent annexation actions taken by the City of Bonita Springs. The meeting has been scheduled for 10 a.m., Friday, July 12, at the Estero Community Park. The public is invited to attend.

Bonita Springs Starts to Annex South Estero Properties

Because the Estero Fire Chief and other Estero residents objected to the City having Williams Road as its northern border, the Lee County Legislative Delegation required that The Charter of the City of Bonita Springs contain a provision that forbids the City from annexing any property

within the Estero part of unincorporated Lee County for five years after the City became incorporated. That 5 year period expired on December 31, 2004,

In late 2004 the City of Bonita Springs initiated an effort to annex all of the Estero part of unincorporated Lee County between the City's northern boundary and Williams Road, an area that includes: Coconut Point, the four Brooks communities, the northern part of Pelican Landing and The Colony, the Hyatt Regency Resort and Spa, the Hyatt timeshares, Marsh Landing, Fountain Lakes and several smaller residential communities along Coconut Road. The City of Bonita Springs failed in this attempt due to the strong opposition of the residents of that part of Estero.

On November 30, 2007, at a joint meeting of the Bonita Springs City Council and the ECCL and other Estero community organizations, the City of Bonita Springs indicated that they had no plans for attempting to annex any land within Estero; the Estero leaders indicated they would not participate in any incorporation effort; and there was general agreement that there would be no change until both parties agreed to the change. Both parties honored this agreement for the last five and one half years.

On June 14, 2013, the members of the Estero Council of Community Leaders, having been advised about the City of Bonita Springs' plans, adopted a resolution opposing annexation of any property located in the Estero community part of unincorporated Lee County by the City of Bonita Springs. You can view that resolution on the ECCL website in the Executive Summary of the June 14, 2013 meeting.

On June 19, 2013, the City Council of the City of Bonita Springs adopted a series of motions authorizing the City to voluntarily annex 130 acres of conservation lands just west of The Colony and Coconut Point Marina and begin to implement procedures to annex into the City the Estero part of Pelican Landing and The Colony. This action was taken by the Bonita City Council in spite of ECCL's testimony urging the Council not to take such action. That same morning the Pelican Landing Community Association approved a resolution asking the City to annex the Coconut Point Marina property they recently purchased from WCI.

Lee Memorial Health System Board Approves Appeal

The Lee Memorial Health System board of directors is appealing a state decision that denied the hospital group a license to build an 80-bed hospital in south Lee County. The decision was unanimous among the nine publicly-elected board members present at the June 27 board meeting.

ECCL representatives spoke before the board supporting an appeal.

Lee Memorial had to file its appeal by July 2 to seek a formal hearing before an administrative law judge, who will conduct a trial-like proceeding. The hearing will be in Tallahassee and likely will be held between October and November. The appeal is expected to receive a ruling by the end of this year and final state determination by March 2014.

Lee Memorial proposes building the \$81 million hospital on land it owns adjacent to the Bonita Community Health Center. In its application to the state Agency for Health Care Administration in May, Lee Memorial said the region's population of 180,000, mostly elders, is expected to

grow to 200,000 by 2018. The plan was to move 80 licensed beds from Lee Memorial Hospital near downtown Fort Myers to the new site.

Residents in Estero and Bonita Springs sent more than 2,400 letters of support to the state for Lee Memorial, saying it takes a half hour or longer to get to the nearest emergency room and that wait times to be seen by doctors in an emergency room are too long and put people at risk.

In its June 7 denial, the state said Lee Memorial didn't document how Estero and Bonita Springs residents are unable to access medical services, or how the current hospital arrangement results in poor outcomes. The state also suggested Lee Memorial could instead provide a freestanding emergency department in the community.

Hertz Presents to Lee County Hearing Examiner

Matt Uhle, an attorney representing Hertz Corp., went before a Lee County Hearing Examiner on Thursday, June 27, to present the company's requested land use and zoning changes. The changes will pave the way for Hertz to build a \$50 million headquarters at the southeast corner of U.S. 41 and Williams Road, near Coconut Point mall.

Hertz plans two separate buildings. The first phase calls for a 300,000 square foot, three-story headquarters building. In a second phase, a 150,000-square-foot building would be built, but Hertz hasn't detailed the uses for that space yet. Plans also include a used car lot.

County staff recommended approval of Hertz's request to amend the development order for the Coconut Point development of regional impact. Staff members also recommended changing the original zoning to adjust for the intensity of the company's project.

ECCL, Rapallo and Bonita Springs Chamber of Commerce representatives also spoke in favor of the changes.

The Hearing Examiner is expected to finalize her recommendation on Hertz's project by July 12. Her recommendation will then go to Lee County commissioners, who are scheduled to vote on the changes August 5.

TRANSPORTATION

Carmen Monroy, newly appointed Florida Department of Transportation (FDOT) District Secretary for Southwest Florida, attended the June 20 Transportation meeting to become familiar with some of Estero's transportation problems.

The first issue discussed was the elimination of the \$10 million improvements to the Corkscrew Road/I-75 interchange. This was originally listed as ninth on FDOT's list of transportation improvements, but was recently postponed to 2027. Monroy was reminded that, with FGCU's fast-growing population and Hertz moving more than 700 employees to Estero, it's critical this interchange be improved.

The issue of a fully-functioning traffic light at Sweetwater Ranch Road, the speed limit on US41 from Corkscrew Road south to Coconut Road and the impact of the additional Hertz employees on US41 also were reviewed.

On June 25, the BOCC approved the contract for the addition of a right turn lane from Williams Road turning south onto US41. The work should be completed in 90 to 120 days.

ENVIRONMENT

Edison Farms

The environmentally sensitive Edison Farms property, located east of I-75 in southeast Lee County, is being sold at a public auction. The easternmost sections (approximately 2600 acres) will be sold on July 9. The bank currently owns the western two sections (approximately 1300 acres) that were offered at public auction in May. After the second auction, it is anticipated the bank will then have clear title to all of the property and will attempt to sell the land to the highest bidder.

Conservation 2020 has funds available to negotiate on this property; however, they will need to obtain at least two new appraisals since the original appraisals are over six months old.

The Florida Water and Land Legacy Campaign

Petitions are still being gathered for this important amendment to protect Florida's natural resources. The goal is to obtain 250,000 petitions from volunteers through November 2013; the remaining petitions will be obtained by a hired firm. Currently there are approximately 130,000 verified volunteer petitions submitted.

The campaign has developed an online petition. Those availing themselves of this online petition will have to download the petition, complete it, and then mail it to campaign headquarters in Tallahassee. The campaign leadership believes they will obtain the required number to get the amendment on the ballot for the November 2014 election. Estero volunteers are encouraged to continue to obtain signed petitions. If more petitions are needed, contact Phil Douglas at 239-948-4494 or pdindy@comcast.net.

Estero's Home Construction Permits Hit Six-Year High in May

Thirty-nine (39) single family home building permits, along with permits for twenty-five (25) homes in six and seven-unit condominiums, were issued in the Estero planning community in May, 2013. The total of sixty-four (64) units represents the largest monthly total since June, 2007 and continues the upturn that began in the middle of 2012. For the last seven consecutive months, the monthly unit total has exceeded the comparable month in the prior year.

The dollar value of the 64 units permitted in May totaled \$9,428,623. This represents the second best month since 2007.

Twenty-four (24) of the 39 single family permits were for The Preserve at Corkscrew, which is being built by Centex/Pulte Homes and Lennar on Corkscrew Rd. east of I-75. Over 120 permits have been issued to the Preserve in the last year. Eight (8) permits were issued in April to nearby Bella Terra which is being built by Lennar, while five (5) permits were issued to Toll Bros' Reserve of Estero on Estero Pkwy.

So far this year, almost 80% of the single family unit permits have been issued for the Preserve and Bella Terra.

The 25 condominium homes will be in four new Mirasol buildings on Coconut Rd. D R Horton is the builder.

The following table compares year-to-date 2013 figures with the prior thirteen years.

Year	Year-to-Date Housing Units	Building Value	Average Building Value Per Unit	Percentage of Single Family Units
2000	858	\$116,877,412	\$136,221	38%
2001	1,035	155,925,738	150,653	40
2002	599	99,942,722	166,849	52
2003	872	127,480,453	146,193	33
2004	631	126,737,869	200,852	72
2005	1,275	253,271,426	198,644	45
2006	702	164,942,772	234,961	24
2007	286	78,418,241	274,190	36
2008	56	19,730,130	352,324	80
2009	60	22,082,017	368,034	84
2010	97	17,999,000	185,557	75
2011	78	14,489,392	185,761	87
2012	97	17,342,167	178,785	88
2013	207	36,789,968	177,729	81

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.

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

Estero's Commercial Permits Remain Depressed in May

During May, permits, excluding the condominium permits, totaling \$.5 million were issued for Estero's commercial buildings. Almost half of that amount was for Miromar Outlet Mall units. So far this year, the only other significant investments have been the interior build-out of the office building on Chevrolet Way near I-75, and common areas in Mid Towne Estero.

As shown below, commercial investment fell precipitously from 2006 through 2010, and then began to improve in 2011 and the early months of 2012. However, the last few months in 2012 and the first five months of 2013 have been exceptionally low.

Year	Year-to-Date	Annual Total
2000	\$68,297,657	\$77,250,835
2001	16,911,976	44,116,526
2002	5,968,501	23,135,139
2003	8,176,174	23,234,725
2004	8,661,787	60,859,820
2005	34,119,981	111,037,977
2006	74,470,848	184,709,240
2007	70,938,231	157,614,045
2008	21,989,153	39,261,677
2009	7,439,170	9,752,556
2010	1,211,381	9,322,546
2011	5,800,777	11,717,593
2012	6,885,578	11,879,291
2013	3,219,512	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 commercial building because they exclude the value of the underlying land.

Estero's Single Family Home Sales Continue Upward Trend

In June, 2013, 46 single family homes were sold in Estero, according to Multiple Listing Service (MLS) figures. As shown below, that compares with 48 sold last month, and 32 sold last June.

This month's sales figure represents a 44% increase over last June. Monthly comparisons with the prior year have been favorable for ten of the last twelve months.

For the quarter ended June 30, sales rose by over 45% over last year's second quarter. For the year through June, sales are up 9% over 2012.

Period	Sold in 2011	Sold in 2012	Sold in 2013	Inc (Dec)	Inc (Dec) %
Jan	23	58	20	(38)	(65) %
Feb	45	21	25	4	19
Mar	39	32	39	7	22
Qtr 1	107	111	84	(27)	(24)
Apr	50	29	49	20	69
May	27	37	48	11	30
June	28	32	46	14	44
Qtr 2	105	98	143	45	46
July	26	35			
Aug	31	20			
Sept	24	31			
Qtr 3	81	86			
Oct	16	28			
Nov	21	21			
Dec	24	28			
Qtr 4	61	77			
Year	354	372			
Year to Date	184	209	227	18	9%

As of June, 2013, there were 327 listings of currently active unsold homes in Estero. This compares with 355 listings a year ago and 360 listings at the end of May. The 327 figure is the lowest inventory in the last two years, and reflects a significantly lower inventory than earlier this year. This month's inventory includes 108 pending sales, compared with an average of 128 in the first five months of 2013. This suggests a possible sales plateau in the near future.

The 327 listings represents about a 10 months' supply of unsold homes, which has consistently improved throughout 2013. A 6 months' supply typically indicates a good market.

Of the 327 active listings, 17% represent "distressed sales," i.e., short-sale listings or bank owned properties which, in each case, the bank is expected to receive less than its loan amount. This month's 17% has ticked up a bit in recent months but continues to be below the 20% level of June last year.

Thanks as always to Joe Pavich, Sr. of Realty World in Estero for compiling these figures for the ECCL.

Note: These amounts include most of Estero, but do not include the Estero portion of Pelican Landing, which is not separately listed in the MLS. Also, none of the above amounts include listings of multi-family homes.