

**Estero Development Report**  
 Volume 11, Number 2, Issued October 2011  
 Produced by the Estero Council of Community Leaders (ECCL)  
**For More Information about Estero**  
**...see [www.esterofl.org](http://www.esterofl.org)**

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

Date	Time	Event	Location
Thursday, November 3 <sup>rd</sup>	9 a.m.	Collier county Plan Commission Hearing on the Lost Grove Mine	Commission Chambers, 3299 Tamiami Trail East, Suite 303, Naples
Tuesday, November 8 <sup>th</sup>	9 a.m.	Annual Legislative Public Comment Hearing	Room S-117 Taeni Hall, Edison State College, 8099 College Parkway SW. Ft Myers
Tuesday, November 8 <sup>th</sup>	5:00 p.m.	Estero Fire Rescue Monthly Board Meeting	District Headquarters on Three Oaks just south of Corkscrew
Wednesday, November 9 <sup>th</sup>	5 p.m.	Estero Design Review Committee (EDRC) meeting	Estero Community Park
Friday, November 18 <sup>th</sup>	9 a.m.	Lee-Collier County MPO (Transportation Planning) meeting	Bonita Springs City Hall on Bonita Beach Road just east of US 41
Friday, November 18 <sup>th</sup>	10 a.m.	ECCL Regular Monthly Meeting	Estero Community Park
Monday, November 21 <sup>st</sup>	9 a.m.	BOCC Final Hearing on the Troyer Brothers Mine Rezoning	Commission Chambers, 2 <sup>nd</sup> Floor, 2120 Main Street in Downtown Ft. Myers
Monday, November 21st	6 p.m.	Estero Community Planning Panel (ECPP) Meeting	Estero Community Park

**Index**

Page	Subject
1	Calendar
1	Estero Community Website
2	Roadway and Roadway Landscaping Improvements Now Underway
3	Development Projects Now Underway
5	Lee County Delays Decision on Bonita Springs Ambulance Service Proposal
5	The State Administrative Hearing on the DR/GR Plan is Completed
6	Corkscrew Road Mining Controversies
9	Lee County Board Redistricting Progress Report
10	The Estero/Bonita Springs Catalyst Club Program Takes Shape
11	Bonita Community Health Center Will Extend Urgent Care Hours On Week-ends, Starting December 3
14	Estero's September Housing Permits Still Sluggish
14	Estero's September Commercial Permits Also Sluggish
15	October Estero Single Family Home Sales Weaken

## **Estero Community Website ([www.esterofl.org](http://www.esterofl.org))**

### **The community groups sponsoring the site are:**

Estero Community Planning Panel (ECPP)

Estero Community Association (ECA)

Estero Design Review Committee (EDRC)

Estero Council of Community Leaders (ECCL)

---

### **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 expects to finalize the contact on this project early in November. This will allow the County to set a Notice to Proceed Date shortly thereafter. Installation of the landscape along this four miles of roadway is expected to begin late this year.

On September 27<sup>th</sup> 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 contract documents have been returned to the County by the landscaper and are now being processed by the contacts department. It is anticipated that installation of this landscaping will begin early in 2012.

#### **Corkscrew Three Oaks Intersection Improvements**

The intersection at Corkscrew Road and Three Oaks Parkway is being improved so as to add a right turn lane for southbound traffic on Three Oaks onto west Corkscrew Road. In addition new bike lane markings are being added through the intersection along with some Americans for Disabilities Act changes to make the intersection better accommodate the handicapped. The project is expected to be completed next week except for final painting about one month from now after the initial paint has had time to cure.

#### **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 limited ingress and egress access onto Corkscrew Road.

The improvements now being completed, and hopefully finished by January 31, 2012, are better access to Grand Oakes Shopping Center, and widening the road at the entrances to Savona, Wildcat Run and Bella Terra so that median dividers can be installed. This will allow traffic to cross to a point at 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.

Thus far the project is on schedule. The slow pace is due to the large number of utility changes that were required along the northbound lanes. These lanes should be completed in the spring of 2012.

### **Development Projects Now Underway**

#### **The Preserve at Corkscrew**

Now under construction... **The Preserve at Corkscrew** ([www.thepreserveatcorkscrew.com](http://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.

Construction 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.

#### **Coastal Village Off-Campus Student Housing Development Expanding**

Corlico LLC, the developers of the Coastal Village student housing development on the east side of Three Oaks Parkway just north of Estero Parkway is expected to break ground soon for construction of 14 more three story student residences on the 20 acre parcel they own 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, in time for FGCU's 2012 fall semester, Coastal Village will house 1,456 FGCU students.

The developer understands that LeeTran will soon be providing a bus stop adjacent to Coastal Village that will facilitate students traveling back and forth to the FGCU campus by public transit.

### **Cayo de Estero**

At the end of October the Cayo de Estero Shoppes was near completion. 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. 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 the developers indicate that interest has picked up recently.

Once these two buildings are 50% leased they will begin constructing the third building.

### **Coconut Point**

#### ***Olive Garden***

Estero's new Olive Garden restaurant opened for operation on October 24<sup>th</sup>. 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 is now nearing completion.

On April 13<sup>th</sup> 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 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 on the 5,014 square foot one story building in Mediterranean style compatible with the surrounding buildings in Coconut Point. 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 Simon within Coconut Point proper (another large site is owned by a 3<sup>rd</sup> party within Coconut Point). There is one large undeveloped site owned by The Simon Group on the East side of Via Coconut Point which might be appropriate for medical offices.

### **Lee County Delays Decision on Bonita Springs Ambulance Service Proposal**

On October 25, the Lee County Board of Commissioners heard from proponents and opponents of having Bonita Springs Fire and Rescue Service assume responsibility from Lee County Emergency Medical Services (EMS) for transporting Bonita Springs patients to hospitals following 911 calls. Because of widely divergent cost estimates and the potential cost impact to taxpayers, the Commissioners agreed unanimously to refer the matter to a Special Examiner to investigate the cost figures and report back to the Board with a recommendation.

In recent months, ECCL representatives have spoken with the Bonita Springs Fire Chief, the Estero Fire Chief and the Lee County EMS Chief and concluded that the current proposal likely would have little impact on Estero residents.

### **The State Administrative Hearing on the DR/GR Plan has been Concluded**

In the spring of 2010 Cemex Construction Materials LLC, Old Corkscrew Plantation LLC, Old Corkscrew Plantation V LLC, Troyer Brothers Florida, Inc. and FFD Land Company, Inc. filed a petition challenging the legality of the DR/GR Plan approved by the Lee County Board earlier that year. The petition triggers a review of the plan by the Division of Administrative Hearings (State of Florida) and an Administrative Hearing process is started. In this proceeding, the plan amendment is considered to be in compliance and the burden of proof that it is not rests on the challengers.

The Administrative hearing process is a quasi-judicial proceeding and, like many law suits, settlements are always a possibility. Interested parties and groups may intervene in the Administrative Hearing process. During June, 2010 the following organizations filed the necessary paperwork to intervene in this dispute:

- Cemex Construction Materials Florida, LLC.
- Conservancy of Southwest Florida, Inc.
- Estero Council of Community Leaders, Inc.
- Nick Batos
- Florida Wildlife Federation
- Collier County Audubon Society

The Administrative Hearing process has been underway now for more than one year. During this period the Florida legislature changed the role and responsibilities of the former State Department of Community Affairs (DCA). Subsequently the State asked that DCA be removed from this dispute due to the changes in the law. This request was upheld by the Administrative Law Judge hearing the case.

After many legal filings and depositions the quasi-judicial Hearing on the case was heard in Fort Myers on October 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup>. A decision is not expected on the case for several months.

### **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 community.

#### 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
<b>Total</b>	<b>13,408</b>	--	--	<b>11,148</b>

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 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 November**

#### **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 November 21<sup>st</sup> in their 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.

### **Lost Grove Mine**

The Collier County Environmental Advisory Council (EAC) held a public hearing on the Lost Grove Mine on September 7, 2011. This was the first of three public hearings to consider the proposed mine. Public comments before the EAC were limited to environmental & natural resource issues such as water, habitat, wildlife, conservation, pollution (noise, light, dust, groundwater contamination, etc.). About 25 Lee and Collier County residents and organizations testified in opposition to the proposed mine. Additionally, three members of Lee County Planning Staff identified specific areas of concern with the proposed project. Only one member of the Collier County Planning staff which reviewed the application was present at the hearing.

The Collier EAC voted unanimously to recommend approval of the Lost Grove Mine subject to the following conditions:

1. The property maintains a 1000 foot wide, "non mining operations" buffer along the southern and extreme northwestern portions of the property.
2. The hours of operation to be restricted to 30 minutes after sunrise to 30 minutes before sunset.
3. Offsite storm water runoff must meet "pre-mining discharges" up to the level allowed by current Collier County regulations.
4. Exterior lighting to be shielded downward, directed toward the center of the site in the area of operation and not to exceed twenty feet in height.
5. The installation of signs on the entrance road educating drivers on the potential of panther activity on area roadways with requests to prohibit such nuisance activities as the use of the "jake brakes," etc.
6. All trucks associated with mine operations to be "cued" onsite.
7. No on-site activities associated with any aspects of the mining operation between 10:00pm and ½ hour before the mine is scheduled to open the following morning (morning activity ½ hour before opening is to be "Administrative" in nature to complete the activities necessary to open the site for operations).

**The next hearing on the Lost Grove Mine will be before the Collier County Planning Commission on Thursday, November 3<sup>rd</sup> at the Collier County Government Center – Bldg. "F", 3301 Tamiami Trail E., Naples FL 34112.**

The hearing is open to the public so you may testify if you wish. This will be the place to raise issues like compatibility, safety, truck traffic, school buses, etc. For some talking points contact Kevin Hill at [kuh@ighosting.com](mailto:kuh@ighosting.com)

The final Lost Grove hearing before the Collier County Board of County Commissioners is scheduled for Tuesday, December 13<sup>th</sup>.

## **Background**

**Lost Grove** is a Corkscrew Road mine located just over the Collier County boundary so it 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 corridor as its Future Limerock Mining Overlay 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 20<sup>th</sup> 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 6<sup>th</sup> letter to the Collier County Commission.

On May 6<sup>th</sup> 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 the owners have 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 couple months.

**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.

### **Lee County Board Redistricting Progress Report**

On October 11<sup>th</sup> the Lee County Board of Commissioners (BOCC) discussed the adoption of Map 6 which had been approvingly discussed at their September 13<sup>th</sup> 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 lays 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 1<sup>st</sup> meeting.

Since that meeting Lee County Planning staff has consulted with the Dunbar residents and has proposed an amended map, Alternative 9 that will be considered by the BOCC on November 1<sup>st</sup>. The boundaries of District 3 have not been changed in Map 9, so all of Estero is still included in District 3.

#### **Earlier BOCC Action**

On September 13<sup>th</sup> 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.

After considering the public input from the earlier meeting and other community suggestions forwarded to the County after the pubic had reviewed the three proposed maps County staff presented the Commissions with a sixth alternative at the September 13<sup>th</sup> Hearing. This Map 6 was well received by all the Commissioners and it was recommended to be posted for final adoption or amendment by the BOCC on October 11<sup>th</sup>.

Map 6 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.

### **The Estero/Bonita Springs Catalyst Club Program Takes Shape**

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.

The Estero Council of Community Leaders (ECCL) Economic Development Committee and Lee County Economic Development will be hosting two "Catalyst Club Reception" training sessions on November 7<sup>th</sup> and 14<sup>th</sup> from 3:30 to 6 p.m. at the Bay Club in The Colony. Each Reception will be attended by about 5 Catalyst Club members from each of three of our target communities plus some representatives of the Lee County Economic Development Office.

The format of each Reception will be a workshop that will provide each participant an opportunity to talk about his or her career, the industry or industries that they know best and how Lee County might benefit from their experience and relationships. This session is expected to last about 90 minutes. It will be followed by a one hour cocktail reception with hors d'oeuvre's.

The purpose of these sessions is to test this format to see how it works and how it needs to be changed for use in the Receptions to be scheduled in the spring in communities with 15 or more

interested retired execs and professionals. In addition it will help all of us to understand how the Receptions can be most effective and stimulating as we recruit participants for the spring receptions in each home community.

This coming “season” our community economic development committees and Lee County will be sponsoring **Catalyst Club Receptions** in each Bonita Springs and Estero community with large numbers of retired business execs and professionals. The plan is for each Reception to provide each participant an opportunity to talk about their career and business and how that information and resulting relationships could be helpful to Lee County as it tries to grow and diversify its economy. Each reception will be limit to fifteen persons so that everyone will have a real opportunity to participate. Each Reception will be concluded with an informal Cocktail Reception

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 273-9493 or email him at [doneslick@comcast.net](mailto:doneslick@comcast.net).

## Background

On May 26<sup>th</sup> Lee County's Economic Development department, also known as the Fort Myers Regional Partnership, conducted its first organizational meeting of the “Catalyst Club”.

The County has three objectives for the members of the Catalyst Club:

- To create a database of 1,000 decision-makers nationwide who are connected to southwest Florida and could be potential targets for Lee County jobs.
- To help organize local events or make introductions to influencers to further disseminate our message.
- To become educated advocates who will confidently tell our story wherever you go.

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 26<sup>th</sup> at <http://esterofl.org/eccl/committees/economic-development.htm>,

## Bonita Community Health Center Will Extend Urgent Care Hours On Week-ends, Starting December 3

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.

Earlier this year, 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 the hours during the summer months as

well. 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 BCHC 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".

### ***November Seminars at the BCHC***

#### **Pain Management Seminar with Michael G. Barile, MD**

Join Dr. Barile Wednesday, November 16th in the BCHC Patient Education Room 3:00pm - 5:00pm. Dr. Barile's office is located in BCHC Suite 1119 (First Floor) Telephone: 239-949-6126

\*

#### **Fall into Beauty... Complimentary Educational Seminar with Dr. Nadia Kazim**

Wednesday, November 9<sup>th</sup> 12:00pm to 1:00pm BCHC Patient Education Room

Topics to be Discussed:

Cosmetic Eyelid Surgery • Botox®

Juvederm® • Obagi Skincare • Latisse®

Lunch will be served Kindly call (239) 494-4900 to reserve your space.

Dr. Kazim's office is located in BCHC Suite 2170 (Second Floor)

#### **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 their patients and staff. The Center needs volunteers who love interacting with 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 their amazing group of volunteers, please contact: Larisa Zadorecky at: (239) 949-1050 or e-mail Larisa at: [izadorecky@bonitahealthcenter.com](mailto:izadorecky@bonitahealthcenter.com)

#### **Win a Prize**

The BCHC would like to show it's thanks to their employees and patients this November by having some fun Turkey Time in the lobby. The public is invited to stop by every Friday after 2pm and pull a feather from the turkey and then claim a prize.

*It's just the Center's little way of saying "Thank You!"*

**BCHC will be closed Thursday, November 24, 2011 in observance of Thanksgiving**

### **Annual Health Fair**

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

### **BCHC Speaker's Bureau Began in October**

The physicians at BCHC will come to your community to speak on a variety of subjects you may be interested in learning more about. The availability of the Speaker and their offered topic 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 4 weeks advance notice so the physician can plan accordingly.

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

### **Updates on the Web**

BCHC will soon be getting a new website 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. They are also updating their Facebook page and would appreciate if you would "like" them on your Facebook page. Look for these changes in the next couple of months

### **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 at various stages in the journey to improve their health.

On June 6<sup>th</sup> 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](mailto:CathyM@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"....its a wonderful medical center.

### **Estero's September Housing Permits Still Sluggish**

During September, eleven single family homes with a combined building value of \$2 million were permitted in Estero. In addition, a four-unit apartment with a value of \$400,000 was also permitted. The total building value for the month approximates the average rate experienced this year and is about 6% behind last year's pace through September, and is well below the 2000-2007 periods.

Most of the permits in the last month were granted to Lennar's Bella Terra development. Of the single family homes permitted this year, over 92 % were for Bella Terra, the two Toll Brothers' developments, Belle Lago and The Reserve of Estero.

The following table compares year-to-date figures through September 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	1,710	\$235,670,871	\$137,819	38%
2001	1,748	168,379,460	152,442	46
2002	1,124	190,366,447	169,365	56
2003	1,255	193,968,479	154,557	42
2004	1,253	277,114,447	221,161	65
2005	2,273	496,004,626	218,216	52
2006	1,191	304,502,383	255,670	36
2007	407	113,869,229	279,777	36
2008	120	41,425,009	345,208	85
2009	123	42,664,643	346,867	77
2010	151	31,273,441	207,109	79
2011	144	29,214,287	202,877	82

### **Estero's September Commercial Permits Also Sluggish**

During September, permits totaling \$900,000 were issued for Estero [commercial buildings](#) (excluding apartments). The 2011 year-to-date figure shown below is about 50% ahead of last year this time, due primarily to three permits issued earlier this year: \$2.1 million for Cayo de Estero on US 41 near Estero Pkwy., \$1 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.

<b>Year</b>	<b>Year-to-Date</b>	<b>Annual Total</b>
<b>2000</b>	\$74,151,127	\$77,250,835
<b>2001</b>	37,092,953	44,116,526
<b>2002</b>	21,072,649	23,135,139
<b>2003</b>	16,744,565	23,234,725
<b>2004</b>	40,419,085	60,859,820
<b>2005</b>	65,174,286	111,037,977
<b>2006</b>	170,836,515	184,709,240
<b>2007</b>	145,211,071	157,614,045
<b>2008</b>	37,205,446	39,261,677
<b>2009</b>	8,772,659	9,752,556
<b>2010</b>	6,957,329	9,322,546
<b>2011</b>	10,385,279	?

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/EsterReports.htm>

### **October Estero Existing Single Family Home Sales Weaken**

Multiple Listing Service (MLS) figures indicate that Estero's sixteen single family home sales in October decreased 40% from October a year ago and 33% from September, 2011. But, as shown below, so far in 2011, year-to-date sales are virtually even with a year ago.

	<b>HOMES</b>		<b>HOMES</b>	<b>%</b>
<b>2010</b>	<b>SOLD</b>	<b>2011</b>	<b>SOLD</b>	<b>INC. -DEC.</b>

#### **QUARTER 4**

OCTOBER	27	OCTOBER	16	-40%
NOVEMBER	23	NOVEMBER		
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%
OCTOBER	<u>27</u>	OCTOBER	<u>16</u>	-33%
TOTAL YTD	308	TOTAL YTD	309	0%
QTR 4	<u>74</u>	QTR 4		
TOTAL YEAR	355	TOTAL YEAR		

As of October 31, the number of listings of currently active unsold homes in Estero totaled 348 units. This is up slightly from last month but 89 units less than in May 30, 2011 when the ECCL began capturing these numbers.

Of the 348 active listings, about 9% 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, 348 active listings represent an eleven month supply of unsold homes, compared with a thirteen month supply just a few months ago. 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 again 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.