

CORKSCREW FARMS

presents *The Place*

CPA2015-00001

Presentation to
Lee County Local Planning Agency



May 11, 2015

PROJECT INFORMATION



**Ray Blacksmith, President
CamProp**

PROJECT CONSULTANTS

Project Background: **Ray Blacksmith, President** – Camprop, Inc.

Traffic: **Ronald Talone, AICP** – David Plummer & Associates, Inc.

Environmental: **Kevin Erwin, CSE, PSW** – Kevin Erwin Consulting Ecologist, Inc.

Water Use: **David Brown, P.G.** – Progressive Water Resources, LLC

Land Planning: **Matt Noble, AICP** – ANoblePlan, LLC

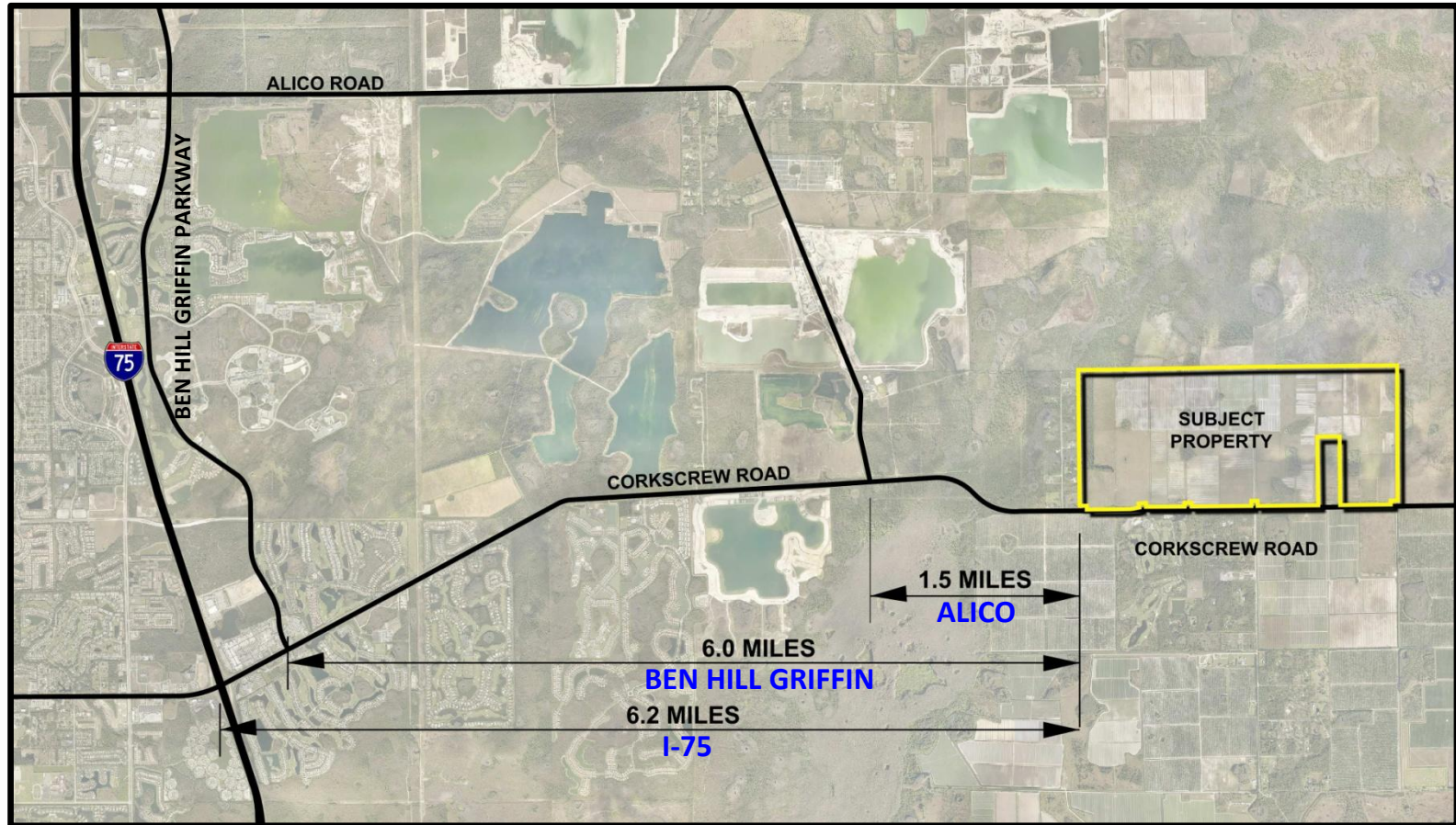
Owner Summary: **Joe Cameratta, CEO** – Camprop, Inc.

Land Use: **Neale Montgomery, Esq.** – Pavese Law Firm

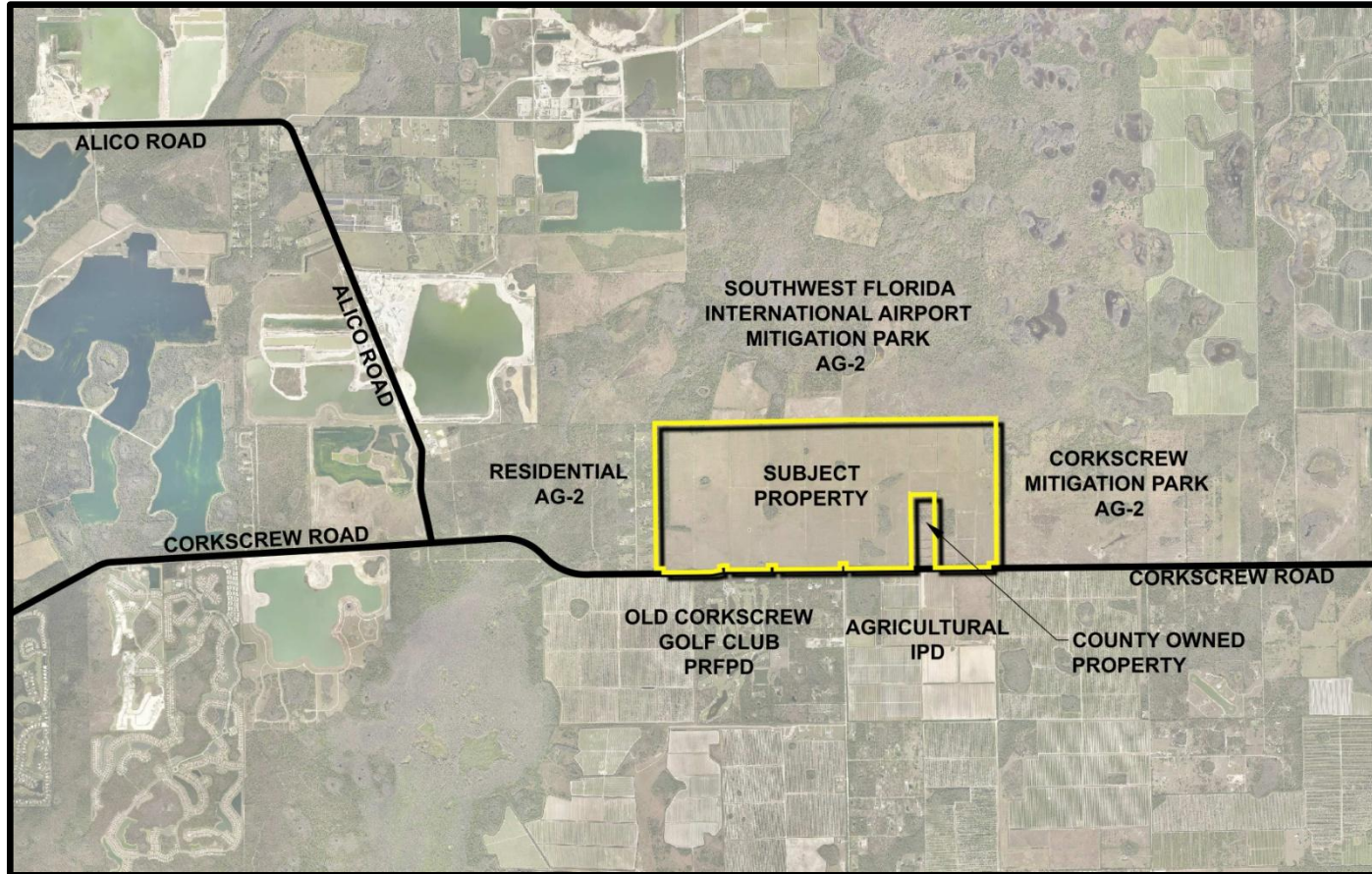
Project Engineering: **Carl Barraco, P.E.** – Barraco and Associates, Inc.

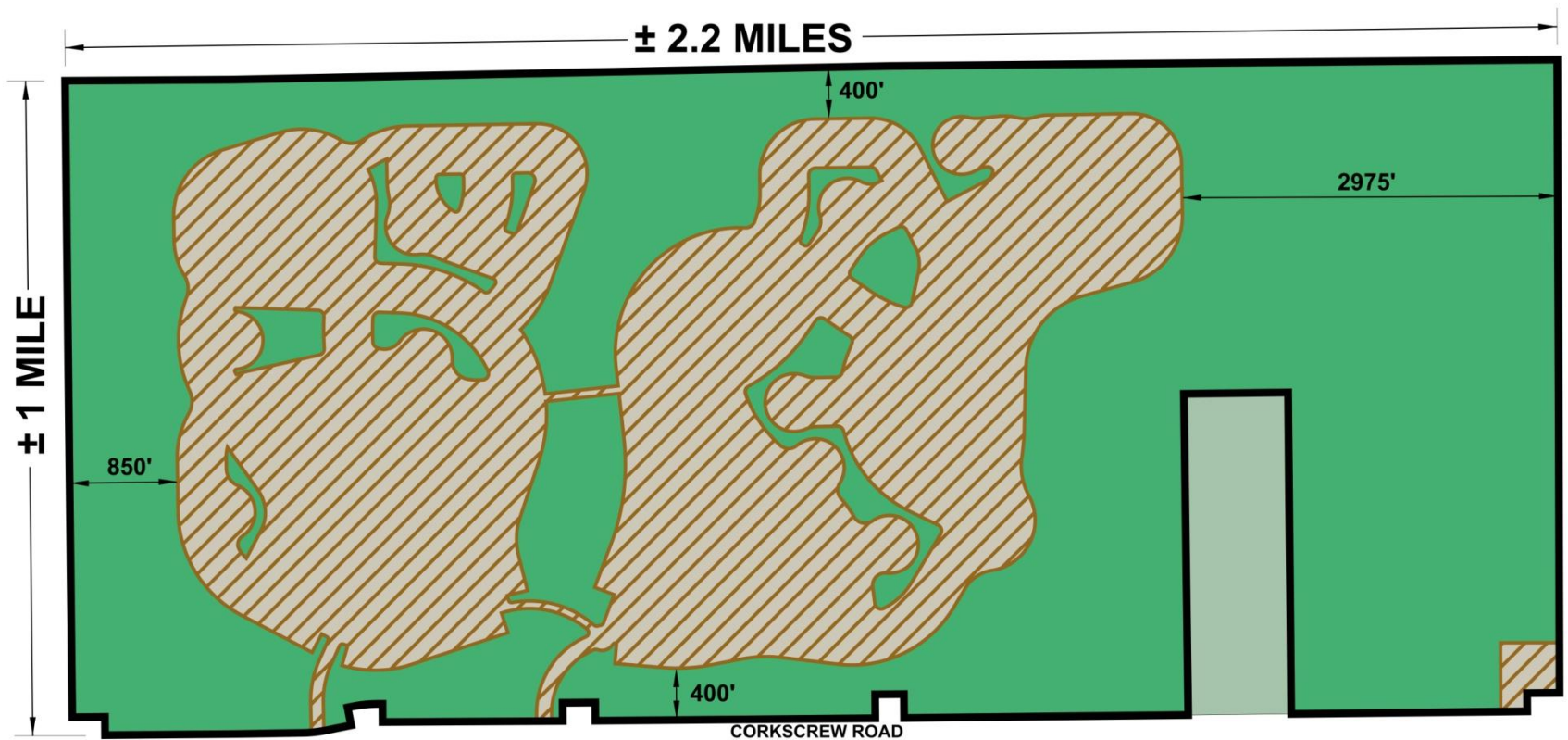
Utility Engineering: **Patrick Day, P.E.** – TKW Consulting Engineers, Inc.

GENERAL PROJECT LOCATION MAP



SURROUNDING USES

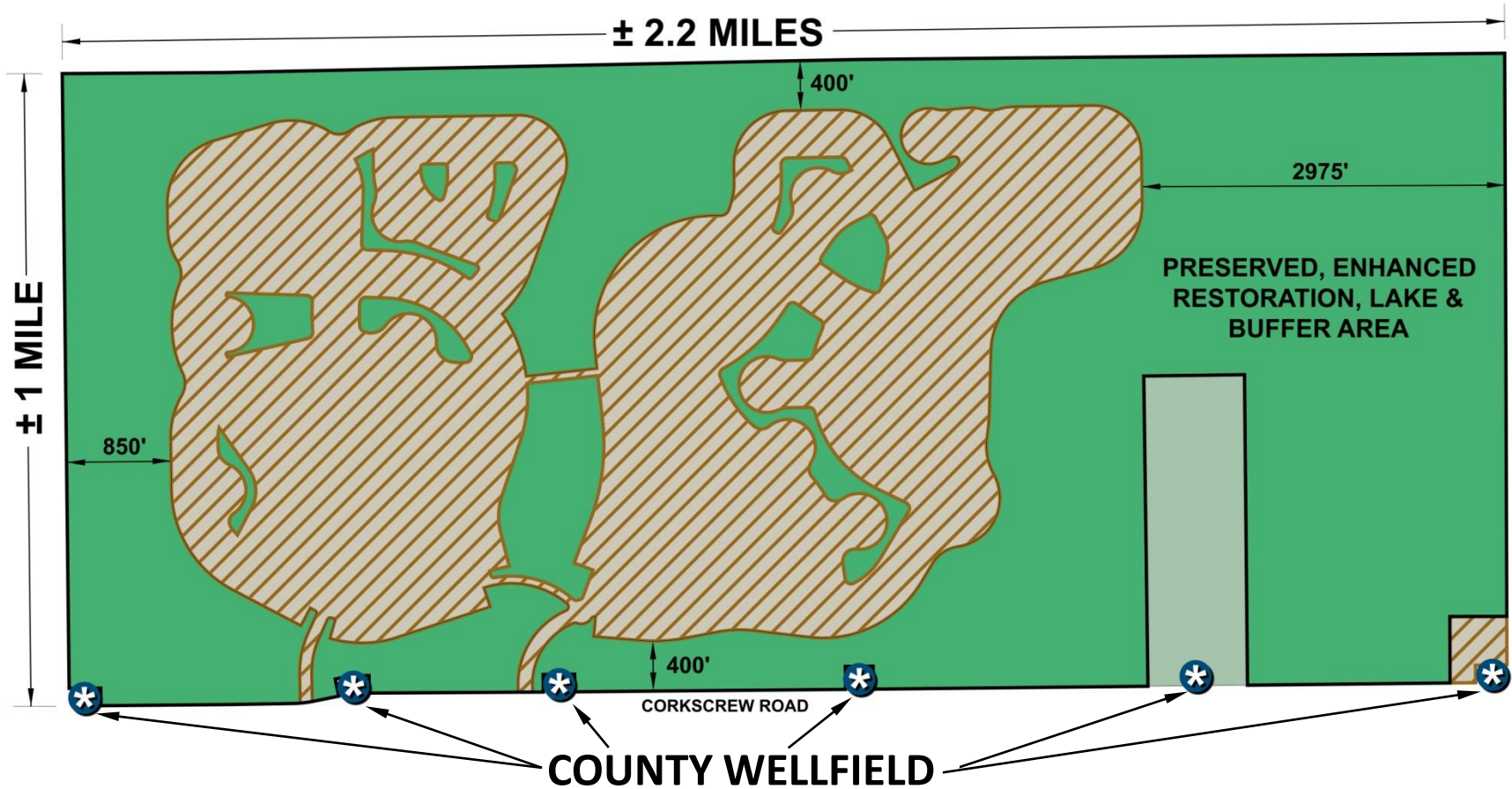




 **PROPERTY AREA**
1361 AC

 **DEVELOPMENT AREA**
468 AC (34%)

 **PRESERVED, ENHANCED RESTORATION,
LAKE & BUFFER AREA** 893 AC (66%)



EXISTING AGRICULTURAL LAND USE



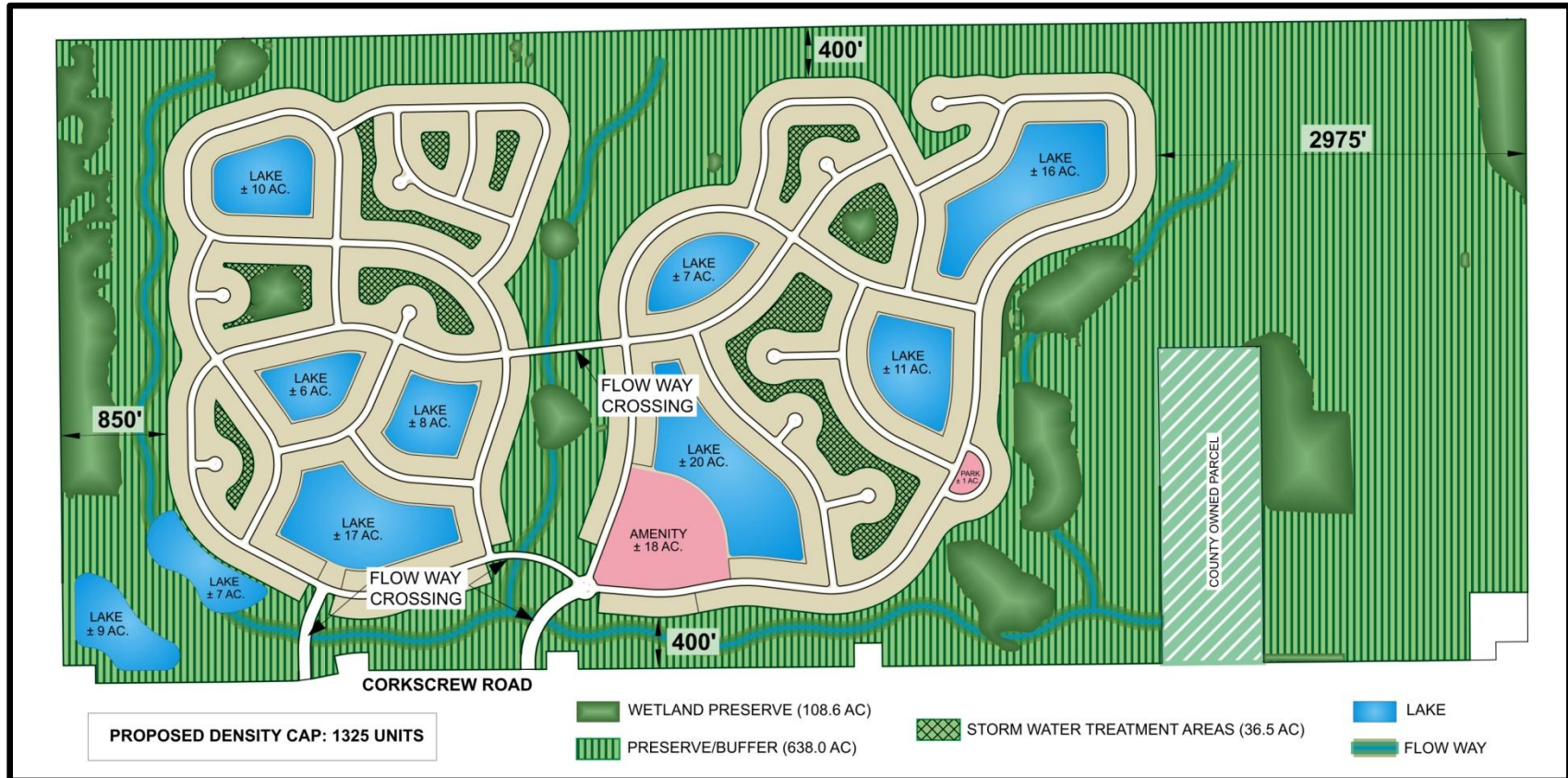
Photo Date 7.28.14

EXISTING AGRICULTURAL LAND USE



Photos taken April 2015

PROPOSED DEVELOPMENT PLAN



COMMUNITY AND AGENCY OUTREACH

- ▶ Army Corps of Engineers (ACOE)
- ▶ Audubon Society
- ▶ Bella Terra HOA Board President
- ▶ Conservancy of Southwest Florida
- ▶ Corkscrew Road Area Residents
- ▶ Estero Council of Community Leaders (ECCL)
- ▶ Estero Fire Rescue
- ▶ Florida Fish & Wildlife Conservation Commission (FWC)
- ▶ Florida Panther Conservation Bank
- ▶ Lee County Port Authority
- ▶ Lee County Staff
- ▶ National Wildlife Federation
- ▶ Old Corkscrew Golf Course
- ▶ Preserve at Corkscrew HOA Board President
- ▶ South Florida Water Management District (SFWMD)
- ▶ U.S. Fish & Wildlife Services (USFWS)

CORKSCREW FARMS COMPREHENSIVE PLAN AMENDMENT SUMMARY

The request of the applicant is to establish an [*Environmental Enhancement and Preservation Overlay*](#) within the [*Density Reduction Groundwater Resource \(DR/GR\) Future Land Use Category*](#).

Environmental Enhancement and Preservation Overlay in DR/GR (Policy 33.3.4)

Properties that are located within the *Environmental Enhancement and Preservation Overlay* (amending Map 17 of the Lee Plan) would be granted additional densities and accessory uses in exchange for providing restoration and preservation of regional hydrological and wildlife connections.

The comprehensive plan amendment for Corkscrew Farms is nearly identical to the proposed amendment submitted for Wildblue, except that the applicant is requesting a maximum of one dwelling unit per acre for Tier 1 lands and a maximum of one dwelling unit per two acres for Tier 2 lands. (Wildblue's amendment requested one unit per three acres for lands within the proposed overlay that are not Tier 1 or Tier 2 Priority Restoration Strategy properties).

Allowable Density versus Proposed Density

The current allowable density in the DR/GR is one unit per 10 acres or one unit acre per 20 acres of wetlands. If the amendment were approved, Corkscrew Farms would be allowed a maximum of 1,325 dwelling units or approximately one dwelling unit per acre. Current maximum allowable density for the property under FLUM is 132 residential units.

Regional Environmental Benefits of Environmental Enhancement and Preservation Overlay in DRGR

- The overlay would accommodate connections between Tier 1 and Tier 2 *Priority Restoration Strategy* lands to surrounding conservation lands.
 - (Corkscrew Farms property is adjacent to Corkscrew Regional Mitigation Bank to the east and Airport Mitigation Park/Imperial Marsh Preserve to the north, which connects to Flint Pen Strand to the south).
- Restore hydrological connections, including regional flow-ways
- Maintain and enhance ground water resources
- Place lands in conservation easements with a perpetual management plan (Corkscrew Farms proposes to place approximately 750 acres in a conservation easement)
- Restore native habitat and wildlife corridors (Corkscrew Farms proposes to convert approximately 750 acres of drained agricultural lands to functioning wetlands)
- Eliminate uses of well / septic systems that pose risks to shallow & sandstone aquifers
- Uses private money for restoration (developer estimates restoration costs of \$10,165 per acre)

TRANSPORTATION



Ronald T. Talone, AICP

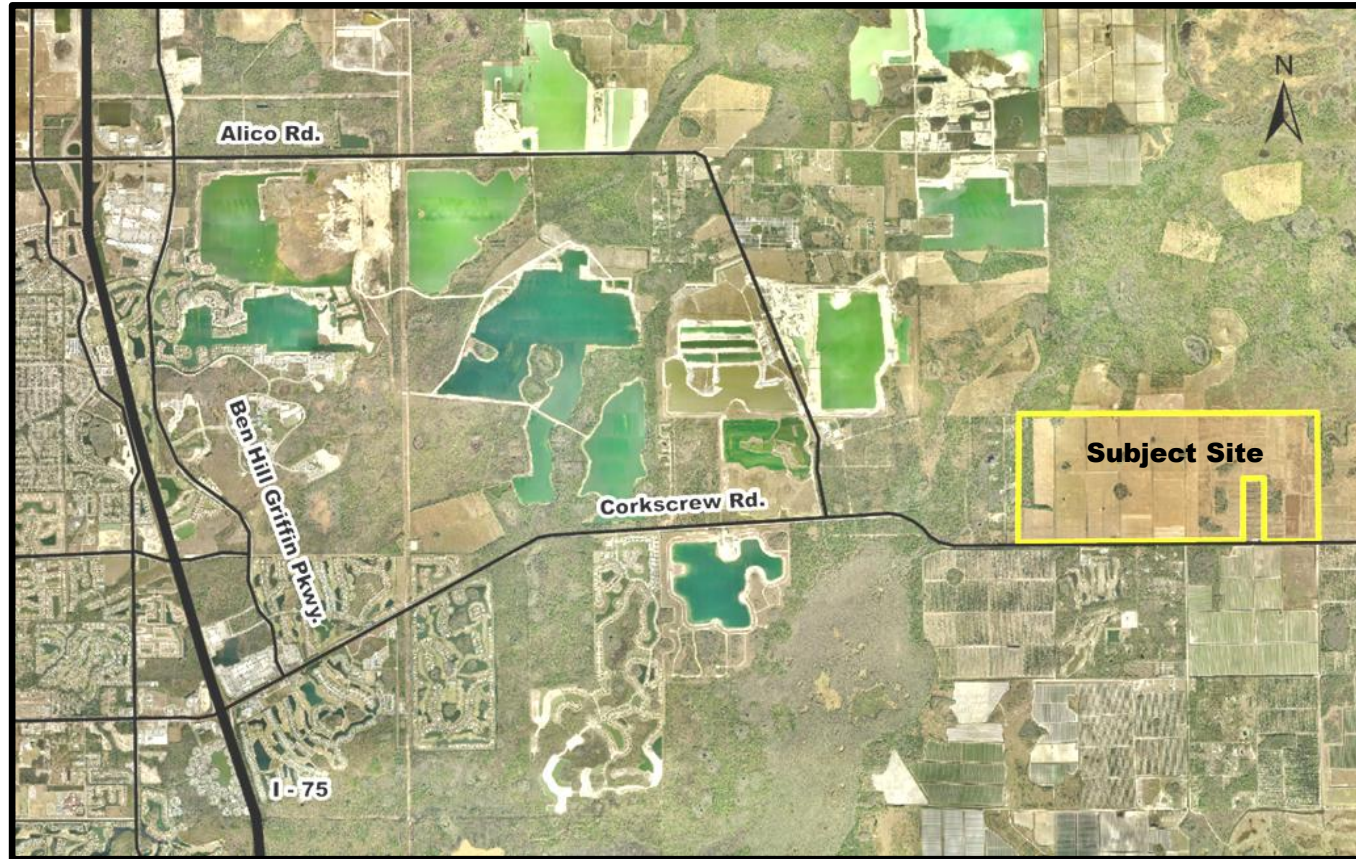
David Plummer & Associates, Inc.



CONSULTANT QUALIFICATIONS

- ▶ Transportation Planner in Southwest Florida for 30 years
 - Three years as Lee County Principal Planner for Transportation
 - Two years as Florida DOT Liaison for Southwest Florida
 - 25 years with David Plummer & Associates, Inc.

PROJECT LOCATION



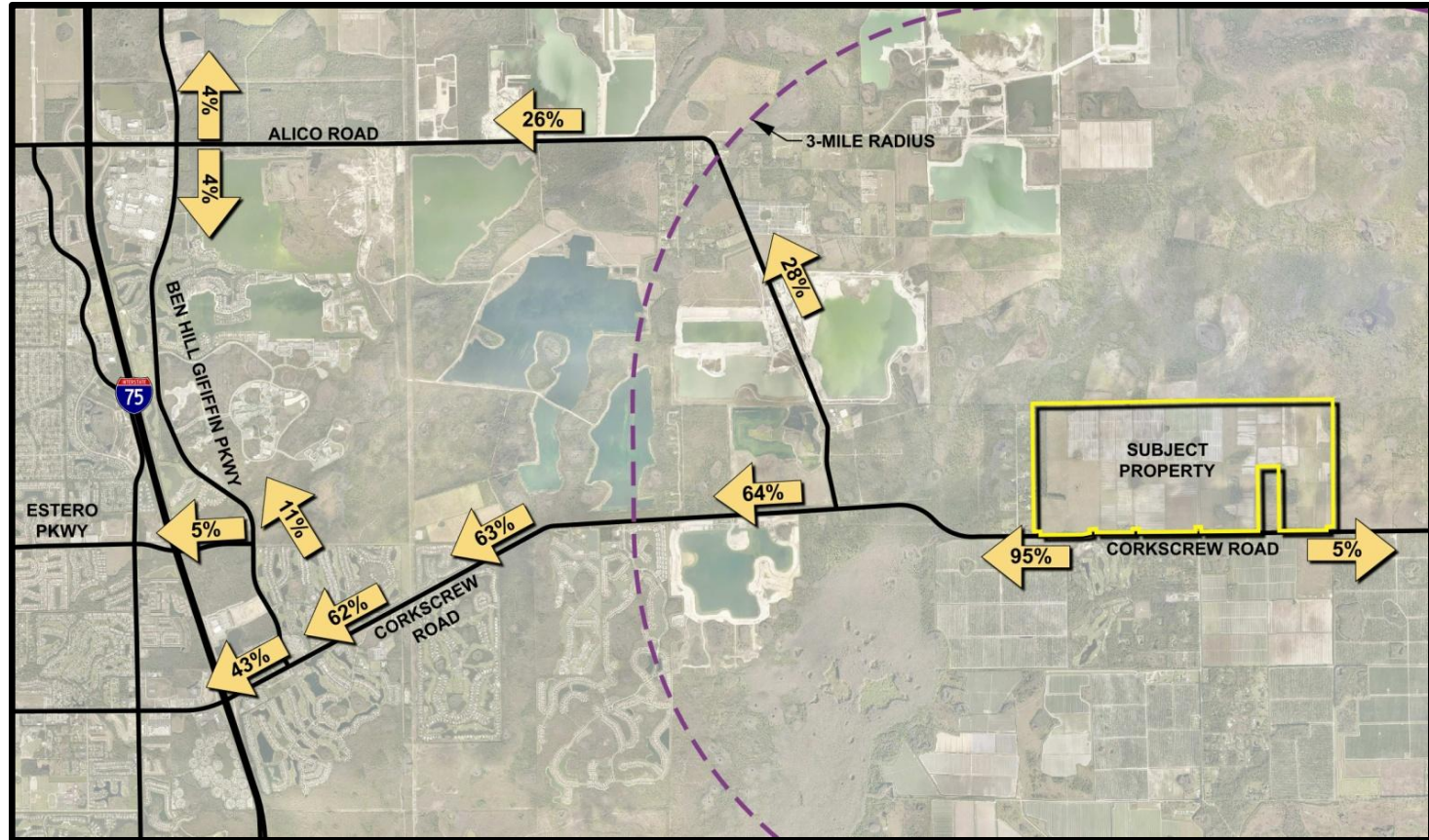
PROJECT LAYOUT



PROPOSED USES

- ▶ Residential - 1,325 Single-Family Units
- ▶ Amenities
 - Amenity Center - 18 acres
 - Clubhouse
 - Fitness center
 - Food service
 - Recreational facilities (tennis courts, pools, bocce ball)
 - Park - 1 acre
 - Lakes - 95 acres
 - Walking Trails

PROJECT TRAFFIC DISTRIBUTION



CPA TRAFFIC STUDY

- ▶ Corkscrew Farms Comprehensive Plan Amendment Traffic Study (December 18, 2014)
- ▶ Consistent with transportation methodology outline
- ▶ Consistent with County guidelines
 - Study area = three mile radius from site
 - Long-term, 2035 horizon
 - Lee County adopted travel model
 - 2035 LRTP Cost Feasible Plan roadway network
 - Lee County 2035 socio-economic data
 - Short-term, 5-year horizon

CPA TRAFFIC STUDY CONCLUSIONS

- ▶ Long-range, 2035 analysis
 - No road segments projected to fall below LOS standard without or with CPA
 - No changes needed in County's 2035 Cost Feasible Plan
- ▶ Short-range, 5-year analysis
 - No road segments projected to fall below LOS standard without or with CPA
 - No changes needed in County's 5-year work program

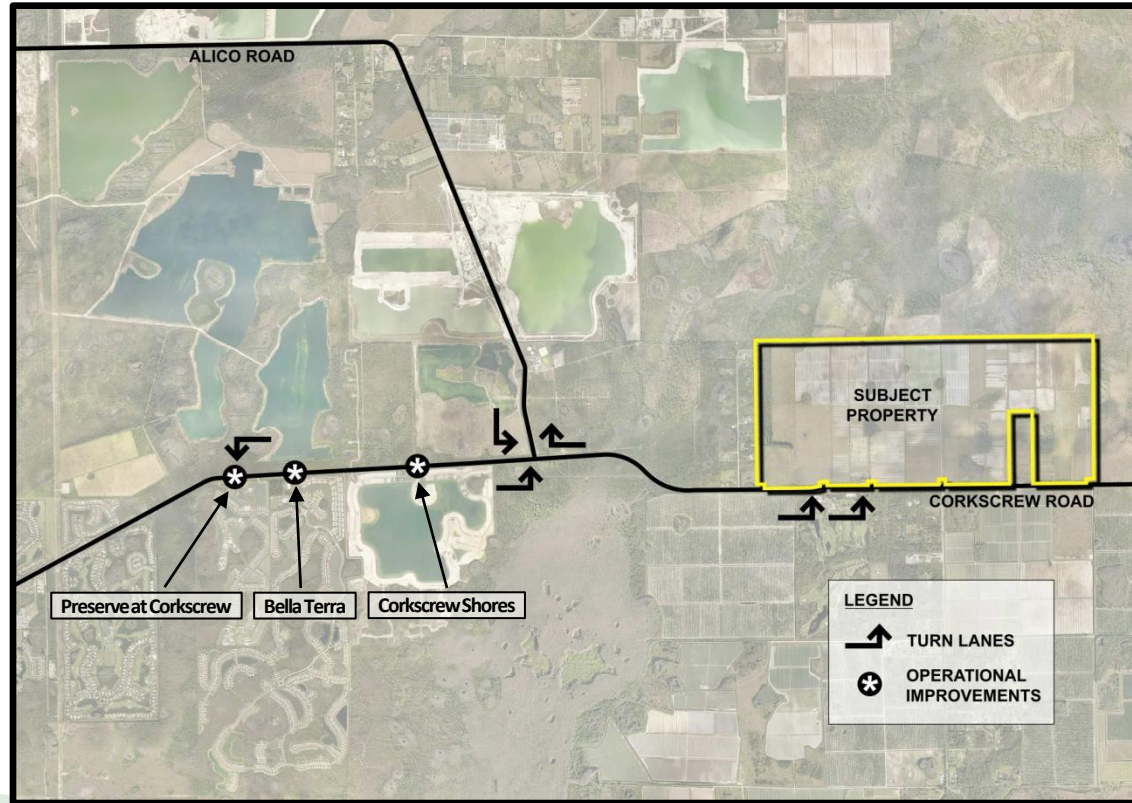
CPA TRANSPORTATION-RELATED POLICIES

- ▶ DRGR Transportation Study – Policy 38.1.9
 - Cumulative analysis
 - Conducted by County by July 1, 2017
 - Input from property owners
 - Improvements
 - Financing strategy
- ▶ Planned Development – Policy 33.3.4.2.k
 - PD pays proportionate share of needed improvements per AC-13-16

TRANSPORTATION MITIGATION

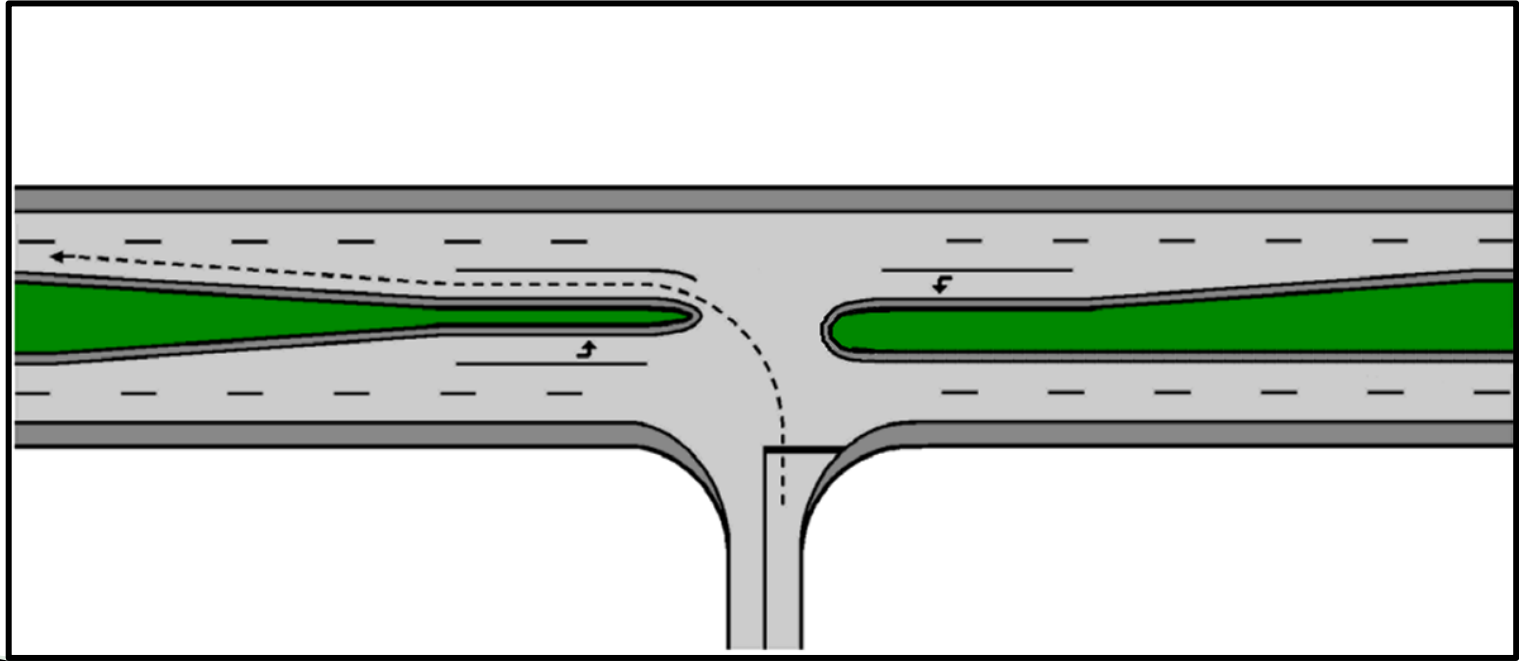
- ▶ On-site amenities to capture trips internally
- ▶ Internal connections to keep trips on site
- ▶ Project traffic can use both Corkscrew Road and Alico Road
- ▶ Payment of road impact fees or proportionate share of needed improvements, whichever is higher
- ▶ Operational improvements on Corkscrew Road

OPERATIONAL IMPROVEMENTS



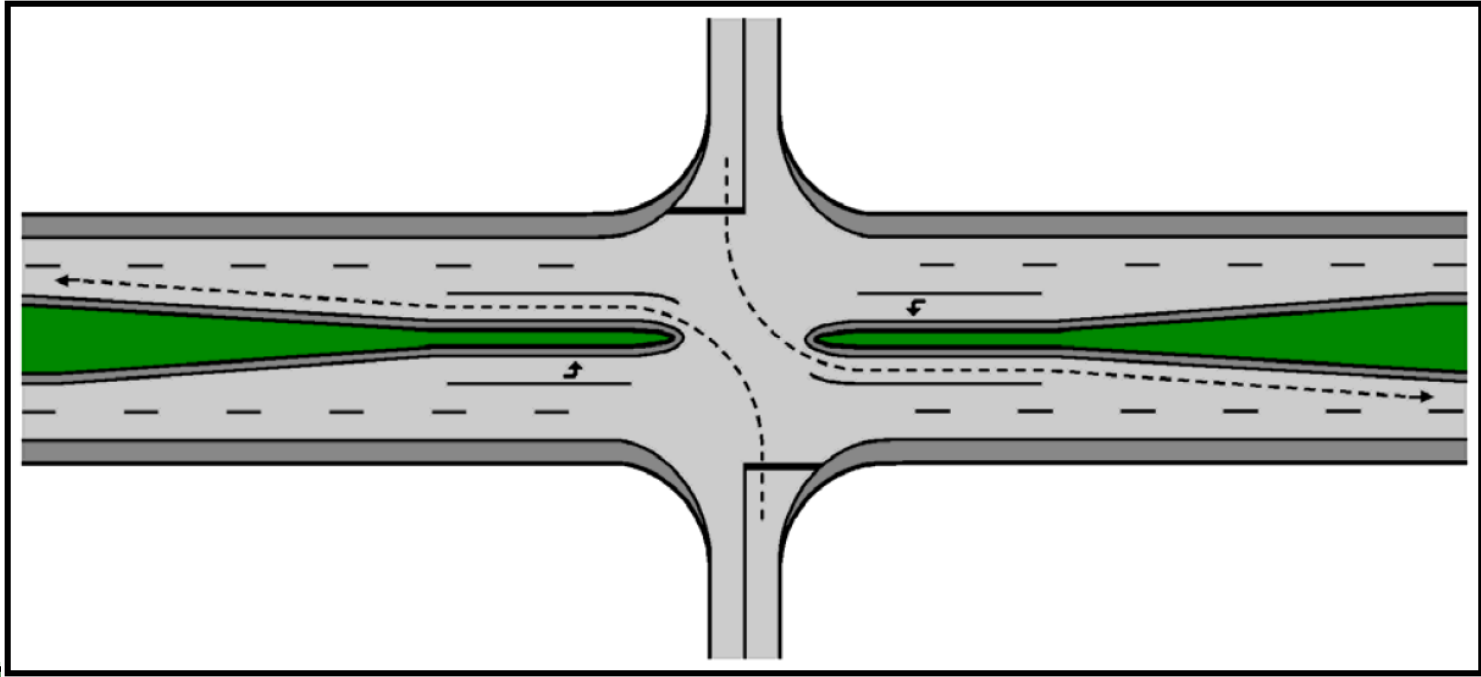
LEFT-TURN MEDIAN ACCELERATION LANES

Preserve and Corkscrew Shores



LEFT-TURN MEDIAN ACCELERATION LANE

Bella Terra / Wild Blue (if unsignalized)



CONCLUSIONS - TRANSPORTATION

- ▶ 1,325 single-family units
- ▶ On-site amenities to capture trips internally
- ▶ Internal connections to keep trips on site
- ▶ Project traffic can use both Corkscrew Road and Alico Road
- ▶ Traffic study prepared consistent with County guidelines
- ▶ No new road improvements needed as a result of CPA
- ▶ Corkscrew Farms will mitigate its traffic impacts
 - Road impact fees or proportionate share, whichever is higher
 - Operational improvements on Corkscrew Road

ENVIRONMENTAL



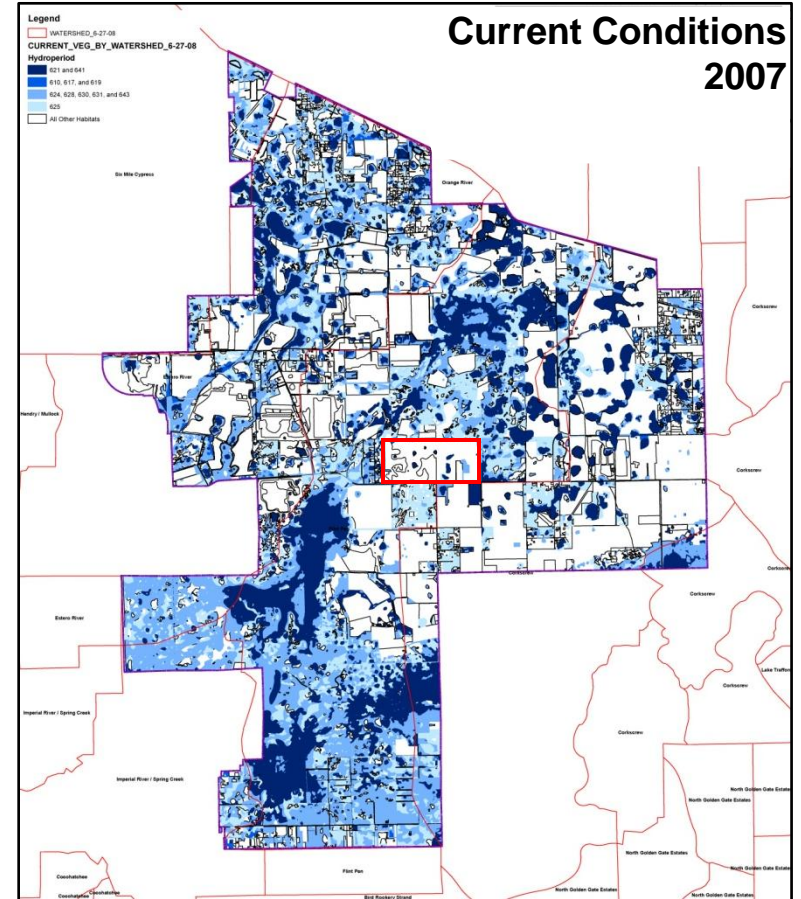
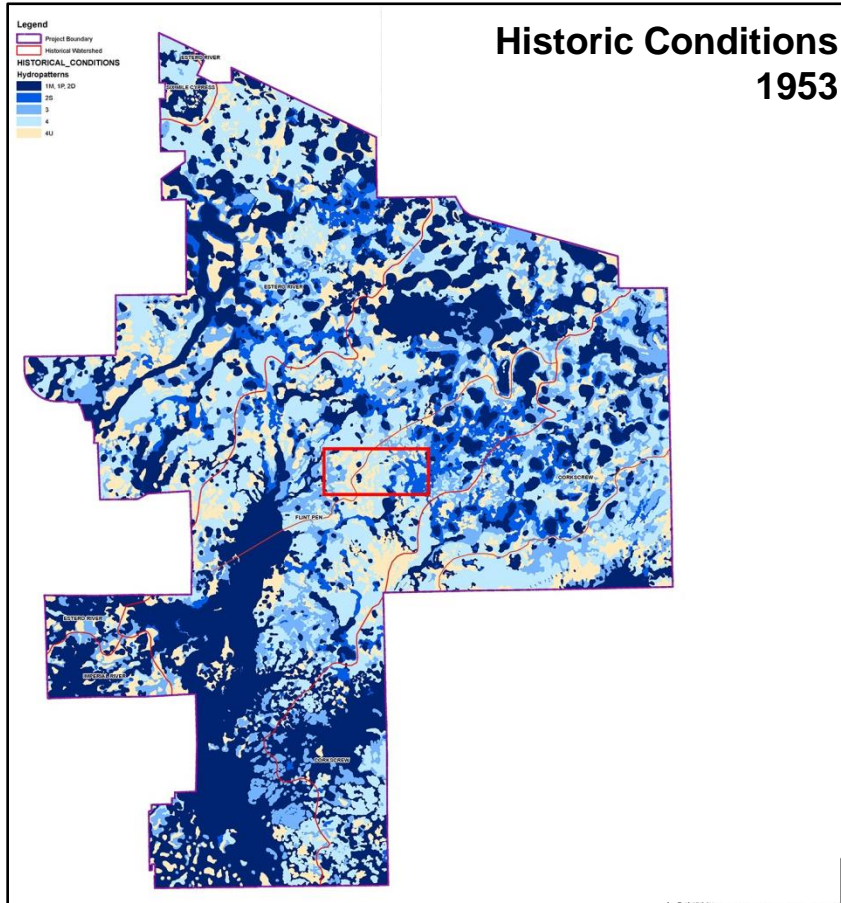
Kevin L. Erwin, CSE, PSW
Kevin Erwin Consulting Ecologist, Inc.

CONSULTANT QUALIFICATIONS

- ▶ DRGR “Dover Kohl” Contributor

Developed the study methodologies, produced the ecological analysis and recommendations to the BOCC Understand the current conditions and impacts of existing and future land-uses; provide an analysis of water resources, conservation and restoration

Hydropattern Analysis



Wetland Analysis*

Estimated Acreages of Major Wetland Habitats within the DR/GR in 1953 and 2007

1953		2007	Wetland Acreage/Percentage Loss
Habitat Type	Acreage	Acreage	
Marsh, Ponds, Deep Swamp	36,258.1	14,981.1	(21,277)
Shallow Swamp	10,598.3	16,260.0	5661.7
Hydric Pine & Wet Prairie	24,112.9	11,300.4	(12,812.5)
Total	70,969.3	42,541.5	(28,427.8/40%)

***Does not include wetlands drained.**

► Water Resource Goals of the DRGR

Restore and maintain water resource functions, including wetlands and flow ways to historic levels within the region. Policy 1.4.5 states “Land uses in these areas must be compatible with maintaining surface and groundwater levels at their historic levels”.

► Ecological Restoration Experience

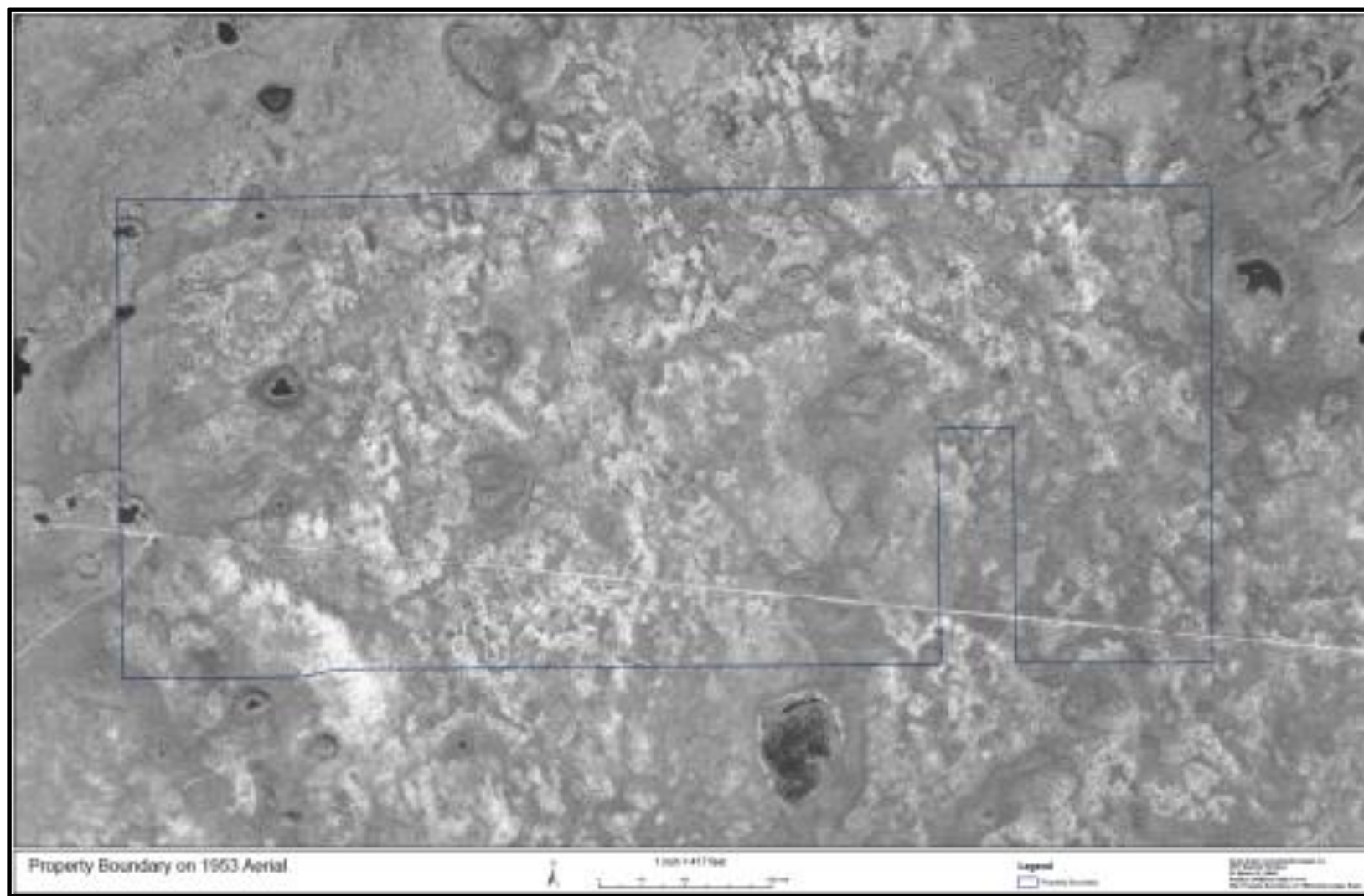
Designing, building and researching restoration projects for 41 years.

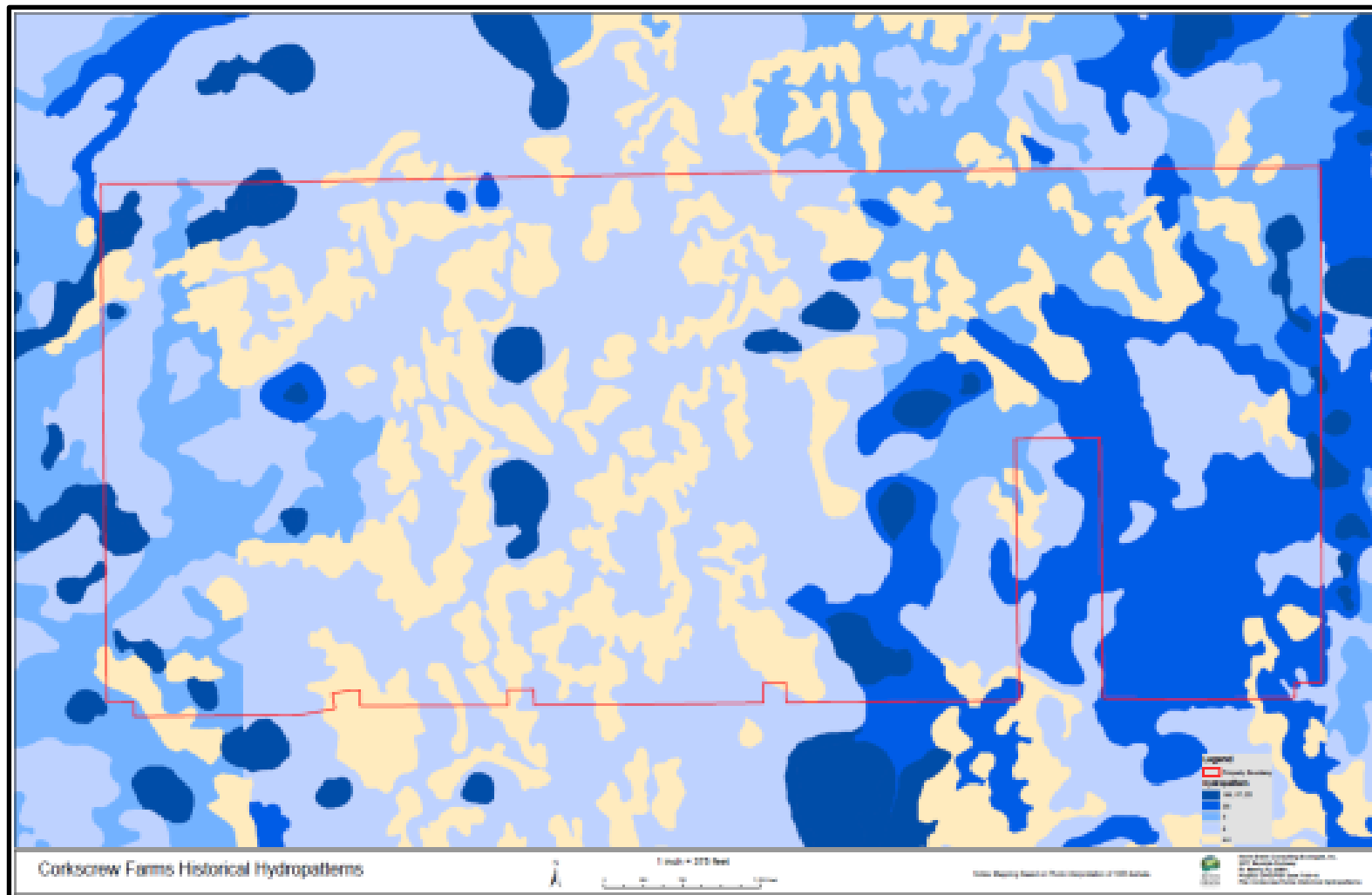
Dozens of projects world-wide, many in Southwest Florida including Little Pine Island and the Corkscrew Regional Mitigation Bank in Lee County.

DEFINITION OF TIER ONE / TIER TWO LANDS

- ▶ Importance of Corkscrew Farms restoration, DR/GR Tier 1

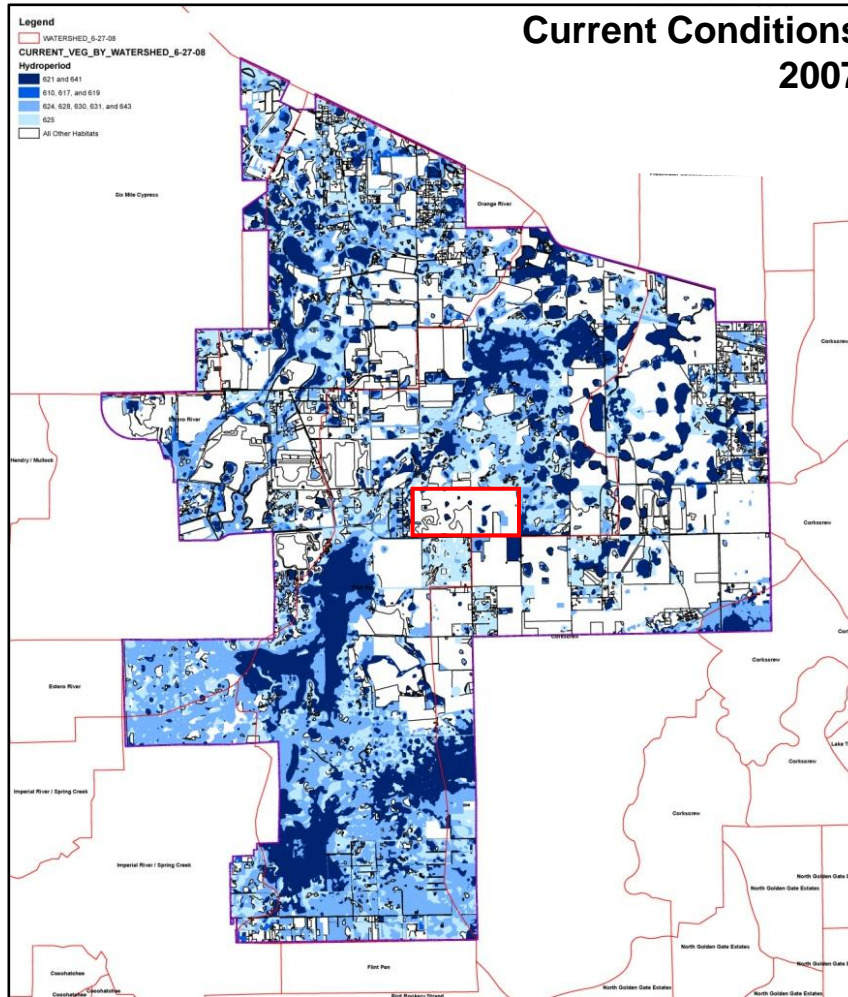
PROPERTY AND REGIONAL HISTORICAL CONDITIONS

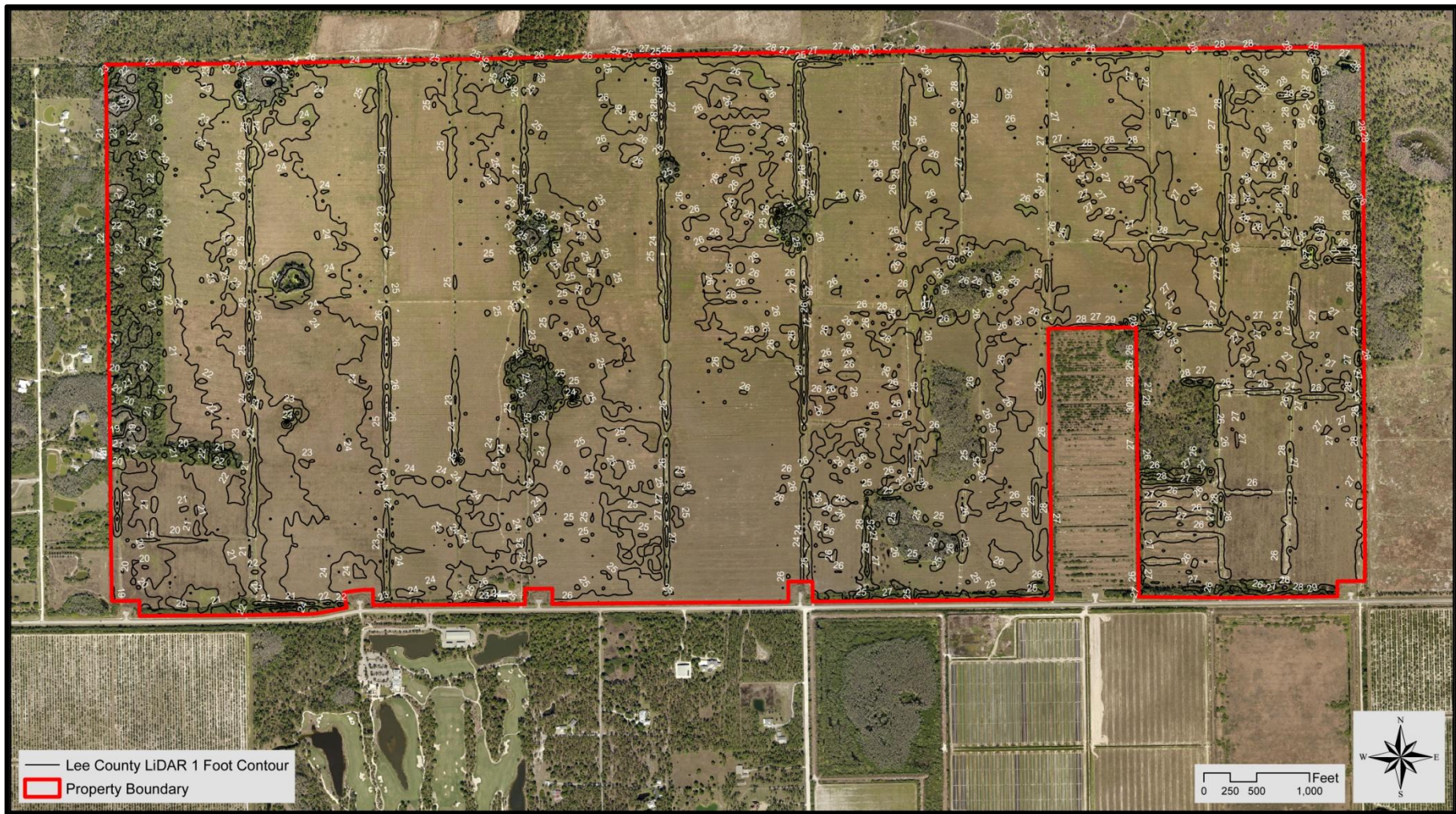


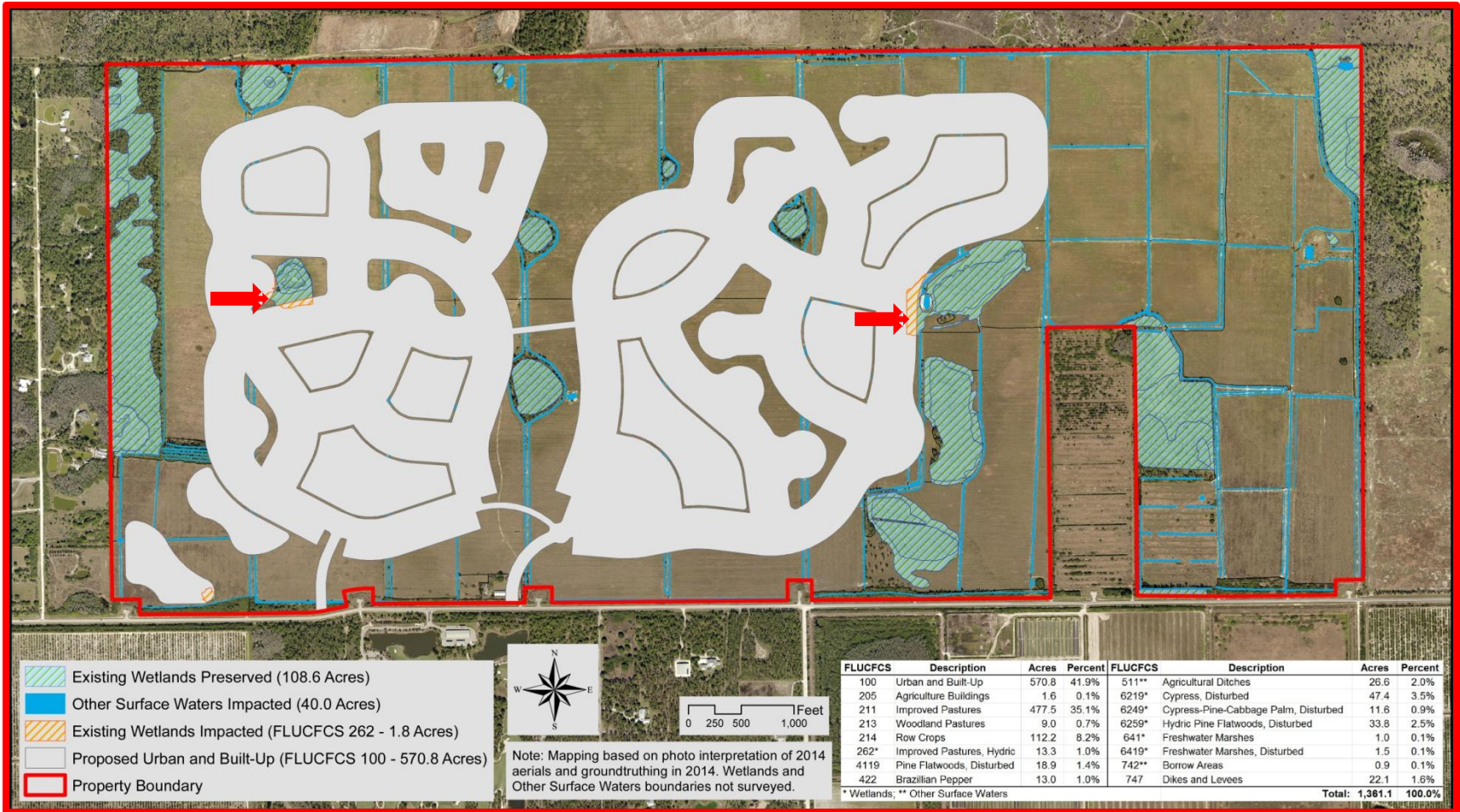


PROPERTY AND REGIONAL EXISTING CONDITIONS

Current Conditions 2007

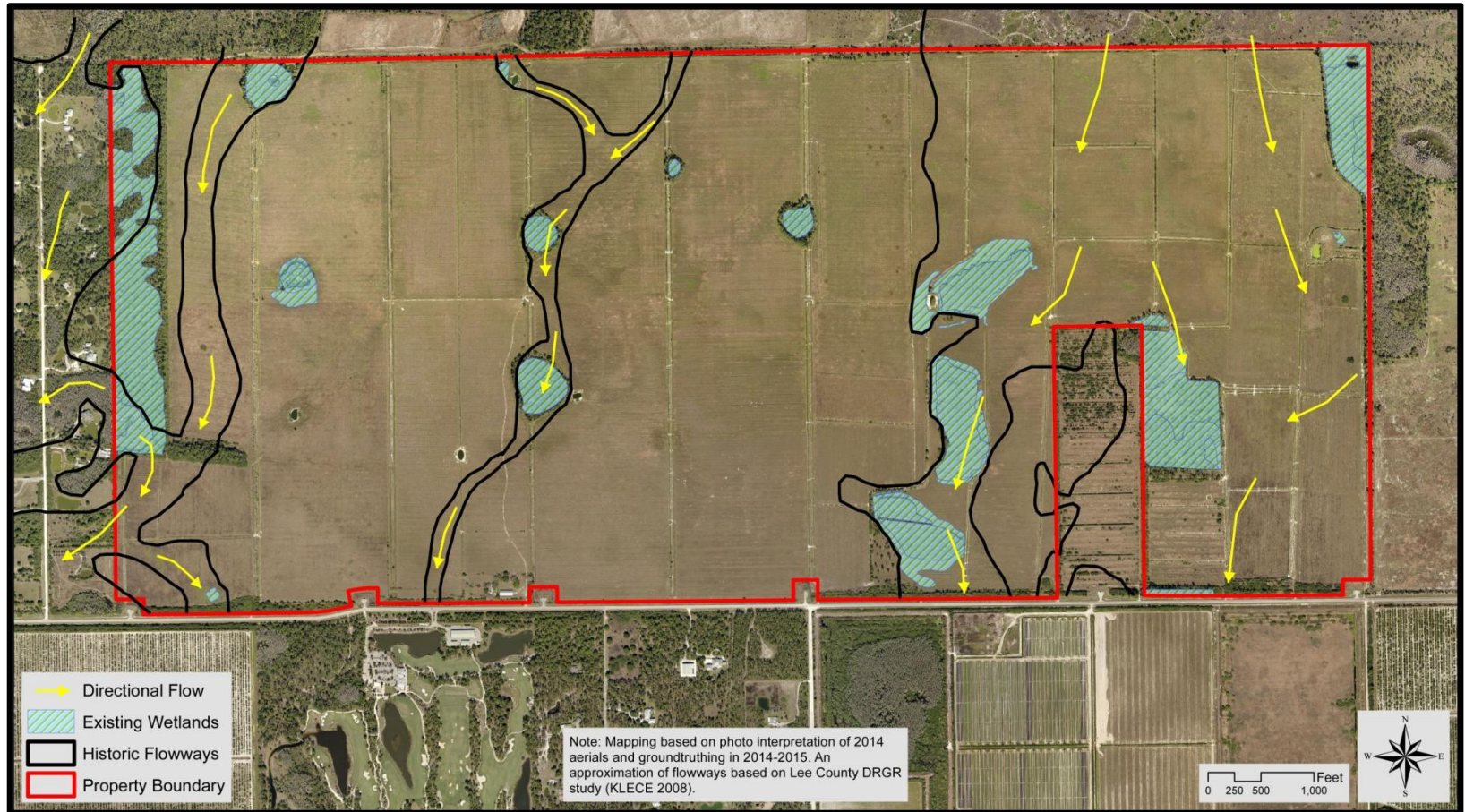






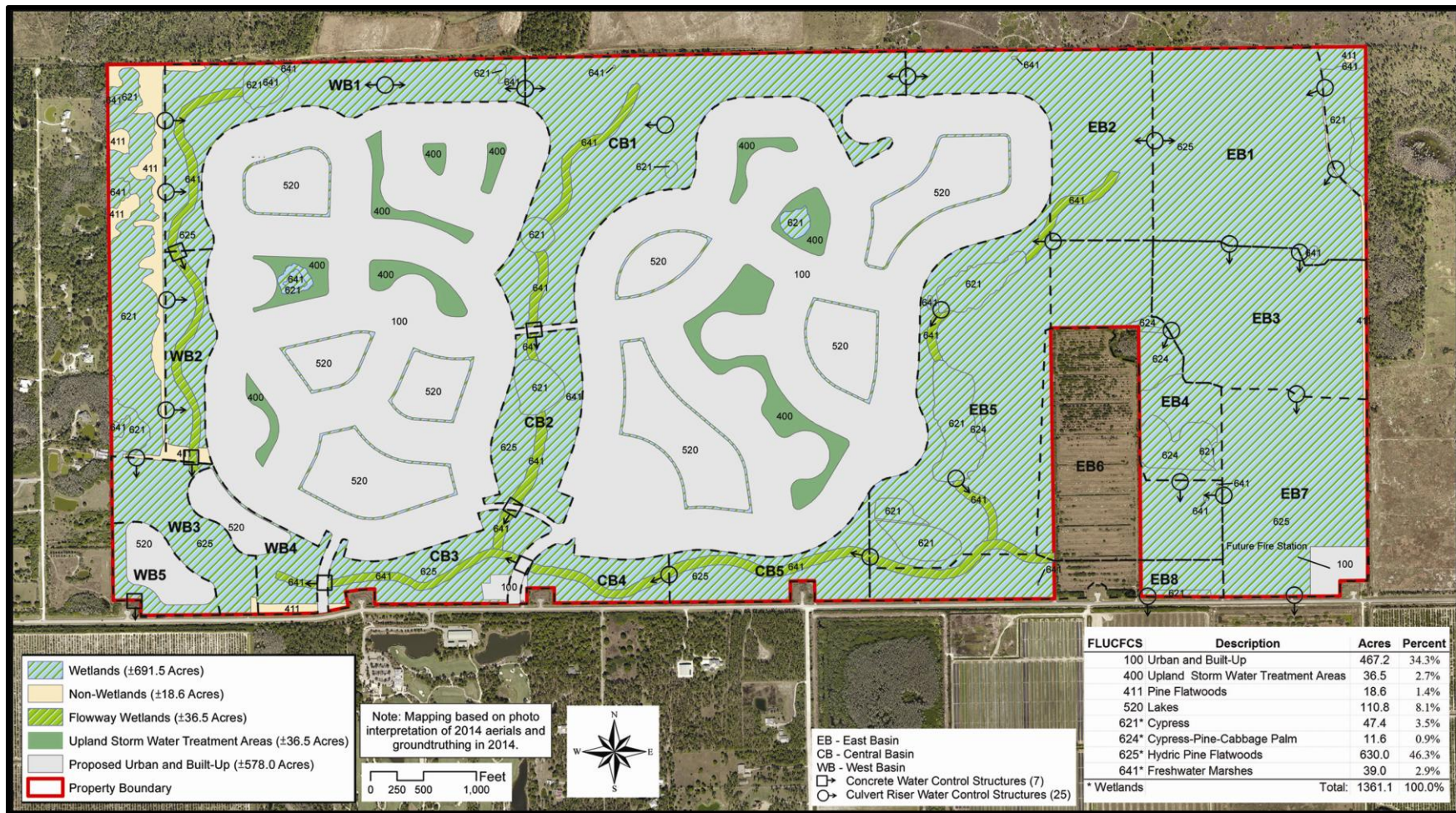
DEVELOPMENT AND RESTORATION PLAN

► Historic and restored flowways





► Restoration plan



► Restoration plan

THE RESTORATION STRATEGY



















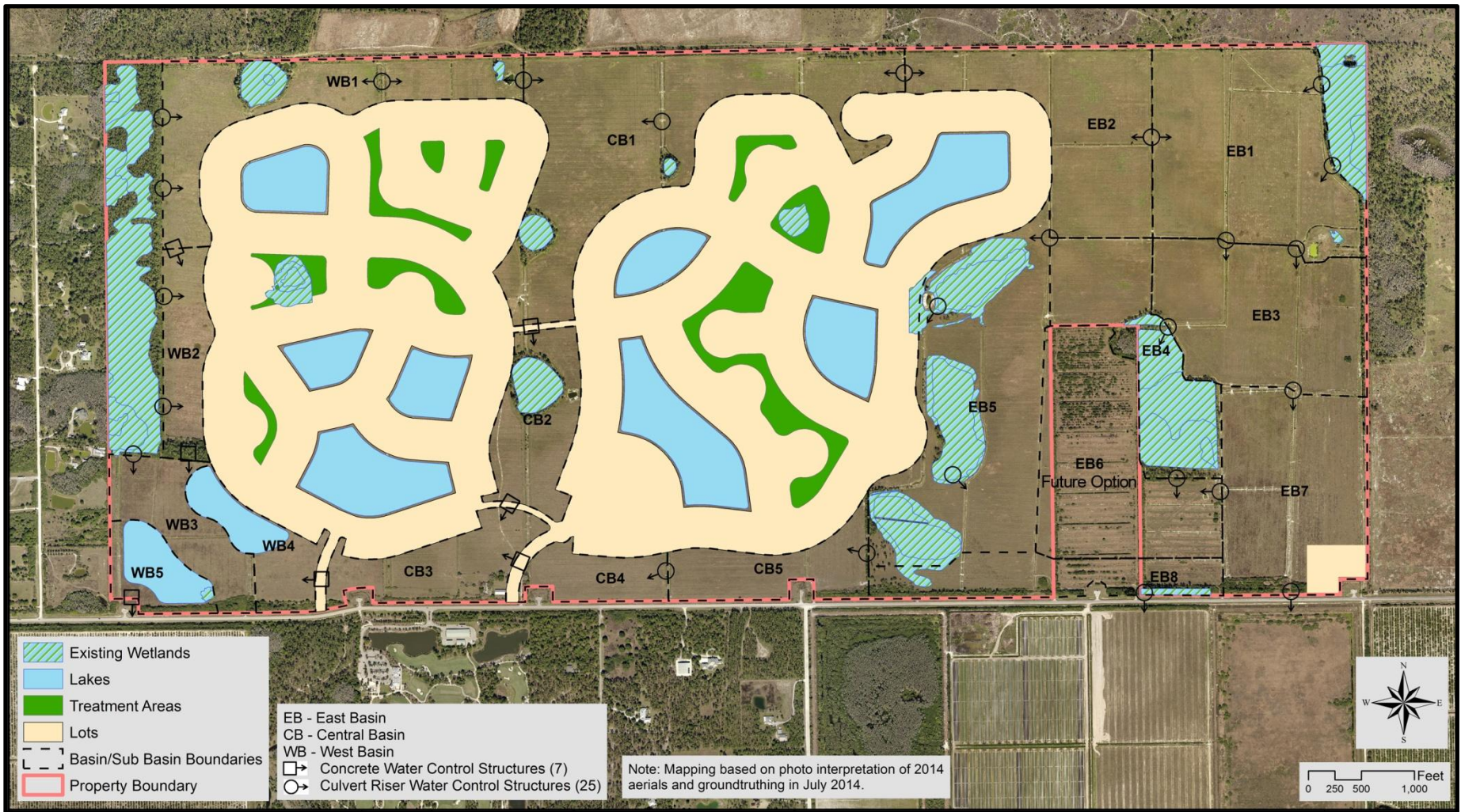






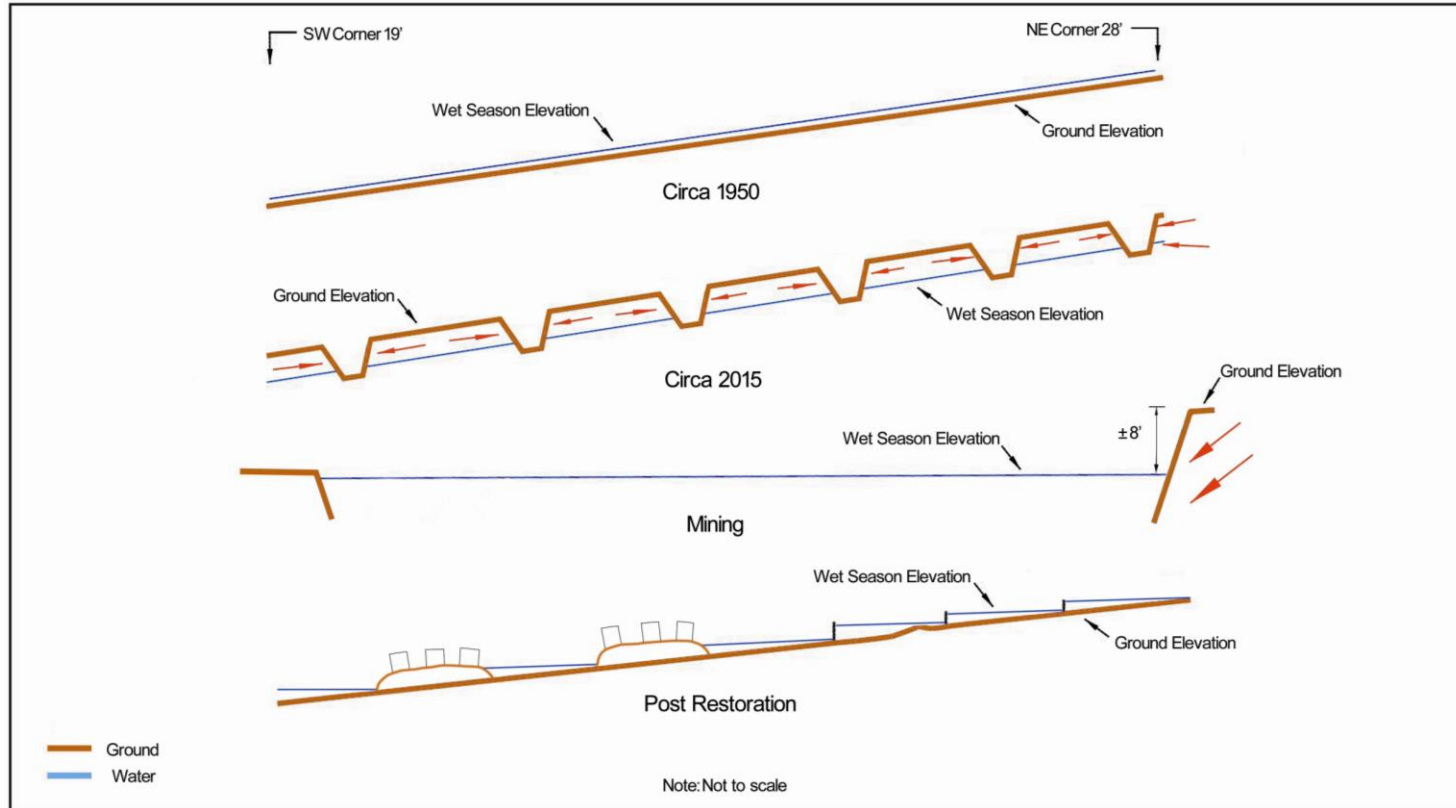








BENEFITS TO WATER RESOURCES



EXISTING AND FUTURE BIODIVERSITY ONSITE AND OFFSITE

- ▶ Existing biodiversity conditions – minimal, poor quality habitat that is cleared, drained and exotic infested
- ▶ Expected significant increase in post-restoration biodiversity resulting from increased water levels and the restoration of more than 700 acres of historic wetlands
- ▶ Re-establishment of wildlife corridors
- ▶ Importance of keystone species; wood stork and Florida panther

QUANTIFY VALUE OF IMPROVEMENTS TO WILDLIFE

- ▶ Panther credits
- ▶ Wood stork credits
- ▶ Development payment of bank credits

Measurable Restoration Goals

- ▶ Preserve all existing native wetlands onsite.
- ▶ Restore the historic flow ways on site.
- ▶ Restore and create historic hydric pine, cypress and marsh wetland habitats in existing agricultural land.
- ▶ Increase wildlife utilization by listed species, especially the wood stork.
- ▶ Increase biological diversity of wildlife onsite.
- ▶ Increase species richness of native vegetation communities.
- ▶ Open the existing berm along the project's north boundary to reestablish historic sheet flow from the north.
- ▶ Control surface water at an elevation determined to reestablish the surficial ground water profile in terms of both elevation and duration.
- ▶ Reestablish the historic groundwater profile.
- ▶ Improve hydrological conditions on adjacent public conservation lands.
- ▶ Reconnect wildlife corridors to adjacent public lands
- ▶ Remove all exotic and nuisance vegetation from the existing native wetlands and uplands.
- ▶ Significantly improve existing water quality conditions.
- ▶ Improvement to the current high water elevations seasonally experienced in the Burgundy Farm Subdivision.
- ▶ The restoration will limit the discharge of surface water to the Flint Pen Strand to predevelopment flows.

Summary of benefits resulting from the restoration

- ▶ Restoration of more than 700 acres of historic wetlands at no cost to the public.
- ▶ Historic water levels and hydroperiods will be restored.
- ▶ Restoration will reestablish the historic groundwater profile.
- ▶ Restoration will improve hydrological conditions on thousands of acres of adjacent public lands to the north and east.
- ▶ Historic flow ways will be restored across the site.
- ▶ Water quality will significantly improve onsite
- ▶ Improved water quality and groundwater levels will benefit the adjacent Lee County Utilities well field.
- ▶ Surface water discharge to the Flint Pen Strand will be limited to predevelopment flows.
- ▶ Opening the northern berm to southerly surface flow will improve the current high water elevations seasonally experienced in the Burgundy Farm Subdivision.
- ▶ Wildlife utilization and species diversity onsite will significantly increase.
- ▶ The incorporation of this form of restoration with residential development will set a new, high standard for future development in Lee County.

WATER RESOURCES



David J. Brown, P.G.
Progressive Water Resources, LLC



WATER RESOURCES

► David J. Brown, P.G.

- Registered Professional Geologist (P.G.) in the State of Florida
- Graduated from the University of Florida 1983
- Worked professionally for over 30 years in SW Florida
- Former Senior P.G. and Manager at Southwest Florida Water Management District
- Background in geology, groundwater, hydrology, water resource permitting and groundwater flow modeling.
- Testified as an expert on water use and groundwater modeling impacts in Administrative Hearings
- Currently a Managing Partner and Principal at Progressive Water Resources, LLC (PWR)

HYDROGEOLOGIC SETTING

- ▶ Project site is within Density Reduction/Groundwater Resource (DR/GR) Area
- ▶ Site has been historically farmed for row crops and sod for decades
- ▶ Site has a Water Use Permit from the SFWMD for:
 - Irrigation of 278 acres of seasonal row crops / small vegetables
 - Authorized to irrigate from eight (8) Surficial Aquifer System wells
 - Maximum Month: 57.66 MG (1,896,711 gpd)
- ▶ Lee County has six (6) Public Supply well sites (dual well sites) along southern property line along Corkscrew Road. Each well site withdraws from the Surficial Aquifer (shallow) and the Intermediate Aquifer (deep)

SFWMD PERMIT



SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER USE INDIVIDUAL PERMIT

APPLICATION NO: 131112-18 **PERMIT NUMBER:** 36-06874-W
DATE ISSUED: December 22, 2014 **EXPIRATION DATE:** December 22, 2019
PERMITTEE: RESOURCE CONSERVATION HOLDINGS, L L C
6409 CONGRESS AVE, SUITE 100
BOCA RATON, FL 33487
PROJECT NAME: FIRST FARMS (FKA CORKSCREW EXCAVATION)

PROJECT LOCATION: Lee County, S23,24/T46S/R26E
S19/T46S/R27E

PROJECT DESCRIPTION/AUTHORIZING:

The use of groundwater from the water table aquifer for agricultural irrigation of 278 acres of small vegetables using a flood/seepage irrigation system with an annual allocation of 316.85 million gallons.


This is to notify you of South Florida Water Management District's (District) agency action concerning Permit Application Number 131112-18, received November 12, 2013. This action is taken pursuant to Chapter 373, Part II, Florida Statutes (F.S.), Rule 40E-1.603 and Chapter 40E-2, Florida Administrative Code (F.A.C). Based on the information provided, District rules have been adhered to and a Water Use Individual Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57 and Section 120.569 (F.S.), or request a judicial review pursuant Section 120.68, F.S.; and
2. The attached 24 permit conditions.
3. The attached 8 exhibits.

By acceptance and utilization of the water authorized under this permit, the Permittee agrees to hold and save the District and its successors harmless from any and all damages, claims or liabilities that may arise by reason of the construction, maintenance or use of activities authorized by this permit. Should you object to the permit, please refer to the attached "Notice of Rights" that addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition or request, please provide written objections, petitions, requests and/or waivers to the District, attention of Office of the District Clerk, South Florida Water Management District, Post Office Box 24680, West Palm Beach, FL 33416-4680.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 23rd day of December, 2014, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (my.sfwmd.gov/ePermitting).

BY: 
JUANITA BOZEMAN

DEPUTY CLERK, SOUTH FLORIDA WATER MANAGEMENT DISTRICT

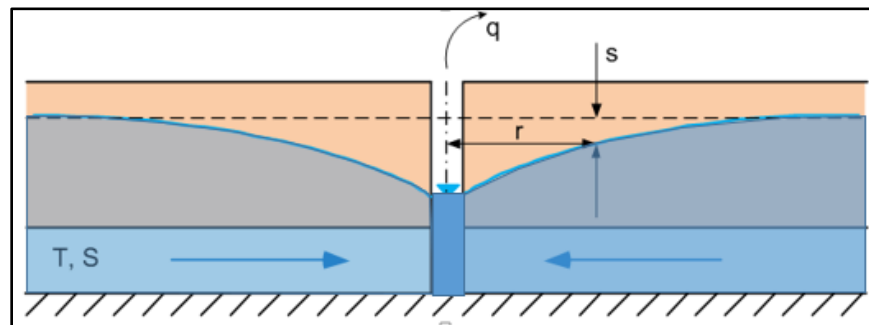


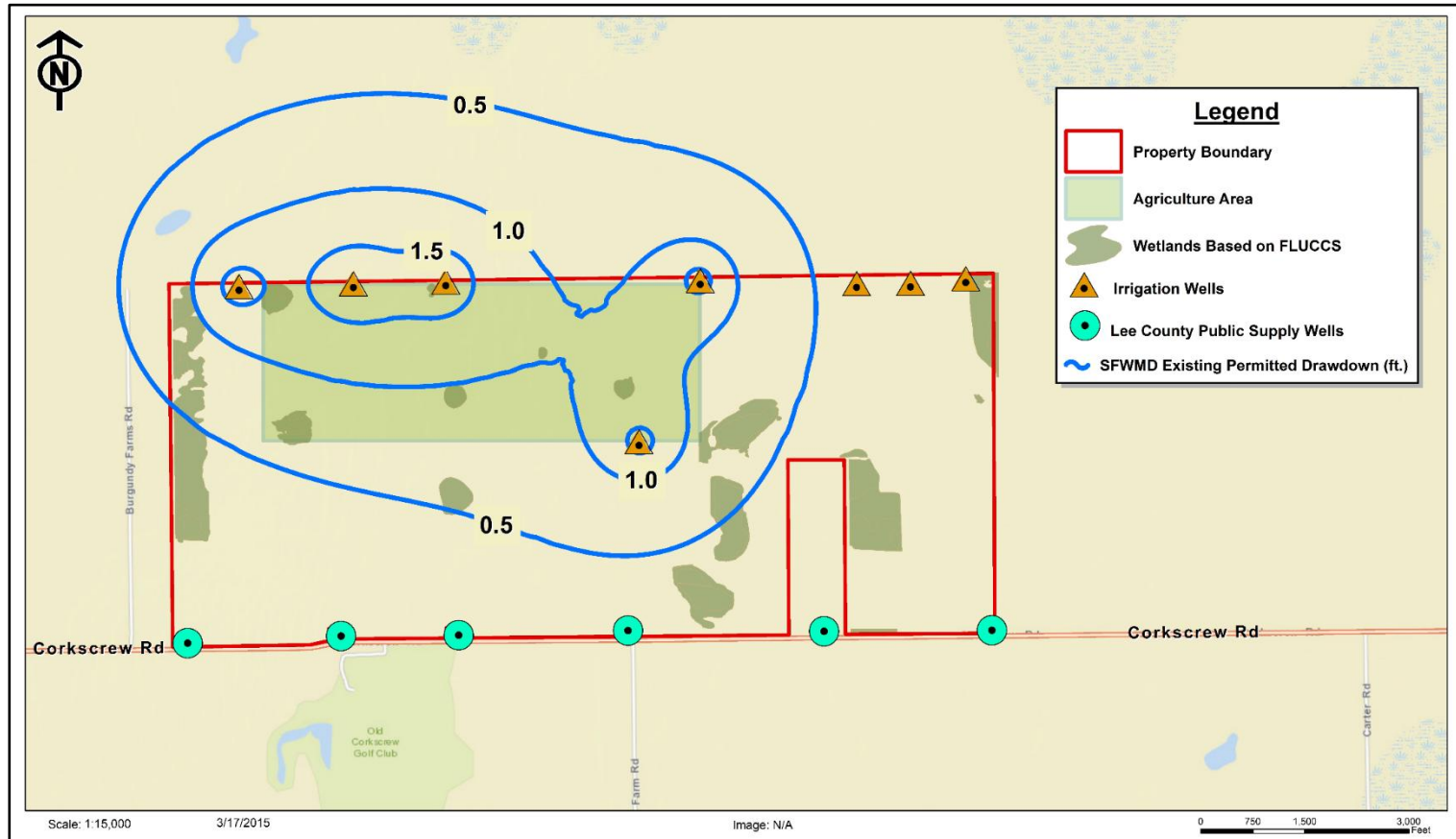


March 2015

SFWMD PERMIT IMPACT ANALYSIS

- ▶ As part of the Water Use permit evaluation an impact assessment was performed
- ▶ PWR recreated that same assessment to further evaluate the site
- ▶ Groundwater Flow Model, methodologies and practices employed by PWR consistent with those prescribed by the SFWMD
- ▶ Simulated irrigation withdrawal related impacts from irrigation of 278 acres of row crops
- ▶ Used SFWMD Modified Blaney-Criddle Irrigation Model for row crop irrigation demands
- ▶ Maximum Month withdrawals for 90 days with no recharge





Existing Farming Water Use Impacts

PROPOSED RESIDENTIAL DEMANDS

- ▶ Lee County meets all potable demands
- ▶ Centralized Irrigation System proposed – No onsite use of individual private wells
- ▶ SFWMD Modified Blaney-Criddle Irrigation Model for landscaped area indicates substantial reduction in irrigation demands
 - Total Estimated Peak Month withdrawals will be **reduced by approximately 44%** from permitted farming operation

PROPOSED RESIDENTIAL DEVELOPMENT

Additional Water Resource Elements

- ▶ Additional monitoring proposed to increase assurances DR/GR water resources are protected
- ▶ Proposed Lake Monitoring Plan
- ▶ Monitoring of water quality (nutrients) at the southern property boundary
- ▶ Installation of groundwater monitoring wells upgradient from Lee County's Public Supply wells
- ▶ Collection of background water quality data
- ▶ Recreation of flow-ways and enhanced opportunities for stormwater recharge to the Surficial Aquifer System
- ▶ These elements provide additional assurance that there will be **no harm to present and future public water resources**

SUMMARY OF PROPOSED LAND USE BENEFITS

- ▶ Reduces impacts to Lee County potable supply wells
- ▶ Reduces impacts to onsite environmental features
- ▶ Reduces groundwater quantities currently permitted
- ▶ Protects the groundwater resources and shallow aquifers
- ▶ Centrally controlled irrigation system - no private wells
- ▶ Complete control on irrigation timing and duration
- ▶ Helps maintain surface and groundwater levels
- ▶ Consistent with the intent of the DR/GR Area

CPA SUBMITTAL LAND USE

»» Matthew A. Noble, AICP
ANoblePlan, LLC

CPA 2015-00001 REQUEST

- ▶ Lee Plan Text Amendments
 - Policies 1.4.5, 1.7.13, 33.2.1
 - Objective 33.3
 - New Policy 33.3.4
 - Renumbering of Policies 33.3.4 – 33.3.7
 - Add Transportation Policy 38.1.9
 - Incorporate subject site on Maps 6, 7, and 17

POLICY 1.7.13: NEW PLAN OVERLAY

5. “Environmental Enhancement and Preservation Communities:” Properties adjacent to Corkscrew and Alico Roads that have the potential to improve and restore important regional hydrological and wildlife connections.



POLICY 33.2.1: ADDS PD REQUIREMENT

- ▶ The amendment adds that the parameters for voluntary restoration by a private property owner can be included within the planned development approval, allowing flexibility and incentives such as increased density to achieve the restoration.

OBJECTIVE 33.3: DR/GR OVERLAYS

- ▶ Amendment adds the “Environmental Enhancement and Preservation Communities” Overlay to the Existing Acreage Communities, Mixed-Use Communities, and the Improved Residential Communities Overlays in the DR/GR.

AMENDMENT ADDS POLICY 33.3.4:

- ▶ Allows increased density as an incentive to improve, preserve, & restore regional surface & groundwater resources & indigenous wildlife habitats, including critical connections. Limited to properties on Alico and Corkscrew Roads, properties to be placed on Map 17.
- ▶ Requires Rezoning to Planned Development.
 - Must include a minimum of 60% open space (not including mine lakes)
 - Restore and accommodate existing and historic flowways, and groundwater levels
 - Restore and preserve wetlands & indigenous upland habitats
 - Provide critical wildlife connections & minimum 100 foot buffer on Corkscrew Road (400 feet provided)
 - Requires a lake management plan that includes best management practices for the application of pesticides and fertilizers, & provides for erosion control and bank stabilization as well as lake maintenance requirements to include surface and groundwater monitoring
 - Requires a site specific restoration
 - Requires that preservation areas must be platted in separate tracts & dedicated to an appropriate maintenance entity
 - Requires the recording of a Conservation Easement

ADDS POLICY 33.3.4 - continued

► Required PD must address:

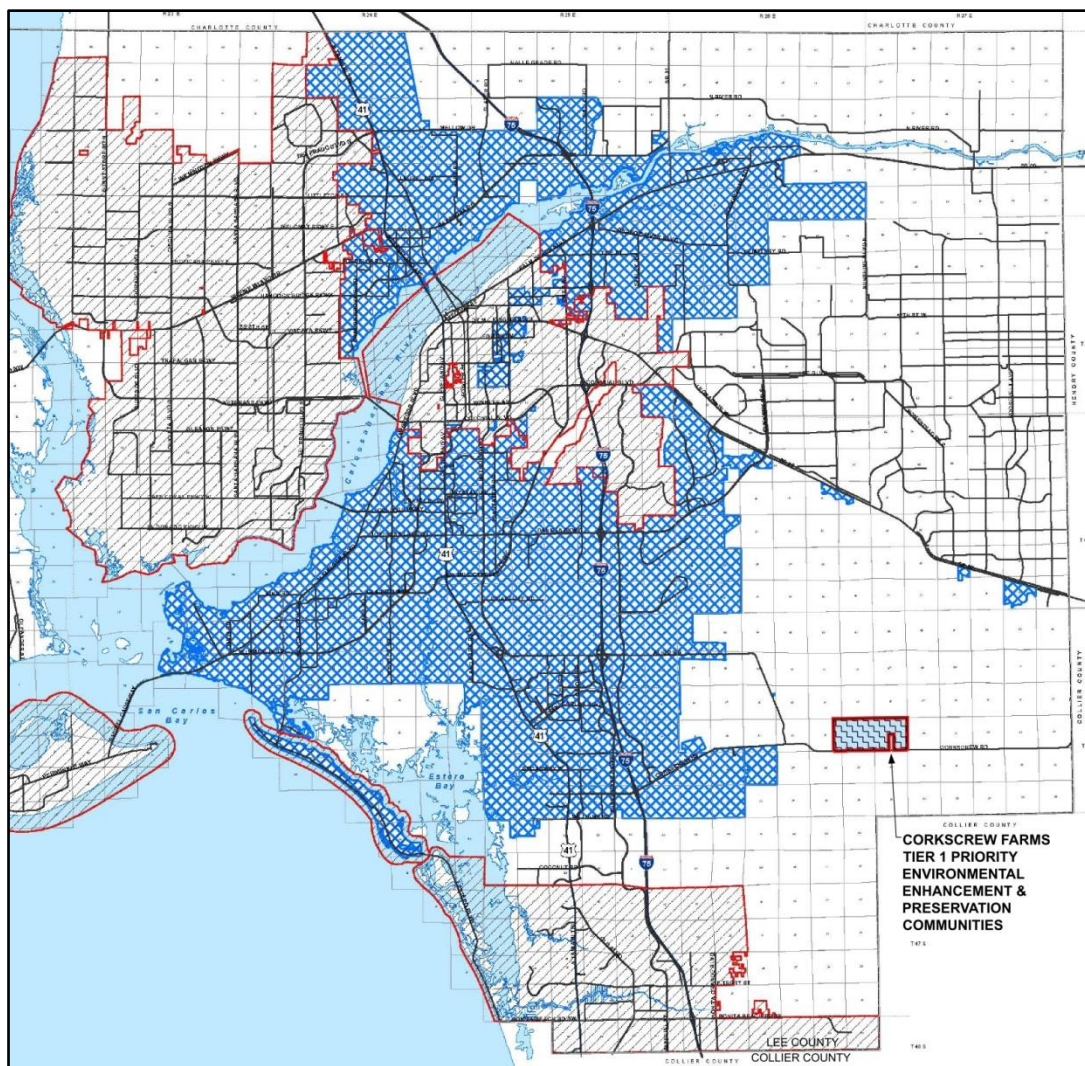
- Human-wildlife coexistence
- Florida Friendly Plantings & low irrigation requirements
- Provide water quality treatment & storage
- Elimination of row crop uses
- Compliance with Well Field Protection Ordinance
- Improve transportation infrastructure
- Connect to public water and sewer service
- Have adequate public services from the sheriff, EMS, & fire district
- Demonstrate no significant impacts on present/future water resources

ADDS POLICY 33.3.4 - continued

- ▶ Tier 1 lands within the Priority Restoration Strategy will be permitted a maximum density of 1 unit per acre.
- ▶ Density based on the acreage of the entire planned development whether uplands, wetlands, or lake.
- ▶ Additional dwelling units may be approved if transferred from other Southeast Lee County lands if rights are extinguished.

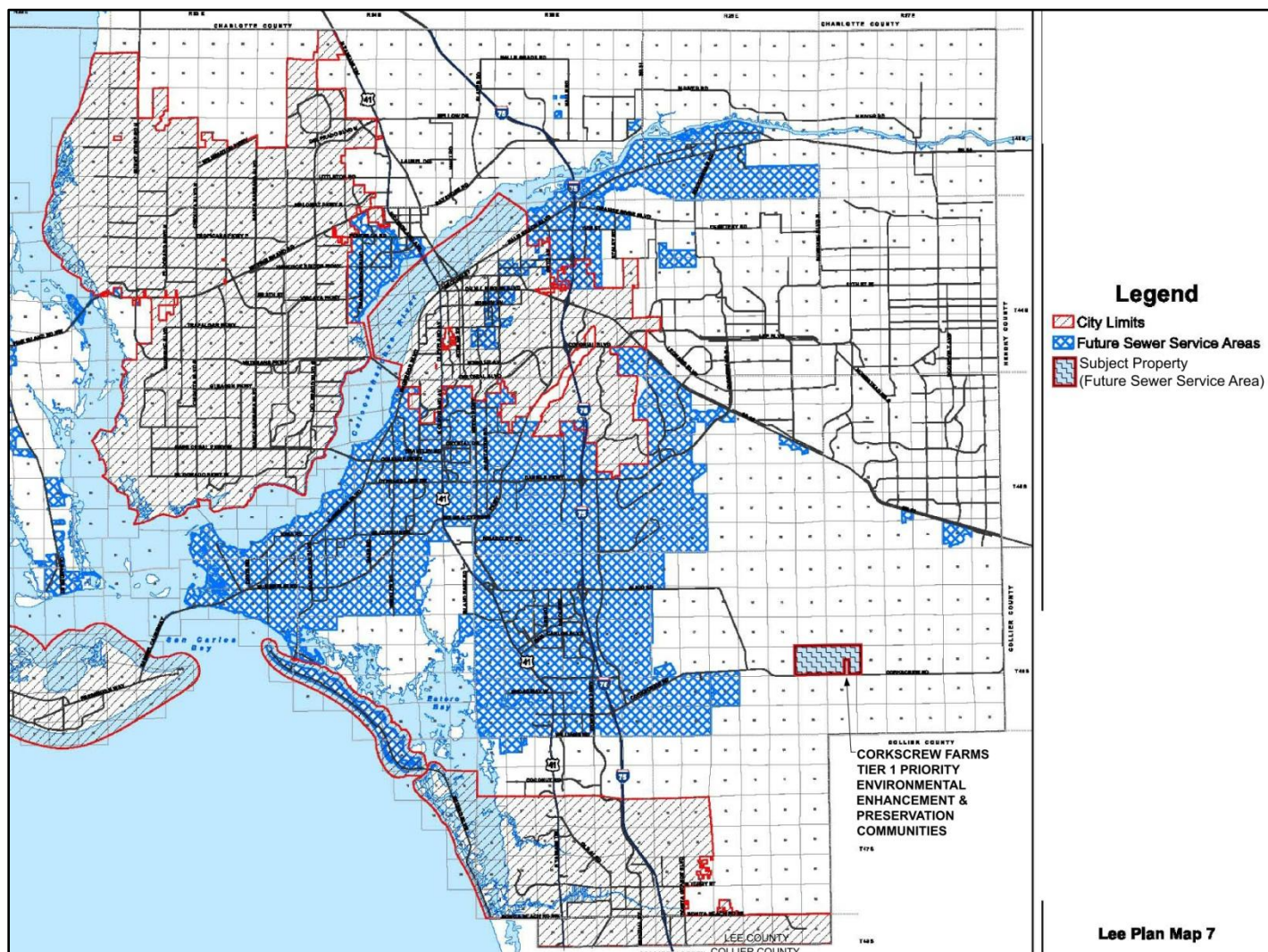
ADDS POLICY 38.1.9:

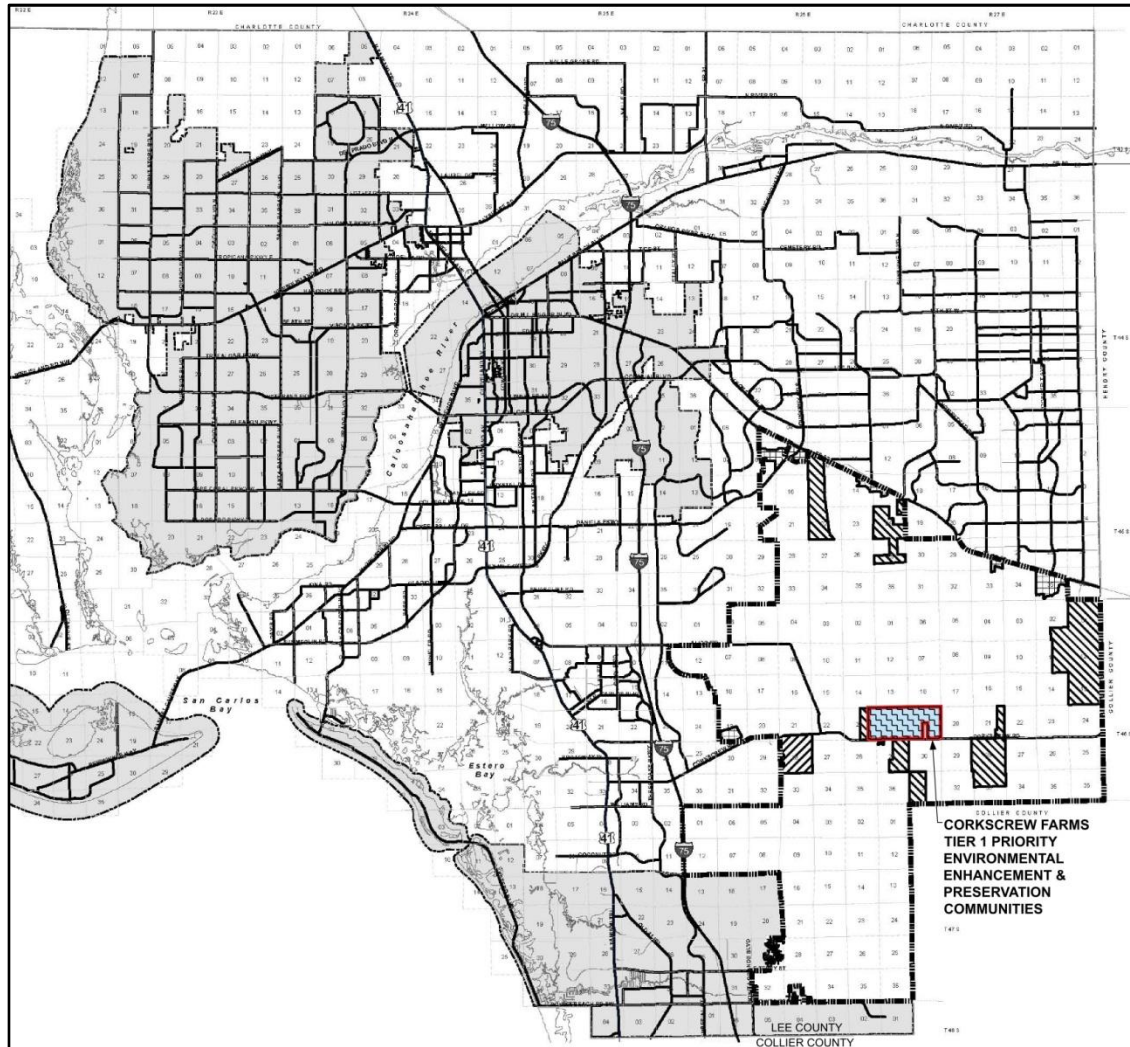
- ▶ **POLICY 38.1.9:** Lee County will complete a study by July 1, 2017, with input from property owners, to determine the improvements necessary to address increased density within the Environmental Enhancement and Preservation Overlay (See Policy 33.3.4). The study will include a financing strategy for the identified improvements, including participation in a Proportionate Fair Share Program.



Legend

- City Limits
- Future Water Service Areas
- Subject Property (Future Water Service Area)





Legend

-  Southeast Lee County
-  Existing Acreage Subd.
-  Mixed-Use Community
-  Rural Golf Course Community
-  Improved Residential Community
-  County Line
-  Section Lines
-  Major Roads
-  Minor Roads
-  City Limits
-  Subject Property

**CORKSCREW FARMS
TIER 1 PRIORITY
ENVIRONMENTAL
ENHANCEMENT &
PRESERVATION
COMMUNITIES**

Lee Plan Map 17

OWNER SUMMARY

»» Joe Cameratta, CEO
CamProp

AMENITY SITE PLAN

Legend:

1. Clubhouse
2. Pool
3. Spa
4. Bar and Grill
5. Splash Pool
6. Pool Bathhouse
7. Pool Equipment
8. Soccer Field
9. Fitness Center
10. Basketball Court
11. Bocce Ball Courts
12. Tennis Pro-Shop
13. Pickleball Courts
14. Tennis Courts
15. Stadium Tennis Court
16. Entry Water Feature
17. Mail Kiosk
18. Outdoor Pavilion
19. Farmers Market
20. Dumpster
21. Entry Fountain



SITE BENEFITS

- Eliminate the possibility of a mine/lawsuit on the property
- Restore several hundred acres of over-drained farm fields to wetland habitat
- Restore historical flow ways
- Improve and maintain water quality on site and at the point of discharge off site by means of pre-treatment
- Restore, if permitted, a majority of the County property on Corkscrew Road within the boundaries of Corkscrew Farms
- Restore wildlife habitat and create corridors on site and connect off site
- Follow the site plan theme mimicking Dover Kohl & Partners DR/GR studies schematics for rural communities clustering/village concept
- Reduce the site plan development footprint and conserve large natural areas
- Maintain the rural character of Corkscrew Road with wide natural buffers along the ROW
- Establish outstanding guidelines within the DR/GR
- Eliminate potential contamination to Lee County well field from fertilization due to farming activities
- Increased conservation land
- Provide additional buffer to existing mitigation lands
- Provide impact fees to Lee County
- Follow overall DR/GR enhancement and water quality
- Control water discharge from the property and reduce Corkscrew Road flooding

REGIONAL BENEFITS

- Restore and manage site's hydrology which will protect and have a positive effect on conservation lands to the north and east
- Provide water storage and water treatment that is a benefit to the Lee County well fields
- Give the county the ability to re-establish surface flows to the south of Corkscrew Farms
- Construct a water main extension that will provide local fire protection along Corkscrew Road
- Generate re-use water for county use
- Reduce flooding to Burgundy Farms Road residents
- Construct an off-site sanitary booster pump on Corkscrew Road to decrease flows and increase capacity
- Set aside and restore land without using 20/20 monies or tax dollars
- Contribute \$17,000 to Estero Fire rescue towards the purchase of Radio System Enhancement
- Deed an approximate 5 acres tract (approx. value \$80,000) to Estero Fire rescue for a future fire station site
- Contribute \$200,000 to Lee County towards the acquisition of an ambulance
- Make intersection improvements at existing developments as part of a proportionate share contribution
- Pay \$6,500 to a mitigation bank to offset wood stork impacts over and above on-site restoration
- Pay \$2,449,500 to a mitigation bank to offset panther impacts over and above on-site restoration
- Pay one time development fees to Lee County from \$0 to approximately **\$17,600,000**
- Increase yearly real estate tax revenue to Lee County from \$11,072 to approximately **\$7,060,000** per year

Net Benefits to Lee County

Development Fees	The Place at Corkscrew	Property As-Is
<i>Impact Fees @ \$5,964 per home</i>	\$7,902,300	\$0
<i>Residential Building Permit Fees @ \$1,900 per home</i>	\$2,517,500	\$0
<i>Lee County Utility Water connection fees @ \$2,440 per home</i>	\$3,233,000	\$0
<i>Lee County Utility Sewer connection fees @ \$2,660 per home</i>	\$3,524,500	\$0
<i>LCU Lift Station Connection Fee @ \$2,440 each</i>	\$12,200	\$0
<i>LCU Review Fee @ 1%</i>	\$95,000	\$0
<i>LCU Connection, Building Permit, Review Fees - Amenities</i>	\$124,067	\$0
<i>Comprehensive Plan Submittal Fee</i>	\$2,500	\$0
<i>Zoning Submittal Fee</i>	\$62,480	\$0
<i>Development Order Application Fee</i>	\$84,720	\$0
<i>Environmental Resource Permit Fee</i>	\$25,000	\$0
<i>Plat Recording Fees</i>	\$17,875	\$0
<i>SFWMD Permit</i>	\$5,250	\$0
<i>HOA Deed and Covenants Recording Fees</i>	\$1,000	\$0
<i>Lee County Department of Health Permit</i>	\$900	\$0
<i>Florida DEP Permit</i>	\$500	\$0
Total Development Fees	\$17,608,792	\$0

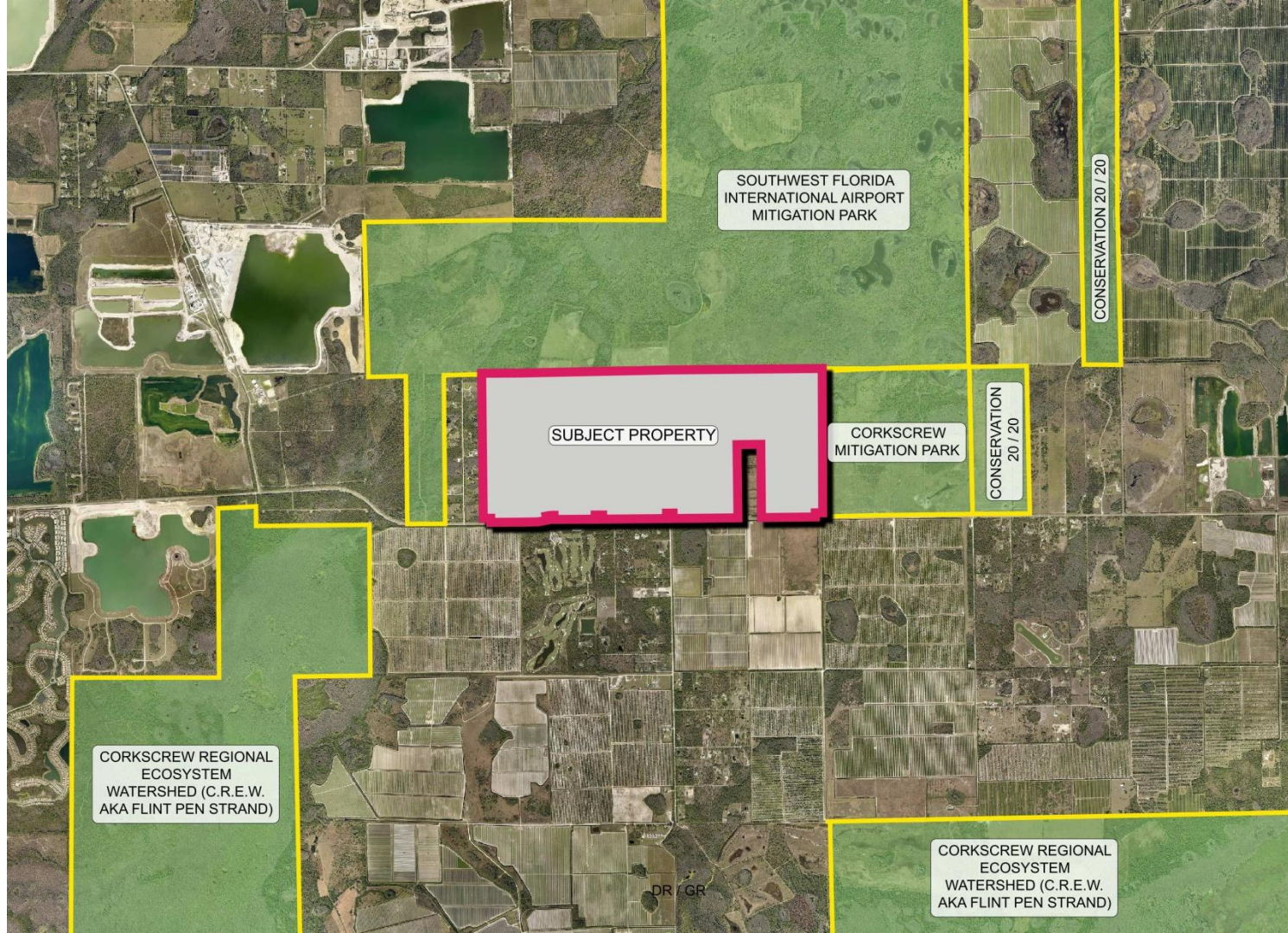
Annual Lee County Property Taxes	The Place at Corkscrew	Property As-Is
<i>Lee County general revenue</i>	\$1,596,225	\$2,501
<i>Lee County library fund</i>	\$154,830	\$243
<i>Public school - by local board</i>	\$982,938	\$1,540
<i>Public school - by state law</i>	\$2,451,224	\$3,840
<i>Lee County all hazards - mstu</i>	\$30,301	\$47
<i>Lee County preservation lands mstu</i>	\$218,625	\$343
<i>Lee County unincorporated - mstu</i>	\$367,203	\$575
<i>SFL water mgmt-district levy</i>	\$78,049	\$122
<i>SFL water mgmt-everglade const</i>	\$27,284	\$43
<i>SFL water mgmt-okeechobee levy</i>	\$85,439	\$134
<i>Estero fire & rescue district</i>	\$940,088	\$1,473
<i>Lee County hyacinth control</i>	\$13,555	\$21
<i>Lee County mosquito control</i>	\$104,415	\$164
<i>West Coast inland navigation district</i>	\$17,228	\$27
Total Annual Lee County Property Taxes	\$7,067,403	\$11,072

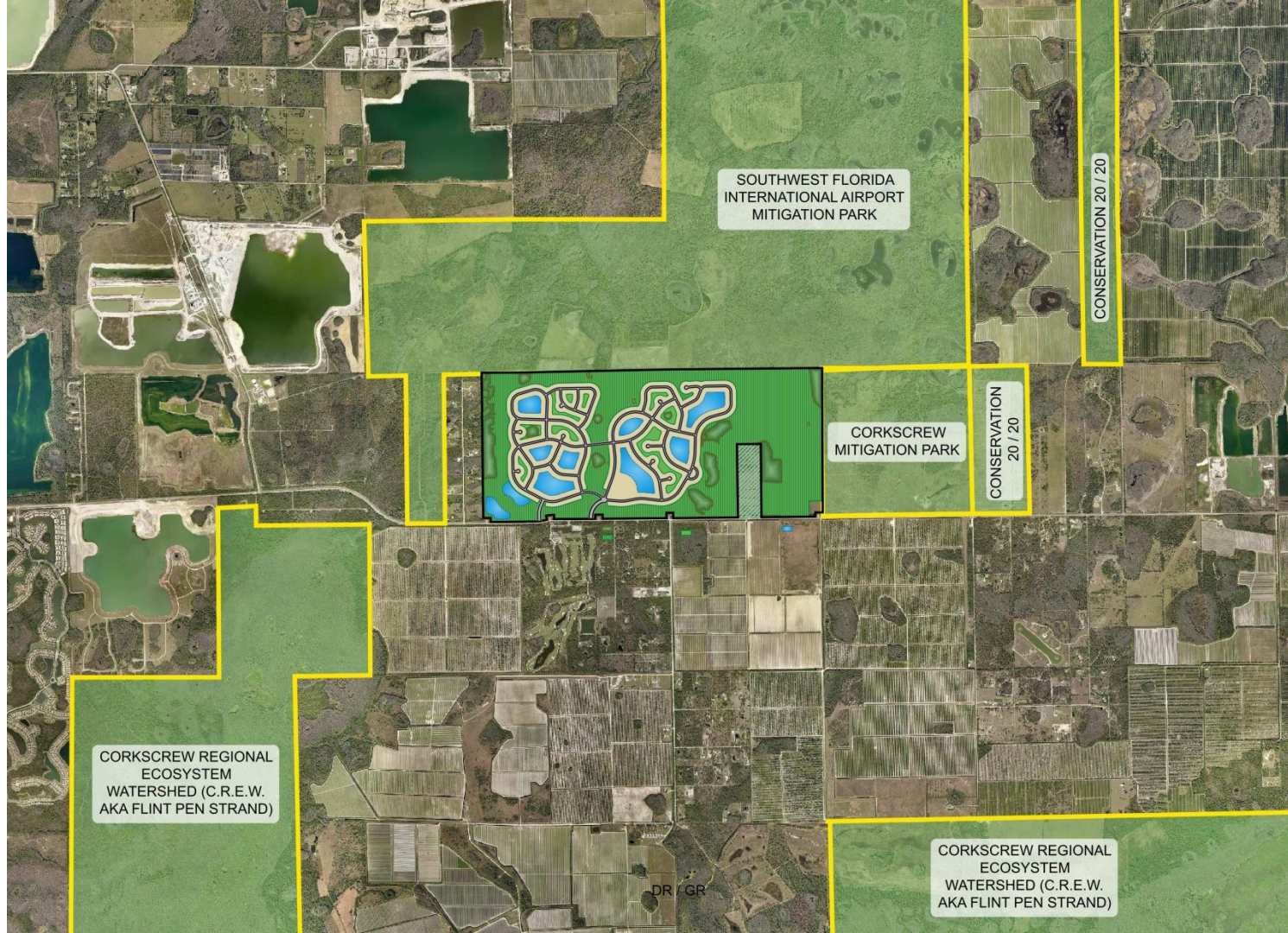
Approximately \$3.9 million of road impact fees at current impact fee levels

Based on \$330,000 home price

RESTORATION COST

\$ 153,000.00	EXOTIC CLEARING PRESERVE AREAS
\$ 3,034,177.00	RESTORATION INCLUDING CONTROL STRUCTURES
\$ 550,000.00	FLOW WAY CONSTRUCTION
\$ 546,000.00	5-YEAR MAINTENANCE
\$ 35,000.00	5-YEAR MONITORING REPORTING
\$ 2,449,500.00	PANTHER AND WOOD STORK
\$ 94,000.00	BONDING COSTS
\$ 500,000.00	CONTINGENCY
<hr/>	
\$ 7,361,677.00	TOTAL
\$ 7,400,000.00	USE
\$ 10,165.00	COST PER ACRE





CORKSCREW REGIONAL
ECOSYSTEM
WATERSHED (C.R.E.W.
AKA FLINT PEN STRAND)

SOUTHWEST FLORIDA
INTERNATIONAL AIRPORT
MITIGATION PARK

CORKSCREW
MITIGATION PARK

CONSERVATION 20 / 20

CONSERVATION
20 / 20

CORKSCREW REGIONAL
ECOSYSTEM
WATERSHED (C.R.E.W.
AKA FLINT PEN STRAND)

QUESTIONS & ANSWERS

