

Southwest Florida Regional Planning Council



Economic Views

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SERVING CHARLOTTE, COLLIER, GLADES, HENDRY, LEE AND SARASOTA COUNTIES SINCE 1973

ANNUAL SUMMARY of Economic Indicators

INDICATORS	2011	2010	% CHANGE
UNEMPLOYMENT*			
Charlotte	11.0%	12.8%	-14.1%
Collier	10.7%	12.4%	-14.2%
Glades	8.8%	11.9%	-7.0%
Hendry	14.6%	16.4%	-11.1%
Lee	11.2%	13.3%	-16.3%
Sarasota	10.8%	12.2%	-15.3%
Region	11.0%	12.9%	-15.2%
State	10.6%	11.9%	-10.5%
LABOR FORCE			
Region	669,164	677,685	-1.3%
State	9,240,500	9,247,750	-0.1%
EMPLOYED			
Region	595,266	590,567	0.8%
State	8,257,333	8,149,583	1.3%
UNEMPLOYED			
Region	73,897	87,118	-15.2%
State	983,167	1,098,167	-10.5%
AIRPORT PASSENGERS			
S.W. Int'l Airport	7,537,745	7,514,316	0.3%
Sarasota/Bradenton	1,306,464	1,332,528	-2.0%
Charlotte County	291,626	182,423	59.9%
Region	8,844,209	8,846,844	0.0%
BUILDING PERMITS**			
Single Family Permits			
Charlotte	280	279	0.4%
Collier	887	769	15.3%
Glades	2	8	-75.0%
Hendry	25	15	66.7%
Lee	1,154	1,051	9.8%
Sarasota	667	559	19.3%
Region	3,015	2,681	12.5%
Multi-Family Permits			
Charlotte	5	70	-92.9%
Collier	42	60	-30.0%
Glades	0	0	0.0%
Hendry	1	0	0.0%
Lee	41	88	-53.4%
Sarasota	22	22	0.0%
Region	111	240	-53.8%

INDICATORS	2011	2010	% CHANGE
BUILDING PERMITS CONT. **			
Multi-Family Units			
Charlotte	10	137	-92.7%
Collier	287	469	-38.8%
Glades	0	0	0.0%
Hendry	4	0	0.0%
Lee	199	401	-50.4%
Sarasota	92	147	-37.4%
Region	592	1,154	-48.7%
Total Permits			
Charlotte	285	349	-18.3%
Collier	929	829	12.1%
Glades	2	8	-75.0%
Hendry	26	15	73.3%
Lee	1,195	1,139	4.9%
Sarasota	689	581	18.6%
Region	3,126	2,921	7.0%
TOTAL VALUE**			
Residential	\$951,762,953	\$956,727,001	-0.5%
All Permit Activity	\$2,289,256,044	\$2,402,689,615	-4.7%
REGIONAL SALES (\$000)			
Taxable Sales			
	2011	2010	% CHANGE
Charlotte	\$1,890,910	\$1,852,748	2.1%
Collier	\$5,864,894	\$5,544,829	5.8%
Glades	\$26,845	\$24,047	11.6%
Hendry	\$264,781	\$253,322	4.5%
Lee	\$9,605,894	\$9,091,485	5.7%
Sarasota	\$5,598,256	\$5,378,583	4.1%
Region	\$23,251,579	\$22,145,014	5.0%
Gross Sales			
	2011	2010	% CHANGE
Charlotte	\$3,439,377	\$3,278,352	4.9%
Collier	\$10,619,477	\$10,098,033	5.2%
Glades	\$81,342	\$92,390	-12.0%
Hendry	\$1,224,420	\$1,222,674	0.1%
Lee	\$16,914,574	\$15,616,230	8.3%
Sarasota	\$11,230,776	\$10,611,054	5.8%
Region	\$43,509,966	\$40,918,733	6.3%
CONSUMER PRICE INDEX			
	224.9	218.1	3.1%

2011: THE YEAR IN REVIEW

The Southwest Florida Region experienced changing economic conditions over the past two years.

LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT: In 2010, the entire region experienced high rates of unemployment that exceeded the State level. In 2011, the Southwest Florida labor force decreased by 8,521 persons or 1.3% and unemployment in the region decreased to 11.0% compared to 12.9% in 2010.

AIRPORT PASSENGERS: Overall, the number of regional airline passengers slightly decreased this past year. Southwest Florida International Airport experienced a 0.3% increase in the number of airline passengers and the Sarasota/Bradenton Airport reported a decrease of 2.0%. Charlotte County Airport reported an increase of 59.9%, due to additional airline services. As in the past years, passenger traffic peaked temporarily in the month of March, with more than 1,280,678 people traveling through Southwest Florida airports.

BUILDING PERMITS: The construction industry, which is a major sector of the Southwest Florida economy, recorded an annual increase in the number of building permits issued last year. The region experienced a 12.5% increase in the number of single-family permits issued and a 53.8% decrease in the number of multi-family permits issued and overall, the total number of regional dwelling unit permits decreased by 48.7% in 2011. The value of all reported residential permits decreased 0.5% from \$9.6 million in 2010 to \$9.5 million in 2011 and the total value of all reported permit activity decreased 4.7% from \$2.4 billion in 2010 to \$2.3 billion in 2011.

SALES ACTIVITY: Regional gross and taxable sales increased from 2010 to 2011. Gross sales increased 6.3%, from \$41.0 million in 2010 to \$44.0 million in 2011.

CONSUMER PRICE INDEX: The Consumer Price Index measures the cost of items in several specific categories and is used as an indicator of the general rate of inflation through time. Between 2010 and 2011, the Consumer Price Index for all Urban Consumers, of the CPI-U, rose 3.1% from 218.1 to 224.9.

***Building Permit Data not included for:
 April, July, August 2011 – Everglades City
 September 2011 – Labelle and Everglades City
 November 2011- Bonita Springs and Fort Myers Beach
 December 2011 – Everglades City*

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AIRPORT ACTIVITY

Airport passenger activity for the Southwest Florida Region increased 4.1% in January 2012 from December 2011. Airport passengers visiting and leaving the region totaled 852,606 as compared to 818,721 in the previous month. All three airports reported an increase in passenger activity from the previous month.

In January 2012, total airport activity for the region decreased 2.5% from the previous year. Charlotte County airport was the only one to report an increase in passenger activity from the previous year.

UNEMPLOYMENT

The regional unemployment rate for January 2012 was 9.6%, which was lower than the revised rate of 9.9% for December 2011. Hendry County at 11.8%, had the highest unemployment rate in the six-county region, with Charlotte, Lee and Sarasota second at 9.8%. Collier County had the lowest unemployment rate at 8.6%. The January 2012 regional unemployment rate of 9.6% was higher than the state at 9.5%. The regional unemployment rate decreased by 21.0% from January 2011 to January 2012, while the state rate decreased by 19.5% during the same time period.

AIRPORT PASSENGERS

AIRPORT		JAN. 12	DEC. 11	JAN. 11	% CHANGE	
					DEC. 11/ JAN. 12	JAN. 11/ JAN. 12
S.W. Fla. Int'l	ARRIVALS	344,801	346,535	359,136		3.6%
	DEPARTURES	359,626	321,254	367,186		11.9%
Sarasota/ Bradenton	ARRIVALS	56,611	59,256	58,856		-4.5%
	DEPARTURES	57,580	55,998	59,265		2.8%
Charlotte County	ARRIVALS	17,491	18,290	14,955		-4.4%
	DEPARTURES	16,497	17,388	14,673		-5.1%
AIRPORT TOTALS = ARRIVALS + DEPARTURES						
		JAN. 12	DEC. 11	JAN. 11	DEC. 11/ JAN. 12	JAN. 11/ JAN. 12
S.W. Fla. Int'l		704,427	667,789	726,322	5.5%	-3.0%
Sarasota/Brad.		114,191	115,254	118,121	-0.9%	-3.3%
Charlotte County		33,988	35,678	29,628	-4.7%	14.7%
REGION		852,606	818,721	874,071	4.1%	-2.5%

SOURCE: Local Airport Authorities.

LABOR FORCE FIGURES

COUNTY	LABOR FORCE		EMPLOYMENT		UNEMPLOYMENT	
	JAN. 12 (PRELIM)	DEC. 11 (REVISED)	JAN. 12 (PRELIM)	DEC. 11 (REVISED)	JAN. 12 (PRELIM)	DEC. 11 (REVISED)
CHARLOTTE	70,226	71,300	63,333	64,275	6,893	7,025
COLLIER	153,925	152,563	140,648	138,773	13,277	13,790
GLADES	5,206	5,131	4,730	4,633	476	498
HENDRY	18,655	18,348	16,456	16,025	2,199	2,323
LEE	281,667	282,561	253,989	253,831	27,678	28,730
SARASOTA	160,501	161,592	144,706	145,682	15,795	15,910
REGION	690,180	691,495	623,862	623,219	66,318	68,276
STATE	9,199,000	9,278,000	8,324,000	8,378,000	875,000	900,000

UNEMPLOYMENT RATE

COUNTY	% CHANGE*					
	JAN. 12 (PRELIM)	DEC. 11 (REVISED)	JAN. 11 (REVISED)	DEC. 11/ JAN. 12	JAN. 11/ JAN. 12	
CHARLOTTE	9.8%	9.9%	12.6%	-1.9%	-21.0%	
COLLIER	8.6%	9.0%	11.7%	-3.7%	-21.8%	
GLADES	9.1%	9.7%	9.3%	-4.4%	-11.9%	
HENDRY	11.8%	12.7%	14.1%	-5.3%	-16.5%	
LEE	9.8%	10.2%	12.7%	-3.7%	-21.2%	
SARASOTA	9.8%	9.8%	12.4%	-0.7%	-20.9%	
REGION	9.6%	9.9%	12.4%	-2.9%	-21.0%	
STATE	9.5%	9.7%	11.8%	-2.8%	-19.5%	

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

* Calculation of percent change is by actual revised numbers.

Source: Agency for Workforce Innovation.

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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 January 2012 increased 0.4% from December 2011. The CPI-U for January 2012 was 226.7, an increase of 2.9% from January 2011.

CONSUMER PRICE INDEX

GROUP	% CHANGE				
	DEC. 11/ JAN. 11/				
	JAN. 12	DEC. 11	JAN. 11	JAN. 12	JAN. 12
ALL ITEMS	226.7	225.7	220.2	0.4%	2.9%
FOOD & BEVERAGES	232.6	231.1	223.2	0.6%	4.2%
HOUSING	220.8	220.2	216.7	0.3%	1.9%
APPAREL	122.1	123.5	116.7	-1.1%	4.6%
TRANSPORTATION	210.8	208.6	200.8	1.1%	5.0%
MEDICAL CARE	408.1	405.6	393.9	0.6%	3.6%
RECREATION	114.2	113.5	112.6	0.6%	1.4%
EDUCATION/ COMMUN.	133.1	132.7	130.7	0.3%	1.8%
OTHER GOODS/SVCS	391.4	391.0	384.7	0.1%	1.7%

Purchasing power of the consumer dollar.

1982-1984= \$1.00 JAN 12= 0.441

1967= \$1.00 JAN 12= 0.147

SOURCE: U.S. Department of Labor

SALES ACTIVITY

Sales activity in Southwest Florida is measured by gross and taxable sales for each county. For January 2012, gross and taxable sales in the region totaled approximately \$4.8 million and \$2.4 million, respectively. This is a 6.7% increase in gross sales and a 4.9% increase in taxable sales from January 2011. Glades County reported a decrease in gross and taxable sales this month as compared to the previous year.

Gross sales in the region between January 2012 and December 2011 increased 35.5%. Taxable sales increased 19.4% during the same period. By incorporating the change in the cost of living (2.94%) and the average annual population growth rate (2.3%) for the same time period, real gross sales increased 1.4% per capita. Real taxable sales decreased 0.3%.

SALES ACTIVITY

COUNTY	GROSS SALES (\$000)				
	% CHANGE				
	JAN. 12	DEC. 11	JAN. 11	DEC. 11/ JAN. 2011/	JAN. 2012
CHARLOTTE	377,161	285,116	331,181	32.3%	13.9%
COLLIER	1,205,970	882,702	1,081,921	36.6%	11.5%
GLADES	7,563	5,427	8,578	39.4%	-11.8%
HENDRY	142,681	101,577	119,919	40.5%	19.0%
LEE	1,817,967	1,379,479	1,759,472	31.8%	3.3%
SARASOTA	1,258,168	895,488	1,205,032	40.5%	4.4%
REGION	4,809,510	3,549,789	4,506,104	35.5%	6.7%

COUNTY	TAXABLE SALES (\$000)				
	% CHANGE				
	JAN. 12	DEC. 11	JAN. 11	DEC. 11/ JAN. 2011/	JAN. 2012
CHARLOTTE	197,245	164,535	190,444	19.9%	3.6%
COLLIER	624,697	518,924	580,008	20.4%	7.7%
GLADES	2,086	1,816	2,301	14.9%	-9.4%
HENDRY	25,801	23,734	25,761	8.7%	0.2%
LEE	982,584	820,619	940,578	19.7%	4.5%
SARASOTA	560,368	475,077	540,963	18.0%	3.6%
REGION	2,392,781	2,004,705	2,280,056	19.4%	4.9%

SOURCE: Florida Department of Tax Research.

LEPC INFORMATION

For information on upcoming LEPC Courses and Training, please contact John Gibbons at jgibbons@swfrpc.org.

SWFRPC MEETING SCHEDULE

Regional Planning Council	Third Thursday of each month
CEDS Committee	Quarterly
LEPC	Quarterly
Disaster Preparedness	Thursday after LEPC meeting
Glades/Hendry Trans. Disadvantaged	Quarterly
Brownfields Committee	Quarterly

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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. In January 2012, 209 residential permits were issued in Southwest Florida. This is 12 less permits than were issued in January 2011. The number of units covered by these permits decreased by 36 from 283 in January 2011 to 247 in January 2012. Compared with the figures reported for December 2011, the number of units for January 2012 increased by 38. From December 2011 to January 2012, permits issued increased by 23.

The region reported a residential building valuation of \$183,689,604, in January 2012. This is a increase of 144.1% compared to the valuation of residential permits issued in January 2011, which totaled \$75,256,848.

COUNTY	BUILDING PERMIT ACTIVITY JANUARY 2012*				DECEMBER 2011**			
	SINGLE FAMILY PERMITS	MULTI-FAMILY PERMITS	RESIDENTIAL UNITS	RESIDENTIAL VALUE	SINGLE FAMILY PERMITS	MULTI-FAMILY PERMITS	RESIDENTIAL UNITS	RESIDENTIAL VALUE
CHARLOTTE	0	0	0	\$0	27	2	4	\$4,134,051
COLLIER	56	6	37	\$144,846,299	39	1	12	\$17,363,192
GLADES	0	0	0	\$0	0	0	0	\$0
HENDRY	0	0	0	\$0	4	0	0	\$365,380
LEE	92	0	0	\$19,747,420	61	5	10	\$18,212,769
SARASOTA	54	1	8	\$19,095,885	46	1	6	\$16,960,050
REGION*	202	7	45	\$183,689,604	177	9	32	\$57,035,442

COUNTY	JANUARY 2011***				UNIT CHANGE		% CHANGE OF VALUE	
	SINGLE FAMILY PERMITS	MULTI-FAMILY PERMITS	RESIDENTIAL UNITS	RESIDENTIAL VALUE	JAN. 12/ DEC. 11	JAN. 11/ JAN. 12/	DEC. 11/ JAN. 12	JAN. 11/ JAN. 12
CHARLOTTE	24	2	4	\$4,246,891	-31	-28	-100.0%	-100.0%
COLLIER	68	4	46	\$38,393,021	42	-21	734.2%	277.3%
GLADES	0	0	0	\$0	0	0	n/a	n/a
HENDRY	1	0	0	\$77,900	-4	-1	n/a	n/a
LEE	78	4	8	\$17,088,215	21	6	8.4%	15.6%
SARASOTA	38	2	16	\$15,450,821	10	8	12.6%	23.6%
REGION*	209	12	74	\$75,256,848	38	-36	222.1%	144.1%

*Data does not include Charlotte County and Hendry County for January 2012.

**Data does not include the total valuation figure for Collier County, not available due to system upgrade. This data is not included for Oct., Nov., and Dec. 2011 and Jan. 2012

***Data does not include Hendry County and Everglades City for December 2011

***All data is reported for January 2011

Southwest Florida Regional Planning Council



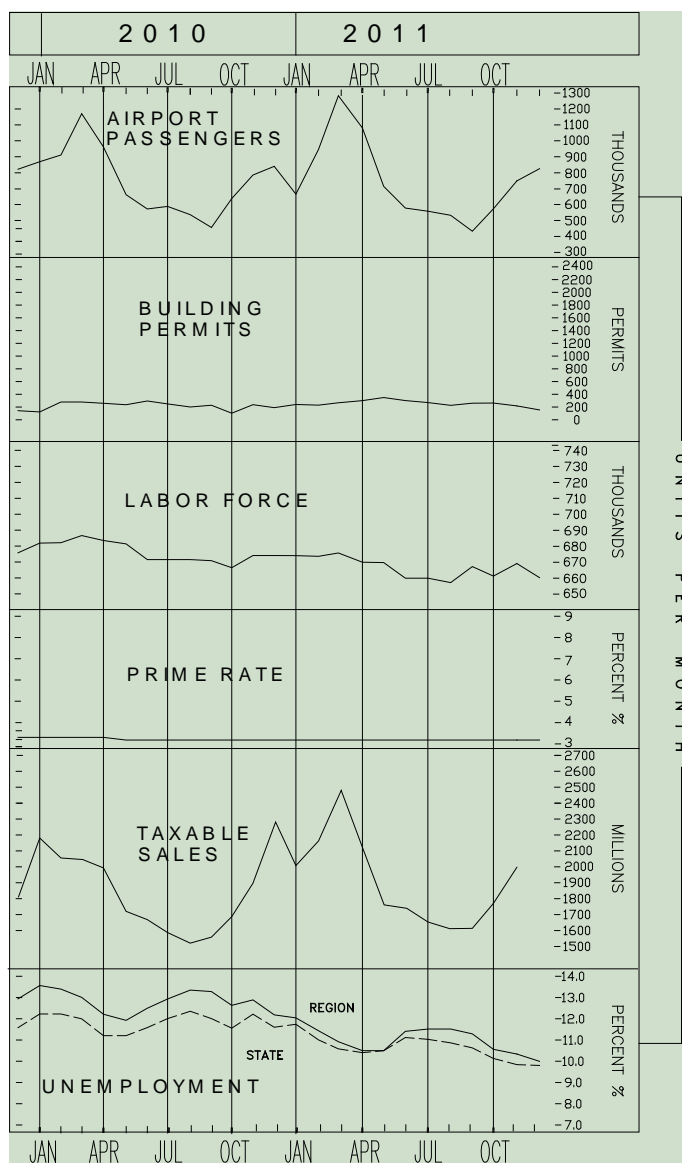
Economic Views

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SUMMARY ECONOMIC INDICATORS

ECONOMIC INDICATORS

INDICATORS	JANUARY 2012	JANUARY 2011	% CHANGE
	(PRELIM)	(REVISED)	
UNEMPLOYMENT			
State	9.5%	11.8%	-19.5%
Region	9.6%	12.4%	-21.0%
County			
Charlotte	9.8%	12.6%	-21.0%
Collier	8.6%	11.7%	-21.8%
Glades	9.1%	9.3%	-11.9%
Hendry	11.8%	14.1%	-16.5%
Lee	9.8%	12.7%	-21.2%
Sarasota	9.8%	12.4%	-20.9%
LABOR FORCE			
State	9,199,000	9,191,000	0.1%
Region	690,180	675,596	2.2%
EMPLOYED			
State	8,324,000	8,104,000	2.7%
Region	623,862	591,649	5.4%
UNEMPLOYED			
State	875,000	1,087,000	-19.5%
Region	66,318	83,947	-21.0%
AIRPORT PASSENGERS			
Region	852,606	874,071	-2.5%
S. W. Int'l Airport	704,427	726,322	-3.0%
Sarasota/Bradenton	114,191	118,121	-3.3%
Charlotte County	33,988	29,628	14.7%
BUILDING PERMITS			
Regional	209	221	-5.4%
Single Family	202	209	-3.3%
Multi-Family	7	12	-41.7%
TOTAL VALUE			
Residential	\$183,689,604	\$75,178,948	144.3%
All Permit Activity	\$257,500,898	\$158,380,090	62.6%
REGIONAL SALES (\$000)			
Taxable Sales	\$2,392,781	\$2,280,056	4.9%
Gross Sales	\$4,809,510	\$4,506,104	6.7%
CONSUMER PRICE INDEX			
	226.7	220.2	2.9%
PRIME INTEREST RATE			
	3.25%	3.25%	0.0%



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Happy St. Patrick's Day!



FESTIVALS & EVENTS

- | | | |
|--|--|--|
| <p>March 16-17, 2012
SANIBEL ARTS & CRAFTS FAIR
Sanibel
Contact: 239-472-1080 or www.sanibel-captiva.org</p> | <p>March 24-25, 2012
MARCO ISLAND SEAFOOD FESTIVAL
Marco Island
Contact: (239) 949-5411</p> | <p>March 31, 2012
NATIONAL TRAIN DAY
Naples
Contact: (239) 262-6525</p> |
| <p>March 16-25, 2012
76TH ANNUAL SARASOTA COUNTY FAIR
Sarasota
Contact: (941) 365-0818</p> | <p>March 24-25, 2012
24TH ANNUAL DOWNTOWN NAPLES FESTIVAL OF THE ARTS
Naples
Contact: (239) 262-6517</p> | <p>April 4, 2012
SUNSET CELEBRATION ON THE PIER
Cape Coral Yacht Club
Contact: (239) 574-0806</p> |
| <p>March 17, 2012
ST. PATRICK'S DAY PARADE
Naples
Contact: (239) 213-1000</p> | <p>March 24, 2012
GULFCOAST RUNNERS' 2012 BEACH BUM 5K RACE
Naples
(239) 331-6750</p> | <p>April 4-6, 2012
2012 63RD ANNIVERSARY SPRING SHOW – SAILOR CIRCUS
Sarasota
Contact: (941) 366-0156</p> |
| <p>March 17, 2012
NATURE OF CAPE CORAL TOURS
Cape Coral
Contact: (239) 549-4606</p> | <p>March 24, 2012
13TH ANNUAL SPRING BASS TOURNAMENT ON LAKE OKEECHOBEE
Clewiston
Contact: (941) 232-9539</p> | <p>April 6, 2012
FULL MOON PADDLE
Cape Coral
Contact: (239) 549-4606</p> |
| <p>March 17, 2012
GUIDED WALK OF YELLOW FEVER CREEK
Cape Coral
Contact: (239) 549-4606</p> | <p>March 23-26, 2012
ART NAPLES CONTEMPORARY ART FAIR
Naples
Contact: (239) 949-5411 or info@ifae.com</p> | <p>April 6, 2012
NIGHT HIKE AT ECO PRESERVE
Cape Coral
Contact: (239) 549-4606</p> |
| <p>March 17, 2012
FLORIDA PANTHER REFUGE OPEN HOUSE
Immokalee
Contact: (239) 353-8442</p> | <p>March 24, 2012
BUTTERFLY GARDENING
Cape Coral
Contact: (239) 549-4606</p> | <p>April 7, 2012
26TH ANNUAL MOTE MARINE RUN FOR THE TURTLES
Siesta Key
Contact: Paula Clark at (941) 388-4441, Ext. 357</p> |
| <p>March 17, 2012
SATURDAY SWAMP WALKS
Big Cypress National Preserve
Contact: (239) 695-2428</p> | <p>March 28-31, 2012
2012 63RD ANNIVERSARY SPRING SHOW – SAILOR CIRCUS
Sarasota
Contact: (941) 366-0156</p> | <p>April 10, 2012
CAPE CORAL FRIENDS OF WILDLIFE
Cape Coral
Contact: (239) 549-4606</p> |
| <p>March 18, 2012
BASS BUSTERS TOURNAMENT, GOLD DIVISION
Clewiston
Contact: (941) 232-9539</p> | <p>March 28-31, 2012
BIG "O" BIRDING FESTIVAL
Clewiston
Contact: (863) 675-5264</p> | <p>April 13, 2012
DESIGN A FLORIDA FRIENDLY YARD
Cape Coral
Contact: (239) 549-4606</p> |
| <p>March 17-18, 2012
EVERGLADES CANOE TOUR
Everglades City
Contact: (239) 695-3311</p> | <p>March 30-31, 2012
2012 CREW WILDFLOWER FESTIVAL
Immokalee
Contact: (239) 657-2253</p> | <p>April 14, 2012
CAPE BIKE NIGHT
Cape Coral
Contact: 239-573-3125</p> |
| <p>March 21, 2012
SEA TO SUMMIT KAYAK TOUR
Naples
Contact: (239) 417-6310</p> | <p>March 31-April 1, 2012
EVERGLADES NATIONAL PARK CALUSA DAYS WEEK-END
Everglades City
Contact: (239) 695-3311</p> | <p>April 14, 2012
GUIDED WALK OF YELLOW FEVER CREEK
Cape Coral
Contact: (239) 549-4606</p> |
| <p>March 24-25, 2012
9TH ANNUAL SARASOTA FOLK & ACOUSTIC MUSIC FESTIVAL
Sarasota
Contact: www.SarasotaFolkFestival.org</p> | | <p>April 14-15, 2012
33RD ANNUAL SIESTA FIESTA
Sarasota
Contact: 561-746-6615</p> |