



Southwest Florida Regional
Planning Council

Economic VIEWS

1926 Victoria Avenue, Fort Myers, Florida

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AIRPORT ACTIVITY

Airport passenger activity for the Southwest Florida Region increased 2.5% in December 2005 from November 2005. Airport passengers visiting and leaving the region totaled 792,110 as compared to 773,139 in the previous month. SW Fla. Int'l had the largest increase in passenger activity from the previous month at 2.6%.

Total airport activity for the region for December 2005 increased 5.8% from December 2004. Naples airport reported a decrease in passenger activity from the previous year.

		AIRPORT PASSENGERS				
						% CHANGE
						NOV. 05 /
AIRPORT		DEC. 05	NOV. 05	DEC. 04	DEC. 05	DEC. 04
S.W. Fla. Int'l	ARRIVALS	345,791	329,115	331,795		5.1%
	DEPARTURES	328,241	327,523	311,646		0.2%
Sarasota/ Bradenton	ARRIVALS	58,393	55,429	50,326		5.3%
	DEPARTURES	54,921	55,989	48,637		-1.9%
Naples	ARRIVALS	2,524	2,651	3,260		-4.8%
	DEPARTURES	2,240	2,432	3,184		-7.9%
AIRPORT TOTALS = ARRIVALS + DEPARTURES						%CHANGE
		DEC. 05	NOV. 05	DEC. 04	DEC. 05	DEC. 04
S.W. Fla. Int'l		674,032	656,638	643,441		2.6%
Sarasota/Brad.		113,314	111,418	98,963		1.7%
Naples		4,764	5,083	6,444		-6.3%
REGION		792,110	773,139	748,848		2.5%
SOURCE: Local Airport Authorities.						



Southwest Florida Regional Planning Council

Economic VIEWS
1926 Victoria Avenue, Fort Myers, Florida
(239) 338-2550
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BUILDING PERMITS

Residential building activity is measured by the number of single-family and multi-family building permits issued during a given month. 2,480 residential permits were issued in Southwest Florida in December 2005. This is 101 more permits than were issued in December 2004. The number of *units* covered by these permits increased by 346 from 3,525 in December 2004 to 3,871 in December 2005. Compared with the figures reported for November 2005, the number of units for December 2005 increased by 1,030. From November 2005 to December 2005, permits issued increased by 450.

The region reported a residential building valuation of \$779,790,801 in December 2005. This is an increase of 33.8% compared to the valuation of residential permits issued in December 2004, which totalled \$582,891,832.

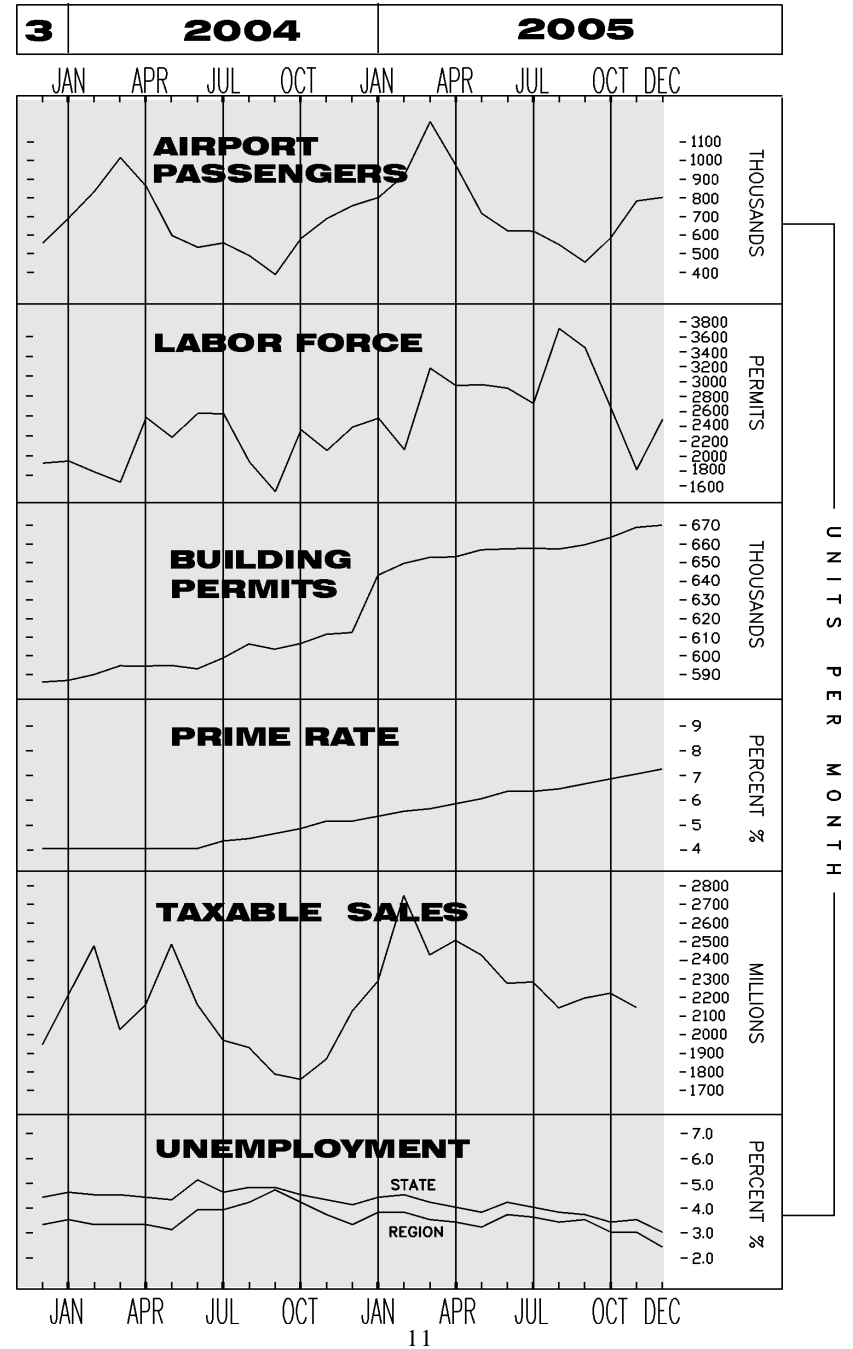
BUILDING PERMIT ACTIVITY

COUNTY	DECEMBER 2005			RESIDENTIAL VALUE	NOVEMBER 2005			RESIDENTIAL VALUE
	SINGLE FAMILY PERMITS	MULTI-FAMILY PERMITS	RESIDENTIAL UNITS		SINGLE FAMILY PERMITS	MULTI-FAMILY PERMITS	RESIDENTIAL UNITS	
CHARLOTTE	235	26	200	\$81,015,899	5	2	111	\$28,600,210
COLLIER	256	22	84	\$82,814,395	223	10	31	\$122,261,196
GLADES	4	0	0	\$520,160	5	0	0	\$563,370
HENDRY	1	0	0	\$60,000	88	0	0	\$11,747,339
LEE	1,213	169	1,257	\$517,063,893	1,111	145	744	\$301,313,848
SARASOTA	496	58	125	\$98,316,454	429	8	94	\$115,641,917
REGION*	2,205	275	1,666	\$779,790,801	1,861	165	980	\$580,217,880

COUNTY	DECEMBER 2004			UNIT CHANGE		% CHANGE		
	SINGLE FAMILY PERMITS	MULTI-FAMILY PERMITS	RESIDENTIAL UNITS	NOV. 05/ DEV. 05	NOV. 04/ DEC. 05	NOV. 05/ DEC. 05	DEC. 04/ DEC. 05	
CHARLOTTE	279	11	77	\$62,290,048	319	79	182.4%	30.1%
COLLIER	199	17	143	\$81,236,908	86	-2	-32.3%	1.9%
GLADES	7	0	0	\$739,828	-1	-3	-7.7%	-29.7%
HENDRY	30	0	0	\$3,449,180	-87	-29	-99.5%	-98.3%
LEE	1,373	189	914	\$342,640,121	615	183	71.6%	50.9%
SARASOTA	266	8	237	\$92,535,747	98	118	-15.0%	6.2%
REGION*	2,154	225	1,371	\$582,891,832	1,080	346	34.4%	33.8%

*Building Department figures: Hendry County and the City of Everglades data is not included in December 2005 figures. City of Fort Myers has a discrepancy with number of units from May until present, however all other data is valid.

ECONOMIC INDICATORS



SUMMARY ECONOMIC INDICATORS

INDICATORS	DECEMBER 2005 (PRELIM)	DECEMBER 2004 (REVISED)	% CHANGE
UNEMPLOYMENT			
State	3.0%	4.5%	-31.1%
Region	2.4%	3.8%	-33.6%
County			
Charlotte	2.7%	5.0%	-44.4%
Collier	2.4%	3.4%	-28.8%
Glades	3.1%	4.5%	-27.3%
Hendry	5.3%	6.6%	-20.1%
Lee	2.3%	3.6%	-34.3%
Sarasota	2.3%	3.6%	-33.8%
LABOR FORCE			
State	8,742,000	8,488,000	3.0%
Region	669,205	643,627	4.0%
EMPLOYED			
State	8,481,000	8,109,000	4.6%
Region	652,973	619,191	5.5%
UNEMPLOYED			
State	261,000	379,000	-31.1%
Region	16,232	24,436	-33.6%
AIRPORT PASSENGERS			
Region	792,110	748,848	5.8%
S. W. Int'l Airport	674,032	643,441	4.8%
Sarasota/Bradenton	113,314	98,963	14.5%
Naples	4,764	6,444	-26.1%
BUILDING PERMITS			
Regional	2,480	2,379	4.2%
Single Family	2,205	2,154	2.4%
Multi-Family	275	225	22.2%
TOTAL VALUE			
Residential	\$779,790,801	\$582,891,832	33.8%
All Permit Activity	\$1,028,831,492	\$865,141,181	18.9%
REGIONAL SALES (\$000)*			
Taxable Sales	\$0	\$2,361,768	-100.0%
Gross Sales	\$0	\$3,691,346	-100.0%
CONSUMER PRICE INDEX			
	196.8	190.3	3.4%
PRIME INTEREST RATE			
	7.2%	5.1%	40.2%

*Building Department figures: Hendry County and the City of Everglades data is not included in December 2005 figures.

UNEMPLOYMENT

The regional unemployment rate for December 2005 was 2.4%, a 0.6 decrease from the November 2005 revised rate of 3.0%. Hendry County, at 5.3%, had the highest unemployment rate in the six-county region, with Glades County second at 3.1%. Lee & Sarasota County had the lowest unemployment rate at 2.3%.

The December 2005 regional unemployment rate of 2.4% was better than the state (3.0%) as a whole. The regional unemployment rate decreased by 33.6% from December 2004 to December 2005, while the state rate decreased by 31.1%.

LABORFORCE FIGURES

COUNTY	LABOR FORCE		EMPLOYMENT		UNEMPLOYMENT	
	DEC. 05 (PRELIM)	NOV. 05 (REVISED)	DEC. 05 (PRELIM)	NOV. 05 (REVISED)	DEC. 05 (PRELIM)	NOV. 05 (REVISED)
CHARLOTTE	63,134	63,247	61,417	61,136	1,717	2,111
COLLIER	146,575	145,807	143,096	141,431	3,479	4,376
GLADES	5,018	5,086	4,861	4,886	157	200
HENDRY	18,582	17,858	17,595	16,541	987	1,317
LEE	264,928	264,851	258,893	257,638	6,035	7,213
SARASOTA	170,968	171,153	167,111	166,257	3,857	4,896
REGION	669,205	668,002	652,973	647,889	16,232	20,113
STATE	8,742,000	8,786,000	8,481,000	8,473,000	261,000	312,000

UNEMPLOYMENT RATE

COUNTY	% CHANGE				
	DEC. 05 (PRELIM)	NOV. 05 (REVISED)	DEC. 04 (REVISED)	NOV. 05/ DEC. 05/	DEC. 04/ DEC. 05
CHARLOTTE	2.7%	3.3%	5.0%	-18.7%	-44.4%
COLLIER	2.4%	3.0%	3.4%	-20.5%	-28.8%
GLADES	3.1%	3.9%	4.5%	-21.5%	-27.3%
HENDRY	5.3%	7.4%	6.6%	-25.1%	-20.1%
LEE	2.3%	2.7%	3.6%	-16.3%	-34.3%
SARASOTA	2.3%	2.9%	3.6%	-21.2%	-33.8%
REGION	2.4%	3.0%	3.8%	-19.3%	-33.6%
STATE	3.0%	3.6%	4.5%	-16.3%	-31.1%

NOTE: Sum of detail may not equal totals due to rounding.

SOURCE: Agency for Workforce Innovation.

SALES ACTIVITY

Sales activity in Southwest Florida is measured by gross and taxable sales for each county. For November 2005, gross and taxable sales in the region totaled approximately \$3.6 billion and \$2.1 billion, respectively. This is a 9.4% decrease in gross sales and a 3.5% decrease in taxable sales from October 2005. All counties reported a decrease in taxable and gross sales this month as compared to October 2005, except Hendry for taxable and Charlotte for both taxable and gross sales.

Gross sales in the region between November 2004 and November 2005 increased 3.6%. Taxable sales decreased 2.9% during the same period. By incorporating the change in the cost of living (3.5%) and the average annual population growth rate (3.7%) for the same time period, real gross sales decreased 3.5% on a per capita basis. Real taxable sales decreased 10.3%.

SALESACTIVITY

The data for December 2005 is not yet released and the release date has not been determined. The data below will be updated as current data is released.

GROSS SALES (\$000)

COUNTY	DEC. 05 (PRELIM)	NOV. 05 (PRELIM)	DEC. 04 (REVISED)	% CHANGE	
				NOV. 05/ DEC. 05	DEC. 2004/ DEC. 2005
CHARLOTTE	n/a	326,103	297,797	-100.0%	-100.0%
COLLIER	n/a	816,170	904,915	-100.0%	-100.0%
GLADES	n/a	6,956	7,437	-100.0%	-100.0%
HENDRY	n/a	77,226	107,050	-100.0%	-100.0%
LEE	n/a	1,442,210	1,415,060	-100.0%	-100.0%
SARASOTA	n/a	934,214	959,087	-100.0%	-100.0%
REGION	0	3,602,879	3,691,346	-100.0%	-100.0%

TAXABLE SALES (\$000)

COUNTY	DEC. 05 (PRELIM)	NOV. 05 (PRELIM)	DEC. 04 (REVISED)	% CHANGE	
				NOV. 05/ DEC. 05	DEC. 2004/ DEC. 2005
CHARLOTTE	n/a	215,622	203,233	-100.0%	-100.0%
COLLIER	n/a	474,352	581,419	-100.0%	-100.0%
GLADES	n/a	1,931	2,784	-100.0%	-100.0%
HENDRY	n/a	30,712	29,957	-100.0%	-100.0%
LEE	n/a	887,281	954,209	-100.0%	-100.0%
SARASOTA	n/a	527,294	590,166	-100.0%	-100.0%
REGION	0	2,137,192	2,361,768	-100.0%	-100.0%

SOURCE: Florida Department of Tax Research.



February 26, 2006

JAZZ IN THE PARK

Veteran's Park, Lehigh Acres

Contact: (239) 369-5818

March 4-5, 2006

ART CLASSIC

Downtown, Venice

Contact: (941) 484-6722

March 2-4, 2006

69TH ANNUAL SANIBEL SHELL FAIR & SHOW

Community House, Sanibel

Contact: (239) 472-2155

March 9-11, 2006

FLORIDA SPRING BOAT SHOW

Lee Civic Center, N. Fort Myers

Contact: (239) 543-8368

March 3-5, 2006

CHALONITKA FESTIVAL

Fairgrounds, Moore Haven

Contact: (863) 946-0300

March 11, 2006

NAPLES ARTCRAFTERS

OUTDOOR SHOW & SALE

Fleischmann Park, Naples

Contact: (239) 352-3036

March 4, 2006

HOME & YARD SHOW 2006

Jaycee Park, Cape Coral

Contact: (239) 573-3125

March 4, 2006

ART IN THE PARK

Cambier Park, Naples

Contact: (239) 262-6517

March 11-12, 2006

BONITA SPRINGS NATIONAL

ART FESTIVAL

Promenade, Bonita Springs

Contact: (239) 495-8989

March 4, 2006

BIRDFEST

Lakes Regional Park, Fort Myers

Contact: (239) 432-2034

March 11-12, 2006

FORT MYERS BEACH SHRIMP FESTIVAL AND PARADE

Fort Myers Beach

Contact: (239) 463-6986

March 4-5, 2006

SWAMPBUGGY RACES

Florida Sports Park, Naples

Contact: (239)



Edison Festival of Lights

February 17th -19th CRAFTS ON THE RIVER Centennial Park	February 18th 5K RUN Downtown Fort Myers
February 18th GRAND PARADE Downtown Fort Myers	ANTIQUÉ CAR SHOW Edison & Ford Winter Estates
STADIUM SHOW Downtown Fort Myers	For more information: Contact: (239) 334-2999 or visit their website at www.edisonfestival.org

February 18, 2006
BURROWING OWL FESTIVAL
Rotary Park, Cape Coral
Contact: (239) 772-7332

February 24 - March 5, 2006
**SOUTHWEST FLORIDA
& LEE COUNTY FAIR**
Lee Civic Center, N.Fort Myers
Contact: (239) 543-8368

February 18, 2006
**SCRUB JAY 5K RACE AND 1 MILE
FUN WALK**
Oscar Scherer State Park
Contact: (941) 483-5956

February 24-26, 2006
SWAMP CABBAGE FESTIVAL
Barron Park, Labelle
Contact: (863) 675-2872

February 18-19, 2006
**BRIGHTON FIELD DAYS
RODEO & FESTIVAL**
Brighton Indian Reservation, Moore Haven
Contact: (863) 946-0440

February 25-26, 2006
**NAPLES NATIONAL ART
FESTIVAL**
Cambier Park, Naples
Contact: (239) 262-6517

February 19-21, 2006
BUCKLERS CRAFT FAIR
Lee Civic Center, N. Fort Myers
Contact: (239) 543-8368

CONSUMER PRICE INDEX

The Consumer Price Index (CPI-U) for all urban consumers measures the cost of items in several specific categories and is used as an indicator of the general rate of inflation through time. The CPI-U during December 2005 decreased 0.4% from November 2005. The CPI-U for December 2005 was 196.8 an increase of 3.4% from December 2004.

CONSUMER PRICE INDEX

GROUP	DEC. 05	NOV. 05	DEC. 04	% CHANGE	
				NOV. 05/ DEC. 05	DEC. 2004/ DEC. 2005
ALL ITEMS	196.8	197.6	190.3	-0.4%	3.4%
FOOD & BEVERAGES	193.2	192.8	188.9	0.2%	2.3%
HOUSING	198.3	198.5	190.7	-0.1%	4.0%
APPAREL	117.5	121.5	118.8	-3.3%	-1.1%
TRANSPORTATION	172.7	175.6	164.8	-1.7%	4.8%
MEDICAL CARE	328.4	328.1	314.9	0.1%	4.3%
RECREATION	109.7	109.8	108.5	-0.1%	1.1%
EDUCATION/COMMUN.	115.3	115.3	112.6	0.0%	2.4%
OTHER GOODS/SVCS	317.3	316.2	307.8	0.3%	3.1%

Purchasing power of the consumer dollar.

1982-1984 = \$1.00	DEC. 05 = 0.508
1967 = \$1.00	DEC. 05 = 0.170

SOURCE: U.S. Department of Labor

SWFRPC Meeting Schedule

Regional Planning Council	Third Thursday of each month
Lee County MPO	Third Friday of each month
Technical Advisory Committee	First Thursday of each month
Citizen Advisory Committee	First Thursday of each month
LEPC	Quarterly
Disaster Preparedness Group	Thursday after LEPC meeting
Lee Transportation Disadvantaged	Quarterly
Glades & Hendry Transportation Disadvantaged	Quarterly

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL INTRODUCES A NEW ECONOMIC MODELING TOOL – FIAM

The Southwest Florida Regional Planning Council announces Florida’s Fiscal Impact Analysis Model (FIAM). FIAM estimates the costs and revenues associated with land use decisions. With its focus on the cost and revenue implications for local governments, fiscal impact analysis is often referred to as cost/revenue analysis. The purpose of developing a FIAM is to improve land use decision making by Florida’s local governments, and to make fiscal impact analysis a routine part of land use decision making and comprehensive planning.

FIAM adopts a per-capita modeling approach to fiscal modeling; its specialized features include the following:

- A. Three customizable location categories: 1. urban core or activity center; 2. urban services area, and 3. rural or community redevelopment area (CRA).
- B. The model distinguishes between capital costs and operating costs. High cost/high impact public services such as roads, police, fire emergency management services (EMS), parks and schools are given special attention and calculated on a unit-of-capacity approach.
- C. FIAM computes annual average growth rates for each cost and revenue category based on historical trends and incorporates that information in model calculations.
- D. The model can be set up to analyze annual costs and revenues through the horizon year of the target community’s comprehensive plan, in order to track the fiscal effects of land use decisions in the short and long term.
- E. FIAM can be calibrated with the data reflected in a community’s comprehensive plan with projections for future land from the local Metropolitan Planning Organization (MPO). The calibration allows direct analysis of the fiscal impacts of comprehensive plan, as well as a comparison of how proposed land uses may affect economic feasibility of the adopted plan.

Fishkind & Associates, sponsored by the Florida Department of Community affairs (DCA), developed FIAM; in response to Senate Bill 360, which was signed into law by Governor Jeb Bush in June 2005 – to amend sections within Chapter 163 Florida Statutes that requires that the Capital Improvement Element (CIE) be reviewed on an annual basis in order to maintain a financially feasible 5-year schedule of capital improvements. The Senate Bill 360 – provides definition for financial feasibility:

“Financial feasibility” means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financial capital improvements, which includes ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate-share process set forth in s. 163.3180(12) and (16) is used.

Regional Economist, Moji Abimbola and Planning Director, Ken Heatherington of SWFRPC recently completed approximately 30 hours of FIAM training, at the request of DCA. The training program provided trainees with the following: 1) A methodological background for fiscal modeling, 2) a basic working knowledge of the model, 3) the ability to construct a working model, and 4) the ability to analyze and interpret results.

The DCA has requested that Florida’s eleven regional planning Councils be the primary means of delivering FIAM training and on-going technical assistance to local governments. For this purpose, the SWFRPC has scheduled a series of FIAM “Get Acquainted” meetings across the region.

For more information about the “Get Acquainted meetings or to RSVP, please contact Moji Abimbola at (239) 338 2550 ext. 216 or by email at mabimbola@swfrpc.org.