

Naples – News

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Contact: Michael-Kolb@comcast.net

Property tax

In the meantime the government in Tallahassee has also recognized that the constantly rising property taxes are a problem for the Real Estate market and the economy. Starting in the middle of June the senate and the House of Representatives of Florida meet to consult on law changes. Besides, all parties are for a lowering, one does not agree only about the height yet. A part of the counter financing should occur about savings, another part about the rise of the Sales Tax. I think that I can report to you in the next issue about the results.

Bush fires

The rainfall was extremely low in this spring in Florida. By the dryness it came in the whole federal state to numerous bush fires. At the beginning of May it also burned in the Picayune beach State Forest in the east of the Collier County massively. Approx. 18,000 acres of brush land burnt down but no houses were endangered. Therefore, I-75 from Miami to Naples was closed during several days over and over again for several hours.

Developing predictions for Collier county

At the beginning of May Joe Schmidt, county administrator responsible for the development of the Collier, talked in front of several hundred participants about the expectations for the future development of the County. By the planning of the improvements of infrastructure the county administration assumes, that the number of people living permanently in the county will double again during the next 20 years. He also pointed out, that many investments from the economy (Waterside shop, Coconut-Point.) are based on these expectations and own investigations. One assumes that in 2025 approx. 60% of the people will live east of I-75. In spite of this rapid growth 80% of the county surface will be preserved as protected areas.

One can assume that the purchase of real estates especially in good locations is still very interesting. However, one should avoid locations near the big roads, because the traffic and with it the noise will rise furthermore.

Opera-house for Naples

Does Naples get an own opera-house? The opera group founded in 2005 by known soprano Steffanie Pearce has presented a plan for the construction of such a building during the next years. Many nationwide famous opera actors helped beside gifted promising artists from the area in the opera performed in the winter half-year Madame Butterfly. As in the USA often usual, the financing should occur primarily about private donations and the sale of the naming rights. The price of the lot and the construction is estimated on approx. 60 million dollars.



Evening arrangements

In the different shopping centers in Naples evening events with live music take place regularly (also in summer): Here are the dates:

Venetian Village: 1st Thursday in the month from clock on 6.00 PM to 9.00 PM

5th avenue South: 2nd Thursday in the month from clock on 6.00 PM to 9.00 PM

3rd Street South: 3rd Thursday in the month from clock on 6.00 PM to 9.00 PM

The promenade (Bonita Springs): the last Friday in the month from clock on 6.00 PM to 9.00 PM (various jazz groups)

New supermarket Wildoats

Near Airport Road to the north of the Pine Ridge Road (near Hollywood Cinemas) the new supermarket Wildoats has opened. The approx. 20,000 sqft. food market has big fresh bars with European cheese, sausages and meat products as well as prepared ready meals. In addition, it offers fresh bread and many organic products. The big wine department is also worth mentioning. The prices are rather favorable for some products (e.g., European cheese).

Real Estate market

The property market in the Collier County seems to have reached the low. During the last months the sales figures corresponded for the first time to the level from the year before. There are also buyers and investors who are looking for a good opportunity. The average prices of the sold objects have risen during the last months again. Nevertheless there are at the moment still very favorable objects at the market, although a lot of good priced single-family homes were sold in the last two month.

Shark attack

At the beginning of May a German tourist was bitten in Naples in the early morning by a shark and was brought with a femoral injury in the hospital. Since beginning of the recordings (1882) this was only the 8th unprovoked attack of a shark on a person in the Collier County. The swimmer was approx. 300 feet from the beach at the time of the attack. This are the most important precautionary rules: never go to far in the water, no shining jewelry or too remarkable bath clothing, never go in the water with a bleeding wound, never go in the water close to fishermen, don't go to far in the water at daybreak or sunset.

Renaissance Village

Another construction site will come to life for the next years in the heart of Naples at the former bus station. There are plans to build a big performance center for the university north of the US-41 Near opposite to the harbor and Tin. Behind there will be build a new center with condos, restaurants and retail shops. Over a new bridge for pedestrians you can reach 5th Avenue South in a few minutes.

The club lying beyond the Gordon Rivers with tennis courts, big club house and

swimming pool as well as other apartments is already finished. A hotel near the harbor, some luxurious condos and some boat docks should be finished in the next months. Owners of condos in Renaissance Village can use these amenities, too. In addition, it should be possible to become a member in 4 nearby golf clubs.



New information to former issues

Here are some additional information on topics about which I have reported in the earlier issues:

New bridge Golden Gate Boulevard about Airport-Pulling: The release of this bridge is delayed till summer, because of technical problems with water pipes, but also because of planning mistakes of the construction company

Moraya Beach Resort: The works on the new apartment building near the Wiggins Pass State park have begun at the end of May. 45 of the 72 apartments (price between 3 and 5 million dollars) are already sold. The owners of these apartments are also entitled to play on a new, approx. 2 miles to the north located golf course. The golf course will be finished some months after the building. There are plans to build 5 new high-rises with condos near the golf course.

About the Naples news

Should you be interested to receive the Naples news regularly every two months, please send me your mail address or email address. Because I am not limited in the email issue to one page, the email edition contains usually more photos. Please call me if you have any questions about the Real Estate market in Southwest Florida.



Michael Kolb
Realtor



Phone: (239) 273-6359
Email: Michael-Kolb@comcast.net
Web page: www.MichaelNaples.com