

WildBlue Regional Benefits: Executive Summary

Project Benefit	Permitted Development	WildBlue	Comments
Development Acreage	3,552 Acres	2,960 Acres	16.7% reduction
Development Footprint	1,403 Acres	754 Acres	46.3% reduction
Wetland Impacts	380 Acres	212 Acres	44.2% reduction/enhanced preservation efforts
Overall Preservation	968 Acres	1,318 Acres	36.2% increase; over \$7M in restoration & enhancements
Uplands Conservation Easement	163 Acres	474 Acres	191% increase
Slough Crossings	Standard	Enhanced	Improved regional wildlife & surface water connectivity
Regional Park	No	Yes	488 acres donated for Lee County Regional Park
Slough Relocation	Yes	No	WildBlue removes residential adjacent to Stewart Slough and preserves historic slough footprint
Slough/Corridor Restoration	Yes	Enhanced	Mining haul roads removed to improve wildlife habitat connectivity and sheet flow
Northeast Flowway Enhancements	No	Yes	Enhancement of NE corner of slough system
Wildlife Corridors	Yes	Enhanced	WildBlue provides larger corridor at location of permitted wildlife crossing under Corkscrew Road; pinch points eliminated & greater regional linkages promoted
Restoration of Farm Fields to Pine Flatwoods	No	Yes	51 acres; backfilling ditches, re-grading, & replanting
Exotic Removal	809 Acres	1,167 Acres	44.3% increase
Supplemental Plantings	521 Acres	633 Acres	21.5% increase
Wood Stork Habitat Creation	No	Yes	94 acres of farm fields restored to marsh; protected species management plan included
Primary Panther Habitat Preservation	963 Acres	1,245 Acres	29.3% increase
Stormwater	Standard	Enhanced	Enhanced stormwater treatment
Storage	Standard	Enhanced	Wild Lake accepts inflows from slough during extreme storm events to help reduce flood stages in the sloughs
Detention	Standard	Enhanced	Wild Lake accepts flows from development during extreme storm events to help reduce flood stages in the slough
Discharges	Standard	Enhanced	Directed to on-site preserves to maximize wetland hydroperiods throughout the slough systems
Lakes	Standard	Enhanced	Cascading lake system to promote desirable slough hydration and mimic regional groundwater gradient
Water Use, Irrigation	633.7 MGY / 85.16 MGM	546 MGY / 73 MGM	14% reduction in onsite water use; individual wells prohibited
Water Use, Potable	20 MGY / 2.2 MGM	0/0	100% reduction compared to existing approved development
Recharge	Standard	Enhanced	46.3% reduction in development footprint; enhanced groundwater recharge
Central Water	No	Yes	Elimination of competing water use; improved regional water control by LCU
Central Sewer	No	Yes	Elimination of septic systems and reduction in potential pollution sources
Central Irrigation	No	Yes	From existing permitted lake system; central management of irrigation use; elimination of homeowner control and individual irrigation wells
Central Fertilizer & Pesticide Control	No	Yes	Central management of fertilizers & pesticides; prohibition of applications by Individual homeowners



COUNTY & REGIONAL FINANCIAL BENEFITS

Description

Restoration and Maintenance of Flowways & Wildlife Corridors	\$7,428,137.00
Dedication of 471 acre Park (9/2014 appraisal)	\$2,885,919.03
Dedication of 9 acre Alico Road ROW	\$55,101.69
Dedication of 8 acre EMS, San Carlo Fire & Lee County Sheriff	\$48,979.28

DEVELOPMENT AND CONSTRUCTION FEES

<u>Description</u>	<u>Cost</u>	<u>WildBlue</u>
Building Impact Fees	\$6,315.39 ①	\$6,315,390.00
Residential Building Permit Fee	\$1,594.00 ①	\$1,594,000.00
Planned Development Fee	\$8,000 Base Fee + \$40/acre	\$126,400.00
Comp. Plan Amendment Fee	\$2,000 Base Fee + \$2/acre	\$12,420.00
Development Order Fee	\$3,000 Base Fee + \$50/acre	\$151,000.00

REAL ESTATE TAXES

<u>Description</u>	<u>Cost</u>	
Property Tax (Annual)	\$8,381.15 ②	\$8,381,150.00
Doc. Stamps (one-time fee)	\$3,500.00 ②	\$3,500,000.00

UTILITY FEES

<u>Description</u>	<u>Cost</u>	
LCU Water Connection Fee (one-time)	\$2,440.00	\$2,440,000.00
LCU Sewer Connection Fee (one-time)	\$2,660.00	\$2,660,000.00
LCU Water & Sewer Usage Fee	9000 gpm/unit ③	\$1,415,000.00

TOTAL FEES & TAXES

One-time	\$16,799,210.00
Annual	\$9,796,150.00

- ① - Based on 2015 rate structure
- ② - Based on \$500,000 home value
- ③ - Based on 3,000 sq. ft home