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Please call me or send me an email if you have any question regarding Real Estate in Southwest Florida.

*M. Kolb*

## Naples – News

Edition: April 2007

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### Widening I-75

The long planned widening of the highway I-75 will finally take place. The contract intends an extension of the road between the new exit Naples Airport and the Colonial Boulevard in Fort Myers (red marked area). Planned start of construction work is fall 2007. With a conventional penalty of 150,000 dollars per day the end date in 2010 should be kept. Because the offers were much higher than expected, the originally planned extension to Fort Myers North will be built at a later time.

### New store and Restaurant with organic products

„ Food and Thought “ is an organic store with a connected restaurant, where everything is certified. It's located at the US41 north of the Coastland Mall. The restaurant has a gorgeous outside area with a lot of trees. The menu is complemented daily with

varying special offers. The owner buys most of the fruit and vegetables from the local farms in and around Naples.



### Tornados in Central Florida

We have read in the Florida newspapers, that most of the damages resulting from the strong storms in February close to Orlando happened almost exclusively to older houses. All 20 victims of the storm lived in older trailers which had nothing to oppose to the powers of the storm.

### Property tax

Because the property tax depends on the market value of the home, the bill for the property tax in the last year was through the Real Estate Boom in 2005 substantially higher than in the year before. After the lower sales prices have fallen in 2006 and beginning of 2007 the next tax bill should be lower again. If there is any new information, I will inform you in one of the next editions.

### Opening of the new Walmart-Superstore

In March the third Superstore in Collier County was opened. It's located at the Collier Boulevard just south of the US 41 Compared to the traditional Walmarts the Superstores offer a substantially bigger choice for fresh vegetables or cakes and pastries. There are some additional service stores like a hairdresser, tire store or a bank within the superstore.



## Insurance

The law changes (described in the last edition) will affect the insurance rates. The reduction will depend on the ZIP Code of the property and will only concern the hurricane coverage in the rates. The insurance companies are obliged to do the change till the end of September. In North Naples, which was affected adversely by the increase, the part for the hurricane coverage will fall approx. 40%. This should affect the whole rates with approx. 15 – 20%.



## Naples dinner Theatre closes after 32 years

The last show in the oldest theatre of Collier County will take place on April, the 22<sup>nd</sup>. Shortly after that this chapter of Naples history is torn off and substituted with warehouses. The first performance in 1975 was possible, after nearly one million Dollars were collected from private people.



## Summer vacation in Florida

Alone at the beach, hours in the Gulf with water temperatures about 90°F, homes to rent for a cheaper rate, no lines and even better service in the restaurants, up to 90% reduced summer fashion lines from the middle of August, no traffic jam on the streets, this is Naples in summer. In opposite to other holiday areas all restaurants and shopping possibilities have also opened in the low season in Naples. The temperatures are approx. 90° F. The disadvantages in this "Off-season" time are the high humidity, which you barely feel on the beach through the breeze from the Gulf, regular strong rain showers in the late afternoon, single rainy days by passing through depressions and the however quite low risk of a hurricane.

In the photos there are some manatees. They belonged to a herd of 10 animals which came close to beach in the Wiggins Pass State Park last summer. Manatees, also known as seacow, become up to 1000 lbs abd up to 10 feet long. These vegetarians need up to 10% of her body weight as everyday food.



## **Naples wine auction in January was a full success**

In March the results of the donations from the wine auction were published. More than 16 million dollars were collected at the auction of rare wines and by the performance of 18 private dinner parties (least donation: 7,000 dollars for two persons). This money is used exclusively for the support of children charities.

7 million \$ was distributed to 20 organizations in the Collier county, another 7.2 million \$ were given for the extension of a learning center in the Edison college. The rest was deposited in the account for longer running projects, which has grown now to more than 8 million dollars.

The biggest check over 845,000 dollars were given to the Boys and Girls Club of the Collier county. This money will be used for an activity program for 1000 children in the summer holidays with food and entertainment.

## **New community Heritage Bay with bundled golf**

A 27 hole championship course is part of this Golf-Community. It is located about 10 miles from the beaches on the Immokalee Road. 7 tennis courts, a big community pool with bar, a club house and a modern fitness arrangement are other highlights. The bundled golf- membership costs yearly 2,800 \$ for the family. The rent of the Golf-Kart with GPS is 18 \$ per round.

The Condos are about 300,000 to 430,000 dollars (1200 to 1800 square feet). Single family homes are about 500,000 dollars (approx. 1800 square feet). The developer offers special discounts: per example: in February the construction of the pool was enclosed in the house price. The arrangement distinguishes itself by gigantic lakes and big natural areas. You will find detailed information with many photos on my Webpage.



## **About the Naples-News**

I appreciated the positive emails on the first edition of the Naples news very much.

Alternatively to the paper edition I send the Naples news also by email. Because here I am not limited to one page, it contains more photos. If you are interested in getting the Email-edition regularly, send me an email, please.