



ESTERO COUNCIL OF
COMMUNITY LEADERS

Estero Development Report
September 2017
Volume 15, Number 10

Produced by the Estero Council of Community
Leaders (ECCL)

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HURRICANE IRMA

Due to the timing and impact of Hurricane Irma, the ECCL did not meet in September and did not produce a Feature article for the Estero Development Report. However, we are pleased to provide

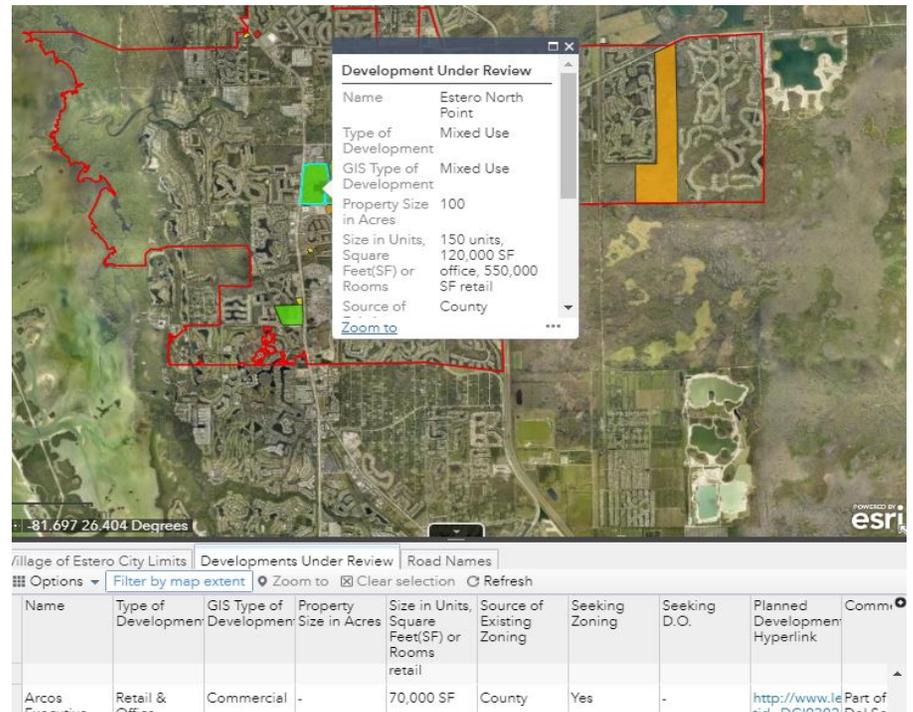
you with an up-to-date Development Summary and updated permitting and sales statistics. Our regular publishing schedule will resume in October.

DEVELOPMENT REVIEW SUMMARY SEPTEMBER 2017

While the Village continues to deal with drainage issues and debris removal in the aftermath of Hurricane Irma, city business has resumed. The Planning & Zoning Board (PZB) made two recommendations to Village Council last month concerning replatting of commercial/retail parcels in Coconut Point and University Highlands. The Design Review Board (DRB) heard several informational presentations, including design plans for two new medical offices. During its Sept. 20 meeting, the Village Council reviewed all nine elements of the Comprehensive Plan.

The next Design Review Board meeting will be Wed., Oct. 11, at 5:30 p.m. The next Planning & Zoning Board meeting will be Tuesday, Oct. 17, at 5:30 p.m., at 5:30 p.m.

The ECCL has commissioned interactive and [data rich maps](#), including one of Developments Currently Under Review, which can be found on the website at: <http://esterotoday.com/community-planning/developments-under-review/>



PLANNING & ZONING BOARD ACTIONS

Farmer's Market at Estero United Methodist

The board approved a seasonal farmer's market to operate starting Nov. 1 and running through April 24, 2018, on the property of Estero United Methodist Church. Due to construction at the church, the market will be located near the thrift store north of the church building. Hours will be 8 a.m. to 1 p.m. on Tuesdays.

University Highlands

The board recommended that Village Council approve University Highlands' request to re-plat two parcels which are currently vacant. Development plans include a bank on Tract 10A (1.2 acres) and retail uses on Tract 10B (6.37 acres). University Highlands includes a 90,000-square-foot commercial development located on the west side of Ben Hill Griffin Parkway north of Germain Arena and is part of the 812-acre Timberland and Tiburon Development of Regional Impact (DRI).

Coconut Point City Mattress

The board recommended that Village Council approve a request by City Mattress at Coconut Point to reconfigure lot lines to allow construction of a retail furniture store on Lot 2A-1 next to City Mattress. Under the proposal, the City Mattress lot will be increased from 1.23 acres to 1.63 acres, and the furniture store lot will be decreased from 2.14 acres to 1.74 acres.



Links to all presentations made at the Sept. 19 PZB meeting may be viewed on the Village of Estero website [here](#).

DESIGN REVIEW BOARD ACTIONS

Marsh Landing

The Marsh Landing homeowners association is proposing to extend a sidewalk from the clubhouse to the existing sidewalk at the community's entrance along U.S. 41 just north of Autumn Leaves Memory Care. The proposed six-foot sidewalk would allow Marsh Landing residents to safely walk or bike to the businesses and restaurants in Coconut Trace. This was an informational presentation only.



Estero Dialysis at Corkscrew Palms

Estero Dialysis is proposing to build a 6,592-square-foot medical office within the Corkscrew Palms Planned Development located at 9431 Corkscrew Palms Circle, about 300 feet east of Estero Village Hall. The proposed design features a porte cochere to provide a covered area for patients to be dropped off at the door. The architectural plans include varying roof lines, columns and neutral earth tones. The Board recommended the applicant refine its design to add roof accents and a bench for the grassy area, as well as consideration of a back-up generator for power.

Lee Health Coconut Point

Lee Health is planning to have three, large monument signs on the perimeter roads for the health village it is building at Coconut Point. These would be positioned along U.S. 41 and Coconut Road. Smaller, onsite signs would use the same color scheme and design elements, providing continuity for the \$140 million, 163,500-square-foot healthcare campus being built on Via Coconut Point south of the mall.

Genova

Genova, a condo community currently under construction at the southeast corner of Corkscrew Road and Via Coconut Point, is requesting architectural modifications to the towers, chimneys and windows in its buildings. The developer also is planning to add two units to Buildings E and F under the approved zoning. The requested changes are mostly internal. Staff recommended a continuance to allow the Village land use attorney to review these deviations from the approved Pattern Book for Genova. A hearing will be scheduled for a future date.

Heartland Dental

Heartland Dental is seeking a development order to begin construction of a 5,520-square-foot building including a dental office and a retail tenant in the Grand Oaks Shoppes at the northeast corner of Corkscrew Road and Ben Hill Griffin Parkway. The applicant has added perimeter sidewalks to the design and has enhanced style elements to the proposed architecture, along with an upgraded public outdoor space. The board voiced concerns about the architecture and landscaping. This application has been continued to the Oct. 11 meeting.

Links to all presentations made at the Sept. 27 DRB meeting may be viewed on the Village of Estero website [here](#).

COMPREHENSIVE PLAN

Consultants from LaRue Planning and Management Services and Johnson Engineering conducted a workshop on the nine elements of the Village of Estero Comprehensive Plan during the Sept. 20 Village Council meeting. These elements are: Future Land Use, Transportation, Housing, Infrastructure, Conservation & Coastal Management, Recreation & Open Space, Intergovernmental Coordination, Capital Improvements and Public School Facilities.

The Comprehensive Plan project kicked off one year ago in September 2016. Public input meetings have been conducted regularly since January 2017. This month, the Planning & Zoning Board will review Future Land Use. The board is expected to present its complete recommendation to the Village Council by the end of the year. Village Council will then schedule a hearing in the December/January timeframe to transmit the finished Comprehensive Plan to the Florida Department of Economic Opportunity for its review.

A link to the complete presentation may be viewed on the Village of Estero website [here](#).

Estero's August Residential Building Permits Continue for Tidewater

During August 2017, permits for six (6) single family homes and six (6) duplex homes were issued in Estero. Ten (10) of the twelve permits were issued for Tidewater, at the SW corner of Ben Hill Griffin and Estero Parkway. About half of the single-family home permits this year have been for Tidewater. The total value of all residential permits issued during the month was \$4,458,035.

The table at right compares 2017 year-to-date figures with those of the previous 17 years.

Year	Year-to-Date Housing Units	Building Value	Average Building Value Per Unit	Percentage of Single Family Units
2000	1,324	\$185,979,596	\$140,468	44%
2001	1,620	247,128,734	152,549	45
2002	995	170,674,374	171,532	58
2003	1,130	173,165,820	153,244	41
2004	1,155	252,025,813	218,204	64
2005	1,924	402,498,096	209,199	52
2006	1,086	270,683,985	249,249	30
2007	405	112,048,147	276,662	36
2008	116	39,664,561	341,936	84
2009	104	36,972,442	355,504	77
2010	144	29,566,886	205,326	78
2011	129	26,549,340	205,809	83
2012	227	39,619,832	174,537	72
2013	345	59,033,274	171,111	83
2014	286	49,772,878	174,031	84
2015	530	60,902,437	114,910	15
2016	123	36,380,823	295,779	67
2017	415	67,621,540	162,943	21

Note: The building values above exclude the value of the underlying land.

Sources: For 2016 and 2017, see Village of Estero Community Development: <https://estero-fl.gov/monthly-building-reports/>

For prior years, see Lee County Permit Reports for the "Village of Estero": <http://www.leegov.com/dcd/reports>

Estero's August Commercial Permits Pick Up; 2017 Remains Very Strong

Estero's commercial permits in August 2017 totaled \$3,210,295, up from an especially weak July total. August permits included \$1.9 million for renovations within Miromar Outlet Mall, including \$1.6 for the new H & M store. For the year, over \$6 million has been invested in renovations within Coconut Point and Miromar malls. August figures also benefited from an additional \$.5 million build-out of Living Waters Church.

As shown below, 2017 year-to-date figures are well above the last nine years, primarily because of Lee Health's \$82 million permit for Estero's Medical Village.

The table at right compares 2017 year-to-date totals with those of the previous 17 years.

Note: The building values above exclude the value of the underlying land.

Sources:

For 2016 and 2017, see Village of Estero Community

Development: see <https://estero-fl.gov/monthly-building-reports/>

For prior years, see Lee County Permit Reports for the "Village of Estero": <http://www.leegov.com/dcd/reports>

Year	Year-to-Date	Annual Total
2000	\$73,093,826	\$77,250,835
2001	26,322,473	44,116,526
2002	16,986,322	23,135,139
2003	14,032,515	23,234,725
2004	16,385,992	60,859,820
2005	51,712,399	111,037,977
2006	163,043,204	184,709,240
2007	144,142,654	157,614,045
2008	36,229,579	39,261,677
2009	7,924,236	9,752,556
2010	6,021,412	9,322,546
2011	9,477,466	11,717,593
2012	10,224,322	11,879,291
2013	11,140,217	14,656,213
2014	80,750,581	139,285,611
2015	64,812,633	68,338,852
2016	33,400,766	39,716,393
2017	108,425,386	N/A

Estero’s Single-Family Home Sales Dipped in August; 2017 Remains Strongest Year Since 2010

In August 2017, forty-two (42) single family homes were sold in Estero, down 26% from August 2016. Quarter-to-date sales are almost level with 2016, while year-to-date sales are up 5%. The four hundred thirty-eight (438) homes sold so far this year represents the best annual start since 2010, when the ECCL first started tracking monthly sales.

Sales figures for 2017 and for each month for the previous two years are shown at the right:

At August 31, there were 399 listings of currently active, unsold homes (i.e., “inventory”). This is about a 7-month supply, which is unchanged from the last two months and near the level reported throughout the second half of last year. Pending sales totaled 87 homes. Although, this level is down from more robust levels in the first half of the year, the decline is typical for the last half of the year.

Distressed sales in August, along with distressed sales in inventory at the end of August, remained near the 1% to 2% level, the lowest levels since 2012.

Continued thanks to Joe Pavich, Sr. of Realty World in Estero for supplying us monthly sales and inventory figures.

Period	2015	2016	2017	Inc (Dec)	Inc (Dec) %
Jan	34	46	46	-	-
Feb	35	39	41	2	5
Mar	65	54	73	19	35
Qtr 1	134	139	160	21	15
Apr	69	67	42	(25)	(37)
May	71	47	65	18	38
June	63	66	76	10	15
Qtr 2	203	180	183	3	2
July	51	42	53	11	26
Aug	36	57	42	(13)	(26)
Sept	44	35			
Qtr 3	131	134			
Oct	41	33			
Nov	33	39			
Dec	53	65			
Qtr 4	127	137			
Yearly Totals	595	590			
Year-to-Date	424	418	438	20	5

Notes: 1) “Distressed sales” include short-sales and sales of bank owned property in which the bank receives less than their loan amount. 2) Figures include homes in Estero (excluding homes in the Estero portion of Pelican Landing, which are not separately shown in the MLS). Also not included are figures for multi-family homes.

Source: Multiple Listing Service (“MLS”).