

CAPE HAZE CORRIDOR REPORT

INSIDE THIS ISSUE:

<i>What's In a Name</i>	2
<i>Condo's Are Rising</i>	2
<i>Stump Pass is Flowing</i>	2
<i>Rotonda's On a Roll</i>	3
<i>We're Never Out of Time</i>	3
<i>Business Shorts</i>	3
<i>White Pelicans</i>	4
<i>Life's a Park</i>	4

Special points of interest:

- Six new condominium complexes are in development along the Cape Haze corridor.
- There's a new day anchorage area south of Stump Pass.
- Rotonda lot prices have risen 68% so far this year.
- The County has published a new kayak trail guide.

If your property is currently listed with another Broker, please do not consider this a solicitation.

THE CAPE HAZE CORRIDOR IS GROWING!

If you've been down 776, Pine Street, or 775 lately, you've noticed the pleasant change that the construction projects are almost complete!

Between 776 in Englewood and Rotonda West Boulevard, four lanes of traffic are open and moving on State Rd. 775 (Placida Road). The lane work in the four eagle nesting zones along 775 was rushed to near completion just before the beginning of eagle nesting season on October 1. Final paving and striping work outside the eagle zones is almost done, but the remaining work inside the eagle zones must wait until Spring.

Now that the current road projects are wrapping up, what's next? Among road projects in the planning stages are a new 771 bridge over Coral Creek, extension of Winchester Road from 776 to 775, and improving River Road from US 41 to I-75.

Both Sarasota and Charlotte Counties are considering master development plans aimed at controlling growth along the 776 corridor. Charlotte County released their preliminary recommendations in October. The Charlotte proposal includes 7 development zones where businesses along the highway would be concentrated.

HELLO FROM PAM NEER

The weather may be cooling off, but the Placida/Cape Haze/Rotonda area is definitely hot! While we all treasure the "off the beaten path" feel of our community, we can't escape the fact that growth is coming to the Cape Haze peninsula!

I hope you'll enjoy this first in a series of newsletters reviewing some of the many exciting changes in our community. If you have story ideas for future newsletters, please give me a call or send me a quick note.

Enjoy the "season" and I hope to see you soon as we all enjoy our wonderful community!

Pam

P.S., If your interests this season include buying or selling real estate, please give me a call!



Pam Neer, Realtor
Michael Saunders & Co.

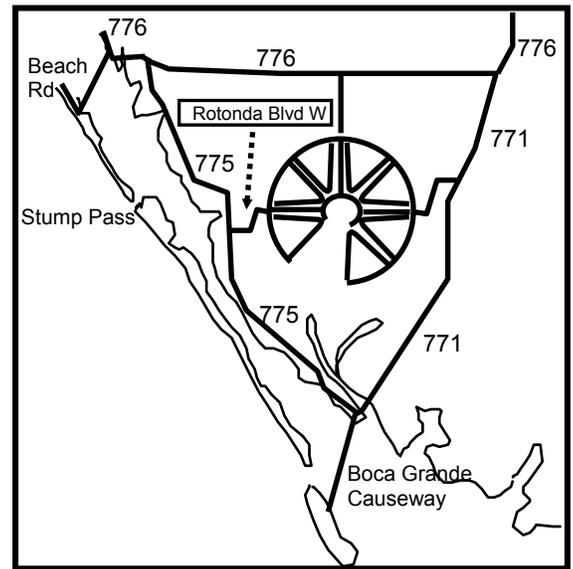
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WHAT'S IN A NAME?

If you only visit the Cape Haze peninsula periodically, you may find all the “77x” road names confusing. Just when you thought you could remember which road was which by thinking clockwise (771, 775, 776), some people decided to confuse us once again by calling the roads by name instead of by number!

As you may know, 775 is also known as Placida Road. At various locations, 776 goes by Englewood Rd, Indiana, and McCall. New this year, the County Commissioners have designated 771 as Gasparilla Rd.



CONDOMINIUMS ON THE RISE

In the near future, the number of condominium units in the Cape Haze corridor will grow dramatically. Projects in various stages of development include: Boca Vista Harbor, The Links at Cape Haze Windward, the Hacienda, Cape Haze Marina Village, Village at Oyster Creek and Grande Preserve. They offer a wide range of amenities and are priced from \$279,000 to \$1,500,000.

Meanwhile, prices in existing, well established complexes like Placida Harbour, Fiddler's Green and Harbortown Village have also been moving upward.

White Pelicans are among our Cape Haze winter residents.

Where do most White Pelicans go for the summer?

A – Aruba

B – Montana

C – Paris

D – New Jersey

(See page 4 for the answer.)

THE WATER'S FLOWING IN STUMP PASS

After many years of discussion, the dredging of Stump Pass was completed this summer. Boaters now have a straight open passage between Lemon Bay and the Gulf.

Sand from the dredging project has expanded the beaches both to the south of the pass (on Palm and Don Pedro islands) and to the north of the pass on parts of Englewood Beach.

Lemon Bay water quality teams are observing the changes to the water quality in the bay as a result of the increased water flow and initial results suggest the bay is “healthier” than it has been in many years. Some fishermen are also reporting more and larger fish in the bay.

As a byproduct of the dredging, a small protected backwater has been created on the south side of the pass near Palm Island. Many local boaters are finding this to be an excellent place to drop anchor for a picnic and a little beachcombing.

ROTONDA’S ON A ROLL!

Just a couple of years ago, a lot in Rotonda could be purchased for as little as \$3000. Today, the story in Rotonda is much different. The table below shows how prices have been appreciating, by comparing data available from the last half of 2002 to data for 2003 year to date. All of the information is related to property inside Rotonda Circle.

Based on this analysis, average lot prices have increased 68% and average house prices have risen 10%.

In today’s market, the median lot listing price inside Rotonda Circle is \$37,500 with a high of \$63,500. The median house listing price is \$224,700 with a high of \$425,900.

Rotonda lot prices are up 68%

		Average Sales Price	High Sales Price
July–Dec. 2002	Lots	\$12,287	\$25,000
	Houses	\$154,173	\$274,900
2003 Year-to-Date	Lots	\$20,734	\$49,900
	Houses	\$168,455	\$410,000

WE’RE NEVER OUT OF TIME

If you were around Placida or Boca Grande in late July 2002, you couldn’t escape the excitement when Denzel Washington and his movie company came to town to shoot a movie about a small town sheriff caught in a bad situation. Now in movie theaters, “Out of Time” includes scenes from downtown Boca Grande, as the fictional Banyan Key, and the Fishery Restaurant, remade into Shorelines. Don’t miss our local sites on the big screen!

BUSINESS SHORTS

Along with many others around the U.S., the Englewood Kmart store closed this past Spring. Beall’s is currently renovating the former Kmart site and is expected to open an expanded store there shortly. A new Eckerd’s has opened at the corner of 776 and 775, and a new Walgreens has also opened on 776.

Plans have been approved to expand the Wal*Mart on 776 to a Wal*Mart Super Center. The store is planning to remain open during construction.

Among restaurant changes, Farlow’s has opened at the former Flying Bridge II location on 776 and O’Bannon’s has opened at Miller’s Marina on Boca Grande. Barnacle Bill’s is scheduled to open shortly near the corner of Placida Road and San Casa.

Across 776 from Port Charlotte Town Center, the Charlotte County commission has begun an extensive new project, known as Murdock Village. The project is intended to create a mixed-use business and residential downtown area for Port Charlotte. Over 1000 acres are part of the proposed redevelopment area. More than 3000 separate land parcels are within the perimeter and the County has begun purchase efforts.

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Company Values

*Integrity
Excellence
Mutual Profitability
Communication*

If you would prefer to receive future editions of this newsletter electronically, please send an e-mail to
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We hope you found this newsletter of interest, but if not, and you would prefer to be removed from the mailing list, please just let us know.

Your suggestions for articles in future editions are invited!

Michael Saunders & Company has been marketing properties on Florida's Gulf Coast since 1976. The Englewood office, one of 17 locations, covers the area from Venice to Boca Grande, including the Cape Haze peninsula, North Port and Port Charlotte.

Pam Neer applies her 30 plus years of corporate and consulting experience to understanding client interests, matching the needs of real estate buyers and sellers, managing the transaction details, and ensuring smooth communications from start to finish. Pam loves to share her enthusiasm for the lifestyle and beauty of the Placida / Cape Haze / Rotonda area.

WHITE PELICANS

The Florida White Pelican is significantly larger than the more common Brown Pelican. One of the largest of birds, the White Pelican has a wing span that can exceed 9 feet. While Brown Pelicans dive for fish, White Pelicans often hunt in groups, swimming in circles to trap their prey.

Although some of our local White Pelicans remain in Florida year-round, the majority of the birds summer further north. Inland lakes of the US northwest (including Montana, the correct answer to our quiz) and Canada are their primary summer breeding grounds.

LIFE'S A PARK

Our area offers many wonderful opportunities for kayaking and canoeing. To help you explore them, Charlotte County has recently published a new "Blueway Trails" paddling guide. Copies are available online at www.charlottecountyfl.com/parks. Printed copies are available at some local businesses, including Grande Tours on Placida Road across from the Boca Grande Causeway.

Across from Jam's Restaurant on Placida Road, the "land base" for Don Pedro State Park is taking shape. A new road and restroom facilities have been constructed. Discussions are underway on a proposed ferry concession to take people to and from the island park.

Throughout the Cape Haze peninsula we benefit by park lands that the State and County have purchased. The County has recently approved funding for enhancements to Cedar Point, Oyster Creek and Amberjack parks that will include paths linking Cedar Point and Oyster Creek, as well as new trails and parking areas.

One of the most popular activities at Cedar Point Environmental Park is the twice monthly bay wading trips. For details, call the park at 475-0769.

The material in this newsletter comes from multiple sources, and is deemed accurate but not guaranteed.