



Estero Development Report
 Volume 11, Number 1, Issued September 2011
 Produced by the Estero Council of Community Leaders (ECCL)
For More Information about Estero
 ...see www.esterofl.org

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

Date	Time	Event	Location
Tuesday, October 11th	9:30 a..m.	BOCC Final Action on the County Board Redistricting Map for the next 10 years	Commission Chambers, 2 nd Floor, 2120 E. Main Street in downtown Ft. Myers
Tuesday, October 11 th	5:00 p.m.	Estero Fire Rescue Monthly Board Meeting	District Headquarters on Three Oaks just south of Corkscrew
Wednesday, October 12 th	5 p.m.	Estero Design Review Committee (EDRC) meeting	Estero Community Park
Friday, October 14 th	10 a.m.	ECCL Regular Monthly Meeting	Estero Community Park
Monday, October 17 th	6 p.m.	Estero Community Planning Panel (ECP) Meeting	Estero Community Park
Friday, October 21st	9 a.m.	Joint Lee-Collier County MPO (Transportation Planning) meeting	Bonita Springs City Hall on Bonita Beach Road just east of US 41

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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)
Estero Council of Community Leaders (ECCL)

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. 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 will soon be breaking ground 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

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.

In 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 next month. At present the developer has not signed up any tenants but they 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 is nearing completion south of the lake in Coconut Point. This beautiful new Mediterranean style, stone façade building is expected to open for business about the end of October.

Blue Cross/Blue Shield of Florida

On April 13th 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 two 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 3rd 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.

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

During August the Board of County Commissioners (BOCC) approved a contract for \$623,765 for landscaping Three Oaks Parkway from Corkscrew Road to Alico Road, that amount is less than half the budget for the project. The County's Contract department is now finalizing the

contact on this project. Installation of the landscape along this 4 mile roadway is expected to begin late this year.

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. It is anticipated that installation of this landscaping will begin early in 2012.

Estero Fire Rescue 2012 Tax Millage Rate and Budget Finalized

On September 22, the Estero Fire Rescue Board adopted the final tax levy and budget for the fiscal year beginning on October 1, 2011. The tax millage rate will increase from the 2.00 mills, which had been levied for each of the last two years, to 2.15 mills, or a 7.5% increase.

Taxable values of properties in the fire district declined by .5 % in the past year. This would have led to a revenue decline for the third consecutive year, were it not for the increased millage rate. In total, expenditure budgets were increased by .5 %, despite budget reductions for personnel and operating costs of approximately \$400,000, or 4%. But, the budget reductions were more than offset by an \$800,000 capital cost to replace an aging ladder truck. Primarily as a result of the \$800,000 item, the fire district is expecting to operate at a \$559,000 deficit, which will be funded from prior years' reserves.

Tax millage rates were just finalized at Bonita Springs and San Carlos Park fire districts also. Bonita Springs Fire Board approved a 12 % increase to 2.23 mills. Despite the increase, they expect to operate at a deficit, which reduces reserves by over \$ 2,000,000. The fire district rate in San Carlos Park, which cannot increase without voter referendum, remained at 3.00 mills. They are also budgeting a deficit, which reduces their reserves by over \$500,000.

Lee County Board Redistricting Progress Report

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.

After considering the public input from the earlier meeting and other community suggestions forwarded to the County after the public had reviewed the three maps that the Commissioner's had supported County staff presented the Commissions with a sixth alternative at the September 13th 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 11th.

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 the unique needs of each residential community. Commissioner Judah and his staff have always been most responsive to the needs of each of our communities and residents.

Earlier State Redistricting Actions

On August 31st the Florida Redistricting Committee conducted a Public Hearing in the Lee County community of Lehigh Acres on how the Legislative and Congressional District for the next decade should be drawn. The meeting was attended by about 200 Lee County residents and public officials. The ECCL and the Brooks Concerned Citizens testified about the need to keep Estero whole in each of these districts.

The ECCL and many others testified in opposition to cross state districts like several we have had since the last redistricting in 2001. Since the concerns and perspectives of the residents and voters of the southwest coast are vastly different from those on the southeast coast, the four cross state districts are unfair to the voters on each side of the state as well as the Senators and Representatives who serve in those districts.

Our Senator Lizbeth Benequisto represents State Senate District 27, a district that includes portions of the southwest coast including Estero but stretches across the state to include a large portion of Palm Beach County. With Lee County's population growth this last decade the county is large enough for more than one State Senate district without including voters from any other county.

In anticipation of this Hearing on August 12, the Estero Council of Community Leaders passed a resolution in support of creating a southwest coast state Senate district separate from the southeast coast as both of these areas need to be represented and articulated by elected representatives from each of their communities.

The ECCL worked with the City of Bonita Springs to draft south Lee County House and Senate districts that include all of the two communities. Mayor Nelson of Bonita Springs presented the maps to the Redistricting Committee and the ECCL and Brooks Concerned Citizens representatives expressed their support for these maps. If the Redistricting Committee and the Legislature agree that the southwest coast should be independent of southeast coast voters, a Lee County State House and Senate district could be created including both Estero and Bonita Springs.

Political boundaries must be redrawn every 10 years based on U.S. Census information to reflect population changes in each district. Florida will receive two additional congressional districts next year as a result of its increased population, for a total of 27, while the number of seats in the state legislature will remain unchanged at 120 state House districts and 40 state Senate districts.

In 2010, Florida voters unanimously approved Constitutional Amendments 5 and 6 which require state Senate, House and congressional districts to be drawn in a fair, compact, contiguous manner. The Redistricting Committee was reminded of this by many of the speakers attending the Lehigh Acres meeting, including members of the Estero Council of Community Leaders and the Brooks Concerned Citizens.

The full Legislature will start to adopt the new district maps in January, 2012. Once the legislative approval is achieved, the proposed state maps will go to the state Attorney General's office and the state Supreme Court for review and finally to the U.S. Department of Justice for review.

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 7th and 14th 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 appropriate hors d'oeuvre.

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 the participants 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 limited 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.

Background

On May 26th Lee County's Economic Development department, also known as the Fort Myers Regional Partnership, conducted its first organizational meeting of the "Catalyst Club". Several members of the [Estero Economic Development Committee](#) attended the meeting and agreed to become charter members of the Catalyst Club.

Catalyst Club members will expand the County's cadre of advocates to help tell the Lee County story, to identify potential new businesses and to help open doors to key decision-makers. Catalyst Club members have expressed a willingness to proactively assist the County in prospecting for new business leads.

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

Bonita Springs/ Estero Economic Development Council Update

Earlier this year, the ECCL membership endorsed an investment in the Bonita Springs Economic Development Council. On September 30, Council Chairman Rich Mancini issued a letter to investors in the newly-named Bonita Springs/Estero Economic Development Council (BSEEDC). The letter stated in part:

"Dear BSEEDC Investors and Supporters:

"I am pleased to bring you this update on our activities. In the past two months we have laid the foundation for our initial operations as an economic development council. Task forces have been hard at work on many projects. Vince Modarelli took on the challenge of facilitating the creation of our branding resulting in a terrific new logo that will serve as the main visual on our Website and collateral materials. He also produced an Request For Proposal for the Website and presented those responses to a task force for selection and execution. We are pleased to say that local marketing and public relations firm Above Water was awarded the job and has the

design of the site in progress.

“Christine Ross has begun working with Dr. Gary Jackson, Regina Eberwein with Lee Memorial, Beth Hagan and an FGCU student to execute research and data collection that will serve as our fundamental view of the current business census. This will be an ongoing project meant to provide a detailed picture of the business inventory. Our hope is that these efforts will prove valuable to the other ED agencies in the area, should they ask. Speaking of Christine, the Board of Directors unanimously named her as the new Executive Director of the Council. She will remain in her role as the President & CEO of the Bonita Springs Area Chamber of Commerce, while also managing the BSEEDC. Christine is currently in the process of becoming a Certified Economic Developer (CEcD) through the International Economic Development Council where she has recently completed courses in Business Retention and Expansion and Economic Development Credit Analysis.

“In addition, the BSEEDC Board of Directors unanimously approved a contract with the Bonita Springs Area Chamber of Commerce to administer the management of the Council, including providing office space for Bonita Springs City Director of Development Services, Arleen Sheehan, and other infrastructure as needed to run a first class economic development program. The two business center areas in the lobby will be converted to stand along offices in the coming month for this purpose....

“Sincerely,

“Richard Mancini
Chair
Bonita Springs Estero Economic Development Council
Attorney, Henderson, Franklin, Starnes and Holt, PA”

FGCU Estero Community Coordination

In November 2010 the Community Planning Workshop conducted by the Estero Community Planning Panel (ECP) found that the highest priority of the 130 participating Estero residents was establishing better relations with Florida Gulf Coast University (FGCU) on our northeast boundary. Since then the Estero Council of Community Leaders (ECCL), the community's intergovernmental relations entity, has been working with Steve McIntosh, a Bonita Springs Commissioner and the former Chair of the FGCU Foundation, to improve Estero's relationship with FGCU.

With Commissioner McIntosh's help Don Eslick, the ECCL Chair, and Mr. McIntosh met with FGCU President Bradshaw and Steve Magiera, the newly appointed Vice President for University Advancement, on August 15th to discuss how to improve our working relations. Since the meeting President Bradshaw has designated VP Magiera to work with the Estero community to further our joint concerns and interests from planning to economic development to health care, transportation and the environment.

Most Recent Activities

On September 9th three members of the Estero Community Planning Panel (ECP) and three Estero Council of Community Leaders (ECCL) met with Vice President Magiera and Steve

McIntosh to discuss FGCU and Estero's updated plans and procedures. Both parties learned a great deal about each other's plans and procedures.

After much discussion about off-campus staff, faculty and student housing and the alternative transportation modes available to all those traveling to and from the campus, the University agreed to provide student, faculty and staff travel pattern information for use in analyzing the effectiveness of alternative transportation modes to the University. Since the meeting the Lee County transportation planning organization, the Metropolitan Planning Organization (MPO) staff has agreed to organize a group of experts and organizations to implement such a study.

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 roads.

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
Total	13,408	--	--	11,148

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 would continue beyond I-75 and travel north or south on Three Oaks Parkway or US 41.

Upcoming Mine Hearings

Troyer Brothers Mine

Due to scheduling conflicts The Lee County Board of County Commissioners has postponed the final decision approving or denying Troyer Brothers mine application until November. The date and time haven't yet been announced.

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, 3 members of Lee County Planning Staff identified specific areas of concern with the proposed project.

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 3rd 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 to do so. 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

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

Background

Lost Grove is a Corkscrew Road mine located just over the Collier County boundary line so 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 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 20th 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 6th letter to the Collier County Commission.

On May 6th 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 Lee County staff assistance in resolving the issues raised in the above mentioned 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 and has 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 month or two.

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.

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, starting at 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".

October Seminars at the BCHC

Tuesday, October 11, 12:00pm - 1:00pm

Robotic Surgery for Prostate Cancer

If you feel you or a loved one could benefit from Robotic-Assisted Surgery as it relates to Prostate Cancer and would like to learn more, join Dr. Ornstein for this informative seminar.

Dr. Ornstein has been recognized through multiple national awards for his clinical expertise in the care of patients with prostate and other urologic cancers as well as his skill as a robotic surgeon. He has been named as one of the "Best Doctors in America" for the past five

consecutive years, and was ranked in the 99th percentile for the 2010 Press Ganey Patient Satisfaction Survey.

David Ornstein, M.D is part of Advanced Urology & Robotic Surgery and can be found on the second floor of Bonita Community Health Center Hallway B - Suite 2420 every Tuesday.

The seminar will take place in the Patient Education Room of Bonita Community Health Center. Lunch will be provided. RSVP (239) 687-8577.

Wednesday, October 12, 12:00pm - 1:00pm

Bunion & Hammertoe Seminar with Jamie Weaver, M.D.

Location: Patient Education Room at BCHC

RSVP: The Joint Replacement Institute (239) 676-2663. Lunch will be provided.

Dr. Weaver is located on the Second Floor of Bonita Community Health Center in Hallway D - Suite 2180.

OTHER UPCOMING EVENTS

October is Breast Cancer Awareness Month

BCHC will be offering a \$99 mammogram screening- self pay (no-insurance). Plus, if you have a mammogram this month, they will be offering a drawing for a \$200 gift certificate for Stillwater Spa at Hyatt Regency Coconut Point Resort & Spa.

*

BCHC will be participating in **Taste of Coconut Point October 9** from 12:00pm-5:00pm. They ask that you stop by and say hello and have your blood pressure taken.

*

Vote for your favorite BCHC pumpkin starting Monday, October 23. \$1 casts your vote; proceeds will benefit the Susan G. Komen Breast Cancer fund. All of the offices and employees of BCHC will submit a carved/decorated pumpkin for judging. Prizes will be awarded at 3 p.m. Friday, October 28, in the lobby.

*

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

BCHC Speaker's Bureau Begins 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 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 4 weeks advance notice so the physician can plan accordingly.

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

Updates on the Web

BCHC is 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. 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 40 graduates. These graduates continue with the program and work to encourage new members. Two new groups will start this month, one of the January programs has already been filled and members are starting to book February, March and April.

BCHC provides fasting blood glucose and blood pressure screenings for each of the LHL programs. Dr. Chip Shemansky of BCHC performs a postural analysis on each participant.

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.

Aging and Wellness Presentation Available

On August 24, Dr. Salvatore Lacagnina, Vice President of Health and Wellness for Lee Memorial Health System, presented his popular "Aging and Wellness" seminar to about 40 residents of Pelican Landing. Dr. Sal's power point presentation can be viewed on the ECCL website at <http://esterofl.org/EsterofLife/healthcare/index.htm>.

If your community would like Dr. Sal to make this presentation in your community please contact him at 573-4509, or call Karen Krieger, Lee Memorial's Director of Community Services, at 573-4519.

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 August Housing Permits Remain Depressed

During August, eleven single family homes with a combined building value of \$2.7 million were permitted in Estero. In addition, three four-unit apartments with a value of \$1.2 million were also permitted. The total building value for the month approximates the average rate experienced

this year and is only slightly ahead of last year's pace through August, and is well below the 2000-2007 periods.

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

The following table compares year-to-date figures through August 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	1,324	\$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	29,055,466	205,326	78
2011	129	26,549,340	205,809	83

Estero's August Commercial Permits Remain Sluggish

During August, permits totaling \$900,000 were issued for Estero [commercial buildings](#) (excluding apartments). The 2011 year-to-date figure below benefited from January's \$2.1 million investment for Cayo de Estero on US 41 near Estero Parkway, June's \$1.0 million Olive Garden restaurant in Coconut Point and July's \$1.2 million Blue Cross Blue Shield service center in Coconut Point. Those three investments account for the improvement from 2010. The other five months of 2011 were very depressed.

As shown in the following table, Estero's commercial development started to expand rapidly in 2004 and peaked in 2006 with a total of \$185 million that year. Since then, total commercial investment in Estero has fallen precipitously and has remained low for several years.

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	36,229,679	39,261,677
2009	7,924,236	9,752,556
2010	6,021,412	9,322,546
2011	9,477,466	?

The major projects permitted so far this year are:

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

Third Quarter Estero Single Family Home Sales Pick Up

Multiple Listing Service (MLS) figures indicate that Estero's existing single family home sales in the third quarter this year increased 40% from the third quarter a year ago. As shown below, so far in 2011, sales of existing homes are up 4%, primarily on the strength of the third quarter increase.

	HOMES		HOMES	%
2010	SOLD	2011	SOLD	INC. -DEC.

QUARTER 3

	HOMES		HOMES	%
JULY	18	JULY	26	
AUGUST	18	AUGUST	31	
SEPT.	<u>22</u>	SEPT.	<u>24</u>	
TOTAL QTR	58	TOTAL QTR	81	40%

YEAR TO DATE

	HOMES		HOMES	%
QTR 1	93	QTR 1	107	15%
QTR 2	130	QTR 2	105	-19%
QTR 3	<u>58</u>	QTR 3	<u>81</u>	40%
TOTAL YTD	281	TOTAL YTD	293	4%

YEAR				
QTR 4	<u>70</u>	QTR 4		
TOTAL YEAR	351	TOTAL YEAR		

As of September 30, the number of listings of currently active unsold homes in Estero totaled 337 units. This is 100 units less than in May 30, 2011 when the ECCL began reporting these numbers.

Of the 337 active listings, about 10% 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, 337 active listings represent an eleven month supply of unsold homes, compared with a thirteen month supply just a couple months ago. A six month supply usually indicates a healthy 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.

As always, our thanks go 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.