



# Estero Development Report

Volume 13, Number 5, Issued April 2014  
 Produced by the Estero Council of Community Leaders (ECCL)  
 For more on Estero, visit [www.EsteroFL.org](http://www.EsteroFL.org)

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

|                           |   |  |
|---------------------------|---|--|
| Tues., April 8, 9:30 a.m. | <b>Incorporation Workshop</b>                       | Estero Community Park  |
| Tues., April 8, 5 p.m.    | <b>Estero Fire Rescue<br/>Monthly Board Meeting</b> | District Headquarters,<br>Three Oaks Parkway                                 |
| Wed., April 9, 5 p.m.     | <b>Estero Design Review<br/>Committee Meeting</b>   | Estero Community Park  |
| Fri., April 11, 10 a.m.   | <b>ECCL Monthly Members'<br/>Meeting</b>            | Estero Community Park  |
| Fri., April 18, 9 a.m.    | <b>Lee County MPO</b>                               | Cape Coral City Council<br>Chambers, 1015 Cultural<br>Park Blvd., Cape Coral |
| Sat., April 19, 4 p.m.    | <b>Estero Concert Series</b>                        | Koreshan State Historic Site   |
| Mon., April 21, 5 p.m.    | <b>Estero Community Planning<br/>Panel</b>          | Estero Community Park  |
| Thurs., April 24, 6 p.m.  | <b>Incorporation Workshop</b>                       | Estero Community Park  |

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## INCORPORATION REFERENDUM

The Estero Incorporation Bill (HB1373) was presented before the House Local and Federal Affairs Committee by Rep. Ray Rodrigues on Thursday, March 27. The bill passed unanimously.

HB1373 then goes before the Finance and Tax Subcommittee and then the State Affairs Committee before going to the floor for passage. Following successful passage, it then goes to Governor Scott for signature.

## INCORPORATION WORKSHOPS

The Estero Council of Community Leaders will be conducting detailed Incorporation Workshops for all Estero residents at 9:30 – 11 a.m., Tuesday, April 8, and again at 6:00 – 7:30 p.m., Thursday, April 24, at the Estero Community Park, 9200 Corkscrew Palms Blvd.

ECCL Chairman Nick Batos, Vice Chairman Howard Levitan and Incorporation Committee Chairman John Goodrich will present new 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.

These workshops will 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.esterofl.org](http://www.esterofl.org).

## HOSPITAL COMMITTEE

On March 28, the state administrative law judge released a recommendation that state regulators should issue a final denial to Lee Memorial for its proposed hospital.

The judge's Recommended Order will be considered by Florida's Agency for Health Care Administration (AHCA) before it issues a Final Order approving or denying the hospital's application. AHCA has 45 days to come to a decision before issuing their Final Order.

At press time, about 1,000 letters in support of the hospital have been emailed to Governor Scott.

## COMMUNITY PLANNING

After many months, it appears there is a strong consensus on the periodic updating and revision of the Estero Community Plan. Various groups have had input into the revisions including the Estero Community Planning Panel (ECPP), County planning staff, especially Kathie Ebaugh, the ECCL and the general public through participation at ECPP meetings. Key elements include:

- Environmental protection
- Incentivizing sustainable, mixed-use, higher density commercial development in the areas of the community already zoned for such use, particularly the "town center" area (which is the subject of an ongoing special project with ECCL, key developers, expert consultants and a global marketing firm) north of Coconut Point and Hertz
- Incentivizing redevelopment and infill of underutilized properties and properties (such as strip malls) developed prior to adoption of Lee Plan provisions for Estero
- Further increased guarantees of public participation in land development approvals
- Protection and improvement of the historic Old Estero area
- Expansion and improvement of multimodal transportation, with increased connectivity among neighborhoods
- Public trails and greenways, and blueway facilities facilitating access to the Estero River

## ESTERO CONCERT SERIES



The music of Tchaikovsky will be presented at the fourth Estero Concert Series at Koreshan State Historic Site's Art Hall at 4 p.m., Saturday, April 19.

Tchaikovsky's Meditation in D Minor, Nocturne in C sharp and Piano Trio in A minor will be featured by artists Bella Gutshtein on the piano, Boris Sandler on the violin, and Adam Satinsky on cello.

Performers for these concerts are all accomplished classical musicians, several of whom are currently with the Naples Philharmonic Orchestra and other important musical groups around the country.

The Art Hall at the Koreshan State Park is located at 3800 Corkscrew Road in Estero. Seating is limited to 80 attendees.

For more information, call (239) 596-8404 or email [rcc@rccnaples.org](mailto:rcc@rccnaples.org).

## Estero's New Home Permits Remain Steady in February

In February, permits were issued in the Estero Planning Community for thirty-one (31) new housing units. The total includes twenty-three (23) new single family homes, and eight (8) new duplex homes. The dollar value of the February permits was \$4,594,955.

The number of new homes permitted is consistent with the last six months' activity. As previously reported, the 448 total homes last year represented the best year since 2006.

Permits for the eight duplexes were issued to Neal Communities' Villa Palmeras on Three Oaks Parkway.

February's single family figures included twenty (20) permits for the Preserve of Estero, just west of Bella Terra, which is being built by Pulte and Lennar. Since construction began in 2012, over 300 permits have been issued to the Preserve. As earlier reported, Ray Blacksmith, President of Cameratta Properties, developer of the Preserve, said that he expects to build 441 units in total, and that turn-over is expected near the end of this year.

Bella Terra and Belle Lago are sold out. So, for the near future, single family home permits in Estero will be driven primarily by the continued development of the Preserve of Estero. On the horizon, however, there are at least three new single family developments planned. Up to

nineteen (19) new homes have been announced for Shadow Wood Preserve on US 41, up to one hundred (100) homes in Estero Place, Neal Communities' newest gated community at the southwest corner of Three Oaks Parkway and Corkscrew, and ninety (90) homes at Pebble Pointe at The Brooks on Three Oaks Parkway and Coconut Road.

The following table compares February 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 | 329                        | \$42,540,412   | \$129,302                       | 32%                               |
| 2001 | 289                        | 48,480,038     | 167,751                         | 57                                |
| 2002 | 191                        | 35,231,265     | 184,457                         | 56                                |
| 2003 | 376                        | 58,389,301     | 155,291                         | 31                                |
| 2004 | 248                        | 46,184,756     | 186,229                         | 76                                |
| 2005 | 491                        | 104,218,898    | 212,258                         | 43                                |
| 2006 | 165                        | 35,590,118     | 215,698                         | 27                                |
| 2007 | 139                        | 34,406,017     | 247,525                         | 20                                |
| 2008 | 37                         | 12,238,274     | 330,764                         | 89                                |
| 2009 | 31                         | 11,988,196     | 386,716                         | 74                                |
| 2010 | 38                         | 7,277,277      | 191,507                         | 79                                |
| 2011 | 21                         | 3,285,432      | 156,449                         | 81                                |
| 2012 | 50                         | 7,856,640      | 157,133                         | 76                                |
| 2013 | 67                         | 12,155,511     | 181,426                         | 100                               |
| 2014 | 77                         | 11,457,010     | 148,792                         | 66                                |

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 Commercial Permits in February Continue Soft

The total value of commercial permits in Estero in February 2014 totaled \$284,108. This is one of the lowest monthly totals since 2010.

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

| Year | Year-to-Date | Annual Total |
|------|--------------|--------------|
| 2000 | \$6,224,692  | \$77,250,835 |
| 2001 | 10,191,033   | 44,116,526   |
| 2002 | 1,913,907    | 23,135,139   |
| 2003 | 1,011,631    | 23,234,725   |
| 2004 | 1,079,434    | 60,859,820   |
| 2005 | 5,214,576    | 111,037,977  |
| 2006 | 56,324,955   | 184,709,240  |
| 2007 | 33,162,359   | 157,614,045  |
| 2008 | 15,674,464   | 39,261,677   |
| 2009 | 3,628,999    | 9,752,556    |
| 2010 | 360,340      | 9,322,546    |
| 2011 | 3,392,431    | 11,717,593   |
| 2012 | 1,869,135    | 11,879,291   |
| 2013 | 1,316,492    | 14,656,213   |
| 2014 | 1,001,660    | 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 Single Family Home Sales Decline in March; Increase 4% for the Quarter**

In March 2014, MLS records show that twenty-five (25) single family homes were sold in Estero. This trails the thirty-nine (39) sold in March, 2013, and thirty-three (33) sold last month. However, for the first quarter of 2014 sales are up 4% from the first quarter a year ago.

Included in March sales were only 3 sales (or 12%) that were “distressed sales,” i.e., short-sale listings or bank owned properties which, in each case, the bank received less than its loan amount. The three distressed sales figure is a bit better than the five sales per month average over the last six months.

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                  | <b>39</b>           | <b>25</b>           | <b>-14</b>       | <b>-36</b>         |
| <b>Qtr 1</b>        | 111                 | <b>84</b>           | <b>87</b>           | <b>3</b>         | <b>4</b>           |
| <b>Apr</b>          | 29                  | 49                  |                     |                  |                    |
| <b>May</b>          | 37                  | 48                  |                     |                  |                    |
| <b>June</b>         | 32                  | 46                  |                     |                  |                    |
| <b>Qtr 2</b>        | 98                  | 143                 |                     |                  |                    |
| <b>July</b>         | 35                  | 38                  |                     |                  |                    |
| <b>Aug</b>          | 20                  | 32                  |                     |                  |                    |
| <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> | 111                 | <b>84</b>           | <b>87</b>           | <b>3</b>         | <b>4</b>           |

As of March 31, 2014, there were 340 listings of currently active unsold homes in Estero, compared with 456 listings a year ago, and down slightly from February when 355 units were in inventory. The 340 listings include 119 pending sales, which is higher than the 91 unit average of the previous six months, which suggests stronger sales in April.

The 340 inventory figure this month represents a 9 months' supply of unsold homes, which is about the same as the previous six months. It is dramatically improved from March 2013 when there was a 15 month supply. A six months' supply typically indicates a good market.