



Estero Development Report
 Volume 11, Number 3, Issued November 2011
 Produced by the Estero Council of Community Leaders (ECCL)
For More Information about Estero
 ...see www.esterofl.org

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

Date	Time	Event	Location
Friday, December 9th	10 a.m.	ECCL Regular Monthly Meeting	Estero Community Park
Tuesday, December 13th	5:00 p.m.	Estero Fire Rescue Monthly Board Meeting	District Headquarters on Three Oaks just south of Corkscrew
Wednesday, December 14th	5 p.m.	Estero Design Review Committee (EDRC) meeting	Estero Community Park
Friday, December 16th	9 a.m.	Lee County MPO (Transportation Planning) meeting	Bonita Springs City Hall on Bonita Beach Road just east of US 41
Friday, December 16th	12 p.m.	Historical Society Holiday Luncheon	Estero Community Park
Monday, December 19th	6 p.m.	Estero Community Planning Panel (ECP) Meeting	Estero Community Park

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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)

Development Projects Now Underway

The Preserve at Corkscrew

Now under construction... **The Preserve at Corkscrew** (www.thepreserveatcorkscrew.com) a new 510 acre gated residential community located on Corkscrew Road approximately 2 miles east of I-75. The plans include 441 single-family home sites with the first 116 home sites expected to be complete in February 2012. The community has been designed as a quaint residential neighborhood consisting of a variety of single-family homes, including estates.

Constructions of the on-site amenities are anticipated to begin in early 2012. The amenity package is expected to include a resort-style swimming pool, fitness center with state-of-the-art equipment, gathering room, aerobics, library, conference room, tennis courts, pool cabana with a fireplace, and much more...

A future full-service restaurant is also planned at the entrance on Corkscrew Road. This additional amenity is to be provided at no added expense to the homeowners association as it will be owned and operated by a third-party user that will be open to the public.

The developer, [Cameratta Companies](#), has selected [Lennar Homes](#) and [Pulte Homes](#) to be the Premier Builders within the community. Construction of their model homes are scheduled to begin in December and will be ready for viewing this season.

Development Projects Now Under Review

Goodwill Retail and Donation Center

On November 9th Goodwill Industries presented conceptual plans for a 10,200 square foot retail and donation center to the Estero Design Review Committee. The Center will feature clothing and some household products. The facility will be located just left of the entrance drive to the Estero Interstate Commerce Park located on the north side of Corkscrew Road just west of I-75. Goodwill proposes to start construction in the spring of 2012.

The building will include trellises, two pergolas, and be painted in Mediterranean colors. The roof line will have different levels and peaks, covered with Spanish barrel roof tiles. The landscaping will feature mostly native trees and shrubs, including two royal palms, cabbage palms, saw palmettos and podocarpus hedges.

Midtowne Estero East

On November 9th Cameratta Properties presented two alternative plans to the Estero Development Review Board (EDRC) for changing the zoning of the Midtowne Estero East residential development that they recently acquired. Midtowne Estero East is located on Three Oaks Parkway, just south of the Lowes Store on the southeast corner of Three Oaks Parkway and Corkscrew Road.

The property is currently zoned for 201 townhomes. The owners are proposing to change the plan to 102 single family homes. By lowering the density of the development the developer will also reduce the traffic on Three Oaks in what has been an accident prone area.

The EDRC looked favorably on both plans but recommended that Cameratta present the plans to the Estero Community Planning Panel (ECPP) as well. On November 21st Cameratta presented their plans to the ECPP.

Corkscrew Woods

On November 9th Cameratta also presented the EDRC with two conceptual plans for the development of the recently mined-out Cemex mine property located just east of Bella Terra on the south side of east Corkscrew Road. Once again Cameratta recently acquired this property.

The owners are proposing 800 single family homes, with the possibility of including a bundled golf course on this 722 acre property. They plan a clubhouse featuring a fitness center and tennis courts plus a public restaurant at the front of the property. There propose a 230-acre lake which will be used for kayaking and paddle boats. They plan to concentrate the density on the front of their property in order to preserve some of the land in the back of the property that is next to perpetually preserved CREW lands.

This property is located in the Density Reduction/Groundwater Resource (DR/GR) zoning area and is not within the Estero Community Plan boundaries. The developer expressed a willingness to seek this change in the County's Comprehensive Plan. The pending DR/GR Plan does not contemplate this property being developed as a high density housing area but it does include a Transfer of Development Rights program that would facilitate such a development.

The EDRC favored the plan without the golf course and agreed with the developer's proposal for preserving the uplands so that the density of the remaining land could be increased. Finally the EDRC recommended that the developer also make this presentation to the ECPP. Once again Cameratta presented their plans to the ECPP on November 21st.

Recently Completed Projects

Cayo de Estero

The Cayo de Estero Shoppes was completed during November. The developer did an outstanding job with the design, construction and landscaping of this attractive strip center.

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 and the site plan; design and landscaping were reviewed by the Estero Design Review Committee several years ago.

During February the developers began construction of Buildings 1 and 2 each of which will contain about 10,000 square feet. At present the developer has not signed up any tenants but the developers indicate that interest has picked up recently.

Coconut Point

Olive Garden

Estero's new Olive Garden restaurant opened for operation on October 24th. It is located just south of the lake in Coconut Point.

Blue Cross/Blue Shield of Florida

The new Blue Cross/Blue Shield of Florida building was completed during November, 2011. The [Blue Cross/Blue Shield of Florida](#) retail center is located on the empty plot of ground just south of Ted's Montana Grill in Coconut Point Town Center. The building is a new prototype for Florida Blue Cross and Blue Shield and they are branding this concept as "Florida Blue Lifestyle Solutions". Construction began in July 2011 on the 5,014 square foot building in Mediterranean style compatible with the surrounding buildings in Coconut Point.

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.

Coastal Village Off-Campus Student Housing Development Postponed

Corlico LLC, the developers of the Coastal Village student housing development on the east side of Three Oaks Parkway just north of Estero Parkway has been postponed. When completed the project will consist of 14 more three story student residences on the 20 acre parcel owned by the developer just south of the existing development.

This phase of the development will contain 164 housing units with each unit occupied by four students for a total of 656 students. The existing seventeen buildings in Coastal Village, which are fully occupied, contain 200 units housing 800 students. Thus upon completion Coastal Village will house 1,456 FGCU students.

Starting December 3rd Bonita Community Health Center (BCHC) Will Extend Urgent Care Hours on Week-ends,

The ***South Lee County Hospital Committee*** has been working with Lee Memorial and NCH healthcare systems for over five years in an effort to improve the availability of quality health care in Bonita Springs and Estero. Due to the fact that the nearest Hospital is about 10 miles from the center of our communities our short term goal has been to obtain a 24/7 Freestanding Emergency Department.

During 2010 both Lee Memorial and NCH worked with the Committee to determine if the Bonita Community Health Center (BCHC) in Coconut Point could be modified to include a Freestanding Emergency facility. The Committee's study found that the BCHC facility could not accommodate a 24/7 Freestanding Emergency Department. The alternative became a new building on property owned by Lee Memorial adjacent to the BCHC.

However the two healthcare systems, that are 50%/50% owners of the BCHC, agreed to extend the hours of operation of the Walk-in Clinic/Urgent Care facility in the BCHC.

Late in 2010 the BCHC increased their weekday Walk-In Clinic/Urgent Care hours by three hours per day to 7 a.m. to 7 p.m. In April the BCHC announced that patient traffic during the season had been great enough to warrant continuing these extended hours during the summer months.

Subsequently, patient traffic during the summer extended hours turned out to be good for the community's health as well as the BCHC's finances.

The Bonita Community Health Center (BCHC) will extend its Saturday and Sunday Walk-In Clinic/Urgent Care hours to 8 a.m. to 4 p.m. beginning December 3, 2011.

The Committee continues to work on obtaining a 24/7 Free-standing Emergency Department and eventually a hospital.

As a show of good faith throughout 2011 the South Lee County Hospital Committee has worked with the BCHC to market the facility and its services throughout Bonita Springs and Estero. As a result of this joint effort the finances of the BCHC partnership have greatly improved, thus putting both systems in a better position to further improve south Lee County's access to quality health care.

December Seminars at the BCHC

Night of Beauty... Complimentary Educational Seminar with Dr. Alina Stanciu

Wednesday, December 7th at 5 pm in the BCHC Patient Education Room

Topics to be discussed:

- European Face Lift
- Botox Cosmetic
- Juvederm & all Dermal Fillers
- Cosmetic/Functional Eye Lid Surgery
- Skin Care & Latisse

Where: BCHC Patient Education Room

Hors d'oeuvres will be served.

Call **239.949.2020** to reserve your spot today!

Special Promotions for all those who attend.

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Complimentary Foot and Ankle Talk Covering Achilles & Heel Pain

Dr. Jamie Weaver, DPM

Foot and Ankle Surgeon of the Joint Replacement Institute

When: December 14th from 12:00pm to 1:00pm

Where: Patient Education Room at BCHC

Lunch will be provided, space is limited, kindly RSVP by calling **676-2663**

Calling All Volunteers

Bonita Community Health Center provides a wide range of volunteer opportunities for those who want to make a difference by providing support to our patients and staff. We need volunteers who will love interacting with our patients, as well as those who prefer to provide clerical or other support to the Center.

If you are interested in making a difference and joining our amazing group of volunteers, please contact: Larisa Zadorecky at: (239) 949-1050 or e-mail Larisa at: lzadorecky@bonitahealthcenter.com

Contest for a Cause

On your next visit to BCHC vote for your favorite Gingerbread House. These lovely houses are made by the people who work at Bonita Community Health Center.

Voting will start on December 5th and the winner will be announced on December 23rd at 2pm in the BCHC Lobby. Each vote is \$1 and all proceeds will benefit Relay for Life.

Annual Health Fair

Save the Date - BCHC 5th Annual Health Fair
Saturday, January 14, 10:00am to 1:00pm

BCHC Speaker's Bureau

The physicians at BCHC will come to your community to speak on a variety of subjects of interest to your community. The availability of the Speaker Topics offered may vary depending on the time and day of the event. Each event requires a minimum of 25 participants. You will need to allow at least four weeks advance notice so the physician can plan accordingly.

Contact Julie LeBriton, BCHC Marketing Director, at (239) 949-6118, or email her at JL@bonitahealthcenter.com, for more information about this program or to reserve a speaker.

Updates on the Web

During December BCHC will launch a new website at www.BCHCFL.com that will be easier to navigate. The new website will provide the convenience of forms which can be filled out before a scheduled visit, as well as news, updates and contests. BCHC is also updating their Facebook page and would appreciate if you would "like" them.

Healthy Lifestyle Program under Development

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

On December 6, the latest group of 12 participants had their post assessments done by BCHC and The Commons Club fit pro team. Dr. Chip Shemansky of BCHC also performed a postural analysis. Several members of the alumni group have continued the program and work to encourage the newer members of LHL.

In addition to the pre and post assessment analysis, the program also includes personal training sessions, nutritional education, circuit training, small group personal training, and educational group meetings with speakers on topics related to health and nutrition. The data is being tracked to measure individual improvements. To learn more about this program contact Marti Peters, Program Director by calling 498-8888 or by email at Martip@thecommonsclub.com .

NOTE: Bonita Community Health Center is located on the corner of Coconut Point Road and Rt. 41 in Bonita Springs....stop by for a "tour"it's a wonderful medical center.

ECCL Weighs in on Bonita Springs Ambulance Proposal

As previously reported, on October 25, the Lee County Board of Commissioners (Board) heard from proponents and opponents of the Bonita Springs Fire and Rescue Service (BSFD) proposal to assume responsibility from Lee County [Emergency Medical Services](#) (EMS) for patient emergency ambulance transportation from Bonita Springs to hospitals. The EMS is opposed to this proposal. Because of widely divergent cost estimates and the potential impact to taxpayers, the Commissioners agreed unanimously to refer the matter to a Hearing Officer to consider and report back to the Board with findings and recommendations. The County and BSFD are expected to participate in selecting the Hearing Examiner early in 2012.

The ECCL has not taken a position on this matter at this time because we believe that the proposal if implemented would not significantly affect Estero residents, and we believe that both positions have merit. Nonetheless, we have concerns that we believe should be addressed by the Hearing Examiner and the Board. So, on November 23, the ECCL, after approval by its membership, sent a letter to the Commissioners asking that they consider the following:

- 1) Is there evidence that demonstrates that the 2.5 ambulance shift arrangement currently provided by EMS for Bonita Springs is not adequate and has resulted in unfavorable patient outcomes?
- 2) Is there evidence that demonstrates that the typical arrival at an accident by the EMS ambulance personnel 2.5 minutes after arrival of BSFD personnel results in the patient leaving for the hospital 2.5 minutes later than if the patient had been transported by BSFD?
- 3) Why does BSFD intend to purchase only three ambulances "in the beginning" if they believe they need four ambulances?
- 4) Why wouldn't any service deficiency be remedied by BSFD if they accepted the EMS offer to provide Bonita Springs with a three full time ambulance shift arrangement?
- 5) If the Bonita Springs taxpayers will not have tax increases resulting from the purchase of \$1 million of transportation equipment, then who will pay for it?
- 6) What does the evidence of other Florida counties indicate? Do centralized systems like Lee County provide better service at lower cost or do the other counties with decentralized systems produce better and more efficient results?
- 7) If BSFD withdraws from the consolidated EMS system, will other fire districts be given the same option? How will the remaining areas still served by EMS be affected from both a quality and cost basis?
- 8) Is there evidence to show that dismantling the consolidated EMS service for all of Lee County will result in better patient care?

- 9) What are the cost ramifications to Lee County taxpayers from dismantling the consolidated EMS system?

The ECCL will continue to monitor this issue.

The Estero/Bonita Springs Catalyst Club Program Moves Ahead

The current recession has clearly demonstrated the need for southwest Florida to diversify its economy. Lee County's Economic Development Office is committed to a long-term, forward-thinking mission that will expand and diversify our local economy.

To accomplish this mission Lee County Economic Development is establishing a **Catalyst Club**. The members of the Catalyst Club will be business executives and professionals who have retirement homes in the area, are frequent vacationers or have other kinds of connections to Lee County.

Bonita Springs and Estero are blessed to have many retired execs with extensive knowledge of their industry and profession, many years of insightful experience and many valuable relationships with key decision-makers who can greatly assist the Lee County Economic Development staff to attract new businesses and grow existing businesses in southwest Florida.

November Progress

The Estero Council of Community Leaders (ECCL) Economic Development Committee and Lee County Economic Development hosted two "Catalyst Club Reception" training sessions on November 7th and 14th. Each Reception was attended by 5 Catalyst Club members from each of three of our target communities plus some staff members from Lee County's Economic Development Office.

The format of each Reception was a workshop that provided each participant an opportunity to talk about his or her career, the industry or industries that they know best and how Lee County's economy might benefit from their experience and relationships. This session lasted about 90 minutes and was followed by a one hour cocktail reception with hors d'oeuvre. The members enthusiastically enjoyed the opportunity to participate in these sessions and agreed to help organize more Receptions in their home communities during the coming spring.

The time commitment of most Catalyst Club members will be quite limited. It's not the members' time that is needed, it's their knowledge, experience and relationships that are needed. From time to time they will be invited to advise the County about business attraction strategies appropriate for their industry or profession, how best to work with a prospect in that industry that is considering Lee County as a site for expansion or to see if the member has some business relationships that may be useful in attracting a business to the area. If you are interested in joining the Economic Development Committee, the Catalyst Club or know about a possible new business opportunity for our area please call Don Eslick at 207-8152 or email him at doneslick@comcast.net.

The Estero Economic Development Committee recognizes the value to the community of working with the County to develop an effective Catalyst Club. For more information about the Catalyst Club see the presentation that we saw on May 26th at <http://esterofl.org/eccl/committees/economic-development.htm> ,

Lee County Board Redistricting Finalized

On November 1st the Lee BOCC adopted Map 9 specifying the Lee county Commission District for the next 10 years. Map 9 was developed by Lee County Planning staff after extensive consultation with the residents of the Dunbar community.

Map 9 places all of the Estero Community Planning area into District 3, the district now represented by Commissioner Ray Judah. In Lee County all five Commissioners are elected county wide but the Commissioners must live in the district from which they are elected. Therefore the significance of the boundaries has less to do with who gets elected but rather how responsive the elected Commissioner is to unique community needs. Commissioner Judah and his staff have always been most responsive to the needs of each of our communities and residents.

Prior Action

On October 11th the Lee County Board of Commissioners (BOCC) discussed the adoption of Map 6 which had been approvingly discussed at their September 13th meeting. However questions were raised about the division of the Dunbar community, Lee County's largely black community, into two commissioner districts. The rationale for that division is that the Dunbar community is partly in the City of Fort Myers with the balance in unincorporated Lee County. After considerable discussion the Commissioners decided to ask their planning staff to meet with the proponents of including all of Dunbar in a single district and to delay a final decision until the Board's November 1st meeting.

On September 13th the Lee County Board of Commissioners held a second public hearing to discuss the alternative maps for the Commission districts that, when adopted, would be used in all Commissioner elections for the next ten years. At their earlier Hearing the Commissioners chose three of the five staff alternatives for further consideration.

Lee County Population and Taxes: The Last Decade

Southwest Florida Population Growth

In spite of the recession that began here in 2006 the population of Florida still grew by 2.8 million or 17.6% since 2000. Closer to home Lee County's population grew by 40%, twice the rate posted by the state and nearly 50% faster than Collier County. As the following table indicates Estero's growth far exceeded all the other jurisdictions including the City of Bonita Springs. Please note that the census data does not include the large number of "snowbirds" whose primary residence is up north.

Place	2000 Population	2010 Population	Population Increase	Percent Population Increase
State of Florida	15,982,824	18,801,310	2,818,486	17.6%
Collier County	251,377	321,520	70,143	27.9
Lee County	440,888	618,754	177,866	40.3
Bonita Springs	32,797	43,914	11,117	33.9
Estero Fire District	9,261	22,612	13,351	144.2

High rates of population growth require local governments to retain some, but not necessarily all, of the available increase in tax revenue that the population growth produces. The following tables indicate that all the local governments of Lee County have handled the changing economic conditions of the last decade better than the governments in other Florida counties including Collier County's governments.

As shown in the following table while Lee County's growth in property tax revenues increased 11.5% more than the statewide average during the last decade, Lee County's population grew by almost 23% faster than the State increase, about twice that difference. During the decade Collier County's property tax revenue increased by 14% more than Lee County's taxes in spite of the fact that Collier's population growth rate was 12% slower than Lee County. ***Thus during the decade the average Lee County's taxpayer experienced much smaller increase in property taxes than the typical Collier County or Florida taxpayer.*** As a result Lee County became a more attractive place to retire and do business than it was 10 years ago.

Place	Population Growth 2000-2010	Property Tax Growth 2000-2010
State of Florida	17.6%	67.2%
Collier County	27.9	92.8
Lee County	40.3	78.7

Property Tax Growth since the Recession Started

As the following table indicates the governments of Lee County managed to provide their services with much larger reductions in property tax revenue than Collier County and the State throughout the ongoing recession. Since 2005 Lee County governments have operated with almost 15% less property tax revenue while the typical Florida County operated on nearly a constant revenue stream. During the last three years Lee County governments have survived with almost 35% less property tax revenue while Collier and the average Florida County operated with a property tax reduction of only 18%.

Place	2005-2010	2007-2010
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State of Florida	-0.48%	-17.56%
Collier County	-4.69	-18.54
Lee County	-14.84	-34.13

2010 Lee County Government Taxes

General Fund Taxes

As an unincorporated community, Estero gets most of its governmental services from Lee County. The Lee County property tax base has contracted by over one-third since 2007. Fortunately the County had prudently expanded its reserves during the first half of the decade when the county was growing rapidly and has since been able to continue to provide a decent level of services without raising its property tax rate. Lee County's 2010 property tax rate of 4.1506 mills ranks 58th among Florida's 67 counties. This rate is 17% below the average tax rate for all of Florida's 67 counties in spite of Lee County being only one of nine Florida counties that does not impose a sales tax. Forty eight of Florida's 67 counties impose a local sales tax of 1% or more.

Transportation Taxes

Lee County's transportation taxes are the primary source of revenue for the construction and maintenance of all county roads, roadway landscaping, transit operations and sidewalks, bikeways etc. These activities are largely financed by local option fuel taxes and transportation impact fees.

Lee County is one of 20 counties that impose the maximum 12 cent per gallon local option gas tax. In addition Lee County's Road Impact Fees generated \$43.22 per county resident in 2009, about 82% higher than the statewide average for all 67 counties.

In spite of these higher than average rates Lee County has seen its transportation funds decline dramatically in recent years due to the sharp decline in real estate development since 2005 and the slowdown in gasoline taxes due to higher gasoline prices and increases in fuel efficiency.

Sources: Bureau of Business and Economic Research, University of Florida and Florida Department of Revenue and Florida Tax Watch.

Roadway and Roadway Landscaping Improvements Now Underway

Median Landscaping to Begin Soon on Three Oaks Parkway and the Estero Parkway Flyover

During August the Board of County Commissioners (BOCC) approve a contract for \$623,765 for landscaping Three Oaks Parkway from Corkscrew Road to Alico Road, less than half that had been budgeted for the project. The County's Contract department has finalized the contract on this project and the County set the Notice to Proceed date as September 21, 2011. Installation of the irrigation for the project should be underway shortly.

On September 27th the BOCC approved a contract for about \$305,000 for landscaping the road segment along Estero Parkway from Three Oaks to Ben Hill Griffin Parkway, about \$25,000 less than the budget for this segment. The County has set the Notice to Proceed Date for this project for January 3, 2012. After that date the County has 30 days to review the specific irrigation

components and trees as submitted by the contractor prior to the commencement of construction.

Corkscrew Three Oaks Intersection Improvements Completed

The intersection at Corkscrew Road and Three Oaks Parkway has now been completed. This project added a right turn lane for southbound traffic on Three Oaks. In addition new bike lane markings were added through the intersection along with some Americans for Disabilities Act changes to make the intersection better accommodate the handicapped.

East Corkscrew Road Safety Improvements

Corkscrew Road east of Grand Oakes shopping center, is basically a relatively busy two lane road leading to community living centers such as Savona, Wildcat Run, Bella Terra, and includes the Pinewoods School, fire station and water treatment plant.. Access to these destinations, when originally built, was very dangerous having very limited ingress and egress and access onto Corkscrew Road.

The improvements now being completed, and hopefully finished by January 31, 2012, will provide better access to Grand Oakes shopping center, and widening the road at the entrances to Savona, Wildcat Run and Bella Terra so that medium dividers can be installed. This will allow traffic to cross to a point in which a driver can see if there is any traffic coming each way, before entering or exiting those communities. A sidewalk from Stoneybrook entrance to the road entering into Pinewoods School is also being installed. Finally the road will be paved after these improvements have been completed.

US 41 Widening from Corkscrew North to San Carlos Park

Late in 2010 the Florida Department of Transportation (FDOT) awarded the contract for widening US 41 from Corkscrew Road to San Carlos Park to Russell Engineering of Fort Lauderdale. This six-laning project started on January 15, 2011 and is projected to be completed in mid 2013.

Estero's October Housing Permits Show Increase

During October, twenty-one [single family homes](#) with a combined building value of \$3.7 million were permitted in Estero. This month's total represents the second best month this year. It is 20% ahead of the monthly average for the year, and, on a year-to-date basis, the \$33.3 million shown below is slightly ahead of last year's pace through October. Of course, the figures are still well below the 2000-2007 periods.

About half of the permits last month were granted to Lennar's Bella Terra development. Of the single family homes permitted this year, over 93% were for Bella Terra, and the two Toll Brothers' developments, Belle Lago and The Reserve of Estero.

The following table compares year-to-date figures through October 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	1,861	\$259,965,981	\$139,692	41 %
2001	1,863	284,286,846	152,963	47
2002	1,355	251,080,157	185,299	51
2003	1,304	206,336,314	158,233	44
2004	1,393	307,246,114	220,564	63
2005	2,561	572,711,293	223,628	48
2006	1,235	320,509,719	259,522	38
2007	416	116,889,675	280,985	36
2008	143	48,334,352	338,002	80
2009	137	42,671,061	311,468	78
2010	166	32,951,160	198,501	78
2011	165	33,284,034	201,721	84

Estero's October Commercial Permits Remain Sluggish

During October, permits totaling \$700,000 were issued for Estero [commercial buildings](#). Although this represents another sluggish monthly result, the 2011 year-to-date figure shown below is about 50% ahead of last year, due primarily to three permits issued earlier this year: \$2.1 million for Cayo de Estero on US 41 near Estero Pkwy., \$1.0 million for the Olive Garden restaurant in Coconut Point and \$1.2 million for the Blue Cross Blue Shield service center also in Coconut Point. Aside from those three permits, total activity this year has been extremely sluggish.

As shown in the following table, Estero's commercial development peaked in 2006 with a total of \$185 million. Since then, total commercial investment in Estero has fallen precipitously and has remained low for several years.

Year	Year-to-Date	Annual Total
2000	\$74,191,144	\$77,250,835
2001	36,770,251	44,116,526
2002	21,575,789	23,135,139
2003	17,809,178	23,234,725
2004	40,832,565	60,859,820
2005	71,014,931	111,037,977
2006	177,322,397	184,709,240
2007	152,471,225	157,614,045
2008	38,454,732	39,261,677
2009	9,250,703	9,752,556
2010	7,275,517	9,322,546
2011	11,101,724	?

The major projects permitted so far this year are:

\$2,052,000 for [Cayo de Estero](#),
 \$1,200,000 for the [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>

November Estero Single Family Home Sales Continue Soft

Multiple Listing Service (MLS) figures indicate that twenty-one single family homes sold in November, which is two less than November a year ago, but five more than last month. As shown below, so far in 2011, year-to-date sales are virtually even with a year ago.

	HOMES		HOMES	%
2010	SOLD	2011	SOLD	INC. -DEC.
QUARTER 4				
OCTOBER	27	OCTOBER	16	-40%
NOVEMBER	23	NOVEMBER	21	-9%
DECEMBER	<u>24</u>	DECEMBER		
TOTAL QTR	74	TOTAL QTR		
YEAR TO DATE				
QTR 1	93	QTR 1	107	15%
QTR 2	130	QTR 2	105	-19%
QTR 3	58	QTR 3	81	40%
OCT/NOV	<u>50</u>	OCT/NOV	<u>37</u>	-26%
TOTAL YTD	308	TOTAL YTD	309	-%
QTR 4	<u>74</u>	QTR 4		
TOTAL YEAR	355	TOTAL YEAR		

As of November 30, there were 368 listings of currently active unsold homes in Estero. This is up 6% from last month, presumably as more potential sellers anticipate an increase in buyer interest during the winter season. *The 368 figure is 69 units less than on May 30, 2011 when the ECCL began capturing these numbers.*

Of the 368 active listings, about 7% 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. Active listings of distressed sale properties have declined significantly in the last several months.

Based on sales in the last year, 368 active listings represent a thirteen month supply of unsold homes, compared with an eleven month supply in the last two months. A six month supply usually indicates a good market. While comparable figures are not available for last year, we believe that the current inventory and months of supply figures are significantly better than a year ago.

Thanks 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.