



## Memorandum

To: Mr. Brandon Dunn, Sr. Planner  
Matt Noble, AICP, Principle Planner  
From: Tina M. Ekblad, MPA, AICP, LEED AP  
Date: 4-1-2012  
Subject: Proposed Text Amendment and FLU MAP page 2 of 8

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Please find proposed modifications to Policies 1.1.5 Suburban and 1.4.6 Conservation Future Land Use Categories attached. As discussed during our meeting on March 21, 2012, language has been proposed to the appropriate policies for the Corkscrew Woods application (CPA2011-00018). The proposal for Policy 1.1.5 limits density to the subject property, establishes a maximum and minimum number of units allowed, and requires a planned development approval to ensure the clustering of density. Policy 1.4.6 provides similar language, limiting the condition to the subject property, requiring a restoration plan to be approved as part of the planned development, and a conservation easement is to be established at the time of local development order.

In addition, please find a proposed amendment to the Future Land Use Map 1 page 2 of 8. As discussed during our March 21<sup>st</sup> meeting, this map has been amended to reflect the request to be included in the Estero Planning Community.

We consider these to be the final items necessary for a letter of sufficiency to be provided for application CPA2011-00018. If you have any questions, please do not hesitate to contact me. Thank you in advance for your kind consideration.

CPA2011-00018



## Corkscrew Woods Proposed Text Amendment

**POLICY 1.1.5:** The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.

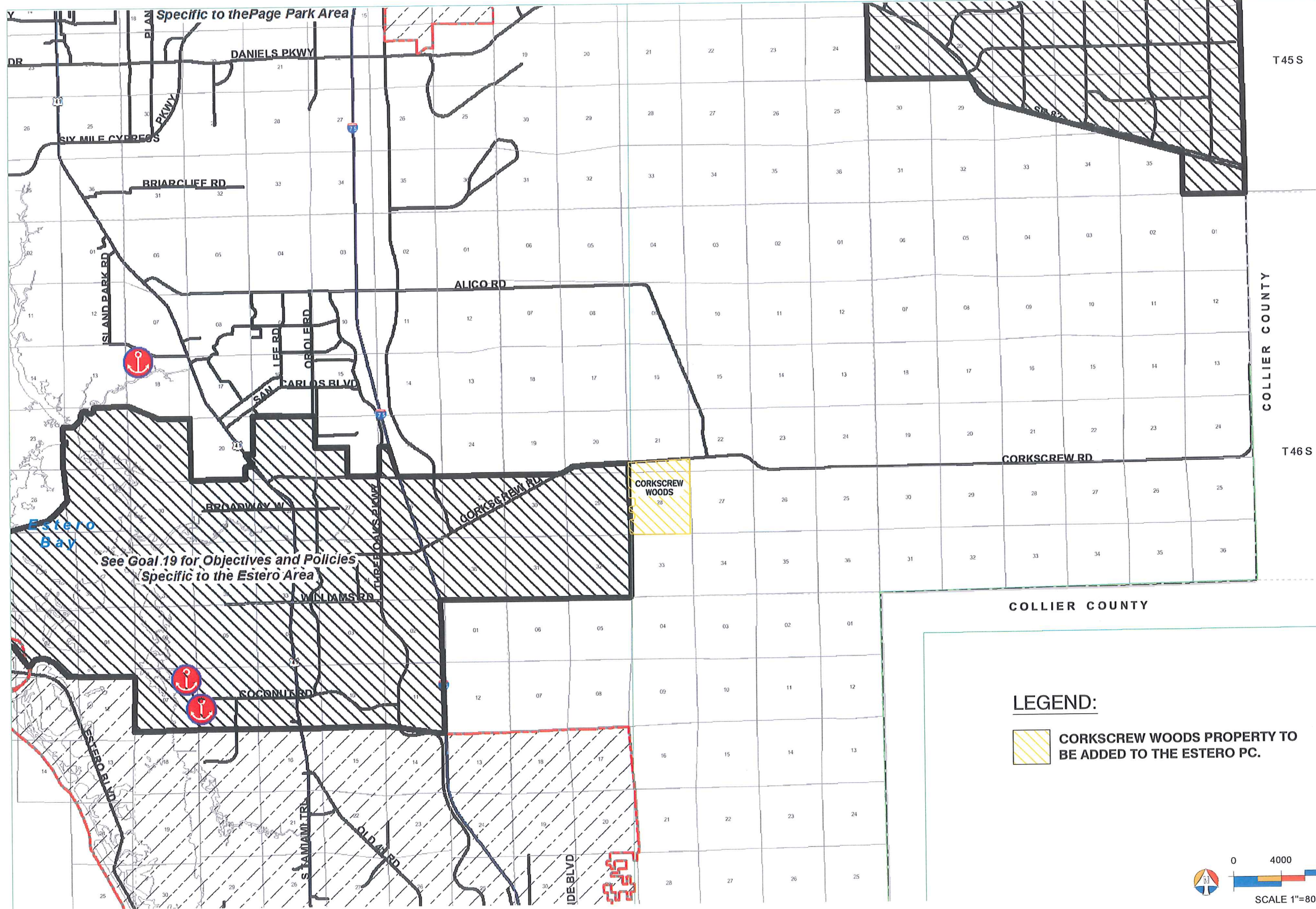
1. For property South of Corkscrew Road in Section 21, Township 46S, Range 26E and Section 28, Township 46S, Range 26E of the Estero Area subject to CPA2011-00018:
  - a. The property may be developed at a density of two dwelling units per acre (as limited herein), permitted through the planned development zoning process, in which the residential development is clustered.
  - b. A maximum of Eight Hundred (800) dwelling units and minimum of Six Hundred (600), along with accessory uses, accessory recreation uses, and ancillary commercial uses are permitted on ±513 acres through the use of clustering and the planned development zoning process. Any development in excess of 600 units will connect to public utilities.

**POLICY 1.4.6:** The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the FLUM. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands Category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters, and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields. 2020 lands designated as conservation are also subject to more stringent provisions of the 2020 program or the 2020 ordinances.


1. For property South of Corkscrew Road in Section 21, Township 46S, Range 26E and Section 28, Township 46S, Range 26E of the Estero Area subject to CPA2011-00018:

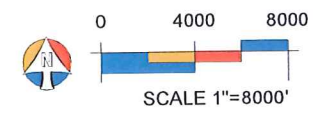


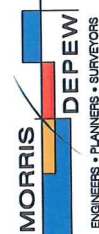
- a. The areas designated 'Upland Conservation,' will be subject to a restoration plan as part of the planned development zoning approval, can be used for passive recreation, and will be subject to a conservation easement established as part of the local development order.



**LEGEND:**

 CORKSCREW WOODS PROPERTY TO BE ADDED TO THE ESTERO PC.



<p>REVISIONS</p>	
<p>    <b>MORRIS DEPEU</b>                  ENGINEERS, PLANNERS, ARCHITECTS                  LANDSCAPE ARCHITECTS                  2014 Chandler Avenue                  Fort Myers, Florida 33901                  (239) 337-9900                  Toll Free: 800-937-7241             </p>	
<p>LEE PLAN MAP 1 - PAGE 2 OF 8 SPECIAL TREATMENT AREAS CORKSCREW WOODS</p>	
<p>                 MDA PROJECT: 11066                  CHECKED BY: DWD    DRAWN BY: JAB                  DATE: 03-21-2012                  SHEET  <b>1 OF 1</b> </p>	

## SUBMITTAL COVER SHEET Via Lee County Zoning Counter

APR 02 2012  
COMMUNITY DEVELOPMENT

TO: BRANDON DUNN, Senior Planner

RE: **CPA2011-00018**  
**CORKSCREW WOODS Comprehensive Plan Amendment**

DATE: April 2, 2012

APR 02 2012  
COMMUNITY DEVELOPMENT

Quantity    Description

- 1      Cameratta Companies Corkscrew Woods Presentation Package comprised of cover letter, 8-1/2 x 11 spiral binder, and 11 x 17 spiral binder.

*PLEASE AFFIX RECEIPT STAMP BELOW:*

CPA 2011-00018

# CAMERATTA COMPANIES, LLC

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March 29, 2012

Dear Members of the Lee County Local Planning Agency,

As an introduction, I am a resident of Lee County with the Cameratta Companies corporate office in the City of Fort Myers, and the Builder / Developer of *High Point Place* and *The Preserve at Corkscrew*.

The Corkscrew Woods property was acquired from the Cemex Corporation in late 2011. Cemex had recently completed their aggregate mining operation on the property and made a corporate decision to liquidate some of its land holdings. The property consists of 722 acres of land fronting Corkscrew Road and abutting the Bella Terra DRI to the west and protected conservation lands to the east and south. The property currently has a recorded subdivision plat and Development Order to allow for 254 lots with permitted uses including modular homes, trailers, and/ or some form of affordable housing. A Performance Bond is in the hands of the County which guarantees the completion of infrastructure which is now about 90% done and when completed will provide **well and septic** for the lots.

The land use change being requested would allow for a master planned community on a smaller development footprint than the current design and would ensure the highest quality development complying to the latest regulations and will be a compliment to Lee County as a whole and Bella Terra as a neighbor. The development of Corkscrew Woods would put an end to the continuous trash being dumped on the site and eliminate the current ability to build with well and septic tanks which would protect the 5 County well fields along the property's perimeter.

Another critical component to this proposal sets aside and creates additional acreage of conservation lands in perpetuity in the southerly portion of the property that abuts the county CREW lands. This created conservation area would restore existing uplands into wetlands and removes approximately 1 mile of existing roadways from the old design helping to reduce urban sprawl.

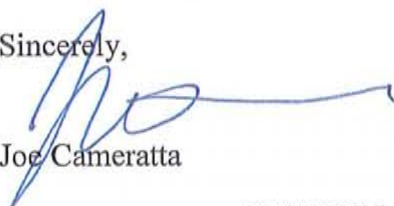
Corkscrew Road has recently been improved and widened through the Corkscrew Road Service Area (CRSA) program which is funded by properties within that corridor. In an effort to be consistent, Corkscrew Woods would also be placed into the CRSA boundaries which would require a payment of approximately \$1,000 per building permit duplicating the requirements at my Preserve at Corkscrew development. The county's current wastewater treatment facility which has a high demand for re-use water and none available for new users, would get the benefit of the re-use water generated from the 800 units in the project since Corkscrew Woods will irrigate the entire master planned community from the existing 220+ acre lake.

In closing, it is my opinion that Corkscrew Woods would be an asset to Estero, would generate significant fees to Lee County, increase school enrollment and property taxes, create jobs, reduce the development footprint, increase on-site conservation land, restore previously disturbed areas, reduce roadways, comply to new regulations, eliminate well and septic, protect county well fields, compliment Bella Terra, increase fire safety to Bella Terra by providing a water-main loop, and buffering the valuable CREW lands.

This proposal would provide a better master planned community than what is currently platted and has construction partially completed and cap the density at 800 units.

Thank you for your consideration in this matter.

Sincerely,



Joe Cameratta

RECEIVED  
APR 02 2012

COMMUNITY DEVELOPMENT



# CORKSCREW WOODS

*BY: CAMERATTA COMPANIES*

## PROJECT SUMMARY

Corkscrew Woods is located in the community of Estero in unincorporated Lee County. It is approximately 3 miles east of Interstate 75 on Corkscrew Road. Directly to the west of the property is Bella Terra, an 1,800 unit Development of Regional Impact. Lee County CREW lands are to the east and south of the project.



The property is +/- 722 acres, including a +/- 222 acre lake permitted by Special Exception in 1996 to be 70' deep. The property also includes +/- 41.03 acres of existing recorded conservation easements preserving various wetlands in the south and northeast portions of the property.



## PROPERTY HISTORY

From approximately 1996 through 2010, the property operated as an aggregate mine. In 2007, a plat was recorded establishing 254 large residential lots. It was expected at that time that water and sewer service would be provided to each lot through water wells and septic systems. After obtaining a development order along with the other necessary permits from Lee County and the South Florida Water Management District, and providing the required performance bonds, infrastructure construction began. The site has been cleared and graded, a stormwater management system is in place, and base roadways were established. Infrastructure construction is  $\pm$  90% complete to support the recorded 254 lot plat with building permits available.



In 2011 the Cemex mine corporation decided to sell the property to Cameratta Companies rather than continuing to mine the site, complete minimal restoration and liquidate the completed large lots. Instead of proceeding with the existing approvals Cameratta Companies is seeking to establish a more sustainable and ecologically responsible community, compatible with surrounding and contiguous existing properties and comply with up to date development regulations.



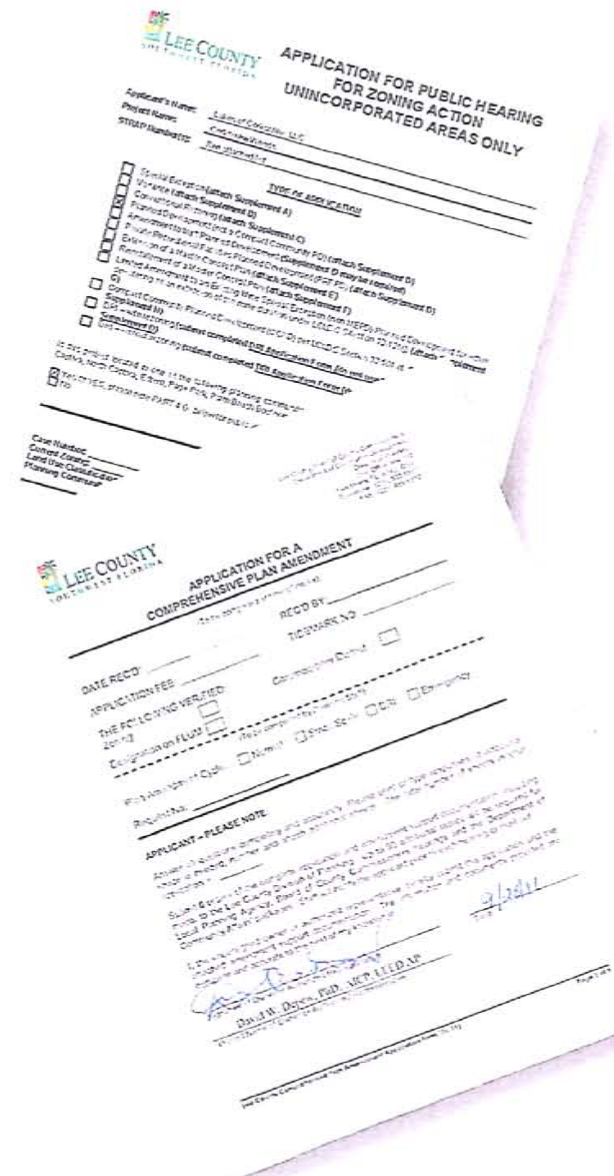
CORKSECREW WOODS (By: Cameratta Companies)



# APPLICATION REQUESTS

The existing conditions of the site as well as the permit approvals from Lee County and the South Florida Water Management District do not reflect the type of community that is sustainable or compatible with the surrounding properties or existing land use designations. To develop a project that is more appropriate, next to and contiguous to the Bella Terra Community, sensitive to the adjacent conservation lands and natural environment, and allows for development of a marketable product, a Comprehensive Plan Amendment and Rezoning Request are necessary. Together, the Lee Plan amendment and rezoning request will enable residential uses to be clustered on the already impacted and cleared portions of the site, while preserving and restoring areas on the site with less impacts and more native vegetation.

In September, an application for a Comprehensive Plan Amendment was submitted to Lee County in an effort to establish a more appropriate Future Land Use Category for the site. A rezoning request which included a more detailed site plan, was submitted immediately following the Amendment application to be reviewed concurrently. By taking advantage of the concurrent review process, and the ability to establish proper conditions for approval, the project aims to provide the information and detail necessary to process and approve these requests quickly and efficiently.



## COMPREHENSIVE PLAN AMENDMENT

Corkscrew Woods is currently within the Lee Plan's Density Reduction/ Groundwater Resource (DR/GR) Future Land Use Category. This classification is generally used to identify upland areas with potential to recharge groundwater and the most appropriate locations to locate withdrawal locations for water. Existing and future expansion opportunities for public facilities and infrastructure are limited.

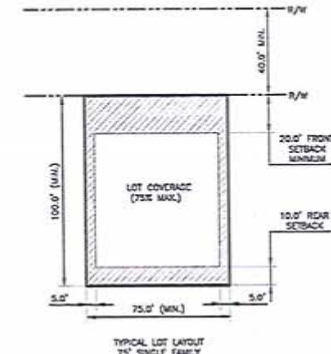
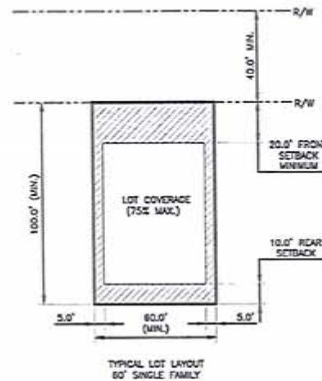
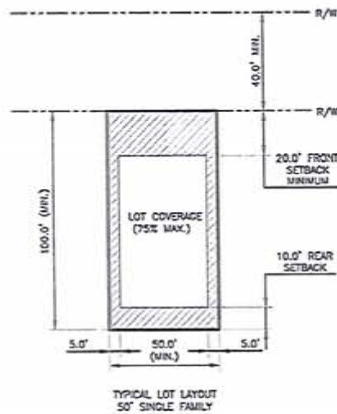


Although the project is within the DR/GR there are unique site conditions inconsistent with this category. The County has already identified well locations abutting the western boundary of the site, therefore remainder of the property is no longer needed for future water supply. Further, as a previously platted, existing, and vested subdivision, the property has the necessary infrastructure in place to be developed for 254 large single family lots utilizing well and septic systems. These characteristics follow a suburban intensity development plan rather than the rural type preferred in the DR/GR. The Comprehensive Plan

Amendment takes these characteristics and the site's former operation as a mine into account in its rezoning request for the property. Of the  $\pm 722.12$  acre site  $\pm 222$  acres is the existing mine lake. This proposal preserves conservation land in the south portion of the property to compliment the abutting CREW lands. The clustered residential component serves to step down development intensity between Bella Terra to the west and conservation lands to the east and south, allowing the extension of central water and sewer service to eliminate negative impacts from placing well and septic systems in proximity to public water supply wells.

## ZONING REQUEST

In conjunction with the Comprehensive Plan Amendment, a rezoning request for a Residential Planned Development to cluster development, has been submitted and is being concurrently reviewed. The request enables Corkscrew Woods to be designed as a Master Planned Community, and permits the establishment of performance criteria to assure sustainability.



The site design proposes a variety of lot sizes, clustered around the existing lake and utilizing the existing roadways, to the greatest extent possible, to accommodate various housing types meeting the needs of today's market.

A different denser product mix may be proposed along the property line abutting the two-story condominiums in the Bella Terra Community. These units would provide a transition between Bella Terra's multi-family buildings and the Corkscrew Wood's single family units.

## AMENITIES

As a Master Planned Community, Corkscrew Woods has taken advantage of a unique site condition to create a distinct amenity area for its residents. A portion of the property near the northern property line was not mined to its full extent, leaving a large peninsula. The vision of Cameratta Companies for the community includes creating a secluded amenity center from this unique feature. The clubhouse, fitness facility, and resort pool have been designed and located for residents to enjoy an uninterrupted view of the existing lake. Dock facilities are proposed for residents to utilize the lake for water based recreation, however gasoline powered watercraft are to be prohibited as part of the zoning request. It is expected that residents wishing to utilize canoes, kayaks, paddle boats, electric water craft, and other non-petroleum based recreational craft will launch from the amenity area. Tennis courts, multisport courts, Bocce, a pool, a playground area, and a clubhouse/restaurant area also included as part of the amenity area for residents' enjoyment.





An essential component of the Corkscrew Woods development plan is environmental planning. As part of the entitlement process for the project, the development footprint of the site will be consolidated with preservation and restoration of native Florida ecosystems performed in the southerly portion of the property. Approximately 41 acres of wetlands on the property have already been placed in conservation easements. Through the proposed plan for the property, 40 of the existing platted lots, shown in yellow shade, will be vacated and restored to provide additional acres of restored

preservation land, buffering the adjacent CREW lands. The restoration effort will include the removal of roughly one (1) mile of the existing roadway system, an enhanced planting program, on-going maintenance and monitoring programs, as well as providing conservation easements for the areas that have been restored. The restoration and preservation creates not only a unique feature to the project but protects natural resources and provides an expanded buffer to better complement the existing CREW lands than the current plat.

## FEE COMPARISON WITH ZONING CHANGE

Aside from assigning a new zoning classification on the Corkscrew Woods property that better reflects the current condition and intended use, Cameratta Companies has also approximated the economic advantage the development will have on Lee County.

### 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	\$ 10,447,440.00
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
<b>SUB-TOTAL FEES TO LEE COUNTY</b>	<b>\$2,584,715.00</b>	<b>\$16,536,176.50</b>
<b>APPROXIMATE PANTHER CREDITS</b>	<b>\$ -</b>	<b>\$ 1,500,000.00</b>
<b>Corkscrew Road Service Area - CRSA</b>	<b>\$ -</b>	<b>\$ 800,000.00</b>
<b>TOTAL =</b>	<b>\$2,584,715.00</b>	<b>\$18,782,776.50</b>

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.

**LEE COUNTY ESTIMATED PROPERTY TAX COMPARISON**

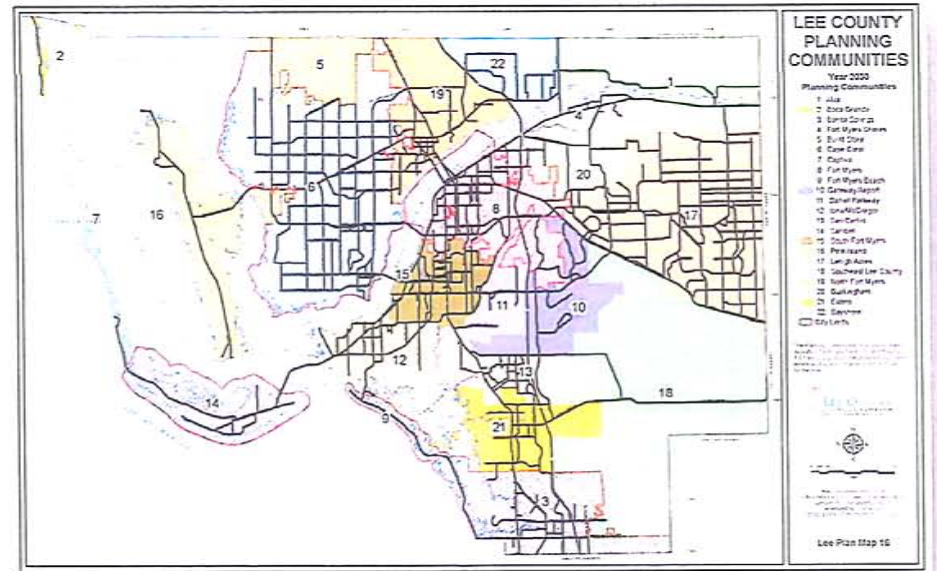
Description	COST	Existing Plat Pre-Fab Home or Trailers 254	Proposed Site Plan 800
Annual Property Taxes	\$ 2,624.49	\$ 666,620.46	
Annual Property Taxes	\$ 6,665.31		\$ 5,332,248.00
Transfer Deed (One Time Fee)	\$ 1,068.50	\$ 271,399.00	
Transfer Deed (One Time Fee)	\$ 2,818.50		\$ 2,254,800.00
<b>TOTAL COST</b>		<b>\$ 938,019.46</b>	<b>\$7,587,048.00</b>

**LEE COUNTY ESTIMATED MONTHLY FEE COMPARISON**

Description (2013 Fee)	Existing Plat Pre-Fab Home or Trailers 254	Proposed Site Plan 800
Wastewater @ 200gpd	\$ 0	\$ 42,472.00
Water @ 250gpd	\$ 0	\$ 25,208.00
<b>TOTAL COST PER MONTH</b>	<b>\$0</b>	<b>\$67,680.00</b>

## COMMUNITY OUT-REACH

In keeping with Cameratta Companies, LLC policy, efforts to keep the local residents and stakeholders of Estero have been extensive. Meetings with the residents of Bella Terra have been conducted, and additional community gatherings will be held as the entitlement process progresses. Non-governmental organizations such as the Conservancy of Southwest Florida, Audubon, and the Estero Community Council have all been solicited for input, received presentations, and been invited on site visits to discuss site design and restoration efforts. As part of the Lee Plan amendment, it has been proposed that the property be moved into the Estero Planning Community.



## UNIQUE CONDITIONS

Unique conditions solely affecting Corkscrew Woods, that were over time requested and performed by the previous owner which were reviewed and approved by Lee County, the South Florida Water Management District, and the Army Corps of Engineers, has made the current zoning classification inappropriate for this property.

No other property in Lee County that is designated as DR/GR has a combination of being;

- A property in excess of 700 acres,
- Abuts an on-going DRI
- Was a previously active aggregate mine,
- Within ¼ mile of sanitary sewer,
- Has direct access to potable water,
- Has an approved and recorded subdivision plat,
- Has residential lots on the Lee County tax roll,
- Was granted a Development Order,
- Has an active Environmental Resource Permit,
- Has a Performance Bond posted to guarantee completion of residential construction,
- Has completed development site clearing,
- Has roadways and a water management systems 90% completed,
- Has conservation easements recorded,
- Has a Homeowners Association established,
- Has existing entry road project turn lanes installed and now maintained by the county,
- Has incorporated county well fields in its design.

## **BENEFITS**

The proposed project and entitlement effort reflect a decision on the part of Cameratta Companies to design a residential project that is sustainable and compatible with the surrounding community. There are unique site conditions inconsistent with the existing land use designations. To address these inconsistencies, the proposed development plan seeks to cluster residential uses on the already impacted and cleared portions of the site to preserve and restore areas on the site with less impacts and more vegetation. This will provide a transition or step down in development intensity between the contiguous Bella Terra community abutting the western property boundary and the conservations lands to the south and east of the site. Potable water and sanitary sewer service from Lee County will be extended by the Developer from nearby existing locations, eliminating the need for well and septic. Since irrigation water will be obtained from the on-site lake, the county will benefit from sale of re-use water generated from the development. An additional improvement, will be implemented to provide a water main loop from Corkscrew Woods to Bella Terra in an effort to provide additional circulation and flow for water service.

The consolidation of the development footprint also provides for an essential component to the development plan, the preservation and restoration of native Florida ecosystems in the southerly portion of the property. Approximately 41 acres of wetlands on the property have already been placed in conservation easements. Additional acreage within the site will be restored with the vacation of 40 platted lots adjacent to the existing Corkscrew Regional Ecosystem Watershed (CREW lands). The restoration effort will include the removal of approximately a mile of the existing roadway system, as well as, an enhanced planting program, on-going maintenance and monitoring programs, and conservation easements will be provided for the areas that have been restored.

Corkscrew Woods will be a more sustainable and ecologically responsible community, by clustering the development footprint, preserving and restoring portions of the property, extending water and sewer service, and improving compatibility with surrounding properties.

NEGATIVE vs. POSITIVE

- 0 Smaller development footprint
- 0 Increased conservation land
- 0 Additional buffer to CREW lands
- 0 Reduction in roadways
- 0 Installation of littoral shelves
- 0 Increase lake safety and clean-up site rubbish
- 0 Restoration of uplands to wetlands
- 0 Money to county for conservation land acquisition
- 0 Wastewater serviced by Lee County utilities
- 0 Restriction for no septic systems
- 0 Potable water serviced by Lee County utilities
- 0 Restriction for no potable water wells
- 0 Re-use water generated for county use
- 0 Property tax increase
- 0 Protection of county well fields
- 0 Transitional development from Bella Terra DRI
- 0 Eliminates urban sprawl
- 0 Increase in school enrolment
- 0 **POSITIVES DESCRIBED by the FLORIDA WILDLIFE FEDERATION**
- 0 Uniform management of the lake and open spaces
- 0 Responsible use of the lake and activities near the lake
- 0 Ability to prevent encroachment or abuse of abutting natural areas
- 0 Community programs that humanely address human-wildlife interactions



**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: [nancy.payton@fwfonline.org](mailto:nancy.payton@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,

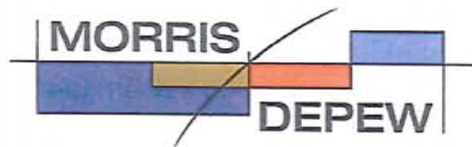
*Nancy A. Payton*

Nancy A. Payton  
Southwest Florida Field Representative

## INCLUDED IN THE DEVELOPMENT

1. All lots would be serviced by a sanitary sewer system connected to Lee County Utilities.
2. All lots would be serviced by a potable water system connected to Lee County Utilities.
3. The development will utilize the existing on-site lake for irrigation and not request re-use water from Lee County.
4. A water main stub connection with valve will be provided at a location at the sites westerly property line for future extension and connection by Bella Terra. The water main stub connection and valve shall be installed no later than the second phase of the development.
5. A minimum of \$250,000 would be allocated for the planning, design, and construction of the restoration area which would be completed prior to the issuance of the 255<sup>th</sup> building permit.
6. The development will remove approximately 5,600' of existing roadway.
7. New and existing conservation land on the property will total approximately 200 acres and will act as a development buffer to the abutting CREW lands.
8. The development will cluster the residential density within the existing disturbed areas of the site and north of the proposed restored preservation areas.
9. The development shall participate in the Corkscrew Road Service Area (CRSA) district if desired by the County.
10. The development shall be included in the Estero Planning boundaries.

## PARTICIPANTS



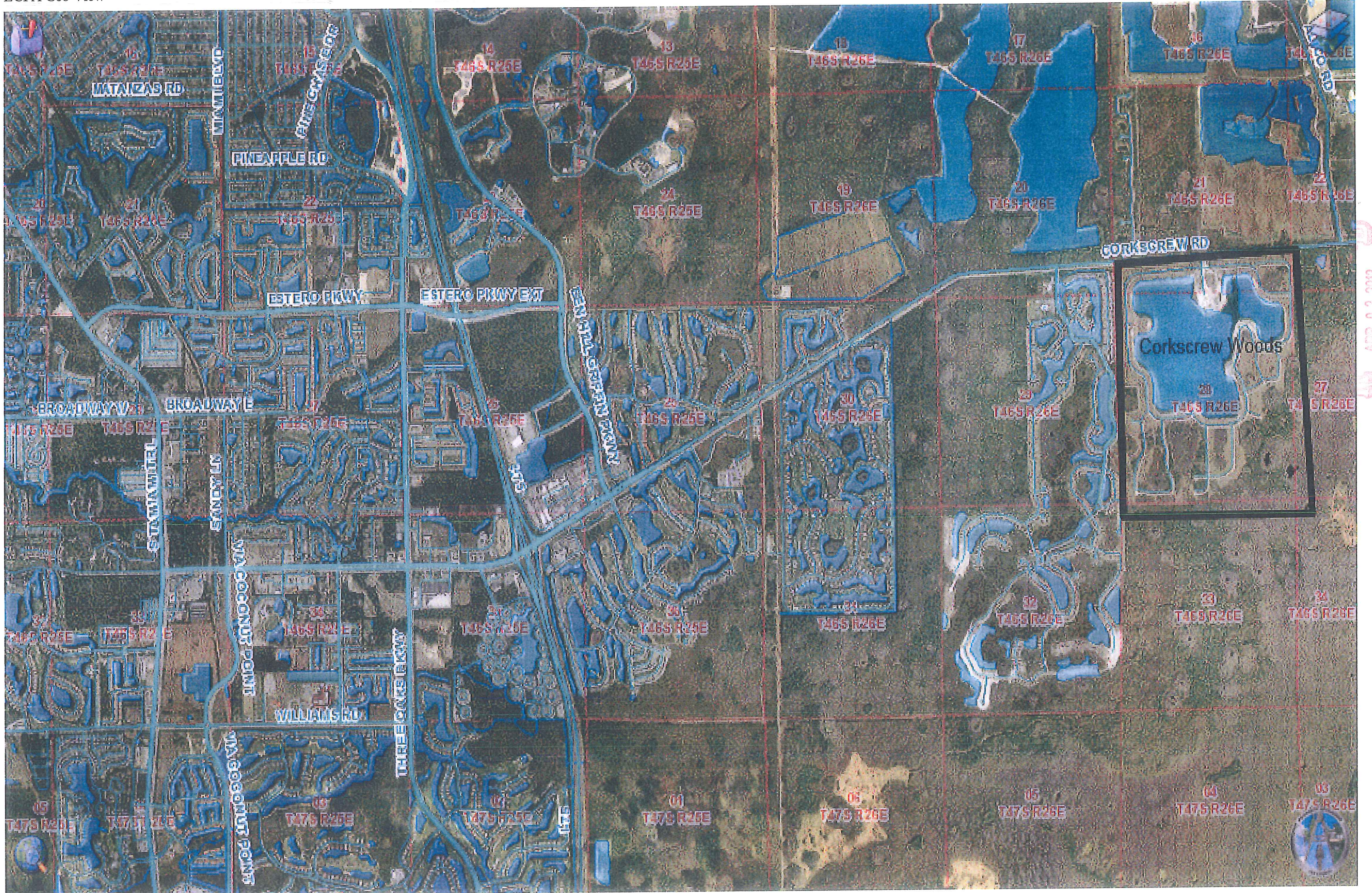
Cameratta Companies is a full-service, leading real estate development company and a pioneer in the real estate industry. With more than 29 years of experience, the Cameratta organization has successfully developed thousands of acres of raw land into masterfully designed communities including single family and multi-family residential communities, high-rise condos and golf course communities.

Morris-Depew Associates provides civil engineering, land planning, landscape architecture, and surveying services throughout Florida from its headquarters in Fort Myers. The firm has experience in the planning and design of resorts, residential communities, industrial, multi-use and medical projects.

With years of experience serving Southwest Florida, the firm has helped shape the region, participating in the substantial growth of Southwest Florida. Pavese Law Firm have been pioneers in applying the law to preserve state lands, served as legal professionals for infrastructure projects, from the building of major roads and bridges, to initiating Lee County's water and sewer systems. The firm continues to participate in large regional projects as well as serving individuals, families, small businesses and large corporations.

Passarella & Associates is a full-service ecological consulting firm, founded to assist clients in achieving a sustainable balance between development and our environmental resources. We offer the environmental expertise to oversee both small and large-scale projects from concept to completion.

Progressive Water Resources a broad array of technical, scientific, and regulatory support services to assist our clients in all of their water resource needs, including water supply development, watershed and stormwater management, regulatory permitting and compliance, water conservation, and strategic water resource planning.

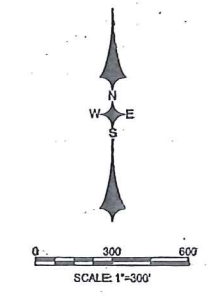
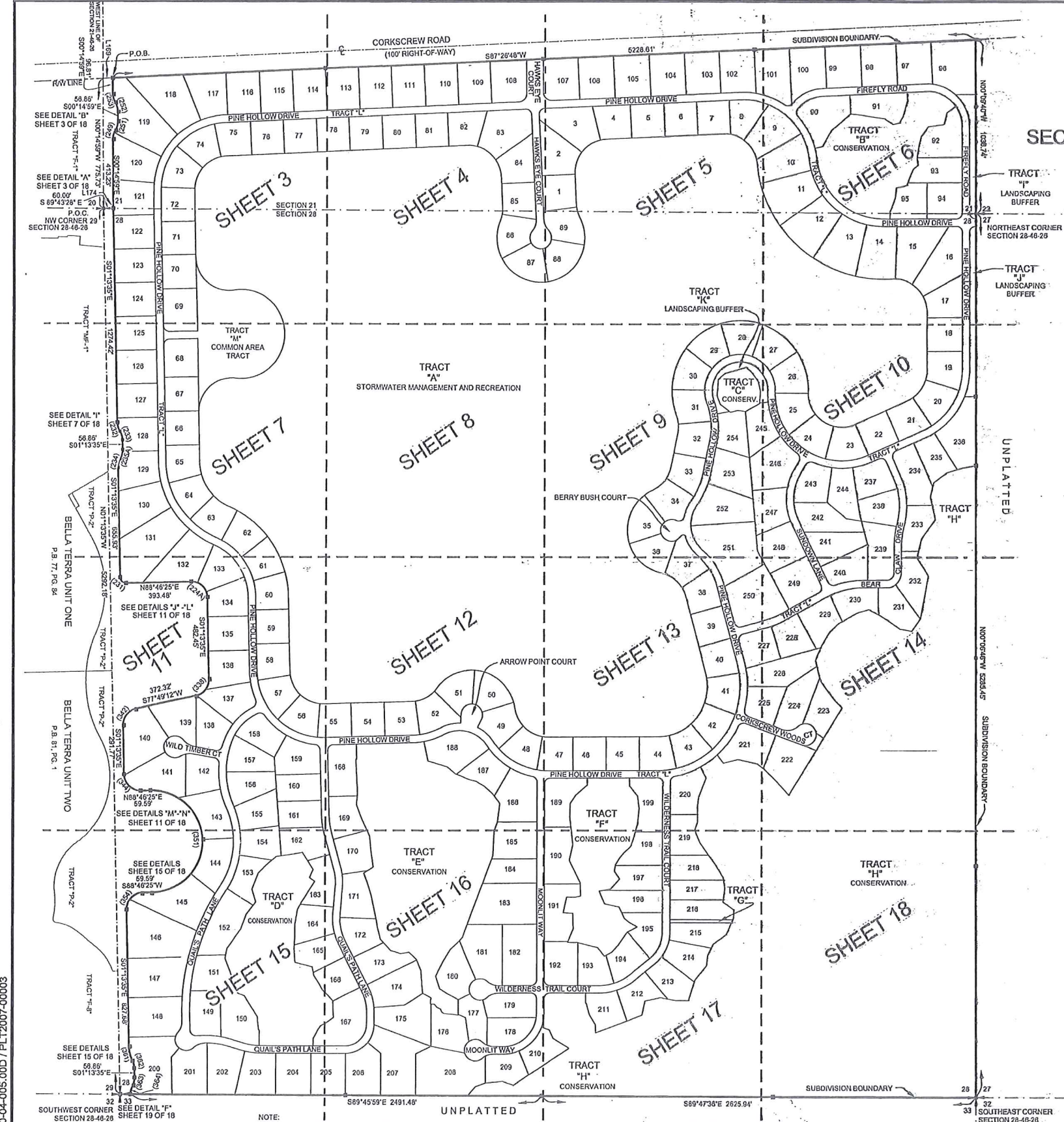


APR 02 2012  
 COMMUNITY DEVELOPMENT

CPA 2011-00018

# 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	N89°43'28\"/>	

CURVE TABLE

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
(224A)	95.00'	149.22'	90°00'00"	S46°13'35\"/>	

LOT/TRACT	AREA TABLE	ACREAGE	LOT/TRACT	AREA TABLE	ACREAGE	LOT/TRACT	AREA TABLE	ACREAGE	LOT/TRACT	AREA TABLE	ACREAGE
1	40.999	0.94	71	40.947	0.92	131	107.855	2.48	201	58.520	1.34
2	52.738	1.21	72	39.845	0.92	132	72.203	1.65	202	59.432	1.34
3	64.133	1.47	73	39.877	0.92	133	44.155	1.01	203	55.295	1.27
4	41.412	0.95	74	39.899	0.92	134	48.051	1.10	204	53.000	1.22
5	40.050	0.92	75	40.050	0.92	135	38.208	0.88	205	53.000	1.22
6	40.050	0.92	76	40.050	0.92	136	51.681	1.19	206	58.300	1.34
7	40.050	0.92	77	40.050	0.92	137	50.827	1.16	207	59.822	1.38
8	40.050	0.92	78	40.050	0.92	138	45.810	1.05	208	104.329	2.39
9	40.050	0.92	79	40.050	0.92	139	54.910	1.26	209	49.844	0.93
10	40.050	0.92	80	40.050	0.92	140	78.917	1.77	210	39.670	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	44.148	0.97	142	44.693	1.03	212	41.970	0.96
13	40.050	0.92	83	58.718	1.35	143	58.482	1.34	213	44.029	1.01
14	40.052	0.92	84	48.894	1.07	144	55.401	1.27	214	43.841	1.01
15	52.081	1.19	85	40.938	0.94	145	43.553	0.92	215	43.587	1.00
16	58.571	1.33	86	42.929	0.98	146	105.892	2.43	216	44.323	1.02
17	43.484	1.00	87	41.334	0.95	147	82.895	1.90	217	39.927	0.92
18	43.000	0.99	88	40.978	0.92	148	78.687	1.78	218	43.007	0.97
19	43.328	0.99	89	42.100	0.97	149	50.745	1.16	219	43.758	1.00
20	42.098	0.97	90	82.938	1.44	150	61.470	1.41	220	46.675	1.07
21	40.134	0.92	91	48.269	1.13	151	48.197	1.11	221	55.879	1.28
22	40.050	0.92	92	46.339	1.06	152	71.176	1.62	222	60.959	1.40
23	40.050	0.92	93	44.385	1.02	153	39.656	0.91	223	40.404	0.93
24	40.050	0.92	94	45.901	1.05	154	42.142	0.97	224	54.992	1.26
25	40.050	0.92	95	42.428	0.97	155	48.727	1.07	225	43.416	1.00
26	40.050	0.92	96	79.048	1.81	156	48.300	1.06	226	59.922	1.38
27	40.050	0.92	97	53.415	1.23	157	44.387	1.02	227	42.850	0.99
28	40.050	0.92	98	53.387	1.23	158	43.814	1.01	228	42.265	0.97
29	40.050	0.92	99	53.388	1.23	159	51.875	1.19	229	41.215	0.92
30	40.050	0.92	100	58.143	1.33	160	43.329	0.99	230	39.615	0.91
31	40.050	0.92	101	84.391	1.48	161	42.135	0.97	231	43.472	1.00
32	39.844	0.92	102	53.931	1.23	162	47.901	1.07	232	42.853	0.96
33	40.031	0.92	103	53.388	1.23	163	45.173	1.04	233	40.183	0.92
34	43.701	1.00	104	53.389	1.23	164	46.141	1.06	234	55.955	1.28
35	40.050	0.92	105	53.388	1.23	165	44.888	1.03	235	40.923	0.93
36	40.234	0.92	106	53.388	1.23	166	43.285	0.99	236	68.352	1.57
37	44.045	1.01	107	53.209	1.22	167	73.492	1.69	237	43.548	1.00
38	40.050	0.92	108	53.553	1.22	168	53.219	1.24	238	43.018	0.97
39	40.050	0.92	109	50.210	1.15	169	44.668	1.03	239	55.710	1.28
40	40.050	0.92	110	50.210	1.15	170	48.478	1.07	240	43.652	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	42.738	0.98	242	52.898	1.21
43	40.050	0.92	113	50.210	1.15	173	48.581	1.12	243	43.656	1.00
44	40.049	0.92	114	50.210	1.15	174	82.123	1.43	244	45.977	1.05
45	40.049	0.92	115	50.210	1.15	175	68.482	1.60	245	47.758	1.08
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	41.877	0.97	177	35.931	0.83	247	48.793	1.10
48	40.049	0.92	118	84.316	1.94	178	42.869	0.98	248	55.819	1.26
49	42.888	0.98	119	88.750	2.27	179	45.431	1.01	249	58.590	1.30
50	40.050	0.92	120	80.869	1.40	180	50.833	1.17	250	89.483	2.05
51	40.429	0.92	121	51.981	1.17	181	74.981	1.71	251	51.541	1.16
52	42.808	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	92.899	2.13	253	58.307	1.29
54	40.050	0.92	124	50.207	1.15	184	44.139	1.01	254	43.139	1.01
55	40.050	0.92	125	50.208	1.15	185	57.443	1.32	A	9,924.835	227.84
56	40.050	0.92	126	50.208	1.15	186	55.885	1.31	B	334.120	7.87
57	40.050	0.92	127	42.768	0.99	187	42.768	0.99	C	320.592	7.37
58	40.050	0.92	128	48.560	1.07	188	64.138	1.47	D	443.055	10.17
59	40.050	0.92	129	51.211	1.18	189	54.377	1.25	E	818.438	20.12
60	40.050	0.92	130	87.841	1.99	190	59.951	1.36	F	320.592	7.37
61	40.050	0.92	131	107.855	2.48	191	87.823	1.33	G	7.505	0.17
62	40.050	0.92	132	72.203	1.66	192	53.149	1.22	H	4,828.808	110.85
63	40.050	0.92	133	44.155	1.01	193	33.993	0.78	I	32.923	0.71
64	40.050	0.92	134	48.051	1.10	194	41.717	0.95	J	37.187	0.85
65	40.050	0.92	135	50.208	1.15	195	42.800	0.98	K	27.178	0.67
66	41.621	0.94	136	51.651	1.19	196	51.621	1.19	L	1,518.211	37.10
67	48.468	1.04	137	50.827	1.16	197	42.741	0.97	M	274.191	6.97
68	45.195	1.03	138	45.810	1.05	198	45.482	1.00	N	51.880	1.18
69	64.649	1.49	139	45.810	1.05	199	51.880	1.18	O	51.880	1.18
70	40.050	0.92	140	78.917	1.77	200	88.704	2.04	TOTAL	31,455.839	722.12

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 8891 6" WITNESS. PRM" WITH THE OFFSET VALUE ALSO STAMPED ON THE DISK.

D0590-04-005.000 / PLT2007-00003



ALICO ROAD

CORKSCREW ROAD

BELLA TERRA

PANTHER ISLAND BL



Area 





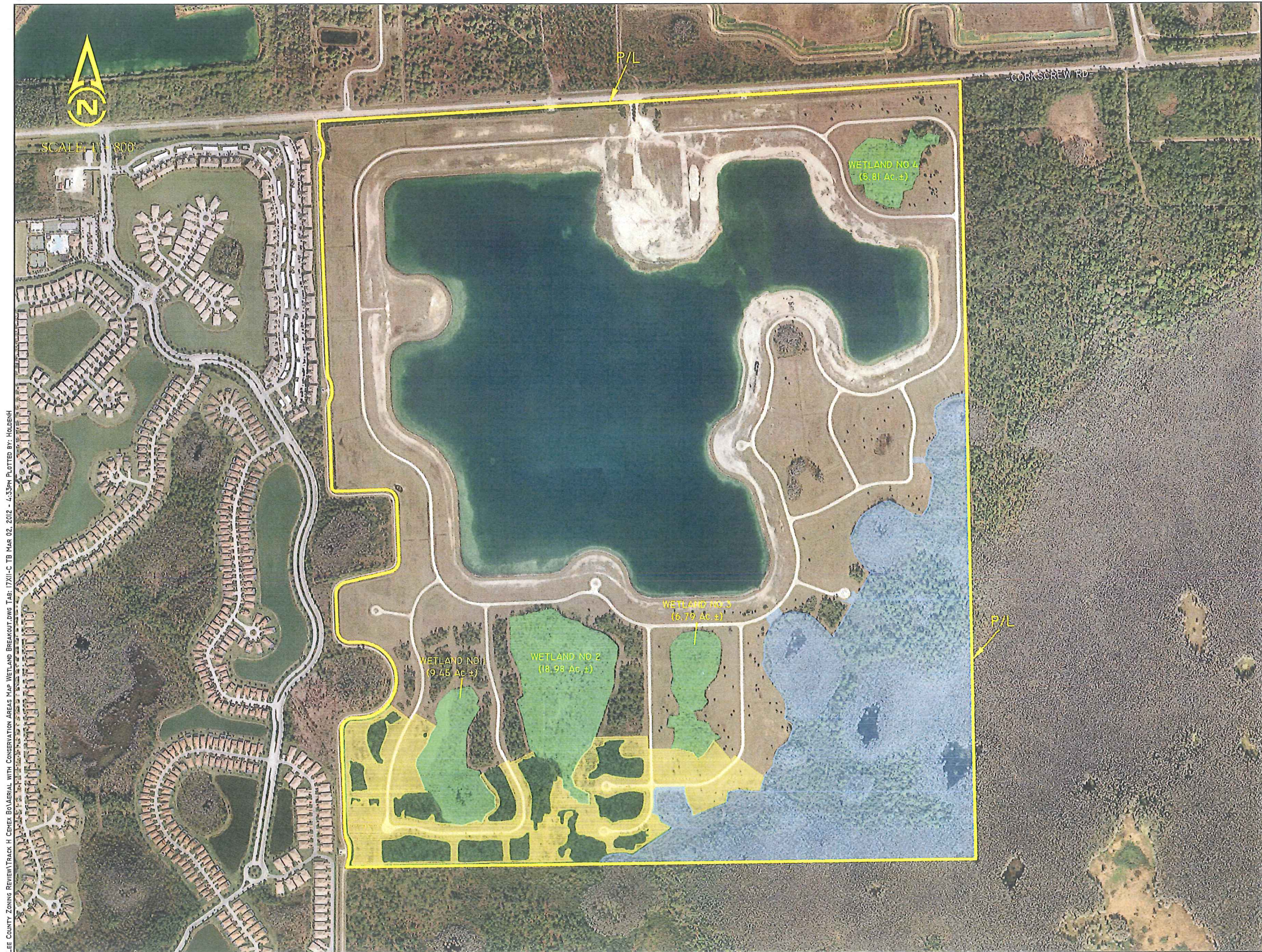


PINE HOLLOW DR.









LEGEND:

<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90;"></span>	WETLAND PRESERVATION (41.03 Ac.±)
<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90;"></span>	UPLAND PRESERVATION (20.93 Ac.±)
<span style="display:inline-block; width:15px; height:15px; background-color:#FFFF00;"></span>	RESTORATION AREA (36.26 Ac.±)
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6;"></span>	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.±
<b>TOTAL</b>	<b>98.22 Ac.±</b>

**CORKSCREW WOODS  
WETLAND PRESERVATION SUMMARY**

WETLAND PRESERVATION SUMMARY	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.±
<b>TOTAL</b>	<b>41.03 Ac.±</b>

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.

J:\12011\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: HOLDENH

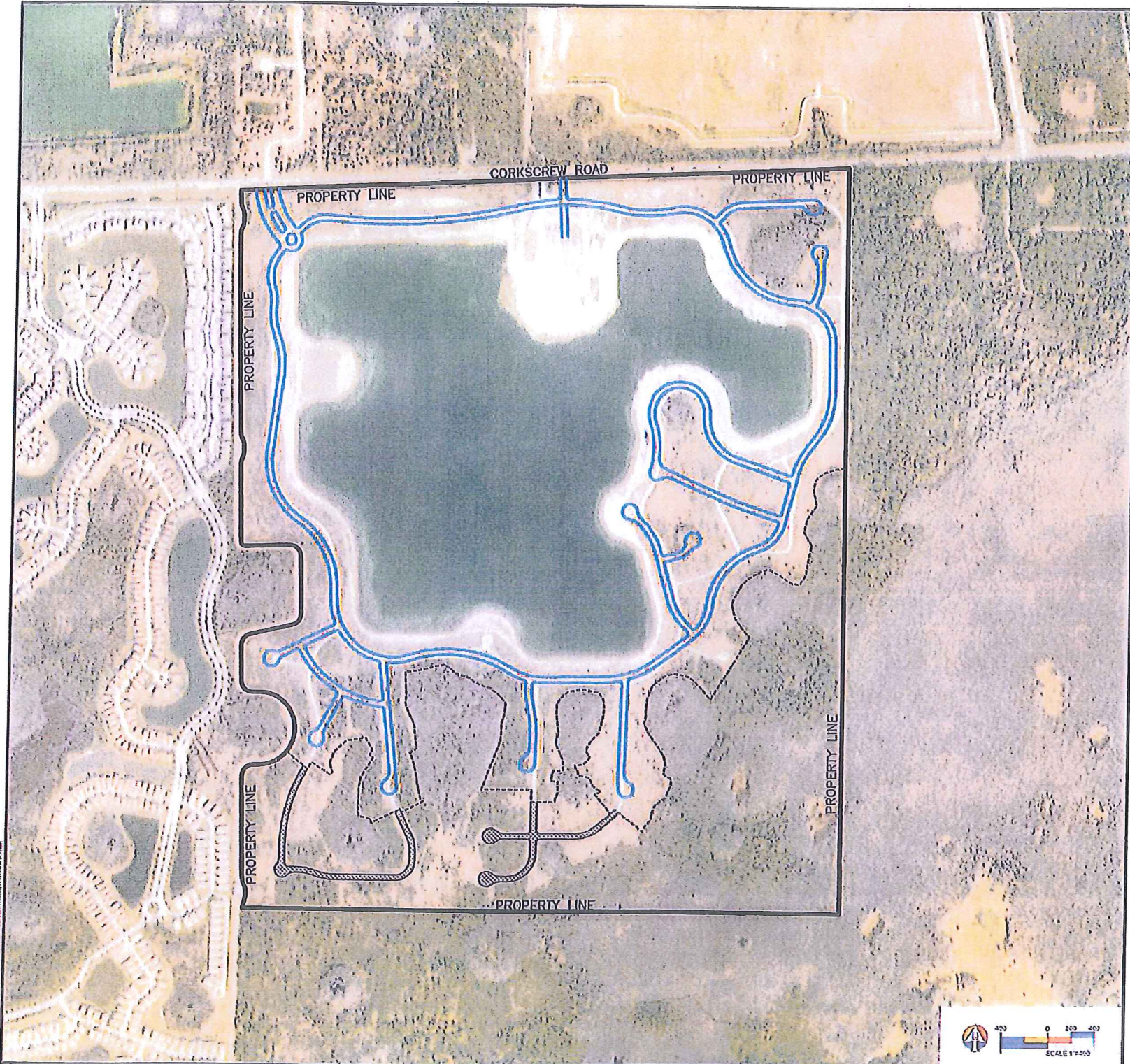
REVISIONS	DATE	DRAWN BY	DATE
		H.H.	3/1/12
		DESIGNED BY	DATE
		S.J.	3/1/12
		REVIEWED BY	DATE
		K.C.P.	3/1/12

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



**CORKSCREW WOODS**  
AERIAL WITH CONSERVATION AREAS MAP

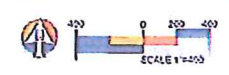
DRAWING No. 11CPL2065
SHEET No.

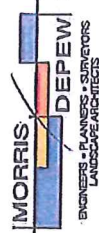


EXISTING RECORD PLAT ROAD  
 RIGHT OF WAY LENGTH = 33,527'  
 PROPOSED ROAD RIGHT OF WAY  
 (SHOWN IN BLUE)  
 LENGTH = 27,868'  
 PROPOSAL RESULTS IN  
 5,659' (1.07 MILES) OF REDUCED  
 ROADWAY

**LEGEND:**

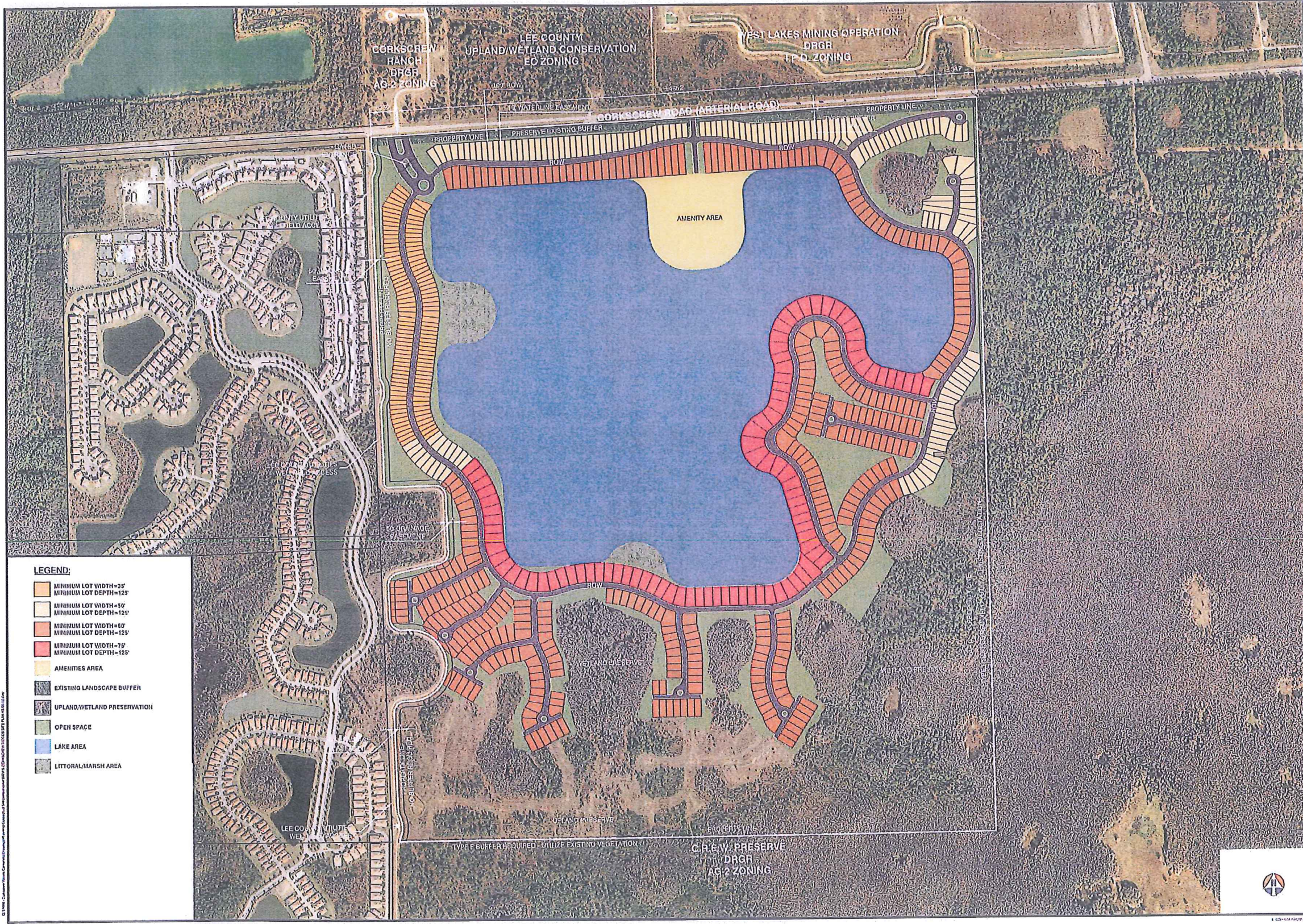
- : MCP PRESERVE LIMITS
- : PROPOSED R/W (27,868 LF)  
(EXISTING R/W IS 33,527 LF)
- [Cross-hatched box]: PLAT R/W TO BE REMOVED FOR  
: UPLAND PRESERVE  
(C/L DISTANCE ±5,358 LF)



 <p><b>MORRIS DEPER</b>        ENGINEERS - PLANNERS - ARCHITECTS        LANDSCAPE ARCHITECTS        2914 GARDNER AVENUE        FORT MYERS, FL 33901        (888) 333-3333        FL. REG. NO. 00032 / FL. CERT. NO. LB0001 / LIC00000003</p>	<p>REC'D</p>
<p>ROADWAY R/W EXHIBIT (PLAT VS. MCP)        RESIDENTIAL PLANNED DEVELOPMENT        CORKSCREW WOODS        Lee County, Florida</p>	
<p>SEA PROJECT        11068</p>	
<p>CHECKED BY        TIME</p>	<p>DRAWN BY        DAW</p>
<p>DATE        02-24-2012</p>	
<p>SHEET        1 OF 1</p>	







- 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 DEPEW**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS  
 Fort Myers  
 Tallahassee  
 Gainesville  
 2014 Chevrolet Avenue  
 Fort Myers, Florida 33901  
 Fax (239) 337-2594  
 Tel. (888) 337-7341  
 FL CA. NO. 6532 / FL CERT. NO. L18191 / L.C.00000030

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

MDA PROJECT  
 11066  
 CHECKED BY: TE  
 DRAWN BY: JAB  
 DATE: 03-15-2012  
 SHEET  
 1 OF 1



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## 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 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	\$ 13,180.50	\$ 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	\$ 4,975.27	\$ 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 [lcavanaugh@leegov.com](mailto:lcavanaugh@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	\$ 1,460.24
<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
					<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>	0.56060%	\$ 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
					<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>



Environmental Sciences	Permitting/Licensing	Planning	eConnect
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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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- [Minimum Use / Single Family Determinations](#)
- [Remodeling / Change of Use](#)
- [Research](#)
- [Rezoning \(Conventional\)](#)
- [Special Exception](#)
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- [Zoning Letter of Verification](#)

Administrative Actions			top
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	

Bonus Density			top
Fee Type	Fee	Unit	
Bonus Density	\$2,100	Per Application	

County Commission			top
Fee Type	Fee	Unit	
Rehearing Request	\$265	Each	
New Hearing	\$350	Each	

DCI / Planned Development			top
Fee Type	Fee	Unit	

Minor 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		top
Fee Type	Fee	Unit
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 / PQD 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

Hearing Examiner	top
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Tower	\$1,500	Each
Other	\$1,000	Each

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

Zoning Letter of Verification		top
Fee Type	Fee	Unit
Zoning Letter of Verification	\$200	Each

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 Lee County Community Development Department  
 1000 South Perry Street, Tallahassee, FL 32301  
 Phone: 904.438.2222 Fax: 904.438.2223  
 Email: [community@lee-county.com](mailto:community@lee-county.com) Website: [www.lee-county.com](http://www.lee-county.com)



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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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<b>Administrative Deviations</b>			<a href="#">Top</a>
Fee Type	Fee	Unit	
Base fee	\$400	Each	
Additional request	\$75	Each	

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

<b>Development Order Limited Review</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>		
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>		
Fee Type	Fee	Unit
Extra plans to be stamped	\$50	Each

<b>F-0015 Review</b>		
Fee Type	Fee	Unit
Amendment	\$210	Each
Appeal to Hearing Examiner	\$210	Each

<b>Hearing Examiner Appeal</b>		
Fee Type	Fee	Unit
Hearing examiner appeal (refunded if successfully appealed)	\$700	Each

<b>Letter of Transmittal</b>		
Permit Type	Fee	Unit
Type 99 (Letter of transmittal)	\$50	Each

<b>Plats</b>		
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>		
Fee Type	Fee	Unit
Road maintenance application	\$645	Each

<b>Vacation</b>		
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>		
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](#)

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



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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.

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- [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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## COMMUNITY DEVELOPMENT BUILDING PERMIT ISSUANCE

<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

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
Fire	\$100

MISCELLANEOUS FEES (continued)		original permit cost
Sign		
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)		\$1.00
Two sided		\$ .20
Legal (8 1/2 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		
<b>GENERAL NOTE:</b>		
Fees separated by a slash mark (i.e., \$ .30/\$300) show that the fee is \$ .30 psf or plf, with \$300 being the <i>minimum</i> 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

Plan Review	
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
Residential Zoning	\$25
COM (not associated with a Development Order)	\$75
RES	\$25
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)	\$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
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 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.

**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	\$ 1,044,440.00
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

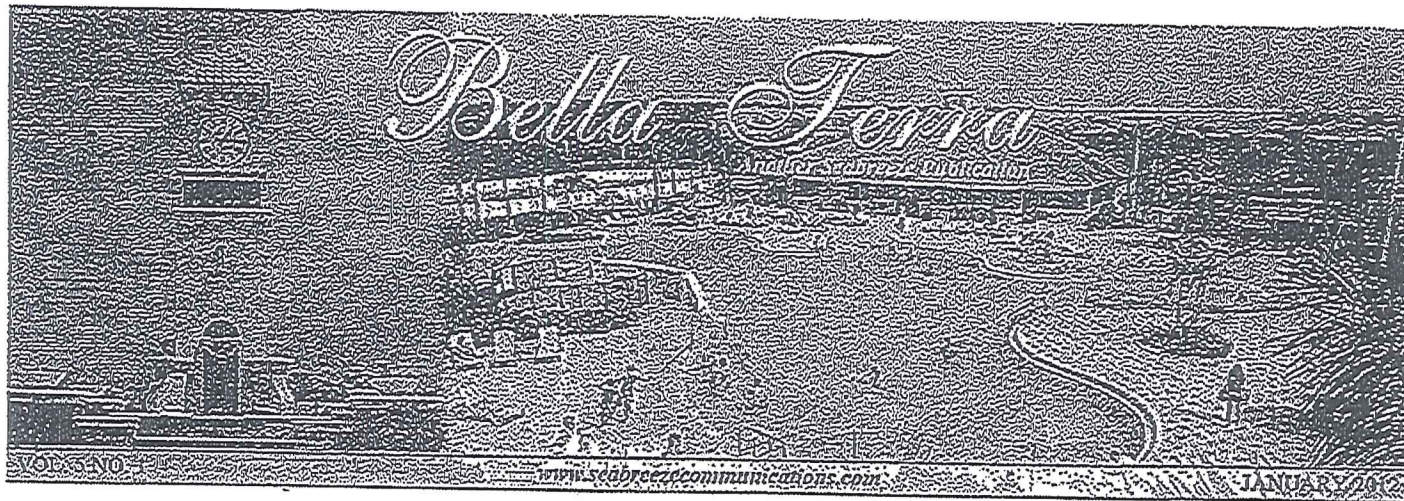
**Residential Building Permits**

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
<b>SUB-TOTAL FEES TO LEE COUNTY</b>	<b>\$2,584,715.00</b>	<b>\$16,536,176.50</b>
<b>APPROXIMATE PANTHER CREDITS</b>	<b>\$ -</b>	<b>\$ 1,500,000.00</b>
<b>Corkscrew Road Service Area - CRSA</b>	<b>\$ -</b>	<b>\$ 800,000.00</b>
<b>TOTAL =</b>	<b>\$2,584,715.00</b>	<b>\$18,782,776.50</b>

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 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 KellyL@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

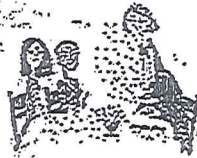
### Ladies' Lunch Bunch

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.

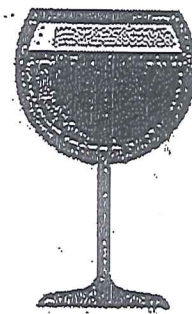
Meet at the clubhouse at 9 a.m. and we will carpool. Sign-up at the clubhouse if you plan to attend; payment is on your own.



### Wine Tasting

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

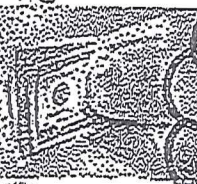
Keith Basik, with Wineshop at Home, will be here to give us a private wine tasting featuring small lots of handcrafted wines that change throughout the year. You will have the opportunity to try five different wines. Along with the wine, Keith will provide educational information about the wines in a 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 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 Ondracek, resident, (239) 287-9597.



### Painting With Sue

Thursday, January 12 / 6:30 p.m. / Clubhouse / \$10p  
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 2, 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 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 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

RESIDENTS AND VISITORS

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_