



Estero Development Report

Volume 13, Number 7, Issued June 2014
 Produced by the Estero Council of Community Leaders (ECCL)
 For more on Estero, visit <http://www.EsteroToday.com>

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

Tues., June 10, 5 p.m.	Estero Fire Rescue Monthly Board Meeting	District Headquarters, Three Oaks Parkway
Wed., June 11, 5 p.m.	Estero Design Review Committee Meeting	Estero Community Park
Fri., June 13, 10 a.m.	ECCL Monthly Members' Meeting	Estero Fire Rescue District Headquarters, Three Oaks Parkway
Mon., June 16, 5 p.m.	Estero Community Planning Panel	Estero Community Park
Tues., June 17, 9:30 a.m.	BOCC vote on Resolutions For Estero incorporation & Amendment #1	Old Lee County Courthouse 2120 Main St., Ft. Myers
Fri., June 20, 9 a.m.	Lee County MPO	Cape Coral City Council Chambers, 1015 Cultural Park Blvd., Cape Coral

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Florida Amendment #1

The ECCL, Lee Public Voice and members of various environmental groups will be attending the June 17 Lee County Board of County Commissioners' meeting to advocate for the Commissioners to approve a resolution for Florida Amendment #1, otherwise known as the Florida Water and Land Conservation Amendment. The funds dedicated by Amendment #1 will:

- Restore, manage and acquire lands necessary to protect Florida's drinking water sources and protect the water quality in our rivers, lakes and streams;
- Protect our beaches and shores;
- Protect and restore the Everglades and other degraded natural systems and waterways;
- Manage fish and wildlife habitat, protect forests and wetlands, and restore conservation lands that are an important part of Florida's natural heritage, economy and quality of life;
- Provide funding to manage existing state and local natural areas, parks and trails for water supply, habitat and recreation.

The measure will not increase taxes, nor will it increase state spending. It simply allocates a portion of the existing documentary stamp tax – which is paid when real estate is sold and has been collected since the early 1900s – to water and land conservation, management and restoration.

Estero's New Home Permits Show Renewed Strength in April

In April, permits were issued in the Estero Planning Community for forty-four (44) new housing units. The total includes eighteen (18) new single family homes, twelve (12) new duplex homes and fourteen (14) units in condominiums. The dollar value of the April permits was \$6,863,310, representing the best month since July 2013.

So far this year, one hundred fifty (150) new units have been permitted, an 11% increase over the first four months of 2013. The 448 total homes permitted last year represented the best year since 2006.

Permits for the twelve (12) duplexes were issued to Neal Communities' Villa Palmeras on Three Oaks, and the permits for the fourteen (14) condominium units were issued to Mirasol on Via Coconut.

April's single family figures included sixteen (16) permits for the Preserve of Estero, just west of Bella Terra, which is being built by Pulte and Lennar. Since construction began in 2012, over 340 permits have been issued to the Preserve. As earlier reported, the developer has said that he expects to build 441 units in total, and that turnover is expected near the end of this year.

While permits have not been issued, three new single family developments are planned. Up to nineteen (19) new homes have been announced for Shadow Wood Preserve, up to one hundred (100) homes in Estero Place, Neal Communities' gated community at the southwest corner of Three Oaks and Corkscrew, and ninety (90) homes at Pebble Pointe on Three Oaks.

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

Year	Year-to-Date Housing Units	Building Value	Average Building Value Per Unit	Percentage of Single Family Units
2000	733	\$95,634,278	\$130,470	50%
2001	743	114,361,268	153,918	43
2002	453	79,305,463	175,067	56
2003	694	100,480,796	144,785	34
2004	506	101,842,275	201,269	73
2005	1,061	207,175,802	195,295	43
2006	648	143,344,385	221,210	19
2007	258	66,051,728	256,014	31
2008	47	16,487,000	350,787	87
2009	51	18,838,887	369,390	80
2010	76	14,872,134	195,686	79
2011	51	9,046,766	177,388	84
2012	82	12,928,827	157,669	85
2013	135	24,070,276	178,298	95
2014	150	22,842,827	152,286	63

Source: Lee County Permit Reports for the Estero Planning Community; See <http://www.leegov.com/gov/dept/dcd/Reports/Pages/reports.aspx>. Click on the "Select the Report Type" drop down box to select "Planning Communities," and then click on the "Select the Area" drop down box to access "Estero," which displays the "Estero Planning Community" Residential reports.

Estero's April Commercial Permits Include \$63 Million for Hertz

The total value of commercial permits in Estero in March, 2014 totaled \$68,220,370, driven primarily by a \$63 million permit for the Hertz global headquarters building. Also significant were permits totaling \$4.2 million for remodeling the club house and fitness center in Pelican Sound. The \$68 million April total represents the best monthly total since the ECCL began tracking permits in 2000.

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

Year	Year-to-Date	Annual Total
2000	\$7,780,586	\$77,250,835
2001	15,427,071	44,116,526
2002	3,712,079	23,135,139
2003	4,935,094	23,234,725
2004	7,699,199	60,859,820
2005	2,676,374	111,037,977
2006	70,651,988	184,709,240
2007	51,145,498	157,614,045
2008	20,431,973	39,261,677
2009	5,881,990	9,752,556
2010	982,742	9,322,546
2011	4,480,682	11,717,593
2012	5,129,362	11,879,291
2013	2,734,353	14,656,213
2014	70,547,547	N/A

Source: Lee County Permit Reports for the Estero Planning Community; See <http://www.leegov.com/gov/dept/dcd/Reports/Pages/reports.aspx>. Click on the “Select the Report Type” drop down box to select “Planning Communities,” and then click on the “Select the Area” drop down box to access “Estero,” which displays the “Estero Planning Community” Commercial reports.

Note: The building values above understate the cost of each residential and commercial building because they exclude the value of the underlying land.