

CAPE HAZE CORRIDOR REPORT

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Special points of interest:

- Real Estate Sales in the Cape Haze Corridor are hot - 2003 results by neighborhood are inside
- Scrub jay habitat restrictions can impact lot development in Charlotte County
- The old Rotonda Airport has been purchased and is being expanded.

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

GLANCING BACK, LOOKING AHEAD!

Property sales in the Cape Haze corridor set new records in 2003 and the momentum is continuing into 2004. The question on everyone's mind is "How long can these increases last?"

None of us can predict the volume or size of future real estate sales, but recent financial articles point to some key factors that are likely to support sustained growth. First, interest rates remain at the lowest levels in decades. Second, the Baby Boom generation is just entering their retirement years and Florida is an appealing retirement location. And, third, as the economy improves consumers will have more money available to invest.

The article "What's Next for Real Estate", in the March Money magazine, estimates that the average three bedroom house in Florida and other South Atlantic states will rise 8.7% in 2004 compared to 11.1% in 2003.

Of course, every local market will be different. According to analysis by Michael Saunders & Company, average sales prices in the Englewood area increased 21% in 2003, while Boca Grande prices rose by 25%. In this edition of the Cape Haze Corridor Report, you'll find detailed analysis on 2003 sales results in our neighborhoods. Please contact me by phone or e-mail if you'd like to discuss buying or selling your particular piece of our local paradise!

I received many positive comments regarding the first issue of the Cape Haze Corridor Report. I hope you will find this new edition both informative and entertaining.

Regards,

Pam Neer

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CHARLOTTE HARBOR GUIDE FOR BOATERS

The Charlotte Harbor flotilla of the Coast Guard Auxiliary has published an informative set of materials to educate boaters who are not familiar with Charlotte Harbor. "Charlotte Harbor Orientation" is available in printed form and on CD. (The CD requires Microsoft PowerPoint software for viewing.)

In both formats, boaters will find nine chapters that provide an introduction to the various sections of Charlotte Harbor, complete with descriptions of channel approaches, latitude and longitude coordinates, and aerial photos. In the CD version, you are presented with a series of screen shots that depict the views you will see as you enter selected channels within the harbor.

In addition to the harbor itself, the content covers the intracoastal as far north as Placida Bay and as far south as Cabbage Key. Copies are available at the Charlotte County Historical Society, 941-629-7278, or Lashley Marine in Punta Gorda, 941-639-3949.

Cape Haze Corridor Shorts:

Eighteen holes of the new Pinemoor golf course in Rotonda are now open, with an additional nine holes scheduled to open shortly.

A new Cajun restaurant, the Zydeco Grille, has opened on Placida Road in Grove City near Angelo's Pizza. Specialties include gumbo, jambalaya, and other Creole and Cajun treats.

On Boca Grande, the dining room at the venerable Gasparilla Inn is now open to the public with advance reservations. Dinner is a multi-course, fixed price menu. One caution: take cash or a check. Credit cards are not accepted.

Cape Haze Corridor Quiz:

Which local community hosted the Superstars events in the 70's?

Who won the first Superstars competition?

How many years of Superstars events were held locally?

(See page 4 for the answers.)

SCRUB JAYS AND REAL ESTATE

"What's a scrub jay?" you may ask. Scrub jays are a variety of bird similar to the blue jay, but with distinctive coloration and unique habitat requirements. They live only in the "scrub" habitat of Florida and are on the federal endangered species list.

Federal law requires counties to develop action plans to protect endangered species. Recently, Charlotte County completed a survey of scrub jay populations and is currently requiring lot owners in properties designated as scrub jay habitat to receive federal approval prior to granting building permits for construction on their lots. These approvals can create significant costs and property delays for owners who are seeking to build within scrub jay habitat.

Only a limited number of lots, scattered across the Cape Haze peninsula, El Jobean, Deep Creek and other Charlotte County neighborhoods are impacted. Charlotte County is currently working to develop a scrub jay habitat conservation plan that will help decrease the impacts on individual lot owners.

To determine whether your current or prospective property is impacted by scrub jay regulations, you can check the Charlotte County GIS website. (See the box below for detailed instructions.) If you are buying or selling and are concerned about scrub jay issues, please call or e-mail me to discuss.

Accessing Charlotte County GIS:

The Charlotte County GIS website provides detailed geographic information on property in the county. The instructions below describe how to use the site to check scrub jay habitat information. (A word of caution: the mapping data on the GIS site involves very large files. Response time will be slow if you do not have a high speed internet connection.)

From your web browser, go to www.ccgis.com.

- ◆ Click on "Enter Mapping Site".
- ◆ Click on the map in the general area you are interested in. For example, if you click near Rotonda Circle, the map will begin to zoom in on that area.
- ◆ Go to the "Layer" area on the screen and click once on the "active" box and once on the "visible" box to make the Scrub Jay Habitat layer both active and visible.
- ◆ Click the Refresh button and the color-coded scrub jay habitat areas will appear on the map.
- ◆ Areas in red require federal scrub jay review. Areas in yellow require County staff review to determine if federal review will be needed.

HISTORY AROUND US

Next year, Mote Marine in Sarasota will celebrate 50 years as one of our country's premier marine research facilities. You may be surprised to learn that Mote actually began in 1955 as the Cape Haze Marine Laboratory.

The lab was founded by Dr. Eugenie Clarke, who came to Cape Haze at the invitation of the Vanderbilt brothers, William and Alfred. The Vanderbilt's 2V Ranch encompassed thousands of acres on the Cape Haze peninsula, including the present day Cape Haze and Rotonda developments.

The lab was located on the southern edge of the Cape Haze West sub-division near today's Placida Harbour condominium development. Dr. Clarke and guest scientists conducted research from the lab on sharks and many other local marine species.

At the recent Englewood History Festival, Dr. Clarke commented that the Cape Haze Lab benefited from supplies offered to her by the owners of Bass Labs. Located near the site of today's Merchants Crossing shopping center in Englewood, Bass Labs operated in the 1920s and 1930s, providing marine specimens to universities and other organizations across the U.S.

For more details on Dr. Clarke's days at the Cape Haze Marine Laboratory, her explorations at Warm Mineral Springs, and other adventures, read her book, [The Lady and the Sharks](#).

CORAL CREEK AIRPORT

The old Rotonda airport property on County Road 771 has been purchased by the corporation that now owns Coral Creek Golf Club. The airport has been fenced, runway repaving and expansion have begun, and other site changes are in progress. Small corporate jets have been occasionally landing and departing. According to a new advertising flyer for the Club, a limited number of airport memberships will be available.

NEIGHBORHOOD SALES SOAR

Across the Cape Haze peninsula, 2003 real estate sales showed significant volumes and rising average prices. Increasing numbers of new homes and condominium complexes, with higher initial sales prices, are drawing new buyers to our area and helping to create interest in our existing neighborhoods.

Based on Multiple Listing Service (MLS) analysis, 764 lots and 242 existing homes were sold inside Rotonda Circle during 2003. Comparing the second half of 2002 with the same period in 2003, the average lot price increased 107% while home prices rose by 19%. As we enter 2004, the average Rotonda home sales price appears headed over the \$200,000 mark. The average home price for the first two months of the new year was \$193,279.

Prices have also risen dramatically in other neighborhoods, with waterfront properties in especially high demand. During 2003, four homes in Cape Haze West and one condominium in Placida Harbour sold for over \$1 million. Early in 2004, Cape Haze West recorded a single lot sale of \$999,000.

In Cape Haze Windward, thirteen homes sold in 2003, with a high sale of \$575,000. The activity in Eagle Preserve was also brisk. Ten Eagle Preserve lots, ranging in price from \$97,950 to \$369,000, were sold during 2003.

"Pam listed our home for us in October and we have been thoroughly pleased and happy with her performance. She has been professional throughout the entire process and never once did she let us down. She touched base with us at least once a week either by phone or stopping by the house and kept us up on everything that was taking place. Pam is a very honest, professional and thorough person and has been there for us whenever we have had any questions."

- Pat and Janet Inlow,
former Rotonda West
residents

| <i>Neighborhood Sales - 2003</i> | # of Sales | Average Sales Price | % of List Price | Avg. Days on Market | Low Sales Price | Median Sales Price | High Sales Price |
|----------------------------------|------------|---------------------|-----------------|---------------------|-----------------|--------------------|------------------|
| Lots | | | | | | | |
| Cape Haze East | 17 | \$86,465 | 97% | 135 | \$36,000 | \$47,500 | \$250,000 |
| Cape Haze West | 16 | \$73,391 | 98% | 72 | \$55,000 | \$75,000 | \$95,000 |
| Eagle Preserve | 10 | \$175,440 | 94% | 92 | \$97,950 | \$129,500 | \$369,000 |
| Oakland Hills | 15 | \$15,473 | 85% | 86 | \$6,100 | \$15,000 | \$25,000 |
| Pebble Beach | 71 | \$18,151 | 92% | 99 | \$5,350 | \$17,000 | \$34,000 |
| Pinehurst | 124 | \$21,921 | 94% | 133 | \$3,500 | \$22,750 | \$49,900 |
| Broadmoor | 97 | \$21,197 | 94% | 109 | \$6,000 | \$22,750 | \$46,500 |
| Long Meadow | 152 | \$21,507 | 92% | 130 | \$6,000 | \$20,000 | \$42,500 |
| White Marsh | 150 | \$21,207 | 95% | 98 | \$5,500 | \$22,500 | \$47,000 |
| Pine Valley | 155 | \$22,623 | 95% | 55 | \$5,592 | \$22,000 | \$39,000 |
| Homes | | | | | | | |
| Cape Haze West | 12 | \$843,875 | 92% | 115 | \$435,000 | \$632,500 | \$1,550,000 |
| Windward | 13 | \$360,031 | 94% | 133 | \$180,000 | \$363,000 | \$575,000 |
| Oakland Hills | 70 | \$121,319 | 97% | 56 | \$82,500 | \$119,100 | \$225,000 |
| Pebble Beach | 56 | \$158,634 | 96% | 81 | \$89,000 | \$155,500 | \$275,000 |
| Pinehurst | 25 | \$179,656 | 96% | 94 | \$130,000 | \$174,000 | \$235,000 |
| Broadmoor | 42 | \$216,349 | 96% | 91 | \$136,000 | \$213,500 | \$410,000 |
| Long Meadow | 25 | \$221,880 | 98% | 91 | \$148,900 | \$215,000 | \$399,500 |
| White Marsh | 18 | \$223,744 | 97% | 86 | \$153,000 | \$219,000 | \$309,000 |
| Pine Valley | 6 | \$209,000 | 97% | 133 | \$155,000 | \$200,250 | \$262,500 |
| Condos | | | | | | | |
| Placida Harbour | 7 | \$545,714 | 92% | 177 | \$350,000 | \$490,000 | \$1,030,000 |

Note: Data from MLS, with adjustments. If your neighborhood is not listed, please call for additional information.

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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!

Cape Haze Corridor Report

CAPE HAZE EMS & FIRE STATION

A new EMS & Fire Station has been completed just south of State Road 775 and Cape Haze Boulevard. It replaces the temporary EMS facility that previously occupied the site. The new building is currently staffed by an EMS team and ambulance, but no fire fighters are yet assigned there. As you may know, EMS and fire services are provided by two different groups in much of our area. Charlotte County provides EMS service. Fire service is provided by the Englewood Area Fire Control District, which is a separate organization covering parts of Charlotte and Sarasota counties.

In recent elections, voters in the Englewood fire district rejected a proposal to increase district fire assessments. The new assessments were intended to fund expansion of fire district staff and facilities, including a new fire truck for Cape Haze and a new fire station on Manasota Key. However, voters were apparently concerned that the proposed assessments would have been tied to property values, rather than to building size or to a fixed amount per parcel. Fire district officials are assessing whether to create a different funding proposal for the November election. For now, our fire protection will continue to be provided by fire teams located at the stations in Rotonda and Grove City.

ROTONDA SUPERSTARS

In [Rotonda – The Vision and the Reality](#), by Jack Alexander, the chapter on “The Superstars” events reminds us that this past February marked the 31st anniversary of the first Superstars telecast on ABC. Based in Rotonda West for five years, from 1973 to 1977, the Superstars broadcasts were a very big success for ABC and a publicity boon for Rotonda developers.

Who won the first event? Pole vaulter Bob Seagren.

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