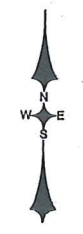
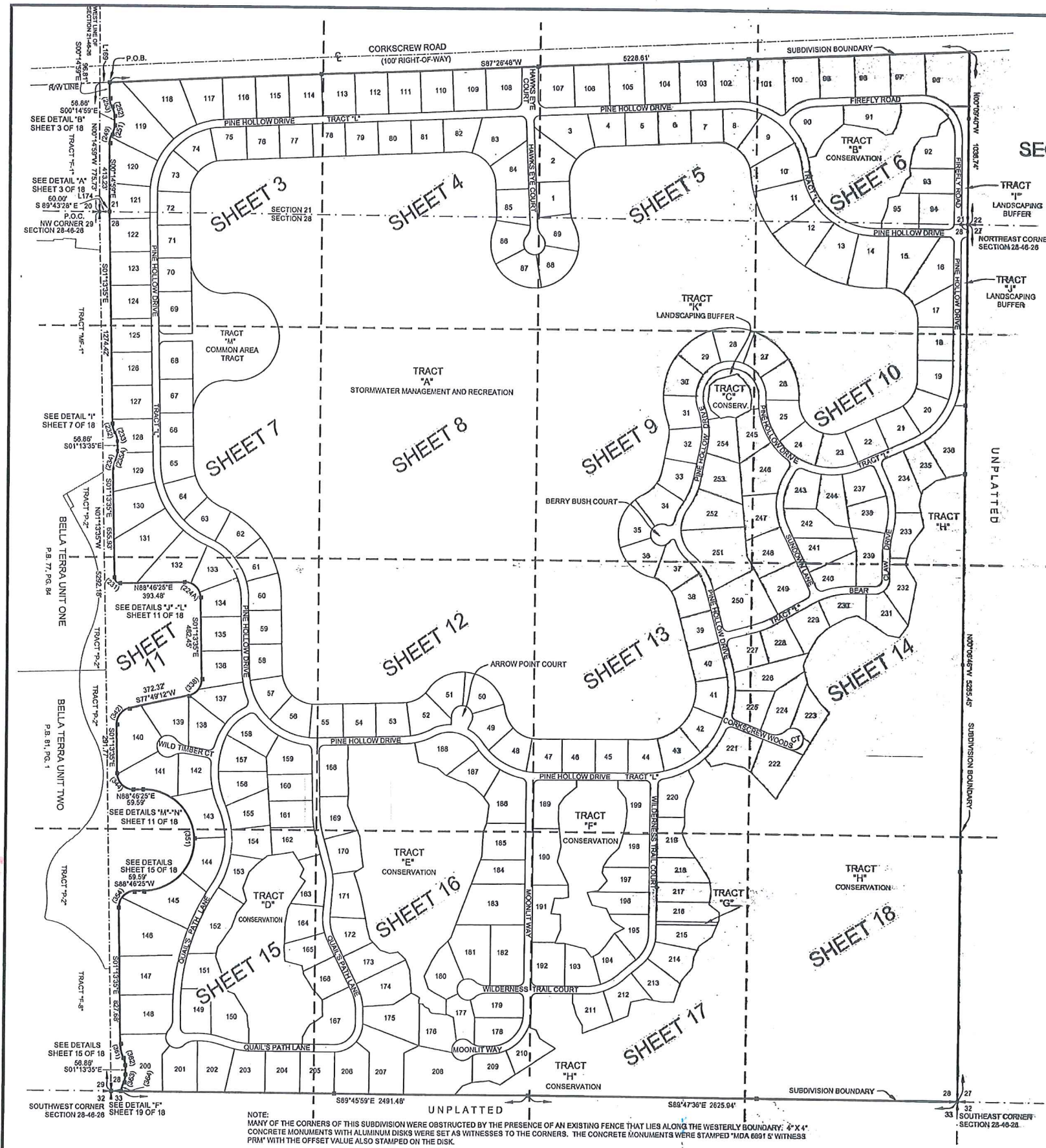


INSTRUMENT NO. 2007000289772

SHEET 2 OF 18

# 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
LT69	N87°28'46"E	60.05'
LT74	S81°13'35"E	1.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
(224A)	95.00'	149.23'	90°00'00"	S45°13'35"E	134.35'
(231)	35.00'	54.58'	90°00'00"	S43°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"	S16°08'38"E	54.77'
(253)	100.00'	55.48'	31°47'18"	S16°08'38"E	54.77'
(338)	95.00'	131.98'	79°02'48"	S38°17'49"W	120.91'
(342)	100.00'	137.98'	79°02'48"	S38°17'49"W	127.28'
(344)	100.00'	157.08'	90°00'00"	S48°13'35"E	144.42'
(351)	307.19'	965.07'	180°00'00"	S01°13'35"E	614.38'
(354)	100.00'	157.08'	90°00'00"	S43°46'25"W	141.42'
(381)	200.00'	90.21'	25°50'31"	S14°08'51"E	89.44'
(382)	100.00'	45.10'	25°50'31"	S14°08'51"E	44.72'
(383)	100.00'	45.10'	25°50'31"	S11°41'40"W	44.72'
(384)	200.00'	57.48'	16°27'21"	S18°23'12"W	57.25'

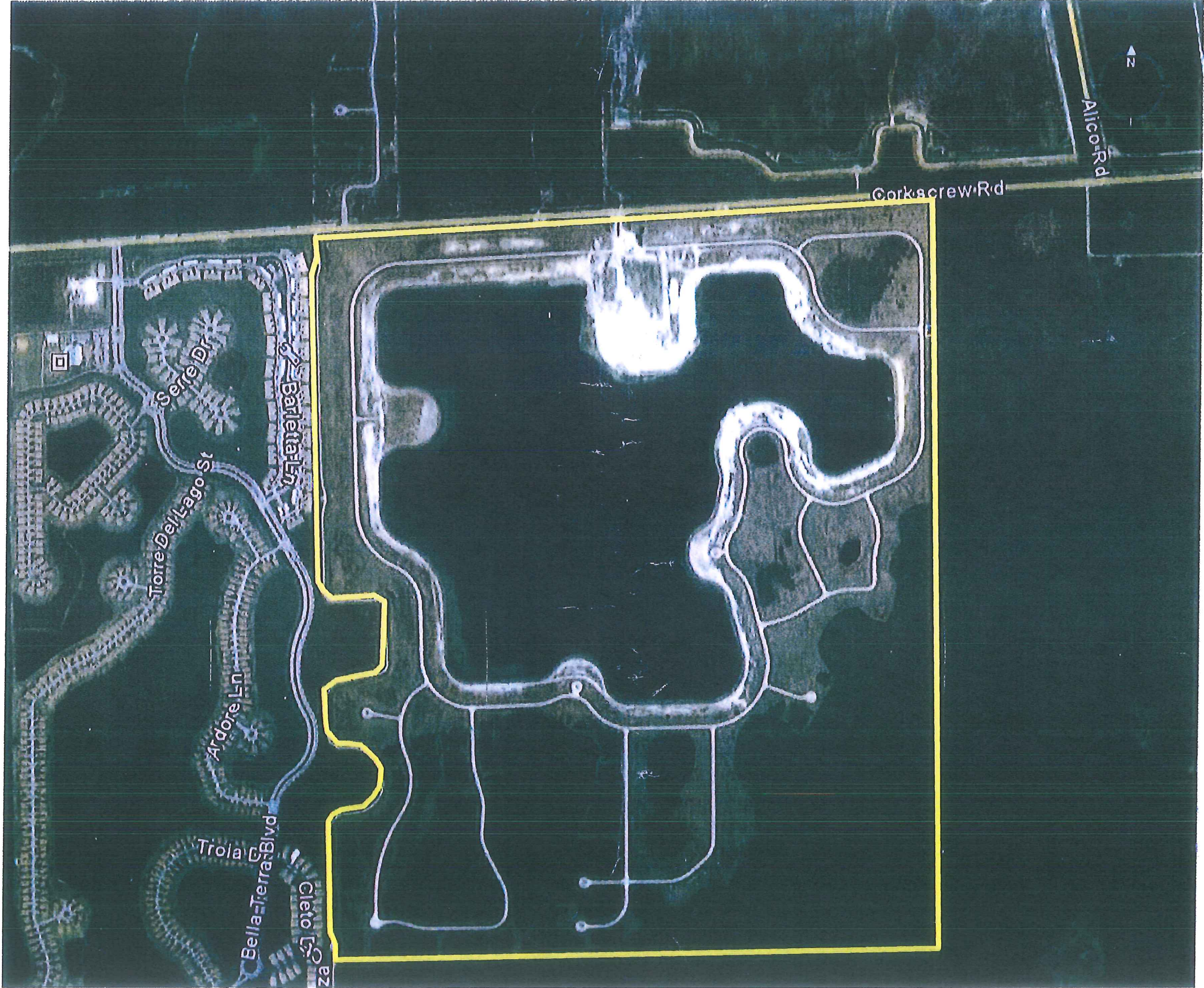
AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE		
LOT/TRACT	SQUARE FEET	ACREAGE	LOT/TRACT	SQUARE FEET	ACREAGE	LOT/TRACT	SQUARE FEET	ACREAGE	LOT/TRACT	SQUARE FEET	ACREAGE
1	49,809	0.94	71	40,047	0.92	131	107,855	2.48	201	58,220	1.34
2	52,738	1.21	72	39,945	0.92	132	72,203	1.66	202	58,432	1.34
3	84,133	1.92	73	39,877	0.92	133	44,155	1.01	203	55,255	1.27
4	41,274	0.95	74	39,899	0.92	134	49,061	1.10	204	53,000	1.22
5	40,050	0.92	75	40,050	0.92	135	51,269	1.19	205	53,000	1.22
6	40,050	0.92	76	40,050	0.92	136	51,681	1.19	206	58,220	1.34
7	40,050	0.92	77	40,050	0.92	137	50,627	1.16	207	59,862	2.09
8	40,050	0.92	78	40,050	0.92	138	45,910	1.05	208	104,329	2.39
9	40,050	0.92	79	40,050	0.92	139	54,570	1.26	209	40,644	0.93
10	40,050	0.92	80	40,050	0.92	140	78,917	1.77	210	39,270	0.91
11	40,050	0.92	81	40,050	0.92	141	87,553	1.99	211	42,447	0.97
12	40,050	0.92	82	42,148	0.97	142	44,628	1.03	212	41,810	0.96
13	40,050	0.92	83	69,719	1.58	143	58,482	1.34	213	44,929	1.01
14	40,050	0.92	84	46,894	1.07	144	45,401	1.07	214	43,841	1.01
15	52,081	1.19	85	40,838	0.94	145	45,453	1.07	215	43,158	1.00
16	58,571	1.33	86	42,829	0.98	146	105,292	2.43	216	43,587	1.00
17	43,484	1.00	87	41,334	0.95	147	62,895	1.44	217	39,927	0.92
18	43,000	0.99	88	41,075	0.94	148	76,887	1.76	218	43,158	1.00
19	43,328	0.99	89	42,100	0.97	149	59,645	1.36	219	46,675	1.07
20	42,098	0.97	90	42,958	1.00	150	61,470	1.41	220	46,675	1.07
21	40,134	0.92	91	49,255	1.13	151	48,187	1.11	221	55,879	1.28
22	40,050	0.92	92	38,339	0.89	152	71,176	1.63	222	49,404	1.13
23	40,050	0.92	93	44,365	1.02	153	39,658	0.91	223	50,559	1.16
24	40,050	0.92	94	45,901	1.05	154	42,142	0.97	224	54,932	1.26
25	40,050	0.92	95	42,478	0.97	155	42,727	0.99	225	43,418	1.00
26	40,050	0.92	96	79,048	1.81	156	48,300	1.09	226	43,418	1.00
27	40,050	0.92	97	53,415	1.23	157	44,387	1.02	227	42,980	0.99
28	40,050	0.92	98	53,367	1.23	158	43,914	1.01	228	42,265	0.97
29	40,050	0.92	99	53,358	1.23	159	51,815	1.19	229	42,265	0.97
30	40,050	0.92	100	58,143	1.33	160	43,329	0.99	230	32,515	0.75
31	40,050	0.92	101	54,331	1.23	161	42,135	0.97	231	43,472	1.00
32	39,914	0.92	102	53,691	1.23	162	41,901	0.97	232	44,263	1.01
33	40,031	0.92	103	53,358	1.23	163	45,173	1.04	233	44,163	1.01
34	43,101	1.00	104	53,358	1.23	164	49,141	1.08	234	55,595	1.28
35	40,050	0.92	105	53,358	1.23	165	44,888	1.02	235	40,503	0.93
36	40,234	0.93	106	53,358	1.23	166	43,285	0.99	236	40,503	0.93
37	43,845	1.01	107	53,208	1.22	167	73,452	1.69	237	43,548	1.00
38	40,050	0.92	108	53,550	1.23	168	53,919	1.24	238	42,078	0.97
39	40,050	0.92	109	50,210	1.15	169	44,658	1.03	239	25,740	0.59
40	40,050	0.92	110	50,210	1.15	170	48,478	1.07	240	43,662	1.00
41	40,050	0.92	111	50,210	1.15	171	47,508	1.09	241	49,529	1.14
42	40,050	0.92	112	50,210	1.15	172	42,745	0.98	242	62,888	1.41
43	40,050	0.92	113	50,210	1.15	173	48,581	1.12	243	43,858	1.00
44	40,049	0.92	114	50,210	1.15	174	52,123	1.19	244	45,877	1.05
45	40,049	0.92	115	50,210	1.15	175	52,123	1.19	245	47,338	0.98
46	40,049	0.92	116	50,210	1.15	176	49,144	1.13	246	67,181	1.54
47	40,049	0.92	117	55,477	1.27	177	35,981	0.83	247	48,793	1.12
48	40,050	0.92	118	64,315	1.48	178	42,966	0.99	248	53,679	1.23
49	40,050	0.92	119	68,760	2.27	179	45,431	1.04	249	55,500	1.30
50	42,804	0.98	120	60,858	1.40	180	50,833	1.17	250	89,485	2.09
51	40,429	0.93	121	51,981	1.17	181	74,560	1.71	251	108,541	2.49
52	42,308	0.98	122	50,207	1.15	182	78,522	1.78	252	67,770	1.56
53	40,050	0.92	123	50,207	1.15	183	82,889	2.13	253	58,307	1.29
54	40,050	0.92	124	50,207	1.15	184	44,000	1.01	254	64,138	1.48
55	40,050	0.92	125	50,208	1.15	185	57,443	1.32	255	58,307	1.29
56	40,050	0.92	126	50,208	1.15	186	65,855	1.51	A	9,824,835	227.84
57	40,050	0.92	127	50,208	1.15	187	65,855	1.51	B	334,170	7.67
58	40,050	0.92	128	48,580	1.07	188	64,138	1.47	C	54,700	1.26
59	40,050	0.92	129	51,224	1.18	189	54,377	1.26	D	443,665	10.17
60	40,050	0.92	130	51,224	1.18	190	59,608	1.35	E	818,438	20.12
61	40,050	0.92	131	107,855	2.48	191	67,923	1.55	F	300,592	7.30
62	40,050	0.92	132	72,203	1.66	192	53,149	1.22	G	7,805	0.17
63	40,050	0.92	133	44,155	1.01	193	44,155	1.01	H	4,828,808	110.85
64	40,050	0.92	134	40,081	1.10	194	41,717	1.00	I	30,928	0.71
65	40,050	0.92	135	50,208	1.15	195	42,800	0.99	J	31,187	0.80
66	40,050	0.92	136	51,681	1.19	196	43,772	1.01	K	27,198	0.62
67	40,459	0.93	137	50,627	1.16	197	42,741	0.98	L	1,818,211	47.10
68	45,193	1.03	138	45,910	1.05	198	43,482	1.00	M	274,181	6.29
69	40,868	1.00	139	40,868	1.00	199	40,868	1.00	TOTAL	31,455,839	722.12
70	40,050	0.92	140	78,917	1.77	200	66,204	2.04			

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 S WITNESS PRM" WITH THE OFFSET VALUE ALSO STAMPED ON THE DISK.

PREPARED BY: MORRIS DEPEW ENGINEERS-PLANNERS-SURVEYORS  
 2314 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 337-3993 (FAX) 337-3994

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 COMMUNITY DEVELOPMENT

D0590-04-005.000 / PLT2007-00003





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Image # 111212 2065  
Date 12.12.11

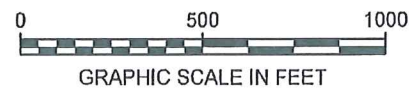
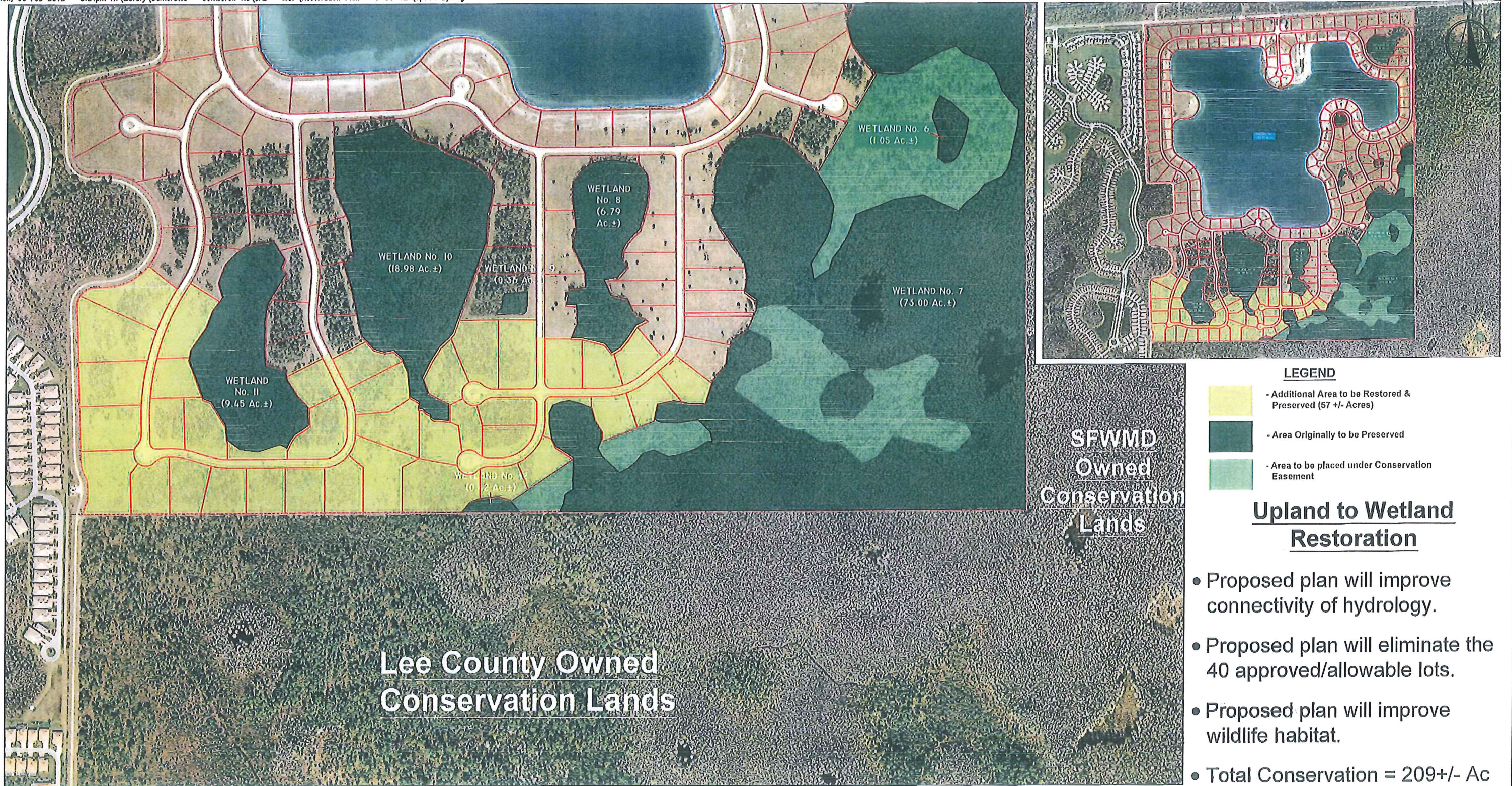


727.520.8181  
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Image # 11110 0060  
Date 11.10.11

# WALKING TRAIL ON EXISTING RWD IN YELLOW

Mon, 06 Feb 2012 - 3:24pm N:\Library\Cameratta - Corkscrew Rd\CAD - MCP\Restoration Plan - 1-31-12 (option 2).dwg



Corkscrew Woods  
Restoration Area - 57+/- Ac.  
Lee County , Florida

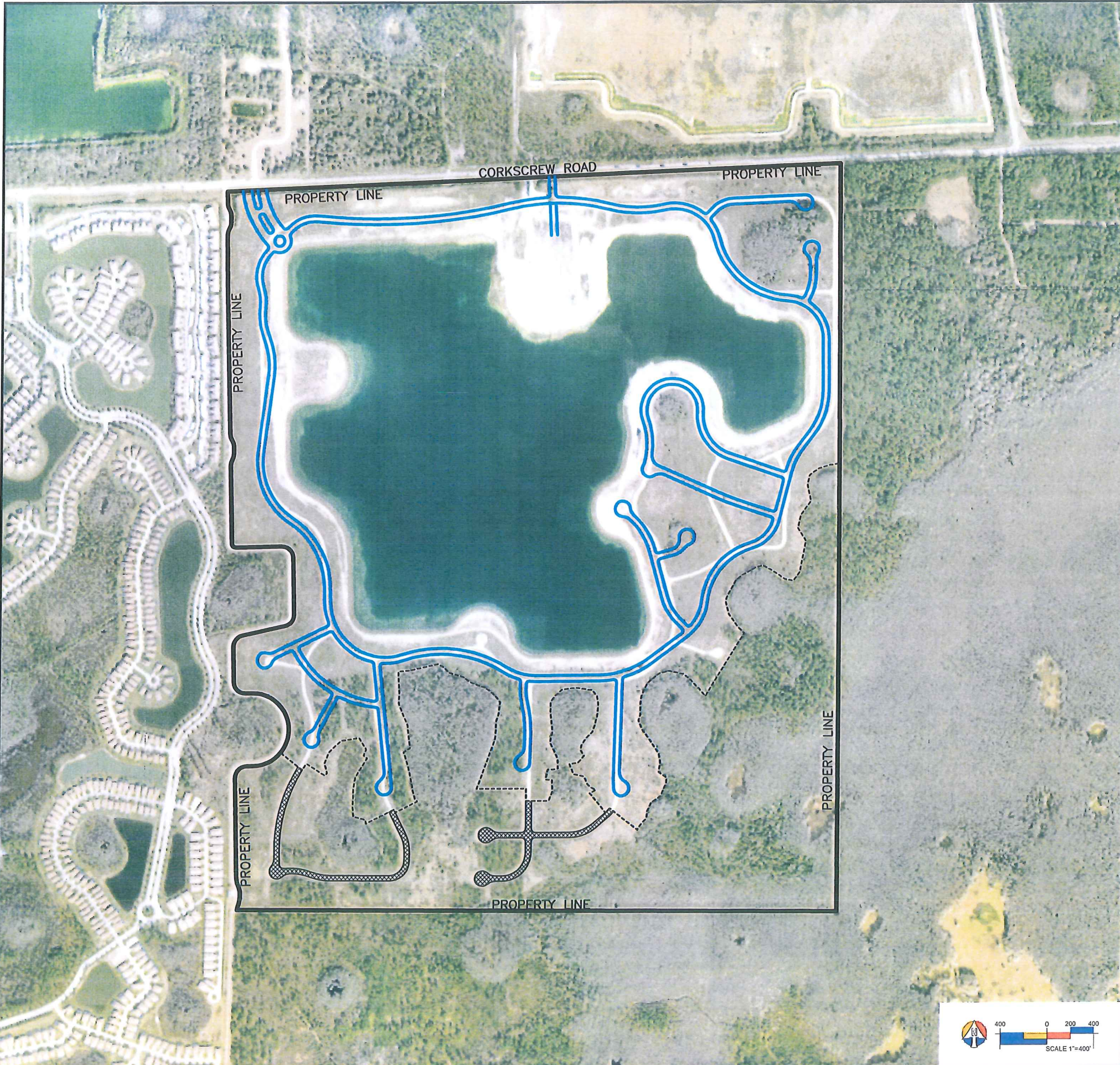
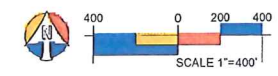


**Progressive Water Resources**  
Integrated Water Resource Consultants

EXISTING PLATTED R/W  
 33,527 LF  
 NEW PLATTED R/W  
 27,868 LF  
 LESS ROADWAY  
 5,659 LF  
 APPROX 1 MILE LESS

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)



REVISIONS

• Fort Myers  
 • Tallahassee  
 • Gainesville  
 2514 Cleveland Avenue  
 Tallahassee, FL 32301  
 (904) 337-3993  
 Fax: (904) 337-3994  
 Toll free: 866-337-7941  
 FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

**MORRIS DEPEW**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS

ROADWAY R/W EXHIBIT (PLAT VS. MCP)  
 RESIDENTIAL PLANNED DEVELOPMENT  
 CORKSCREW WOODS  
 Lee County, Florida

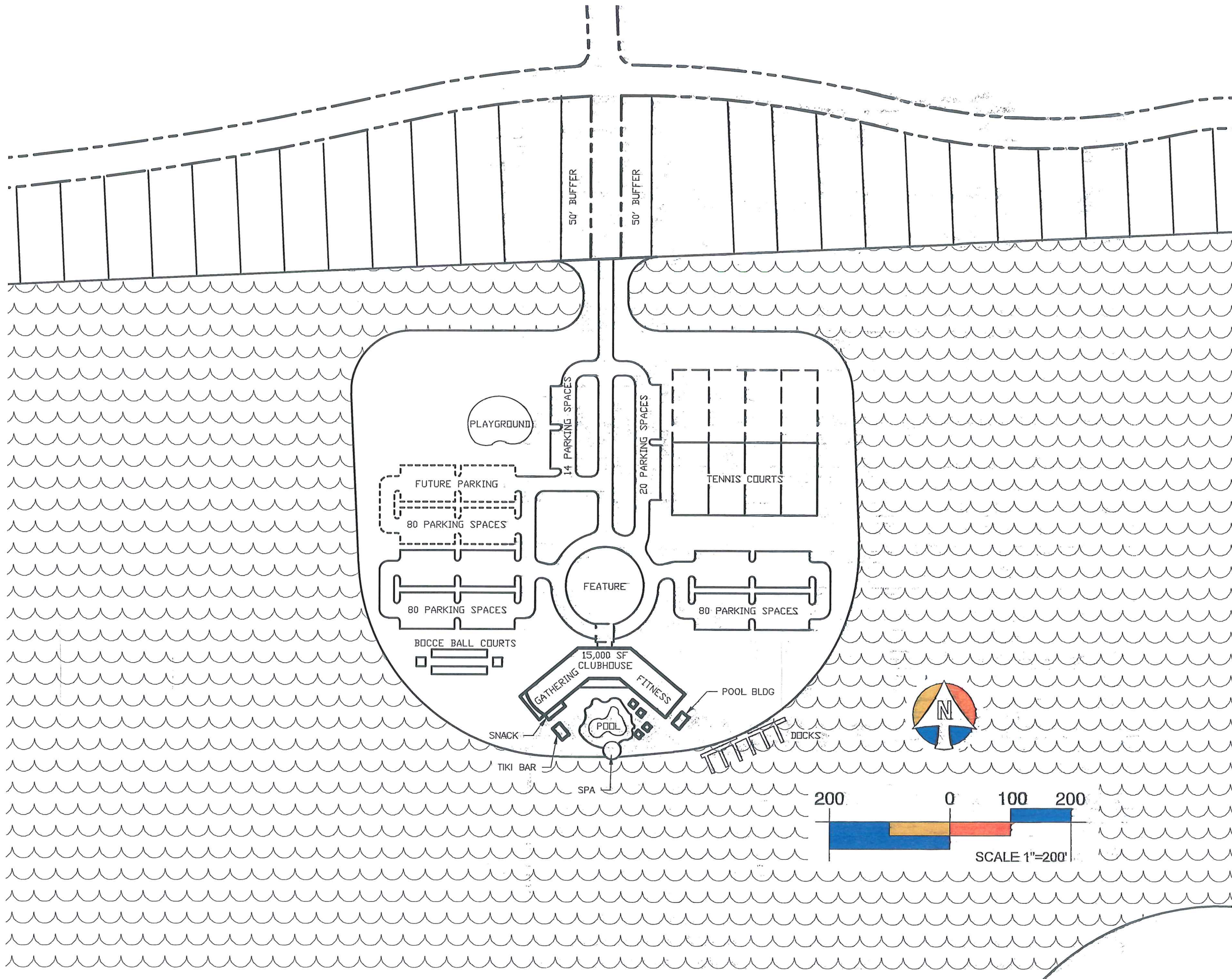
MDA PROJECT:  
 11066

CHECKED BY: TIME  
 DRAWN BY: DAW

DATE:  
 02-24-2012

SHEET  
 1 OF 1

© 11/06/05 - Customer Request Comments (C:\Users\j\Documents\11066\11066-2012-02-24-Roadway Exhibit (Plat vs. MCP).dwg





# 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 \$11,429.00. 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 34-1520. 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 Kolter 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 15, 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	\$ 13,180.50	\$ 9,968.70	\$ 8,059.80	\$ 6,125.65	\$ 5,180.29	\$ 5,167.16	\$ 8,671.86	\$ 5,717.61	\$ 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	\$ 9,847.50	\$ 7,964.86	\$ 6,185.24	\$ 5,239.88	\$ 5,068.18	\$ 8,576.92	\$ 5,674.18	\$ 4,891.43	\$ 2,589.64
FT. MYERS BEACH	\$ 13,035.06	\$ 9,823.26	\$ 7,948.70	\$ 6,019.60	\$ 5,074.24	\$ 5,093.43	\$ 8,493.09	\$ 5,632.77	\$ 4,903.55	\$ 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	\$ 5,999.40	\$ 5,054.04	\$ 5,024.75	\$ 8,536.52	\$ 5,654.99	\$ 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	\$ 4,875.27	\$ 2,668.42
LEHIGH ACRES	\$ 12,888.61	\$ 9,676.81	\$ 7,833.56	\$ 5,912.54	\$ 4,967.18	\$ 4,973.24	\$ 8,378.96	\$ 5,579.24	\$ 4,849.01	\$ 2,556.31
MATLACHA/PI	\$ 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	\$ 8,151.71	\$ 5,475.21	\$ 4,686.40	\$ 2,396.73
NORTH FT. MYERS	\$ 12,823.97	\$ 9,612.17	\$ 7,780.03	\$ 5,866.08	\$ 4,920.72	\$ 4,874.26	\$ 8,394.11	\$ 5,588.33	\$ 4,802.55	\$ 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
SO. TRAIL	\$ 12,928.00	\$ 9,716.20	\$ 7,861.84	\$ 5,941.83	\$ 4,996.47	\$ 4,960.11	\$ 8,474.91	\$ 5,625.70	\$ 4,841.94	\$ 2,543.18
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	\$ 10,101.50	\$ 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 [jcavanaugh@leegov.com](mailto:jcavanaugh@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
<b>Annual Property Taxes</b>	\$2,624.49	\$6,665.31	\$666,619.19	\$5,332,248.00	(\$4,665,628.81)
<b>Transfer Deed (One Time Fee)</b>	\$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	\$ 1,460.24
<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>	0.01785%	\$ 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 &amp; 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
					<b>\$ 6,465.32</b>
<b><u>Non-Ad Valorem Assessments</u></b>					
<u>LEE COUNTY SOLID WASTE ASSESSMENT</u>		ACTL LEVY			<b>\$ 199.99</b>
					<b>\$ 6,665.31</b>
Recording Fee					<b>\$ 18.50</b>
Transfer Deed	0.700%	400,000			<b>\$ 2,800.00</b>
					<b>\$ 2,818.50</b>

**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>	0.56060%	\$ 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>	0.00624%	\$ 150,000	\$ -	\$ 150,000	\$ 9.36
<u>SFL WATER MGMT-OKEECHOBEE LEVY</u>	0.01954%	\$ 150,000	\$ -	\$ 150,000	\$ 29.31
<u>ESTERO FIRE &amp; RESCUE DISTRICT</u>	0.21500%	\$ 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
					<b>\$ 2,424.50</b>
 <b><u>Non-Ad Valorem Assessments</u></b>					
<u>LEE COUNTY SOLID WASTE ASSESSMENT</u>			ACTL LEVY		<b>\$ 199.99</b>
					<b>\$ 2,624.49</b>
Recording Fee					<b>\$ 18.50</b>
Transfer Deed	0.700%	150,000			<b>\$ 1,050.00</b>
					<b>\$ 1,068.50</b>



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



- Building Permit Fees
- Development Review Fees
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### 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.

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- [County Commission](#)
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- [Minimum Use / Single Family Determinations](#)
- [Remodeling / Change of Use](#)
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- [Rezoning \(Conventional\)](#)
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- [Zoning Letter of Verification](#)

<b>Administrative Actions</b>			<a href="#">top</a>
Fee Type	Fee	Unit	
Commercial Lot Split	\$850	Each	
Administrative COP	\$650	Each	
Special Ordinance and Other Reviews	\$300	Each	
Variance (setbacks)	\$475	Each	
Wireless Communication Facility	\$1,000	Each	
Pine Island Coastal Rural Administrative Review	\$4,000	Each	
Community Gardens	\$100	Each	

<b>Bonus Density</b>			<a href="#">top</a>
Fee Type	Fee	Unit	
Bonus Density	\$2,100	Per Application	

<b>County Commission</b>			<a href="#">top</a>
Fee Type	Fee	Unit	
Rehearing Request	\$265	Each	
New Hearing	\$350	Each	

<b>DCI / Planned Development</b>			<a href="#">top</a>
Fee Type	Fee	Unit	

Mining 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

<b>DRI</b>		<b>top</b>
<b>Fee Type</b>	<b>Fee</b>	<b>Unit</b>
Abandonment	\$1,500	Each
DRI / AMDA Base Fee	\$7,800	+\$15 per acre
DRI / AMDA Increments Base Fee	\$6,500	+\$15 per acre
DRI / Area Master Plan Base Fee	\$6,500	+\$15 per acre
DRI / FQD Base Fee (DRI Fees In addition to rezoning fee)	\$9,100	+\$12 per acre
Notice of Proposed Change	\$4,000	0
DRI / PUD Ordinance Review	\$2,600	Each
Substantial Deviation Determination / Changes	\$6,000	+\$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

<b>Hearing Examiner</b>	<b>top</b>
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Fee Type	Fee	Unit
Appeal (refunded if successfully appealed)	\$700	Each
Continuance (Scheduled and Advertised)	\$160	Each
Deferrals (Scheduled and NOT Advertised)	no charge	
Withdrawal	no charge	

<b>Historic District</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Administrative Relief	\$500	Each
Appeal to Hearing Examiner	\$135	Each

<b>Home Occupations</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Home occupations	\$20	Each

<b>Minimum Use / Single Family Determinations*</b>		<a href="#">top</a>
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

<b>Remodeling / Change of Use</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Remodelling / change of use	\$75	Each

<b>Research</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Research	\$25	Per hour

<b>Rezoning (Conventional)</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Rezoning (conventional)	\$2,500	Each

<b>Special Exception</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Accessory apartment	\$500	Each

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

<b>Variance</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Dock	\$700	Each
Residential / Commercial - First Request	\$700	Each
Additional Request	\$150	Each
Sign	\$1,100	Each

<b>Zoning Letter of Verification</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Zoning Letter of Verification	\$200	Each

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## 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.

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- [Road Maintenance Application](#)
- [Vacation](#)
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<b><u>Administrative Deviations</u></b>			<a href="#">top</a>
Fee Type	Fee	Unit	
Base fee	\$400	Each	
Additional request	\$75	Each	

<b><u>Concurrency Renewals</u></b>			<a href="#">top</a>
Fee Type	Fee	Unit	
Concurrency renewals	\$40	Each	
SB 2156 Extension (State of Emergency)	\$200	Each	

<b><u>Development Order Limited Review</u></b>			<a href="#">top</a>
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

<b>Development Orders</b>		<a href="#">top</a>
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 (hold 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
SB 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

<b>Extra Plans to be Stamped</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Extra plans to be stamped	\$50	Each

<b>F-0015 Review</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Amendment	\$210	Each
Appeal to Hearing Examiner	\$210	Each

<b>Hearing Examiner Appeal</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Hearing examiner appeal (refunded if successfully appealed)	\$700	Each

<b>Letter of Transmittal</b>		<a href="#">top</a>
Permit Type	Fee	Unit
Type 99 (Letter of transmittal)	\$50	Each

<b>Plats</b>		<a href="#">top</a>
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

<b>Road Maintenance Application</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Road maintenance application	\$645	Each

<b>Vacation</b>		<a href="#">top</a>
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	\$8.50	Each

<b>Variance</b>		<a href="#">top</a>
Fee Type	Fee	Unit
Initial request	\$700	Each
Each additional request	\$150	Each



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## Land Use Planning Fees

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

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

<a href="#">Comprehensive Plan Amendments</a>			<a href="#">top</a>
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	

<a href="#">Demographic Reports / Census Data</a>			<a href="#">top</a>
Fee Type	Fee	Unit	
Demographic reports / census data	\$25	Each	

<a href="#">Lee Plan Documents</a>			<a href="#">top</a>
Fee Type	Fee	Unit	
Lee Plan Future Land Use Map	\$15	Each	
The Lee Plan 2007 Codification (As amended through August 2007)	\$35	Each	

<a href="#">Planning Determination Appeals</a>			<a href="#">top</a>
Fee Type	Fee	Unit	
Planning determination appeals	\$75	Each	



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## Environmental Sciences 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:

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

### Vegetation Permits

Fee Type	Fee
Tree removal	\$30 + 1 per tree up to \$25 per acre
Tree permit re-inspection	\$60 Each
Tree permit / after removal	\$60 + 2 per tree up to \$50 per acre

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### Docks & Shoreline Structures

Permit Type	Fee
Boat Davits	\$25
Boatlift, hoist	\$50
Boathouse/Boat shelter	\$50
Boat ramp	\$50
Dock, walkway, platform, pier	\$.50plf/\$50 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	\$.50plf/\$50 min.
Seawall/Retaining Wall	\$1.00plf/\$50 min.
Repair of Seawall/Retaining Wall	1/2 applicable fee min.

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### Dock & Shoreline Plan Review

Review Type	Fee
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](#)

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<b>(EX2-3) BUILDING PERMIT FEES</b>	
<b>BLASTING (BLS)</b>	<b>Fee (/min. fee)</b>
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
<b>COMMERCIAL (COM)</b>	
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 lf	\$100
Miscellaneous	\$.30/\$300
Modular buildings	\$.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

<b>DEMOLITION (DEM)</b>		
Structure Removal		\$150
<b>ELECTRICAL (ELE)</b>		
Commercial		\$.20/\$75
Low Voltage		\$75
Residential		\$.20/\$75
Low Voltage		\$75
<b>FENCE (FNC) (Commercial &amp; Residential)</b>		
Fence		\$25
Wall		\$.75/\$100
<b>FIRE (FIR)</b>		
Dry Hydrants		\$150
Fire Alarms (per initiating device)		\$1/\$100
Fire Pump		\$75
Flow Test		\$75
Fuel Lines		\$125
Fuel Tank		\$125
Halon/Energen		\$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
<b>MECHANICAL (MEC)</b>		
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		\$.03/\$100
Package Unit		\$75
Split System		\$75

<b>MOBILE HOME/RECREATIONAL VEHICLE (MRV)</b>	
Mobile Home	\$150
Park Model	\$150
Recreational Vehicle	\$150
<b>PLUMBING (PLU)</b>	
Irrigation	\$75
New construction & additions/renovations	\$.03/\$100
Sewer	\$75
<b>POOL (POL)</b>	
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
<b>RESIDENTIAL (RES) – One and Two Family Dwellings</b>	
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
<b>ROOFING (ROF)</b>	
Commercial	\$200
Residential	\$75

<b>SIGNS (SGN) per sign</b>	
Awning	\$ .50/\$75
Billboards	\$250
Electronic Message Center	\$ .50/\$75
Ground	\$ .50/\$75
Interchange	\$ .50/\$75
Tenant Panel	\$ .50/\$75
Wall	\$ .50/\$75
<b>SOLAR (SOL)</b>	
Photovoltaic System	\$75
Pool Heater	\$75
Water Heater	\$75
<b>STRUCTURE MOVE (MOV)</b>	
Permit	\$500
<b>TEMPORARY (TMP)</b>	
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
<b>USE (USE)</b>	
Permit	\$100
Streamline	\$35
<b>MISCELLANEOUS FEES</b>	
Change of Contractor	\$50
Completions	
Commercial	½ original permit/\$300
Accessory Building	\$100
Interior Remodel	½ original permit/\$150
Residential	½ original permit/\$200
Accessory Building	\$100
Demolition	\$150
Fire	\$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 (8½ x 11)	
One sided	\$.15
One sided (color)	\$1.00
Two sided	\$.20
Legal (8½ x 14)	
One sided	\$.20
One sided (color)	\$1.50
Two sided	\$.25
Large (11 x 17)	
One sided	\$.30
One sided (color)	\$2.00
Large (11 x 17) (per page from microfilm)	\$2.00
Plans (24 x 36)	\$5.00
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 plf, 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	LDC Article VI, Division 2
Regional Parks	LDC Article VI, Division 3
Community Parks	LDC Article VI, Division 4
Fire & EMS	LDC Article VI, Division 5

<b>Plan Review</b>	
Commercial (COM)	\$ .10/\$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
<b>Residential Zoning</b>	
COM (not associated with a Development Order)	\$75
RES	\$25
Revision	\$20
DEP Coast Pre-App Determination	\$50

### (EX 2-5) CONTRACTOR LICENSING FEES

<b>Licensing</b>	
Air Conditioning – Class A, B, C	\$90
Blast/User Registration	\$90
General, Building & Residential Contractor	\$100
Journeymen (All)	\$24
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
<b>Delinquency fees (assessed beginning Oct. 1) rounded off</b>	<b>\$10 plus percentage</b>
October	5%
November	10%
December	15%
January	20%
February	25%
March	30%
<i>NOTE: After Mar. 31, renewal may only be authorized by the Lee County Construction Board.</i>	
<b>Licensing</b>	
All Exams	\$35
<i>NOTE: A trade exam and the business &amp; law exam may be taken under one (1) \$35 fee.</i>	
<b>Miscellaneous Fees</b>	
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 lot 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.*

**CORKSCREW WOODS - DEVELOPMENT FEES**

<b>Description</b>	<b>Existing Plat</b>	
	<b>Trailer Park 254</b>	<b>Site Plan 800</b>
Impact Fees	\$2,501,265.00	\$10,447,440.00
Planned Development Base Fee	\$0.00	\$36,845.00
Development Order Application Base Fee	\$0.00	\$46,326.00
Development Order Re-Submittal Fee	\$0.00	\$435.00
Plats Base Fee	\$0.00	\$10,375.00
Plat (Mylar) Recording Fee	\$0.00	\$30.00
Plat (Mylar) Recording Fee for additional pages	\$0.00	\$285.00
Plat Recording Fee for first page	\$0.00	\$10.00
Plat Recording Fee for additional pages	\$0.00	\$161.50
Comp. Plan Map Amendment flat fee	\$0.00	\$5,994.00
Vegetation Permit Tree Removal	\$0.00	\$18,050.00
ERP Application Fee	\$0.00	\$25,000.00
Lee County Department of Health	\$900.00	\$900.00
Florida DEP Application (wastewater system)	\$0.00	\$500.00
LCU Water connection fees	\$0.00	\$1,952,000.00
LCU Sewer connection fees	\$0.00	\$2,128,000.00
SFWMD Permit	\$0.00	\$5,250.00
Deed and Covenants & HOA Docs	\$0.00	\$1,000.00
Transfer Density Rights (TDR)	\$0.00	\$400,000.00 (Not Available)
Wetland Credits	\$0.00	\$0.00 (On-Site)
Panther Credits	\$0.00	\$1,500,000.00 (Maximum)
Corkscrew Road Service Area (CRSA)	\$0.00	\$800,000.00 (Not Required)
<u>Commercial Building Permits (Recreational Building)</u>		
Building permit base fee	\$0.00	\$4,500.00
Electrical	\$0.00	\$3,000.00
Mechanical	\$0.00	\$450.00
Plumbing	\$0.00	\$450.00
Irrigation	\$0.00	\$75.00
Sewer	\$0.00	\$75.00
Pool with spa	\$0.00	\$225.00
Roofing	\$0.00	\$200.00
Fire	\$0.00	\$100.00
Plan Review Fee	\$0.00	\$1,500.00
<u>Residential Building Permits</u>		
Building permit base fee	\$38,100.00	\$600,000.00
Shutters	\$0.00	\$60,000.00
Electrical	\$19,050.00	\$120,000.00
Mechanical	\$0.00	\$80,000.00
Plumbing	\$25,400.00	\$80,000.00
Irrigation	\$0.00	\$60,000.00
Sewer	\$0.00	\$60,000.00
Pool	\$0.00	\$135,000.00
Pool Enclosure	\$0.00	\$60,000.00
Garage Door	\$0.00	\$60,000.00
Roofing	\$0.00	\$60,000.00
Fire	\$0.00	\$80,000.00
Plan Review Fee	\$0.00	\$60,000.00
<b>TOTAL FEES</b>	<b>\$2,584,715.00</b>	<b>\$18,904,176.50</b>



# FLORIDA WILDLIFE FEDERATION

*Affiliated With National Wildlife Federation*

Southwest Florida Office  
2590 Golden Gate Parkway, Suite 105  
Naples, Florida 34105

Office Phone: (239) 643-4111  
Cell: (239) 784-5119  
Email: [nancypayton@fwfonline.org](mailto:nancypayton@fwfonline.org)

December 7, 2011

Ray Blacksmith, President  
Cameratta Companies, LLC  
10491 Six Mile Cypress Parkway, Suite 207  
Fort Myers, Florida 33966

Dear Mr. Blacksmith:

Thank you for inviting the Florida Wildlife Federation (Federation) to discuss proposed changes to the **Corkscrew Woods** project along Corkscrew Road in eastern Lee County.

The Federation was pleased to learn that the project is being restructured from the currently approved platted lots to a master planned community. This change results in several significant benefits, direct and indirect, to the natural environment. The most obvious improvement is the switch from individual wells and septic tanks to central water and sewer on a site that borders conserved wetlands.

Additional environmental advantages of the planned community over the currently platted lots include:

- uniform management of the lake and open spaces;
- responsible use of the lake and activities near the lake;
- ability to prevent encroachment or abuse of abutting natural areas; and
- community programs that humanely address human-wildlife interactions.

The gifting of natural lands to CREW is also appreciated.

The Federation looks forward to continued collaborations with you and others associated with Corkscrew Woods. Your commitment to a community that reflects and respects its location next to conservation land is to be commended.

Sincerely yours,

*Nancy A. Payton*

Nancy A. Payton  
Southwest Florida Field Representative



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JANUARY 2012

## 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 season.

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 Daniels 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, I have added another date in February and then our quarterly trolley is scheduled for March 17. 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 Kelly1@visiongolfmanagement.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.

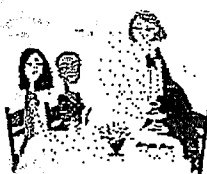
## Upcoming Events

### 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 750 local restaurants committed to providing every guest with a genuine Italian dining experience. It's what they like to call *Hospitaliano!* 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.

It's 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 9 a.m. and we will carpool. Sign-up at the clubhouse if you plan to attend; payments on your own.



### Wine Tasting

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

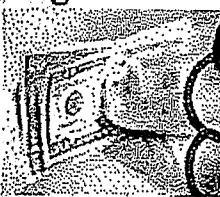
Keith Basik, with Wineshop at Home, will be here to give us a private wine tasting featuring small lots of handcrafted wines that change throughout the year. You will have the opportunity to try five different wines. Along with the wine, Keith will provide educational information about the wines in a 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.



### 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 ... 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 Ondracek, resident, (239) 287-9597.



### Painting With Sue

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

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!

## 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 3, representatives of Cameratta Companies, currently developing The Preserve at Corkscrew (the property west of Bella Terra), made a presentation of their proposed Corkscrew Woods development (the mine property east of Bella Terra) to approximately 100 residents. Cameratta Companies informed us that they were acquiring the property and that the current owner (Cemex) has cleared, graded, and installed gravel roadways to furnish access to the currently platted 254 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 80 acres of the rear 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 Cameratta 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 or approximately 1,850 units that Bella Terra has. The zoning amendment is required to further define the developer's design criteria and will be utilized to provide a density cap on the proposed project of approximately 800 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 manager's office.

Cameratta asked that if anyone has any issues with the Preserve at Corkscrew construction, to e-mail ncameratta@camerattacompanies.com. We will also make our best efforts to address your concerns.

Cameratta asked that if anyone was willing to put their support of Corkscrew Woods (the Cemex mine property) in writing, to send a simple e-mail of your support to the developer directly at ncameratta@camerattacompanies.com. This will be extremely helpful and appreciated for the approval, and put finality to the mine.

From The Desk Of Cheryl Crowder, CAM on page 2

Bella Terra

POSTAGE  
PAID  
PERMIT 151