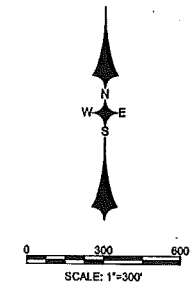
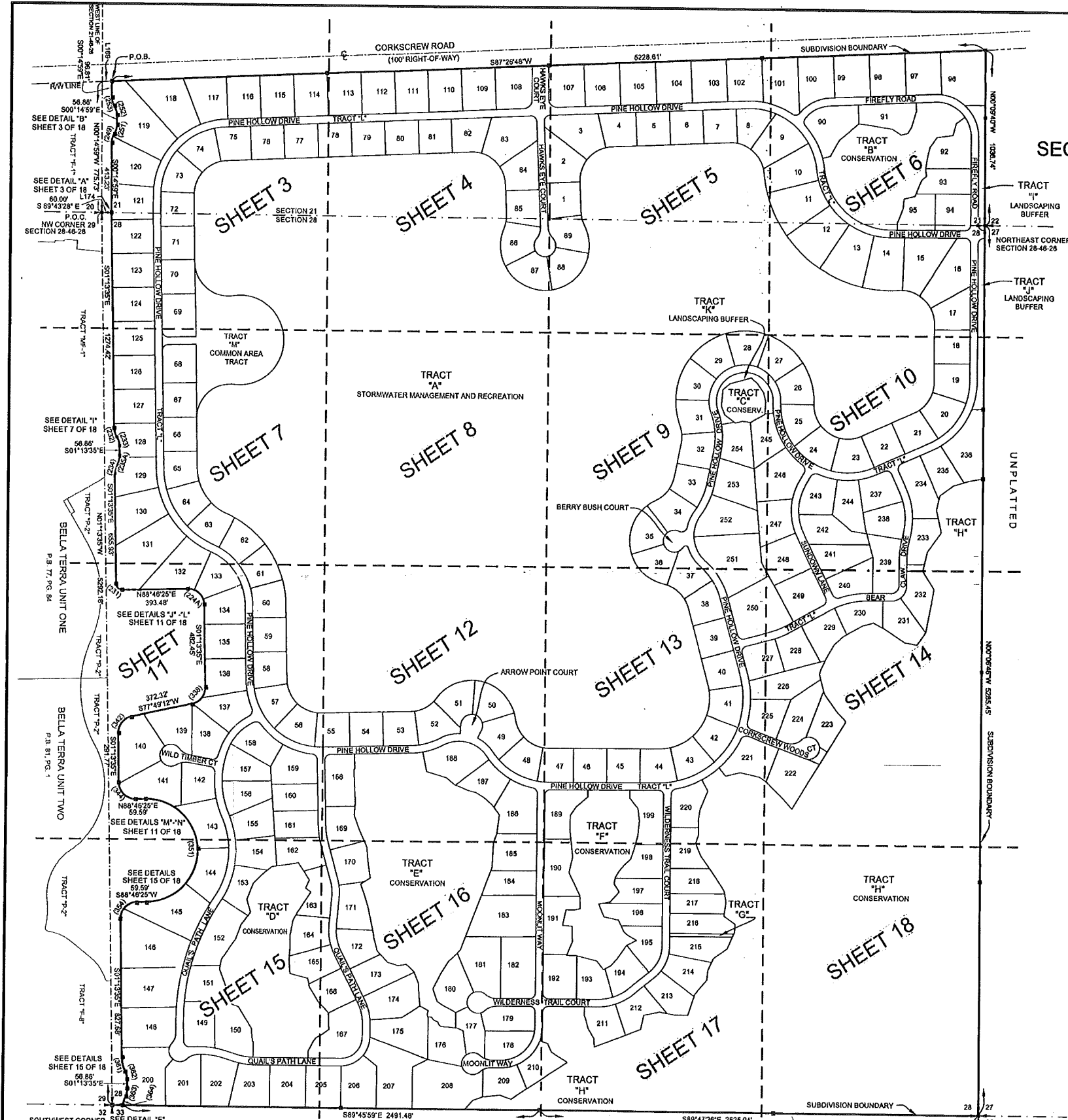


CORKSCREW WOODS

A SUBDIVISION LYING IN SECTIONS 21 & 28, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



LEGEND:
 - - - SHEET BOUNDARY
 - - - SECTION LINE
 - - - CENTERLINE

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L169 | N87°28'48"E | 60.05' |
| L174 | S01°13'35"E | 1.06' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | CENTRAL ANGLE | CHORD BEARING | CHORD DISTANCE |
|--------|---------|---------|---------------|---------------|----------------|
| (224A) | 95.00' | 149.23' | 90°00'00" | S46°13'35"E | 134.35' |
| (224) | 38.00' | 54.98' | 90°00'00" | S48°13'35"E | 49.50' |
| (232) | 100.00' | 55.48' | 31°47'18" | S17°07'14"E | 54.77' |
| (233) | 100.00' | 55.48' | 31°47'18" | S17°07'14"E | 54.77' |
| (234) | 100.00' | 55.48' | 31°47'18" | S14°40'04"W | 54.77' |
| (235A) | 100.00' | 55.48' | 31°47'18" | S14°40'04"W | 54.77' |
| (249) | 100.00' | 55.48' | 31°47'18" | S15°38'40"W | 54.77' |
| (251) | 100.00' | 55.48' | 31°47'18" | S15°38'40"W | 54.77' |
| (252) | 100.00' | 55.48' | 31°47'18" | S15°08'38"E | 54.77' |
| (253) | 100.00' | 55.48' | 31°47'18" | S19°08'38"E | 54.77' |
| (338) | 95.00' | 131.06' | 79°02'48" | S38°17'49"W | 120.91' |
| (342) | 100.00' | 137.99' | 79°02'48" | S38°17'49"W | 127.28' |
| (344) | 100.00' | 157.08' | 90°00'00" | S45°13'35"E | 141.42' |
| (351) | 307.19' | 965.07' | 180°00'00" | S01°13'35"E | 814.38' |
| (354) | 100.00' | 157.08' | 90°00'00" | S43°46'25"W | 141.42' |
| (361) | 200.00' | 90.21' | 25°50'31" | S14°08'51"E | 89.44' |
| (362) | 100.00' | 45.10' | 25°50'31" | S14°08'51"E | 44.72' |
| (363) | 100.00' | 45.10' | 25°50'31" | S11°41'40"W | 44.72' |
| (364) | 200.00' | 57.45' | 16°27'21" | S16°23'12"W | 57.25' |

| LOT/TRACT | SQUARE FEET | ACREAGE | LOT/TRACT | SQUARE FEET | ACREAGE | LOT/TRACT | SQUARE FEET | ACREAGE | LOT/TRACT | SQUARE FEET | ACREAGE |
|-----------|-------------|---------|-----------|-------------|---------|-----------|-------------|---------|-----------|-------------|---------|
| 1 | 40,909 | 0.94 | 71 | 40,047 | 0.92 | 107 | 855 | 2.48 | 191 | 58,520 | 1.34 |
| 2 | 27,738 | 1.21 | 72 | 39,945 | 0.92 | 132 | 72,003 | 1.66 | 201 | 58,432 | 1.34 |
| 3 | 41,132 | 0.95 | 73 | 39,917 | 0.92 | 133 | 44,155 | 1.01 | 202 | 55,295 | 1.27 |
| 4 | 40,950 | 0.92 | 74 | 39,899 | 0.92 | 134 | 48,561 | 1.10 | 203 | 53,000 | 1.22 |
| 5 | 40,950 | 0.92 | 75 | 40,168 | 0.92 | 135 | 50,208 | 1.15 | 204 | 53,000 | 1.22 |
| 6 | 40,950 | 0.92 | 76 | 40,050 | 0.92 | 136 | 51,681 | 1.19 | 205 | 58,300 | 1.34 |
| 7 | 40,950 | 0.92 | 77 | 40,050 | 0.92 | 137 | 50,927 | 1.16 | 206 | 59,892 | 1.38 |
| 8 | 40,950 | 0.92 | 78 | 40,050 | 0.92 | 138 | 45,910 | 1.05 | 207 | 59,892 | 1.38 |
| 9 | 40,950 | 0.92 | 79 | 40,050 | 0.92 | 139 | 54,970 | 1.26 | 208 | 104,328 | 2.39 |
| 10 | 40,950 | 0.92 | 80 | 40,050 | 0.92 | 140 | 78,517 | 1.77 | 209 | 40,644 | 0.93 |
| 11 | 40,950 | 0.92 | 81 | 40,050 | 0.92 | 141 | 57,453 | 1.29 | 210 | 39,670 | 0.91 |
| 12 | 40,950 | 0.92 | 82 | 42,148 | 0.97 | 142 | 44,683 | 1.03 | 211 | 42,447 | 0.97 |
| 13 | 40,950 | 0.92 | 83 | 68,718 | 1.58 | 143 | 58,482 | 1.34 | 212 | 41,070 | 0.93 |
| 14 | 40,950 | 0.92 | 84 | 49,684 | 1.14 | 144 | 43,001 | 0.98 | 213 | 44,029 | 1.01 |
| 15 | 52,071 | 1.19 | 85 | 40,838 | 0.94 | 145 | 83,453 | 1.92 | 214 | 43,841 | 1.00 |
| 16 | 58,571 | 1.33 | 86 | 42,829 | 0.98 | 146 | 105,992 | 2.43 | 215 | 43,841 | 1.00 |
| 17 | 43,184 | 1.00 | 87 | 41,334 | 0.95 | 147 | 92,895 | 2.13 | 216 | 44,323 | 1.02 |
| 18 | 43,000 | 0.99 | 88 | 41,075 | 0.94 | 148 | 95,887 | 2.19 | 217 | 39,927 | 0.92 |
| 19 | 43,328 | 0.99 | 89 | 42,100 | 0.97 | 149 | 90,845 | 2.08 | 218 | 42,055 | 0.97 |
| 20 | 42,098 | 0.97 | 90 | 42,358 | 0.97 | 150 | 61,470 | 1.41 | 219 | 43,768 | 1.00 |
| 21 | 40,134 | 0.92 | 91 | 49,268 | 1.13 | 151 | 48,187 | 1.11 | 220 | 40,675 | 0.93 |
| 22 | 40,950 | 0.92 | 92 | 56,339 | 1.29 | 152 | 71,178 | 1.63 | 221 | 56,879 | 1.27 |
| 23 | 40,950 | 0.92 | 93 | 44,385 | 1.02 | 153 | 39,856 | 0.91 | 222 | 60,559 | 1.40 |
| 24 | 40,950 | 0.92 | 94 | 42,148 | 0.97 | 154 | 42,142 | 0.97 | 223 | 40,404 | 0.93 |
| 25 | 40,950 | 0.92 | 95 | 42,428 | 0.97 | 155 | 48,727 | 1.07 | 224 | 43,476 | 1.00 |
| 26 | 40,950 | 0.92 | 96 | 79,948 | 1.81 | 156 | 49,300 | 1.06 | 225 | 59,922 | 1.38 |
| 27 | 40,950 | 0.92 | 97 | 53,415 | 1.23 | 157 | 44,337 | 1.02 | 226 | 42,890 | 0.97 |
| 28 | 40,950 | 0.92 | 98 | 53,387 | 1.23 | 158 | 43,814 | 1.01 | 227 | 42,890 | 0.97 |
| 29 | 40,950 | 0.92 | 99 | 53,368 | 1.23 | 159 | 51,075 | 1.19 | 228 | 44,216 | 1.02 |
| 30 | 40,950 | 0.92 | 100 | 58,143 | 1.33 | 160 | 43,329 | 0.99 | 229 | 39,615 | 0.91 |
| 31 | 40,950 | 0.92 | 101 | 64,381 | 1.48 | 161 | 42,135 | 0.97 | 230 | 43,476 | 1.00 |
| 32 | 39,844 | 0.92 | 102 | 53,691 | 1.23 | 162 | 47,901 | 1.10 | 231 | 42,823 | 0.95 |
| 33 | 40,950 | 0.92 | 103 | 53,368 | 1.23 | 163 | 46,173 | 1.04 | 232 | 40,183 | 0.92 |
| 34 | 40,950 | 0.92 | 104 | 53,368 | 1.23 | 164 | 46,141 | 1.04 | 233 | 40,183 | 0.92 |
| 35 | 40,950 | 0.92 | 105 | 53,368 | 1.23 | 165 | 44,888 | 1.03 | 234 | 40,603 | 0.93 |
| 36 | 40,950 | 0.92 | 106 | 53,368 | 1.23 | 166 | 43,285 | 0.99 | 235 | 38,382 | 0.87 |
| 37 | 44,046 | 1.01 | 107 | 53,298 | 1.22 | 167 | 73,432 | 1.69 | 236 | 42,078 | 0.97 |
| 38 | 40,950 | 0.92 | 108 | 53,553 | 1.23 | 168 | 53,019 | 1.24 | 237 | 43,948 | 1.00 |
| 39 | 40,950 | 0.92 | 109 | 50,210 | 1.19 | 169 | 44,669 | 1.03 | 238 | 55,740 | 1.28 |
| 40 | 40,950 | 0.92 | 110 | 50,210 | 1.19 | 170 | 48,478 | 1.07 | 239 | 43,822 | 1.00 |
| 41 | 40,950 | 0.92 | 111 | 50,210 | 1.19 | 171 | 47,668 | 1.09 | 240 | 49,528 | 1.14 |
| 42 | 40,950 | 0.92 | 112 | 50,210 | 1.19 | 172 | 42,738 | 0.98 | 241 | 42,898 | 0.97 |
| 43 | 40,950 | 0.92 | 113 | 50,210 | 1.19 | 173 | 48,581 | 1.12 | 242 | 42,738 | 0.97 |
| 44 | 40,949 | 0.92 | 114 | 50,210 | 1.19 | 174 | 69,123 | 1.59 | 243 | 43,599 | 1.00 |
| 45 | 40,949 | 0.92 | 115 | 50,210 | 1.19 | 175 | 69,482 | 1.60 | 244 | 42,738 | 0.97 |
| 46 | 40,949 | 0.92 | 116 | 50,210 | 1.19 | 176 | 49,144 | 1.13 | 245 | 42,738 | 0.97 |
| 47 | 40,949 | 0.92 | 117 | 55,477 | 1.27 | 177 | 39,981 | 0.92 | 246 | 97,181 | 2.24 |
| 48 | 40,950 | 0.92 | 118 | 84,315 | 1.94 | 178 | 42,669 | 0.98 | 247 | 58,878 | 1.35 |
| 49 | 42,658 | 0.98 | 119 | 88,750 | 2.02 | 179 | 45,431 | 1.04 | 248 | 56,580 | 1.30 |
| 50 | 40,950 | 0.92 | 120 | 60,858 | 1.40 | 180 | 60,853 | 1.37 | 249 | 89,485 | 2.05 |
| 51 | 40,950 | 0.92 | 121 | 61,081 | 1.37 | 181 | 74,560 | 1.71 | 250 | 106,541 | 2.45 |
| 52 | 40,950 | 0.92 | 122 | 50,207 | 1.19 | 182 | 78,522 | 1.76 | 251 | 87,770 | 1.98 |
| 53 | 40,950 | 0.92 | 123 | 50,207 | 1.19 | 183 | 92,989 | 2.13 | 252 | 88,507 | 1.99 |
| 54 | 40,950 | 0.92 | 124 | 50,207 | 1.19 | 184 | 44,000 | 1.01 | 253 | 58,507 | 1.28 |
| 55 | 40,950 | 0.92 | 125 | 50,208 | 1.19 | 185 | 57,443 | 1.32 | 254 | 44,139 | 1.01 |
| 56 | 40,950 | 0.92 | 126 | 50,208 | 1.19 | 186 | 57,443 | 1.32 | A | 9,924,835 | 227.84 |
| 57 | 40,950 | 0.92 | 127 | 50,208 | 1.19 | 187 | 42,758 | 0.98 | B | 234,170 | 5.37 |
| 58 | 40,950 | 0.92 | 128 | 48,599 | 1.07 | 188 | 64,138 | 1.47 | C | 54,700 | 1.26 |
| 59 | 40,950 | 0.92 | 129 | 51,175 | 1.19 | 189 | 54,317 | 1.25 | D | 443,065 | 10.17 |
| 60 | 40,950 | 0.92 | 130 | 67,541 | 1.55 | 190 | 69,039 | 1.59 | E | 878,438 | 20.12 |
| 61 | 40,950 | 0.92 | 131 | 107,855 | 2.48 | 191 | 67,323 | 1.53 | F | 300,592 | 7.38 |
| 62 | 40,950 | 0.92 | 132 | 44,155 | 1.01 | 192 | 34,149 | 0.78 | G | 7,505 | 0.17 |
| 63 | 40,950 | 0.92 | 133 | 44,155 | 1.01 | 193 | 43,782 | 1.00 | H | 4,828,808 | 110.85 |
| 64 | 40,950 | 0.92 | 134 | 48,081 | 1.10 | 194 | 41,717 | 0.96 | I | 30,288 | 0.71 |
| 65 | 40,950 | 0.92 | 135 | 50,208 | 1.19 | 195 | 42,800 | 0.98 | J | 37,187 | 0.85 |
| 66 | 40,468 | 0.93 | 136 | 51,681 | 1.19 | 196 | 43,912 | 1.01 | K | 27,198 | 0.62 |
| 67 | 40,468 | 0.93 | 137 | 50,927 | 1.16 | 197 | 42,741 | 0.98 | L | 1,618,211 | 37.10 |
| 68 | 50,888 | 1.16 | 138 | 54,970 | 1.26 | 198 | 43,482 | 1.00 | M | 274,191 | 6.22 |
| 69 | 40,950 | 0.92 | 139 | 54,970 | 1.26 | 199 | 51,934 | 1.19 | TOTAL | 31,455,839 | 722.12 |
| 70 | 40,950 | 0.92 | 140 | 78,917 | 1.77 | 200 | 68,704 | 2.04 | | | |

DOSSO-04-005.000 / PLT2007-00003

NOTE: MANY OF THE CORNERS OF THIS SUBDIVISION WERE OBSTRUCTED BY THE PRESENCE OF AN EXISTING FENCE THAT LIES ALONG THE WESTERLY BOUNDARY. 4" X 4" CONCRETE MONUMENTS WITH ALUMINUM DISKS WERE SET AS WITNESSES TO THE CORNERS. THE CONCRETE MONUMENTS WERE STAMPED "MDA 6891 5" WITNESS PRM" WITH THE OFFSET VALUE ALSO STAMPED ON THE DISK.

PREPARED BY: **MORRIS DEPEW**
 ENGINEERS-PLANNERS-SURVEYORS
 2014 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 331-3993 (FAX) 331-3994





Area











J:\2011\CPL2065\2012\LEE COUNTY ZONING REVIEW\TRACK H CEMEX BO\AERIAL WITH CONSERVATION AREAS MAP WETLAND BREAKOUT.DWG TAB: 17XII-C TB MAR 02 2012 - 4:33PM PLOTTED BY: HOLBENH



LEGEND:

| | |
|--|--------------------------------------|
| | WETLAND PRESERVATION (41.03 Ac.±) |
| | UPLAND PRESERVATION (20.93 Ac.±) |
| | RESTORATION AREA (36.26 Ac.±) |
| | CEMEX - TRACT H (110.84 Ac.±) |

| CORKSCREW WOODS CONSERVATION AREA | |
|-----------------------------------|-------------------|
| CONSERVATION AREA | ACREAGE |
| WETLAND PRESERVATION | 41.03 Ac.± |
| UPLAND PRESERVATION | 20.93 Ac.± |
| RESTORATION AREA | 36.26 Ac.± |
| TOTAL | 98.22 Ac.± |

| CORKSCREW WOODS WETLAND PRESERVATION SUMMARY | |
|--|-------------------|
| WETLAND No. | ACREAGE |
| WETLAND No. 1 | 9.45 Ac.± |
| WETLAND No. 2 | 18.98 Ac.± |
| WETLAND No. 3 | 6.79 Ac.± |
| WETLAND No. 4 | 5.81 Ac.± |
| TOTAL | 41.03 Ac.± |

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF FEBRUARY-MARCH 2011.

PROPERTY BOUNDARY PER MORRIS-DEPEW DRAWING No.11066 UP-DATED BOUNDARY SURVEY REVI TO PASSARELLA.DWG DATED JANUARY 10, 2012.

UPLAND/WETLAND LIMITS ARE GENERALLY DEPICTED PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) PERMIT NO. 36-03254-P.

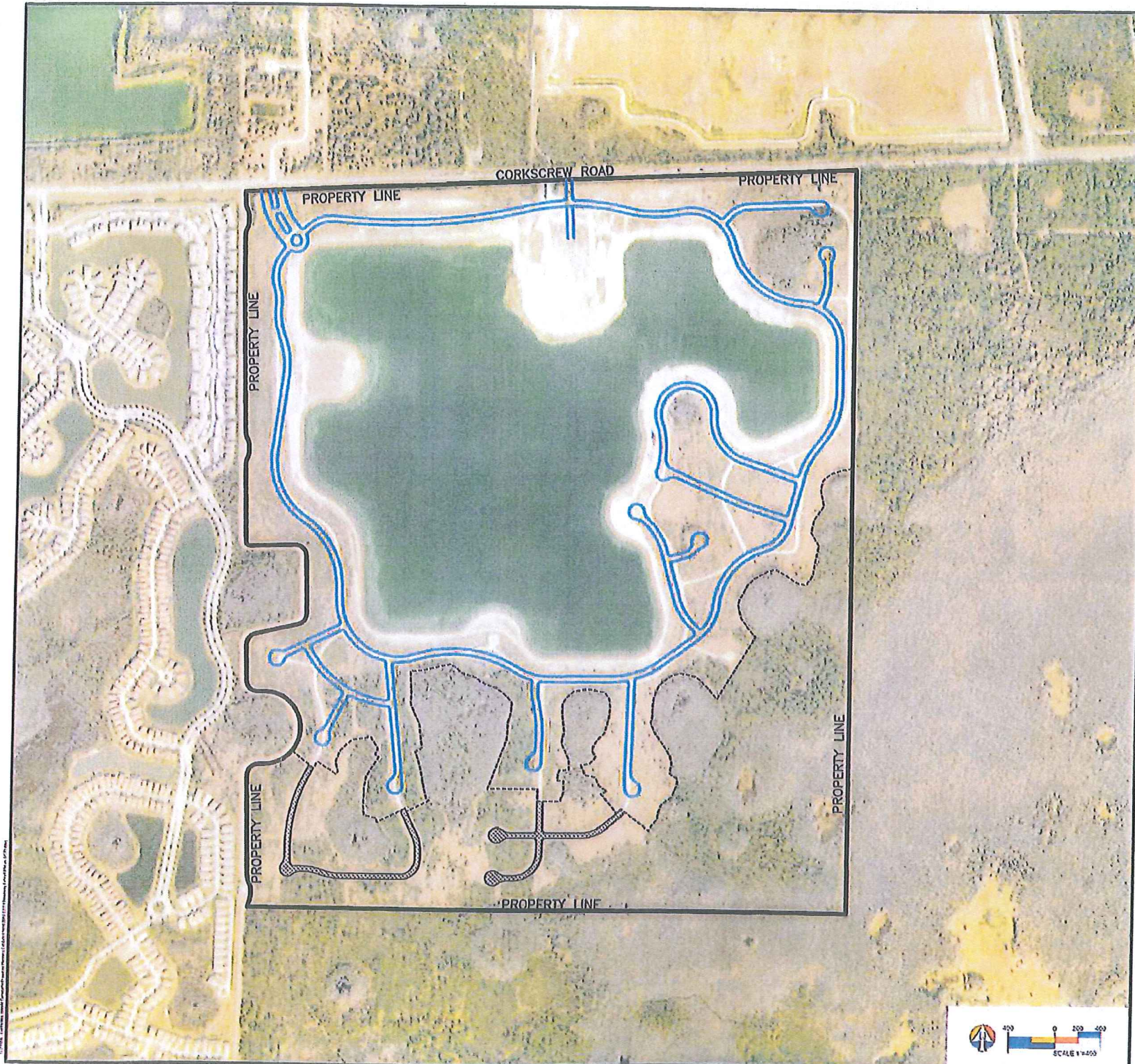
| REVISIONS | DATE | DRAWN BY | DATE |
|-----------|------|-------------|--------|
| | | H.H. | 3/1/12 |
| | | DESIGNED BY | DATE |
| | | S.J. | 3/1/12 |
| | | REVIEWED BY | DATE |
| | | K.C.P. | 3/1/12 |

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069



CORKSCREW WOODS
AERIAL WITH CONSERVATION AREAS MAP

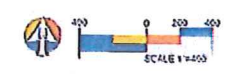
| | |
|-------------|-----------|
| DRAWING No. | 11CPL2065 |
| SHEET No. | |



EXISTING RECORD PLAT ROAD
 RIGHT OF WAY LENGTH = 33,527'
 PROPOSED ROAD RIGHT OF WAY
 (SHOWN IN BLUE)
 LENGTH = 27,868'
 PROPOSAL RESULTS IN
 5,659' (1.07 MILES) OF REDUCED
 ROADWAY

LEGEND:

- : MCP PRESERVE LIMITS
- : PROPOSED R/W (27,868 LF)
(EXISTING R/W IS 33,527 LF)
- ▨ : PLAT R/W TO BE REMOVED FOR
UPLAND PRESERVE
(C/L DISTANCE ±5,358 LF)



| | |
|---|--|
| MORRIS DEPEW <small>ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS</small> <small>P. O. BOX 6832 / P. L. CENT. RD., LINDSEY, FL 32650-0032</small> | |
| ROADWAY R/W EXHIBIT (PLAT VS. MCP) RESIDENTIAL PLANNED DEVELOPMENT CORKSCREW WOODS <small>In County, Florida</small> | |
| <small>MOA PROJECT 11088</small> <small>CHECKED BY: DAW TIME</small> | |
| <small>DATE: 02-24-2012</small> <small>SHEET</small> | |
| 1 OF 1 | |

250
 800



CORKSCREW WOODS





LEGEND:

| | |
|--|---|
| | MINIMUM LOT WIDTH-35' MINIMUM LOT DEPTH-125' |
| | MINIMUM LOT WIDTH-50' MINIMUM LOT DEPTH-125' |
| | MINIMUM LOT WIDTH-60' MINIMUM LOT DEPTH-125' |
| | MINIMUM LOT WIDTH-75' MINIMUM LOT DEPTH-125' |
| | AMENITIES AREA |
| | EXISTING LANDSCAPE BUFFER |
| | UPLAND/WETLAND PRESERVATION |
| | OPEN SPACE |
| | LAKE AREA |
| | LITTORAL/MARSH AREA |

MORRIS
 Fort Myers
 Tallahassee
 Gainesville
 2914 Cleveland Avenue
 Fort Myers, FL 33901
 (813) 337-2000
 (813) 337-2001
 Fax: (813) 337-7141
DEPEW
 ENGINEERS & PLANNERS & SURVEYORS
 14000 S.W. 11th Street
 Fort Myers, FL 33907
 FL. C.A. NO. 6552 P.L.CERT. NO. LE0881 / CCB0000339

ZONING MASTER CONCEPT PLAN - A
 RESIDENTIAL PLANNED DEVELOPMENT
 CORKSCREW WOODS
 Lee County, Florida

| | |
|-------------|------------|
| PROJECT NO. | 11088 |
| CHECKED BY | TE |
| DESIGNED BY | JAB |
| DATE | 03-15-2012 |
| SHEET | 1 OF 1 |

50-75'
lots
all SF
Some WF

TDR Programs Overview

February 28, 2012

CONCLUSION: Many local governments have a Transferred Development Right (TDR) program. There are several communities where no transferred development units (TDU) or rights have been created. There are other communities where there are landowners with TDUs available, but there is no market. There is a limited market locally and the value of the TDU has dropped. It is difficult for some holders of TDUs to drop the sales price because the cost of that same TDU was substantially higher when the right was created.

COUNTIES

ALACHUA COUNTY

No one has utilized the TDR program. Since no one has used the program there is no market and no data available on the cost of a TDU.

(See Alachua County Code of Ordinances, Article XXIX, Chapter 402, Sections 402.180 thru 402.185.)

BREVARD COUNTY

Brevard County has no record of any transactions under the TDR program for at least ten years. Since the program has not been used for ten years there is no data available on the cost of a TDU.

(See Code of Ordinances Section 62-1455.)

CHARLOTTE COUNTY

We contacted Mr. Andy Dodd who is the person who brokers most of the transactions for TDUs in Charlotte County. He indicated that there was a recent request from a Burnt Store area project with a prospective seller of 130 units at \$900 each. The next tier of sellers is in the \$1,500 to \$2,000 range. He indicated that there hasn't been any activity of late. I represented several clients who bought TDUs several years ago when they were continuing to go up in price. In 2007 a good price for a TDU was \$4,000.00. You can readily see that the price has gone down substantially.

(See Land Development Code Section 3-5-425 thru 3-5-435.)

HENDRY COUNTY

Hendry County had a proposal to set aside a considerable amount of rural lands and use TDRs to accomplish this. The County was encouraged to implement this program by the then Department of Community Affairs. The county decided not to adopt the program. The county

currently has a TDR program for a limited area known as the West Hendry Planning Overlay. The program provides that TDUs will be created for the protection of certain greenways and blueways. No units have been created under the program at this point. Plus there is no current market for TDUs and as such no value can be determined.

LEE COUNTY

The County discusses TDRs on a regular basis. The county does have a bonus density program. Option 2 under the program permits a person to buy density from the County. In 2006 for example the cost was \$1,429.00. The county raised the price as real estate prices went up. The BOCC decided they didn't like the cash for density program and they wanted people to actually build low and moderate income housing. The county suspended the Option 2 program in January of 2011 for a period of two years, so this part of the bonus density market doesn't currently exist. The county has another program that applies to wetlands where the development rights are removed and TDUs are created. Mike Roeder has been the most active broker for these TDUs in Lee County. He indicated that there are 11 credits available at an asking price of \$4,000.00, and 15 to 20 credits available at \$8,000.00 each. There are also 29 credits available at \$2,500.00 to \$3,000.00 each, and there will be another 30 available at the lower price if an existing contract fails. There is another program that relates to the use of TDRs in compact communities. I don't think this is relevant to this case.

The recent comprehensive plan amendment envisions that a TDR program will be established to permit property owners in certain parts of the county to sell their development rights. The program has not been fully established and at present there are no participants in the program and no market.

(See Lee County Land Development Code Section 2-141 thru 2-148 and Section 34-511 through 34-520. There is a separate set of regulations for TDRs in compact communities.)

MARION COUNTY

There is no current market for TDUs in Marion County. A large landowner, Plum Creek (a Georgia Pacific land ownership entity), has at least 2,000 TDR credits available (estimated at \$2,500 per credit).

MIAMI-DADE COUNTY

There are currently 600 TDR units available at \$4,500 each from Aero Jet General. There haven't been any recent sales, so there is an indication that the price is negotiable. (See Code of Ordinances Sections 33B-41 thru 33B-47.)

OSCEOLA COUNTY

Osceola County has a TDR program, but no TDUs have been created and there is no demonstrated market. (See Land Development Code Chapter 19.)

SARASOTA COUNTY

Sarasota County has a TDR program which they created as part of their 2050 effort. There is no current market so the county will be pursuing changes to the program in an effort to make the program viable.

(See Code of Ordinances article 3, Sections 3.17)

ST. LUCIE COUNTY

St. Lucie County has a TDR program. The Kolfer Group has the ability to set aside land and create credits. There is no current market and the price would depend on how many credits one would need.

(See Land Development Code Chapter IV, Section 4.04.00)

CITIES

BONITA SPRINGS

The City's Comprehensive Plan outlines a TDR program for wetlands. No one has used the program.

CAPE CORAL

There is no market in Cape Coral for TDRs.
(See Land Development Code Section 4.5.)

FORT MYERS

The City does not have a TDR program.

FORT MYERS BEACH

The Town pursued a TDR program targeted at a specific parcel of property. The County ended up buying the property. There are no TDUs available at the present time.
(See Policies 4-C-5, 4-C-6 and 4-C-8 of the City's Comprehensive Plan and Section 34-632 of the Land Development Code.)

UNINCORPORATED LEE COUNTY

Effective June 18, 2011 (Revised by Ord. 11-06)

| BY FIRE DISTRICT | SINGLE FAMILY ON LOT | MOBILE HOME ON LOT | MULTI-FAMILY PER DWELLING UNIT | MOBILE HOME IN PARK | RV IN PARK | HOTEL/MOTEL PER UNIT | RETAIL PER 1000 SQ FT | OFFICE PER 1000 SQ FT | GENERAL INDUSTRIAL USE PER 1000 SQ FT | PUBLIC/PRIVATE WAREHOUSE PER 1000 SQ |
|------------------|----------------------|--------------------|--------------------------------|---------------------|-------------|----------------------|-----------------------|-----------------------|---------------------------------------|--------------------------------------|
| ALVA | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| BAYSHORE | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| BONITA | \$ 13,160.60 | \$ 9,988.70 | \$ 8,089.00 | \$ 6,123.85 | \$ 5,180.29 | \$ 5,167.16 | \$ 8,627.88 | \$ 5,717.81 | \$ 4,936.88 | \$ 2,633.07 |
| CAPTIVA | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| *ESTERO | \$ 13,059.30 | \$ 9,847.00 | \$ 7,964.86 | \$ 6,136.24 | \$ 5,239.80 | \$ 5,068.78 | \$ 8,576.92 | \$ 5,674.10 | \$ 4,897.43 | \$ 2,589.63 |
| FT. MYERS BEACH | \$ 13,035.06 | \$ 9,823.26 | \$ 7,948.70 | \$ 6,019.60 | \$ 5,074.24 | \$ 6,093.43 | \$ 8,493.09 | \$ 5,632.77 | \$ 4,903.56 | \$ 2,607.82 |
| FT. MYERS SHORES | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| IONA MCGREGOR | \$ 13,006.78 | \$ 9,794.98 | \$ 7,923.45 | \$ 6,999.40 | \$ 5,054.04 | \$ 6,024.76 | \$ 8,536.52 | \$ 5,684.99 | \$ 4,871.23 | \$ 2,571.46 |
| LEE CO AIRPORT | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| LEHIGH ACRES | \$ 12,888.61 | \$ 9,676.61 | \$ 7,833.66 | \$ 6,912.64 | \$ 4,967.18 | \$ 4,973.24 | \$ 8,378.96 | \$ 5,579.24 | \$ 4,849.01 | \$ 2,556.31 |
| MATLACHAPI | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| NO FIRE DISTRICT | \$ 12,513.90 | \$ 9,302.10 | \$ 7,537.63 | \$ 5,639.84 | \$ 4,694.48 | \$ 4,619.74 | \$ 8,161.71 | \$ 5,475.21 | \$ 4,686.40 | \$ 2,396.73 |
| NORTH FT. MYERS | \$ 12,823.97 | \$ 9,612.17 | \$ 7,780.63 | \$ 6,866.00 | \$ 4,920.72 | \$ 4,974.26 | \$ 8,394.51 | \$ 5,588.33 | \$ 4,802.66 | \$ 2,506.82 |
| SAN CARLOS | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| SOFTAIL | \$ 12,929.00 | \$ 9,716.20 | \$ 7,867.63 | \$ 6,911.83 | \$ 4,996.47 | \$ 4,960.11 | \$ 8,771.91 | \$ 5,626.70 | \$ 4,811.94 | \$ 2,549.13 |
| TICE | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |
| UPPER CAPTIVA | \$ 13,281.50 | \$ 10,069.70 | \$ 8,138.58 | \$ 6,199.38 | \$ 5,254.02 | \$ 5,250.99 | \$ 8,750.64 | \$ 5,754.98 | \$ 4,975.26 | \$ 2,668.42 |

ALL RATES INCLUDE: Fire, Roads, School, Community Park, Regional Park, EMS (when applicable)

NOTE: If the development being proposed is not specifically shown, please contact Lee County Development Services at (239)533-8330 or by email jcaavanaugh@leegov.com

**SUMMARY COMPARISON SHEET
PROPERTY TAXES AND TRANSFER TAXES**

| | Existing Plat Trailer Park Est. Per Unit | Site Plan Est. Per Unit | Existing Plat Trailer Park 254 | Site Plan 800 | Difference |
|-------------------------------------|--|----------------------------|--------------------------------------|------------------|------------------|
| Annual Property Taxes | \$2,624.49 | \$6,665.31 | \$666,619.19 | \$5,332,248.00 | (\$4,665,628.81) |
| Transfer Deed (One Time Fee) | \$1,068.50 | \$2,818.50 | \$271,399.00 | \$2,254,800.00 | (\$1,983,401.00) |
| | | | \$938,018.19 | \$7,587,048.00 | (\$6,649,029.81) |

**SITE PLAN - 800 UNITS
PROPERTY TAXES AND TRANSFER TAXES**

| <u>Taxing Authority</u> | <u>Mill Rate</u> | <u>Assessed</u> | <u>Exempt</u> | <u>Taxable</u> | <u>Amount</u> |
|--|------------------|-----------------|---------------|----------------|--------------------|
| <u>LEE COUNTY GENERAL REVENUE</u> | 0.36506% | \$ 400,000 | \$ - | \$ 400,000 | \$ 1,480.24 |
| <u>LEE COUNTY LIBRARY FUND</u> | 0.03541% | \$ 400,000 | \$ - | \$ 400,000 | \$ 141.64 |
| <u>PUBLIC SCHOOL - BY LOCAL BOARD</u> | 0.22480% | \$ 400,000 | \$ - | \$ 400,000 | \$ 899.20 |
| <u>PUBLIC SCHOOL - BY STATE LAW</u> | 0.56060% | \$ 400,000 | \$ - | \$ 400,000 | \$ 2,242.40 |
| <u>LEE COUNTY ALL HAZARDS - MSTU</u> | 0.00693% | \$ 400,000 | \$ - | \$ 400,000 | \$ 27.72 |
| <u>LEE COUNTY PRESERVATION LANDS MSTU</u> | 0.05000% | \$ 400,000 | \$ - | \$ 400,000 | \$ 200.00 |
| <u>LEE COUNTY UNINCORPORATED - MSTU</u> | 0.08398% | \$ 400,000 | \$ - | \$ 400,000 | \$ 335.92 |
| <u>SFL WATER MGMT-DISTRICT LEVY</u> | 0.01786% | \$ 400,000 | \$ - | \$ 400,000 | \$ 71.40 |
| <u>SFL WATER MGMT-EVERGLADE CONST</u> | 0.00624% | \$ 400,000 | \$ - | \$ 400,000 | \$ 24.96 |
| <u>SFL WATER MGMT-OKEECHOBEE LEVY</u> | 0.01954% | \$ 400,000 | \$ - | \$ 400,000 | \$ 78.16 |
| <u>ESTERO FIRE & RESCUE DISTRICT</u> | 0.21500% | \$ 400,000 | \$ - | \$ 400,000 | \$ 860.00 |
| <u>LEE COUNTY HYACINTH CONTROL</u> | 0.00310% | \$ 400,000 | \$ - | \$ 400,000 | \$ 12.40 |
| <u>LEE COUNTY MOSQUITO CONTROL</u> | 0.02388% | \$ 400,000 | \$ - | \$ 400,000 | \$ 95.52 |
| <u>WEST COAST INLAND NAVIGATION DISTRICT</u> | 0.00394% | \$ 400,000 | \$ - | \$ 400,000 | \$ 15.76 |
| | | | | | <u>\$ 6,465.32</u> |
| <u>Non-Ad Valorem Assessments</u> | | | | | |
| <u>LEE COUNTY SOLID WASTE ASSESSMENT</u> | | ACTL LEVY | | | <u>\$ 199.99</u> |
| | | | | | <u>\$ 6,665.31</u> |
| Recording Fee | | | | | \$ 18.50 |
| Transfer Deed | 0.700% | 400,000 | | | <u>\$ 2,800.00</u> |
| | | | | | <u>\$ 2,818.50</u> |

**EXISTING PLAT - 254 UNIT (TRAILER PARK)
PROPERTY TAXES AND TRANSFER TAXES**

| <u>Taxing Authority</u> | <u>Mill Rate</u> | <u>Assessed</u> | <u>Exempt</u> | <u>Taxable</u> | <u>Amount</u> |
|--|------------------|-----------------|---------------|----------------|--------------------|
| <u>LEE COUNTY GENERAL REVENUE</u> | 0.36506% | \$ 150,000 | \$ - | \$ 150,000 | \$ 547.59 |
| <u>LEE COUNTY LIBRARY FUND</u> | 0.03541% | \$ 150,000 | \$ - | \$ 150,000 | \$ 53.12 |
| <u>PUBLIC SCHOOL - BY LOCAL BOARD</u> | 0.22480% | \$ 150,000 | \$ - | \$ 150,000 | \$ 337.20 |
| <u>PUBLIC SCHOOL - BY STATE LAW</u> | 0.58080% | \$ 150,000 | \$ - | \$ 150,000 | \$ 840.90 |
| <u>LEE COUNTY ALL HAZARDS - MSTU</u> | 0.00693% | \$ 150,000 | \$ - | \$ 150,000 | \$ 10.40 |
| <u>LEE COUNTY PRESERVATION LANDS MSTU</u> | 0.05000% | \$ 150,000 | \$ - | \$ 150,000 | \$ 75.00 |
| <u>LEE COUNTY UNINCORPORATED - MSTU</u> | 0.08398% | \$ 150,000 | \$ - | \$ 150,000 | \$ 125.97 |
| <u>SFL WATER MGMT-DISTRICT LEVY</u> | 0.01785% | \$ 150,000 | \$ - | \$ 150,000 | \$ 26.78 |
| <u>SFL WATER MGMT-EVERGLADE CONST</u> | 0.00824% | \$ 150,000 | \$ - | \$ 150,000 | \$ 9.36 |
| <u>SFL WATER MGMT-OKEECHOBEE LEVY</u> | 0.01954% | \$ 150,000 | \$ - | \$ 150,000 | \$ 29.31 |
| <u>ESTERO FIRE & RESCUE DISTRICT</u> | 0.21600% | \$ 150,000 | \$ - | \$ 150,000 | \$ 322.50 |
| <u>LEE COUNTY HYACINTH CONTROL</u> | 0.00310% | \$ 150,000 | \$ - | \$ 150,000 | \$ 4.65 |
| <u>LEE COUNTY MOSQUITO CONTROL</u> | 0.02388% | \$ 150,000 | \$ - | \$ 150,000 | \$ 35.82 |
| <u>WEST COAST INLAND NAVIGATION DISTRICT</u> | 0.00394% | \$ 150,000 | \$ - | \$ 150,000 | \$ 5.91 |
| | | | | | <u>\$ 2,424.50</u> |
| <u>Non-Ad Valorem Assessments</u> | | | | | |
| <u>LEE COUNTY SOLID WASTE ASSESSMENT</u> | | | ACTL LEVY | | <u>\$ 199.99</u> |
| | | | | | <u>\$ 2,624.49</u> |
| Recording Fee | | | | | \$ 18.50 |
| Transfer Deed | 0.700% | 150,000 | | | <u>\$ 1,050.00</u> |
| | | | | | <u>\$ 1,068.50</u> |



Home | Contact Us | Departments | Documents | Calendar | Jobs | Translate

Enter search terms

- Environmental Sciences
- Permitting/Licensing
- Planning
- Connect
- Code Enforcement
- Development Services
- Zoning
- Flood Mapping

Home > Government > Departments > Community Development Home > Fees > Fees Home > Zoning Fees

Community Development
Home Page
Fees Home

- Building Permit Fees
- Development Review Fees
- Impact Fees
- Land Use Planning Fees
- Solid Waste Fees
- Environmental Sciences Fees
- Zoning Fees

Zoning Activities Fees

*Note: In instances where a 'per acre' fee is included, the acreage is rounded up to the nearest whole acre unless otherwise specified.

Table of Contents:

- [Administrative Actions](#)
- [Bonus Density](#)
- [County Commission](#)
- [DCI / Planned Development](#)
- [Hearing Examiner](#)
- [Historic District](#)
- [Home Occupations](#)
- [Minimum Use / Single Family Determinations](#)
- [Remodeling / Change of Use](#)
- [Research](#)
- [Rezoning \(Conventional\)](#)
- [Special Exception](#)
- [Variance](#)
- [Zoning Letter of Verification](#)

| Administrative Actions | | |
|---|---------|------|
| Activity | Fee | Unit |
| Commercial Lot Split | \$250 | Each |
| Administrative COP | \$650 | Each |
| Special Ordinance and Other Reviews | \$300 | Each |
| Variance (seebacks) | \$475 | Each |
| Wireless Communication Facility | \$4,000 | Each |
| Pine Island Coastal Rural Administrative Review | \$4,000 | Each |
| Community Gardens | \$100 | Each |

| Bonus Density | | |
|---------------|---------|-----------------|
| Activity | Fee | Unit |
| Bonus Density | \$2,100 | Per Application |

| County Commission | | |
|-------------------|-------|------|
| Activity | Fee | Unit |
| Rehearing Request | \$265 | Each |
| New Hearing | \$350 | Each |

| DCI / Planned Development | | |
|---------------------------|-----|------|
| Activity | Fee | Unit |

| | | |
|--|---------|----------------|
| Minog Excavation PD | \$8,000 | =\$12 per acre |
| PD Base Fee | \$8,000 | =\$40 per acre |
| Each Added District | \$1,500 | Per district |
| Minor PD | \$5,000 | Each |
| Each Added District | \$800 | Per district |
| PD Administrative Amendments & Changes | \$1,500 | Each |
| PD Administrative Minor Amendments & Changes | \$1,000 | Each |
| PD Amendments | \$5,000 | Each |
| PD Extension - MCP's (BOCC) | \$1,800 | Each |
| PD Reinstatement | \$2,500 | Each |
| PD Final Plan Approval | \$1,000 | Each |
| SB 2156 Extension (State of Emergency) | \$200 | Each |

| DRI | | Fee |
|---|----------------------------------|----------------|
| Fee Type | Fee | Unit |
| Abandonment | \$1,500 | Each |
| DRI / ANDA Base Fee | \$7,800 | =\$45 per acre |
| DRI / ANDA Increments Base Fee | \$6,500 | =\$45 per acre |
| DRI / Area Master Plan Base Fee | \$6,500 | =\$45 per acre |
| DRI / FOD Base Fee (DRI Fees in addition to rezoning fee) | \$9,400 | =\$12 per acre |
| Notice of Proposed Change | \$4,000 | 0 |
| DRI / SUB Ordinance Review | \$2,600 | Each |
| Substantial Deviation Determination / Changes | \$5,000 | =\$10 per acre |
| Time Extension (Non-substantial Deviation) | \$600 | Each |
| Development Agreement - Original Agreement | \$3,000 (plus advertising costs) | Each |
| Development Agreement - Amendment | \$1,500 (plus advertising costs) | Each |
| SB 2156 Extension (State of Emergency) | \$200 | Each |
| Hearing Examiner | | Fee |

| Fee Type | Fee | Unit |
|--|-----------|------|
| Appeal (returned if successfully appealed) | \$700 | Each |
| Continuance (Scheduled and Advertised) | \$150 | Each |
| Deferrals (Scheduled and NOT Advertised) | no charge | |
| Withdrawal | no charge | |

| Historic District | | |
|----------------------------|-------|------|
| Fee Type | Fee | Unit |
| Administrative Relief | \$500 | Each |
| Appeal to Hearing Examiner | \$135 | Each |

| Home Occupations | | |
|------------------|------|------|
| Fee Type | Fee | Unit |
| Home occupations | \$20 | Each |

| Minimum Use / Single Family Determinations | | |
|--|-------|------|
| Fee Type | Fee | Unit |
| Minimum Use / Single Family Determinations | \$135 | Each |
| Appeal (Planning Determination) | \$75 | Each |

No fee if MUD is applied for as part of a Lee County Building Permit Application.

| Remodeling / Change of Use | | |
|----------------------------|------|------|
| Fee Type | Fee | Unit |
| Remodeling / change of use | \$75 | Each |

| Research | | |
|----------|------|----------|
| Fee Type | Fee | Unit |
| Research | \$25 | Per hour |

| Rezoning (Conventional) | | |
|-------------------------|---------|------|
| Fee Type | Fee | Unit |
| Rezoning (conventional) | \$2,500 | Each |

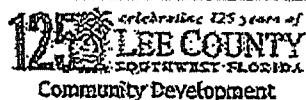
| Special Exception | | |
|---------------------|-------|------|
| Fee Type | Fee | Unit |
| Accessory apartment | \$500 | Each |

| | | |
|-------|---------|------|
| Tower | \$1,500 | Each |
| Other | \$1,000 | Each |

| Variance | | |
|--|---------|------|
| Fee Type | Fee | Unit |
| Doc | \$700 | Each |
| Residential / Commercial - First Request | \$700 | Each |
| Additional Request | \$150 | Each |
| Sign | \$1,100 | Each |

| Zoning Letter of Verification | | |
|-------------------------------|-------|------|
| Fee Type | Fee | Unit |
| Zoning Letter of Verification | \$200 | Each |





Home | Contact Us | Departments | Documents | Calendar | Jobs | Translate

Enter search terms

- Environmental Sciences
- Permitting/Licensing
- Planning
- Connect
- Code Enforcement
- Development Services
- Zoning
- Flood Mapping

Home > Government > Departments > Community Development Home > Fees > Fees Home > Development Review Fees

Community Development
Home Page
Fees Home

- Building Permit Fees
- Development Review Fees
- Impact Fees
- Land Use Planning Fees
- Solid Waste Fees
- Environmental Sciences Fees
- Zoning Fees

Development Review Fees

*Note: In instances where a 'per acre' fee is included, the acreage is rounded up to the nearest acreage unless otherwise specified.

Table of Contents:

- [Administrative Deviations](#)
- [Hearing Examiner Appeal](#)
- [Concurrency Renewals](#)
- [Letter of Transmittal](#)
- [Development Order Limited Review](#)
- [Plat Review](#)
- [Development Orders](#)
- [Road Maintenance Application](#)
- [Extra Plans to be Stamped](#)
- [Vacation](#)
- [Variance](#)
- [F-0015 Review](#)

| Administrative Deviations | | |
|---------------------------|-------|------|
| Fee Type | Fee | Unit |
| Base fee | \$400 | Each |
| Additional request | \$75 | Each |

| Concurrency Renewals | | |
|--|-------|------|
| Fee Type | Fee | Unit |
| Concurrency renewals | \$40 | Each |
| SB 2156 Extension (State of Emergency) | \$200 | Each |

| Development Order Limited Review | | |
|---|-------|------|
| Fee Type | Fee | Unit |
| Agricultural Use Excavation | \$180 | Each |
| Limited Review (or Exemption) Amendment | \$50 | Each |
| Re-submittal | \$100 | Each |
| Types 1, 2, 4, & 5 | \$350 | Each |

| | | |
|--|---------|------|
| Types 3, 6, 7, 9, & 10 | \$250 | Each |
| Types 11, 12 & 13 | \$1,100 | Each |
| Type 15 (Agricultural Use Excavation) | \$180 | Each |

| Development Orders | | |
|--|---------|-----------------|
| Fee Type | Fee | Unit |
| Application base fee | \$3,000 | +\$60 per acre* |
| MDO base fee | \$3,000 | +\$60 per acre* |
| Re-submittal (1st re-submittal free) | \$435 | Each |
| Amendment | \$775 | Each |
| Amendment re-submittal | \$350 | Each |
| Applicant request / deferral (no action) | \$40 | Each |
| Extension (must be requested prior to EXPIRATION date) | \$350 | Each |
| Minor change | \$100 | Each |
| Re-inspection fee (first inspection free) | \$50 | Each |
| Operations Renewals (Mining) | \$2,500 | Each |
| SS-2156 Extension (State of Emergency) | \$200 | Each |

*Minimum acreage fee is one acre, rounded off to nearest 1/10 acre if over 1 acre in size

| Extra Plans to be Stamped | | |
|---------------------------|------|------|
| Fee Type | Fee | Unit |
| Extra plans to be stamped | \$50 | Each |

| F-0015 Review | | |
|----------------------------|-------|------|
| Fee Type | Fee | Unit |
| Amendment | \$210 | Each |
| Appeal to Hearing Examiner | \$210 | Each |

| Hearing Examiner Appeal | | |
|---|-------|------|
| Fee Type | Fee | Unit |
| Hearing examiner appeal (refunded if successfully appealed) | \$700 | Each |

| Letter of Transmittal | | |
|---------------------------------|------|------|
| Fee Type | Fee | Unit |
| Type 99 (Letter of transmittal) | \$50 | Each |

| Plats | | |
|---|--------|---------------------|
| Fee Type | Fee | Unit |
| Base fee (resubmittals free) | \$775 | -\$12 per lot/tract |
| Plat (mylar) Recording Fee | \$30 | Each |
| Plat (mylar) Recording Fee for additional pages | \$15 | Each |
| Recording fees for first page | \$10 | Each |
| Recording fees for additional pages | \$8.50 | Each |

| Road Maintenance Application | | |
|------------------------------|------|------|
| Fee Type | Fee | Unit |
| Road maintenance application | \$45 | Each |

| Vacation | | |
|-------------------------------------|--------|------|
| Fee Type | Fee | Unit |
| Of plat (no right-of-way) | \$600 | Each |
| Of drainage easement | \$600 | Each |
| Of ROW, of plat with ROW | \$900 | Each |
| Of utility easements | \$300 | Each |
| Recording fees for first page | \$10 | Each |
| Recording fees for additional pages | \$3.50 | Each |

| Variance | | |
|-------------------------|-------|------|
| Fee Type | Fee | Unit |
| Initial request | \$700 | Each |
| Each additional request | \$150 | Each |

Lee County, Florida
 Department of Community Development
 500 West 1st Street
 Tallahassee, Florida 32301
 Phone: 904.438.2200
 Fax: 904.438.2201
 Email: development@lee-county.com



Home | Contact Us | Departments | Documents | Calendar | Jobs | Translate

| | | | |
|------------------------|----------------------|----------|---------------|
| Environmental Sciences | Permitting/Licenses | Planning | eConnect |
| Code Enforcement | Development Services | Zoning | Flood Mapping |

Home > Government > Departments > Community Development Home > Fees > Fees Home > Land Use Planning Fees

Community Development
Home Page
Fees Home

- Building Permit Fees
- Development Review Fees
- Impact Fees
- Land Use Planning Fees
- Solid Waste Fees
- Environmental Sciences Fees
- Zoning Fees

Land Use Planning Fees

*Note: In instances where a 'per acre' fee is included, the acreage is rounded up to the nearest acre, unless otherwise specified.

Table of Contents:

- [Comprehensive Plan Amendments](#)
- [Demographic Reports / Census Data](#)
- [Lee Plan Documents](#)
- [Planning Determination Appeals](#)

| Comprehensive Plan Amendments | | |
|-------------------------------|---------|-------------------|
| Fee Type | Fee | Unit |
| Map amendment flat fee | \$2,000 | Each |
| Map amendment > 20 acres | \$2,000 | \$20 per 10 acres |
| Text amendment flat fee | \$2,500 | Each |
| Small Scale Amendment | \$1,500 | Each |

| Demographic Reports / Census Data | | |
|-----------------------------------|------|------|
| Fee Type | Fee | Unit |
| Demographic reports / census data | \$25 | Each |

| Lee Plan Documents | | |
|---|------|------|
| Fee Type | Fee | Unit |
| Lee Plan Future Land Use Map | \$15 | Each |
| The Lee Plan 2007 Codification (As amended through August 2007) | \$35 | Each |

| Planning Determination Appeals | | |
|--------------------------------|------|------|
| Fee Type | Fee | Unit |
| Planning determination appeals | \$75 | Each |



Home | Contact Us | Departments | Documents | Calendar | Jobs | Translate |

| | | | |
|------------------------|----------------------|----------|---------------|
| Environmental Sciences | Permitting/Licensing | Planning | eConnect |
| Code Enforcement | Development Services | Zoning | Flood Mapping |

Home > Government > Departments > Community Development Home > Fees > Fees Home > Environmental Sciences Fees

Community Development
Home Page
Fees Home

- Building Permit Fees
- Development Review Fees
- Impact Fees
- Land Use Planning Fees
- Solid Waste Fees
- Environmental Sciences Fees
- Zoning Fees

Environmental Sciences Fees

*Note: In instances where a "per acre" fee is included, the acreage is rounded up to the nearest acre unless otherwise specified.

Table of Contents:

- [Vegetation Permits](#)
- [Docks & Shoreline Structures](#)
- [Plan Review](#)

| Vegetation Permits | |
|-----------------------------|--|
| Permit Type | Fee |
| Tree removal | \$30 min. per tree up to \$25 per acre |
| Tree permit re-inspection | \$50 Each |
| Tree permit / after removal | \$50 min. per tree up to \$50 per acre |

[Return to the top](#)

| Docks & Shoreline Structures | |
|---|-------------------------|
| Permit Type | Fee |
| Boat Davit | \$25 |
| Boatlift, hoist | \$50 |
| Boathouse/Boat shelter | \$50 |
| Boat ramp | \$50 |
| Dock, walkway, platform, pier | \$500/1/550 min. |
| Repair of Dock, walkway, platform, pier | 1/2 applicable fee |
| Dredging | \$50 |
| First Permit Extension (3 months) | \$100 |
| Subsequent Permit Extension (3 months) | \$150 |
| Pilings Only | \$50 |
| Reinspection | \$25 |
| Rip Rap/Revetment | \$500/1/550 min. |
| Seawall/Retaining Wall | \$1,000/1/550 min. |
| Repair of Seawall/Retaining Wall | 1/2 applicable fee min. |

[Return to the top](#)

| Dock & Shoreline Plan Review | |
|--|-----------------------------|
| Activity | Fees |
| Residential - One and Two Family | \$25 |
| Commercial, Industrial, and Multi-Family Residential | 40% of permit fee/\$50 min. |
| Completion - Residential | \$100 |
| Completion - Commercial | \$100 |
| Local Letter of Approval | \$50 |
| Revision | \$25 |

NOTE: For Electrical, Roofing, & Plumbing fees, see Building Permit Fees

[Return to the top](#)

| (EX2-3) BUILDING PERMIT FEES | |
|--|-------------------------------|
| BLASTING (BLS) | Fee (/min. fee) |
| Permit | \$350 |
| Plus Per Acre of Blast Area | \$275 |
| Permit Extension | \$100 |
| Inspection (each blast) | \$200 |
| Inspection Surcharge (per hour over customary time for initial inspection blast) | \$100 |
| COMMERCIAL (COM) | |
| Additions/Remodels | \$30/\$300 |
| Aluminum Shed | \$50 |
| Aluminum Structures | |
| Glass/Vinyl/Utility Room | \$100 |
| Pool Enclosure | \$100 |
| Screen Room | \$100 |
| Apartments 3-4 Units | \$30/\$300 |
| Apartments 5-Up | \$30/\$300 |
| Awning/Canopy (existing buildings only) | \$100 |
| Carport | \$75 |
| Church | \$30/\$300 |
| Concrete Restoration | \$200 |
| Concrete Structure Slab/All Decks | \$05/\$100 |
| Dumpster - Slab and Enclosure | \$150 |
| Foundation Only (not credited toward full building permit) | 20% of applicable permit cost |
| Gas Station Fuel Island/Canopy | \$30/\$300 |
| Gazebo Unenclosed | \$75 |
| Interior Remodel | \$30/\$300 |
| Interior Completion | \$30/\$300 |
| Interior Non-Bearing Wall (non-tenant separation) <25' ft | \$100 |
| Miscellaneous | \$30/\$300 |
| Modular building | \$15/\$300 |
| Motel | \$30/\$300 |
| Pole Barn | \$75 |
| Radio/TV Antenna | \$250 |
| Recreational Building | \$30/\$300 |
| Shed (Conventional Construction) | \$100 |
| Shell Only | \$30/\$300 |
| Shutters | \$75 |
| Window Replacement/Door | \$75 |

| DEMOLITION (DEM) | |
|---|--------------|
| Structure Removal | \$150 |
| ELECTRICAL (ELB) | |
| Commercial | \$20/\$75 |
| Low Voltage | \$75 |
| Residential | \$20/\$75 |
| Low Voltage | \$75 |
| FENCE (FNO) (Commercial & Residential) | |
| Fence | \$25 |
| Wall | \$75/\$100 |
| FIRE (FIR) | |
| Dry Hydrants | \$150 |
| Fire Alarms (per initiating device) | \$1/\$100 |
| Fire Pump | \$75 |
| Flow Test | \$75 |
| Fuel Lines | \$125 |
| Fuel Tank | \$125 |
| Halon/Emergen | \$150 |
| Hood | \$100 |
| Hood Suppression | \$50 |
| LP Lines | \$100 |
| LP Tank | \$100 |
| LP Tank & Lines | \$100 |
| Monitor | \$50 |
| Natural Gas | \$100 |
| Paint Booth | \$100 |
| Pollutant Storage Tank | \$125 |
| Self-Contained Generator | \$125 |
| Sprinklers (per sprinkler head) | \$1.25/\$100 |
| Standpipes (per riser) | \$75 |
| Underground Water | \$125 |
| Water Storage Tank | \$100 |
| MECHANICAL (MEG) | |
| Air Handler | \$75 |
| Commercial Refrigeration (per unit) | \$75 |
| Condenser Only | \$75 |
| Disconnect/Reconnect | \$75 |
| Duct Work Only | \$75 |
| Heat Pump | \$75 |
| Mobile Home & RV | \$75 |
| New Construction/Addition | \$1.03/\$100 |
| Package Unit | \$75 |
| Split System | \$75 |

| MOBILE HOME/RECREATIONAL VEHICLE (MRV) | |
|---|--------------|
| Mobile Home | \$150 |
| Park Model | \$150 |
| Recreational Vehicle | \$150 |
| PLUMBING (PLU) | |
| Irrigation | \$75 |
| New construction & additions/renovations | \$.03/\$100 |
| Sewer | \$75 |
| POOL (POL) | |
| Fountain | \$100 |
| Pool - Above Ground | \$75 |
| Pool - Below Ground | \$225 |
| Pool w/Spa - Below Ground | \$225 |
| Pool Renovation | \$100 |
| Spa - Above Ground | \$75 |
| Spa - Below Ground | \$100 |
| RESIDENTIAL (RES) - One and Two Family Dwellings | |
| Addition/Sheds (wood/CBS) | \$.25/\$200 |
| Alteration/Interior Remodeling | \$.25/\$150 |
| Detached Guest House | \$.25/\$200 |
| Duplex | \$.25/\$200 |
| Garage (detached) | \$.25/\$200 |
| Garage Door | \$75 |
| Gazebo (unenclosed structure) | \$75 |
| Mobile Home Addition | \$.25/\$200 |
| Pole Barn | \$75 |
| Pool Enclosure | \$100 |
| Roofover/Aluminum Shed/Aluminum Carports | |
| Carport Canopy | \$75 |
| Carport w/Utility Room | \$100 |
| Roofover | \$75 |
| All-PreFab Sheds | \$50 |
| RV Addition | \$.25/\$200 |
| Shutters | \$75 |
| Single Family | \$.25/\$200 |
| Structural Slabs/All Decks (SFR Foundations) | \$.05/\$100 |
| Utility, Glass, Vinyl or Screen Room/Greenhouse | \$100 |
| Window Replacement/Door | \$75 |
| ROOFING (ROF) | |
| Commercial | \$200 |
| Residential | \$75 |

| SIGNS (SGN) per sign | |
|-----------------------------|---------------------------|
| Awning | \$50/\$75 |
| Billboards | \$250 |
| Electronic Message Center | \$50/\$75 |
| Ground | \$50/\$75 |
| Interchange | \$50/\$75 |
| Tenant Panel | \$50/\$75 |
| Wall | \$50/\$75 |
| SOLAR (SOL) | |
| Photovoltaic System | \$75 |
| Pool Heater | \$75 |
| Water Heater | \$75 |
| STRUCTURE MOVE (MOV) | |
| Permit | \$500 |
| TEMPORARY (TMP) | |
| Balloons | \$35 |
| Carnival | \$150 |
| Christmas Tree Sales | \$150 |
| Circus | \$150 |
| Construction Trailer | \$150 |
| Fireworks | \$250 |
| Parking Lot | \$100 |
| Parking Lot Sales | \$100 |
| Road Side Stand | \$100 |
| Special Occasion | \$35 |
| Tent | \$150 |
| Tent for Fireworks | \$150 |
| Tent for Sparklers | \$150 |
| USE (USE) | |
| Permit | \$100 |
| Streamline | \$35 |
| MISCELLANEOUS FEES | |
| Change of Contractor | \$50 |
| Completions | |
| Commercial | 1/2 original permit/\$300 |
| Accessory Building | \$100 |
| Interior Remodel | 1/2 original permit/\$150 |
| Residential | 1/2 original permit/\$200 |
| Accessory Building | \$100 |
| Demolition | \$150 |
| File | \$100 |

MISCELLANEOUS FEES (continued)

| | |
|--|----------------------|
| Sign | original permit cost |
| Temporary CO (first) | \$100 |
| Temporary CO (second/final) | \$150 |
| Trade | original permit cost |
| Extensions | |
| First (3 months) | \$100 |
| Subsequent (3 months) | \$150 |
| Copies | |
| Letter (8 1/2 x 11) | |
| One sided | \$15 |
| One sided (color) | \$100 |
| Two sided | \$20 |
| Legal (8 1/2 x 14) | |
| One sided | \$20 |
| One sided (color) | \$150 |
| Two sided | \$25 |
| Large (11 x 17) | |
| One sided | \$30 |
| One sided (color) | \$200 |
| Large (11 x 17) (per page from microfilm) | \$200 |
| Plans (24 x 36) | \$500 |
| Refunds | |
| No refund on permits of \$50 or less unless issued in error by the County. | |
| No refund on any permit shall be granted if work has commenced. | |
| Refund on all other permits shall be at 75% of the permit fee. | |
| There shall be no refund on any plan or zoning review fee. | |
| GENERAL NOTE: | |
| Fees separated by a slash mark (i.e., \$30/\$300) show that the fee is \$30 psf or pif, with \$300 being the minimum applicable fee. | |
| Fees calculated per square foot shall be assessed using the gross floor area. The County Building Official shall determine questions on interpretation of the method of measurement and inclusion of areas or items. | |

(EX2-4) PLAN REVIEW FEES

| | |
|-----------------|----------------------------|
| Impact Fees | |
| Roads | IDC Article VI, Division 2 |
| Regional Parks | IDC Article VI, Division 3 |
| Community Parks | IDC Article VI, Division 4 |
| Fire & EMS | IDC Article VI, Division 5 |

| | |
|---|------------|
| Plan Review | |
| Commercial (COM) | \$40/\$200 |
| Revision (if new SF; new construction rate applies) | \$01/\$50 |
| Residential (RES) | \$50 |
| Revision (if new SF; new construction rate applies) | \$25 |
| Courtesy Review (per person, per hour) | \$50 |
| Fire | \$25 |
| Reinspection Fee | \$50 |
| Sign | \$25 |
| Trade Revision | \$25 |
| Residential Zoning | \$25 |
| COM (not associated with a Development Order) | \$75 |
| RES | \$75 |
| Revision | \$20 |
| DEP Coast Pre-App Determination | \$50 |

(EX 2-5) CONTRACTOR LICENSING FEES

| | |
|--|----------------------|
| Licensing | |
| Air Conditioning - Class A, B, C | \$90 |
| Blast/User Registration | \$90 |
| General Building & Residential Contractor | \$100 |
| Journeyman (All) | \$74 |
| Master Electrician | \$90 |
| Mechanical Contractor | \$90 |
| Roofing Contractor | \$90 |
| Sheet Metal Contractor | \$90 |
| Specialty Trades (All) | \$90 |
| Swimming Pool - Class A, B, C | \$90 |
| Voluntary Inactive Certificate | \$18 |
| Delinquency fees (assessed beginning Oct. 1) rounded off | \$10 plus percentage |
| October | 5% |
| November | 10% |
| December | 15% |
| January | 20% |
| February | 25% |
| March | 30% |

NOTE: After Mar. 31, renewal may only be authorized by the Lee County Construction Board.

| | |
|---|------|
| Licensing | |
| All Exams | \$35 |
| NOTE: A trade exam and the business & law exam may be taken under one (1) \$35 fee. | |
| Miscellaneous Fees: | |
| Letter of Reciprocity | \$25 |
| Registration of State Certified Contractor | \$25 |
| Process Change of Business Name on Certificate of Competency | \$25 |

(EX2-6) BOARD OF ADJUSTMENTS AND APPEALS FEES

| | |
|-------------------------------|-------|
| Construction Board of Appeals | \$100 |
| Plumbing Board of Appeals | \$100 |
| Mechanical Board of Appeals | \$100 |

(EX2-7) BUILDING REINSPECTION FEES

| | |
|--|------|
| Inspection of Outside | |
| Reimbursement to County for cost of inspection by outside Consultant if determination is made based on Consultant's findings, that materials or construction methods are not in compliance with codes or nationally approved techniques. | |
| Reinspection Fee | \$50 |
| For extra inspections necessary due to any of the following reasons: | |
| (1) Wrong Address | |
| (2) Reinspection of work not complying with code | |
| (3) Repairs or correction not made when inspection is called | |
| (4) Work not ready for inspection when called | |

(EX2-8) LOT MOWING FEES

| | |
|---|--|
| Lot Mowing Fee | |
| Fee charged is based on County's cost to provide the service, twelve percent (12%) per annum interest, an enforcement cost administrative fee of \$150.00 and cost for certified mailing for those specific parcels which are rendered for mowing services by Lee County. | |

(EX2-9) CODE ENFORCEMENT HEARING EXAMINER CASE FEES

| | |
|--|--------|
| Day of Hearing Costs of Prosecution in a Hearing Examiner Case where there is an agreement to violation by the Respondent | \$100* |
| Day of Hearing Costs of Prosecution in a Hearing Examiner Case where the case is disputed by the Respondent | \$285* |
| Partial Release of Code Enforcement Lien (Does not preclude requirement for additional paydown of outstanding or accrued unpaid fine.) | \$285 |
| Full or Partial Release of Foreclosed Code Enforcement Lien | \$285 |

**Actual costs of prosecution may be assessed and sought in cases where an unpaid fine/lien is submitted for lien mitigation.*

LEE COUNTY DEVELOPMENT AND CONSTRUCTION FEE COMPARISON

| Description | Existing Plat Pre-Fab Home or Trailers 254 | Proposed Site Plan 800 |
|---|---|------------------------------|
| Impact Fees | \$ 2,501,265.00 | \$ 1,047,440.00 |
| Planned Development Base Fee | \$ - | \$ 36,845.00 |
| Development Order Application Base Fee | \$ - | \$ 46,326.00 |
| Development Order Re-Submittal Fee | \$ - | \$ 435.00 |
| Plats Base Fee | \$ - | \$ 10,375.00 |
| Plat (Mylar) Recording Fee | \$ - | \$ 30.00 |
| Plat (Mylar) Recording Fee for additional pages | \$ - | \$ 285.00 |
| Plat Recording Fee for first page | \$ - | \$ 10.00 |
| Plat Recording Fee for additional pages | \$ - | \$ 161.50 |
| Comp. Plan Map Amendment flat fee | \$ - | \$ 5,994.00 |
| Vegetation Permit Tree Removal | \$ - | \$ 18,050.00 |
| ERP Application Fee | \$ - | \$ 25,000.00 |
| Lee County Department of Health | \$ 900.00 | \$ 900.00 |
| Florida DEP Application (wastewater system) | \$ - | \$ 500.00 |
| LCU Water connection fees | \$ - | \$ 2,208,000.00 |
| LCU Sewer connection fees | \$ - | \$ 2,204,000.00 |
| SFWMD Permit | \$ - | \$ 5,250.00 |
| Deed and Covenants & HOA Docs | \$ - | \$ 1,000.00 |

Commercial Building Permits (Recreational Building)

| | | |
|--------------------------|------|-------------|
| Building permit base fee | \$ - | \$ 4,500.00 |
| Electrical | \$ - | \$ 3,000.00 |
| Mechanical | \$ - | \$ 450.00 |
| Plumbing | \$ - | \$ 450.00 |
| Irrigation | \$ - | \$ 75.00 |
| Sewer | \$ - | \$ 75.00 |
| Pool with spa | \$ - | \$ 225.00 |
| Roofing | \$ - | \$ 200.00 |
| Fire | \$ - | \$ 100.00 |
| Plan Review Fee | \$ - | \$ 1,500.00 |

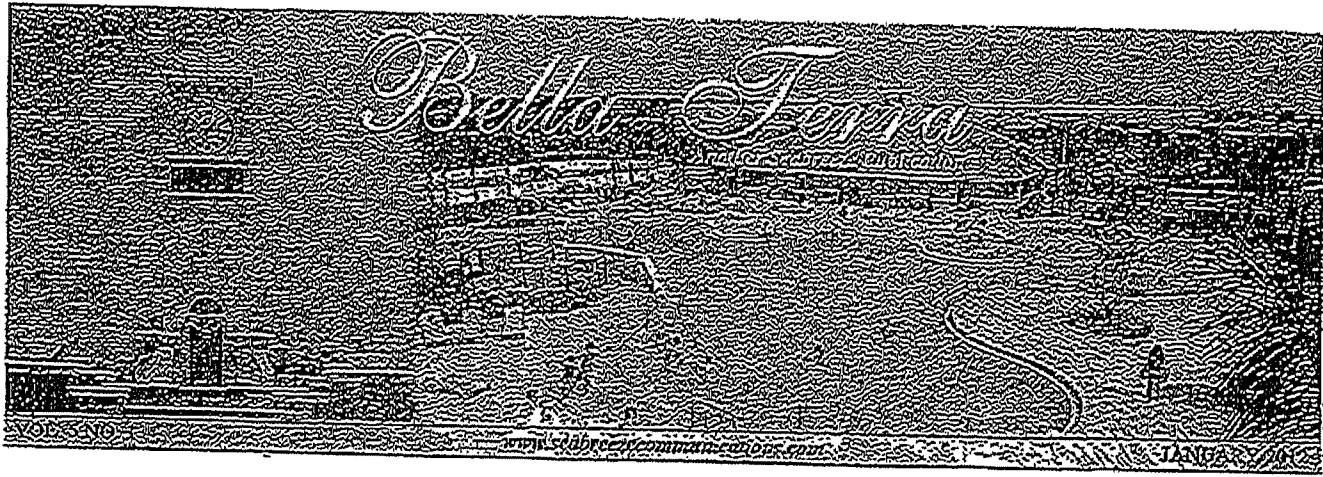
Residential Building Permits

| | | |
|---|-----------------------|------------------------|
| Building permit base fee | \$ 38,100.00 | \$ 600,000.00 |
| Shutters | \$ - | \$ 60,000.00 |
| Electrical | \$ 19,050.00 | \$ 120,000.00 |
| Mechanical | \$ - | \$ 80,000.00 |
| Plumbing | \$ 25,400.00 | \$ 80,000.00 |
| Irrigation | \$ - | \$ 60,000.00 |
| Sewer | \$ - | \$ 60,000.00 |
| Pool | \$ - | \$ 135,000.00 |
| Pool Enclosure | \$ - | \$ 60,000.00 |
| Garage Door | \$ - | \$ 60,000.00 |
| Roofing | \$ - | \$ 60,000.00 |
| Fire | \$ - | \$ 80,000.00 |
| Plan Review Fee | \$ - | \$ 60,000.00 |
| SUB-TOTAL FEES TO LEE COUNTY | \$2,584,715.00 | \$16,536,176.50 |
| APPROXIMATE PANTHER CREDITS | \$ - | \$ 1,500,000.00 |
| Corkscrew Road Service Area - CRSA | \$ - | \$ 800,000.00 |
| TOTAL = | \$2,584,715.00 | \$18,782,776.50 |

In addition to Lee County fees, the development may also need to pay for Panther credits. This cost has been estimated at approximately \$1,500,000.

Corkscrew Woods is being proposed as an environmental and ecologically friendly development in locating its density in already disturbed lands and restoring previously impacted areas.

Corkscrew Woods is also prepared to be included in the CRSA boundaries if suggested by the County to help fund future upgrades to Corkscrew Road as other developments have along this corridor.



Kelly's Korner

By Kelly Leonard, Activities Director
Happy New Year!

Thank you to all the residents who participated in one or all of the events that we hosted in 2011. It was a great year and I am looking forward to another fun-filled year.

This month the Ladies' Lunch Bunch will be dining at the new Olive Garden at Coconut Point and the Men's Breakfast Club will be having breakfast at Cracker Barrel on Danick Parkway. These groups are open to all residents

of Bella Terra. We also have Painting with Sue, the monthly cocktail party and we have added some new events, Let's Talk Investing and a Wine Tasting.

For those that missed the December trolley, they've added another date in February and then one quarterly trolley is scheduled for March. If you haven't been on the trolley you are missing out! It does fill quickly, so if you are interested in participating, sign up early. Payment is due at sign-up. Guests will only be permitted two days prior to

departure. Once final payment to the trolley is made (Jan. 31) there will be no refunds unless your seat can be filled.

I am always looking for suggestions and feedback about activities and events for Bella Terra. You can reach me by e-mail at Kelly@visionoffmanagement.com. If you would like to be included in our resident e-mail list, contact the office and they will add your e-mail address to the distribution list.

Upcoming Events

Ladies' Lunch Bunch

Wednesday, January 11 / 11:30 a.m. / Olive Garden

This month we will be dining at the new Olive Garden at Coconut Point. Olive Garden is a family of more than 250 local restaurants committed to providing every guest with a genuine Italian dining experience. It's what they like to call *Hospitality*! Their passion for 100% guest delight. As part of that commitment, they are proud to serve fresh, delicious Italian food served in a comfortable, home-like setting where everyone is welcomed as a member of their family.

Sign-up at the clubhouse by Monday, January 9, 1 p.m. Payment is on your own.



\$10 per person includes instruction and paint supplies. Sign-up at the clubhouse with payment by Tuesday, January 10, 1 p.m. No refunds after January 10.

Men's Breakfast Club

Thursday, January 19, 2012 / Cracker Barrel / Fort Myers / 9 a.m.

The breakfast at Cracker Barrel this month! Men of all ages are welcome to join us for conversation and a great breakfast.

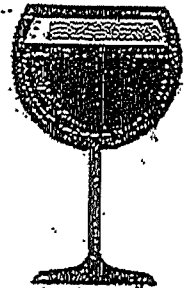
Meet at the clubhouse at 8 a.m. and we will carpool. Sign-up at the clubhouse if you plan to make a reservation on your own.



Wine Tasting

Friday, January 27, 2012 / \$12 per person / 7 p.m. / Clubhouse

Kelly Hestie, with WineShop at Home, will be here to give us a private wine tasting featuring small lots of handcrafted wines that change throughout the year. You will have the opportunity to try five different wines. Along with the wine, Kelly will provide educational information about the wines in a relaxed and entertaining way. There will be some raffles, light appetizers and, of course, good wine! Sign-up at the clubhouse by Wednesday, Jan. 25, 1 p.m. with payment.

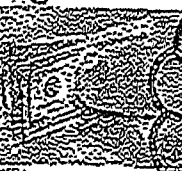


Upcoming Events on page 4

Let's Talk Investing

An invitation to anyone interested in participating in an informal and relaxed discussion group. The object is to uncover successful concepts / strategies attendees can apply to benefit their personal portfolios. The ultimate goal is to become more confident investors. Questions and ideas are encouraged from beginning and experienced participants.

We will meet monthly at 7:30 p.m. in the clubhouse. Upcoming dates: January 11 and 25. If you are interested please call Clem Ondraček, resident, (239) 237-9597.



From The Desk Of Cheryl Crowder, CAM

I would like to start off this first article of 2012 by wishing everyone a very Happy and Healthy New Year! I'd also like to say thank you to all residents for your kindness and support to me and my staff over the last year.

On Saturday, December 2, representatives of Cameron Companies, currently developing The Preserve at Cooperswood (the property west of Bella Terra), made a presentation of their proposed Cooperswood Woods development (the main property east of Bella Terra) to approximately 100 residents. Cameron Companies informed us that they were acquiring the property and that the current owner (Cerner) has cleared, graded, and installed gravel roads to provide access to the currently platted 25 large lots with well and septic tanks. It was explained that large lots with well and septic tanks would be an environmental concern and that the current lot design was spread out over the 722-acre parcel. Revised conceptual drawings were shown that provided for the consolidation of increased density closer to the existing 220-acre lake which, in turn, would allow about 30 acres of the east of the property to be set aside in a newly created conservation easement and would enhance the views for many Bella Terra residents.

The design engineer summarized the necessary entitlement process that the Cameron proposal will be required to follow through Lee County. That process includes a comprehensive plan and zoning amendment. The comprehensive plan will change the current zoning classification to Outline Suburban. This category permits two units per acre of property, which is well below the six units per acre zoning currently in place in Bella Terra. The zoning amendment is required to further define the developer's design criteria and will be required to provide a density cap on the proposed project of approximately 300 units on the 722 acres.

The meeting was very informative and the residents in attendance were supportive of the proposal. Information regarding the project will be available for viewing at the Bella Terra management office.

Cameron asked that if anyone has any issues with the Preserve at Cooperswood construction, to e-mail them at cam@cameront.com. We will also make our best efforts to address your concerns.

Cameron asked that if anyone was willing to put their support of Cooperswood Woods (the Cameron property) in writing, to send a simple e-mail of your support to the developer at cheryl@cameront.com. This will be extremely helpful and appreciated for the approval and participation in the future.

From The Desk Of Cheryl Crowder, CAM on page 2

Painting With Sue

Thursday, January 12 / 6:30 p.m. / Clubhouse / \$10

Sue is back and this month we will be painting a clay pot and saucer to look like a watermelon. All you need to bring is a medium size clay pot with a saucer, a beverage of your choice, and the gift to chat!

Sign-up sheet for Painting With Sue event.