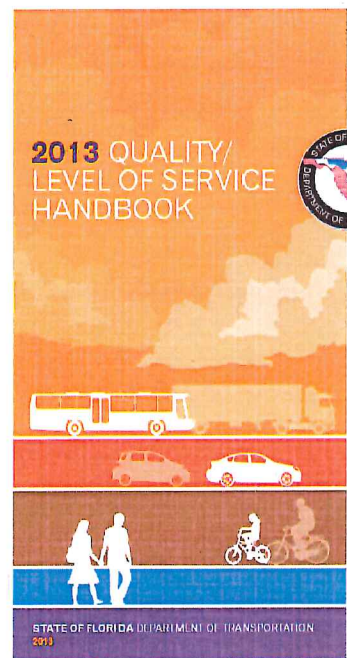
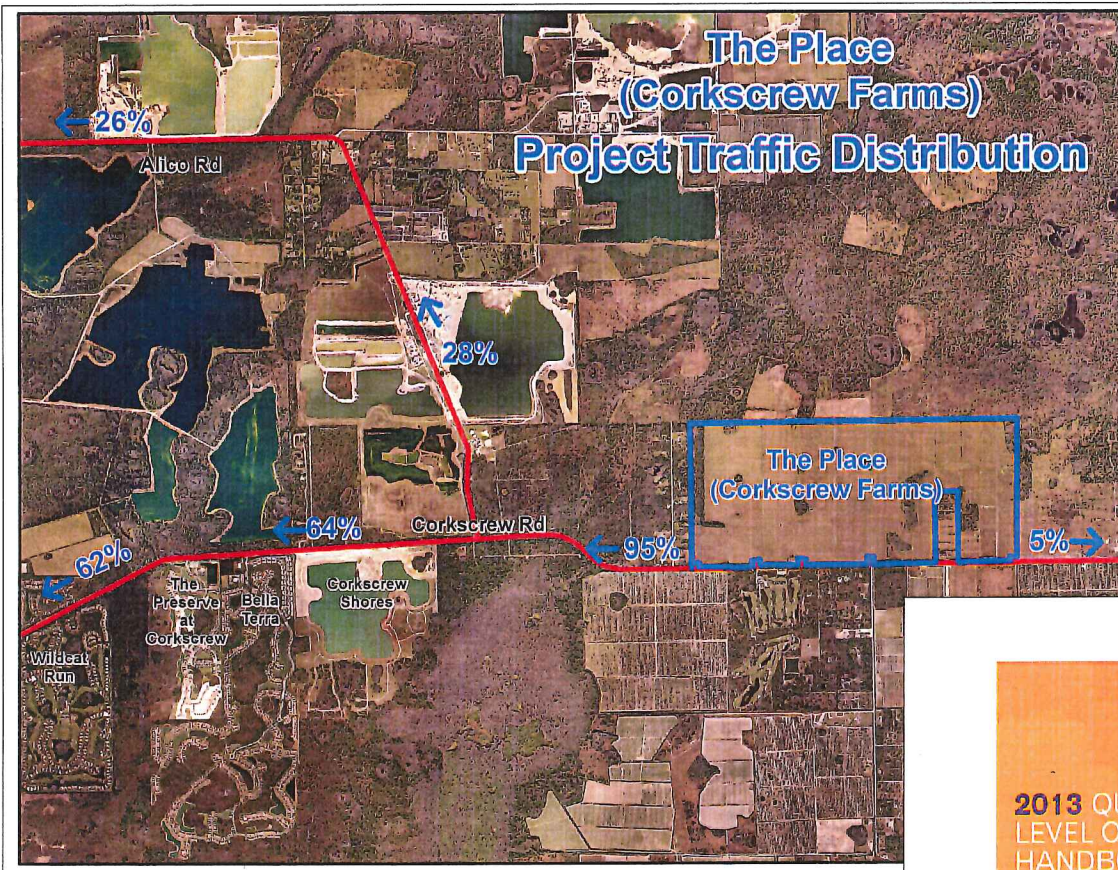


The Place





Uninterrupted flow facilities are roadways that have no fixed causes of periodic delay or interruption to the traffic stream, such as signals or STOP signs.

Interrupted flow facilities are roadways that have fixed causes of periodic delay or interruption to the traffic stream – such as signals or STOP signs – with average spacing less than or equal to 2.0 miles.

- Uninterrupted flow** A category of roadway not characterized by signals, STOP signs, or other fixed causes of periodic delay or interruption to the traffic stream.
- Uninterrupted flow highway** A non-freeway roadway that generally has uninterrupted flow, with average signalized intersection spacing greater than 2.0 miles; a two-lane highway or a multilane highway.

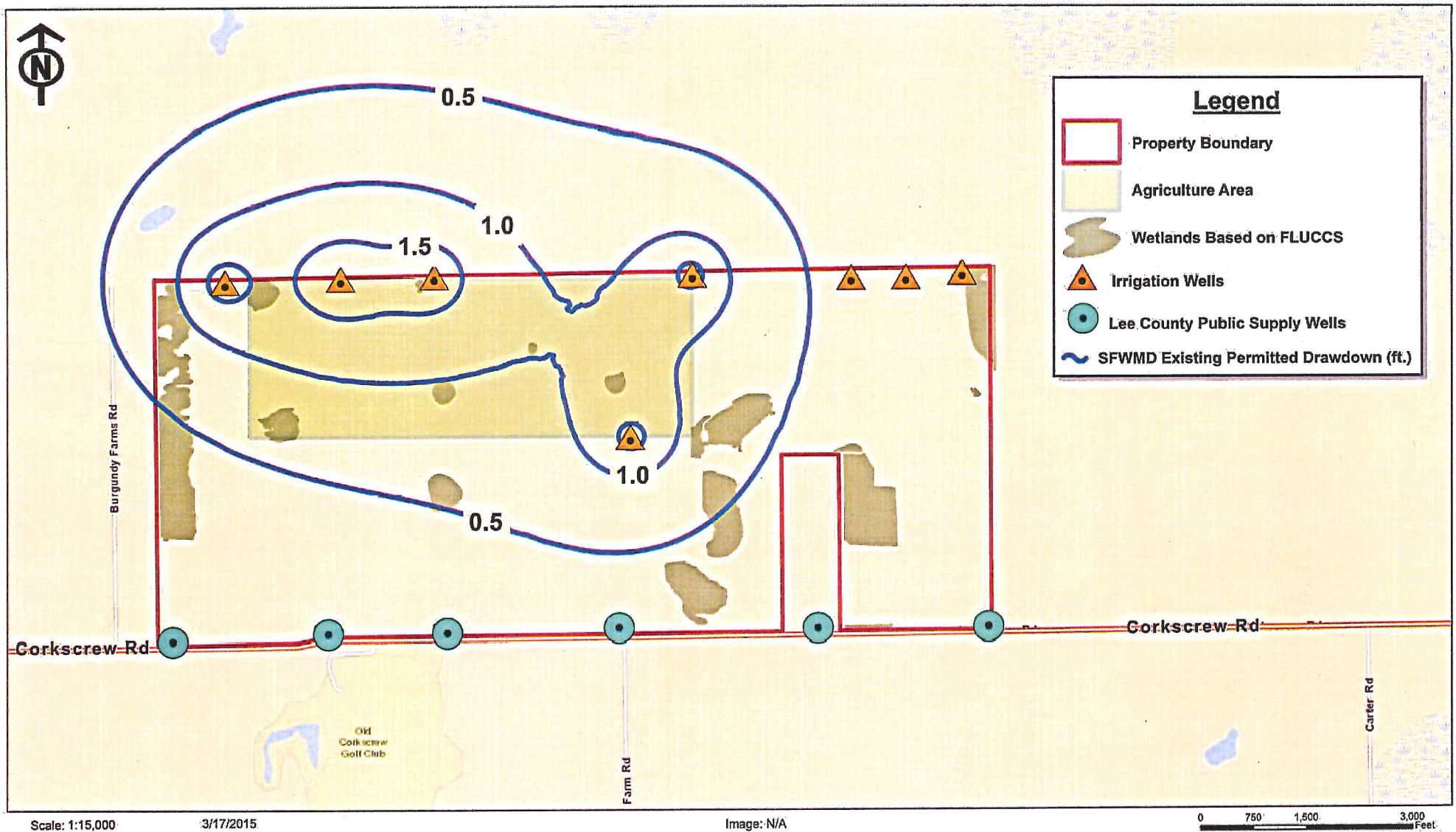


Figure 1
SFWMD Existing Agriculture Land Use
Maximum Month Surficial Aquifer System Impact Assessment

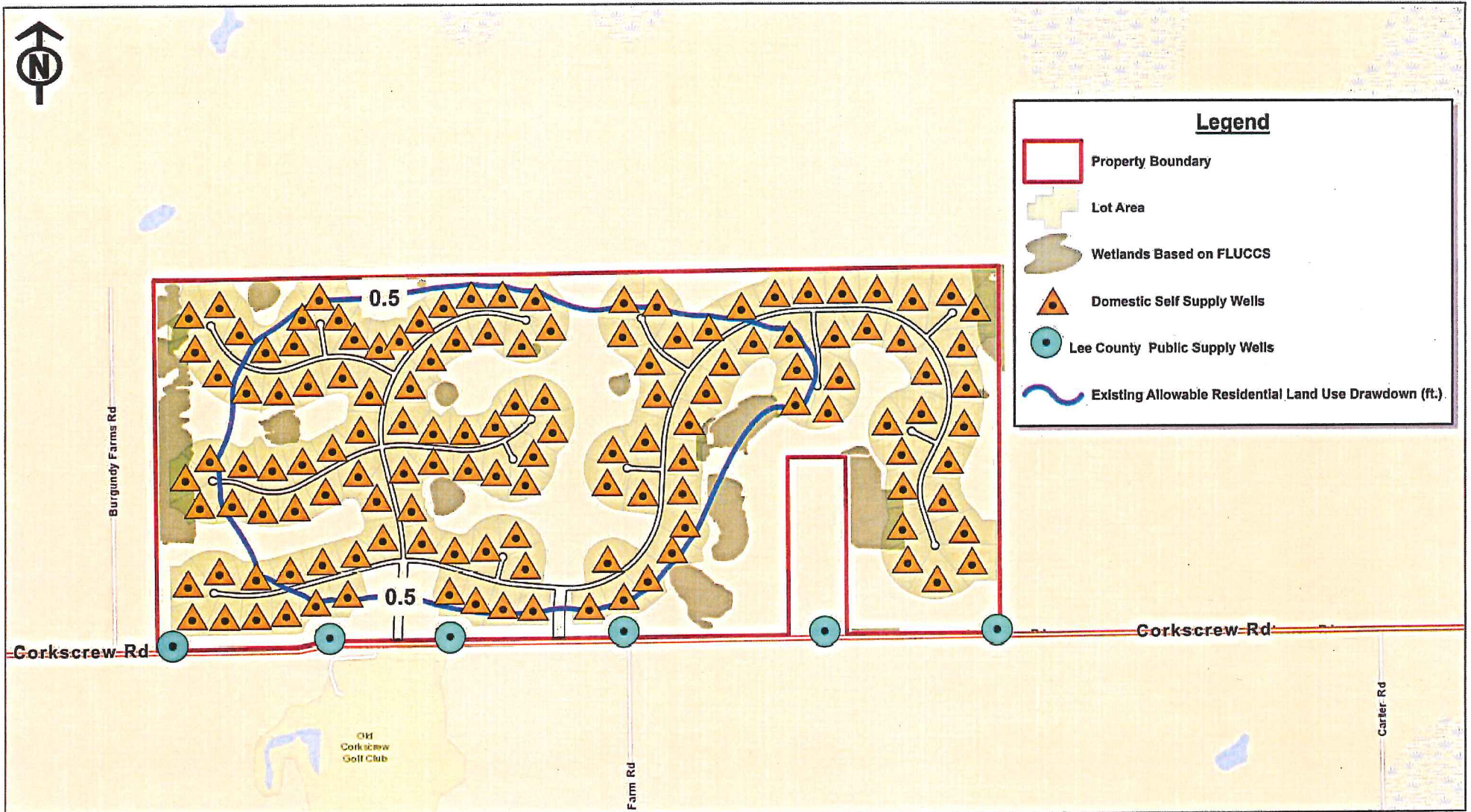


Figure 2
Existing Allowable Residential Land Use
Maximum Month Surficial Aquifer System Impact Assessment

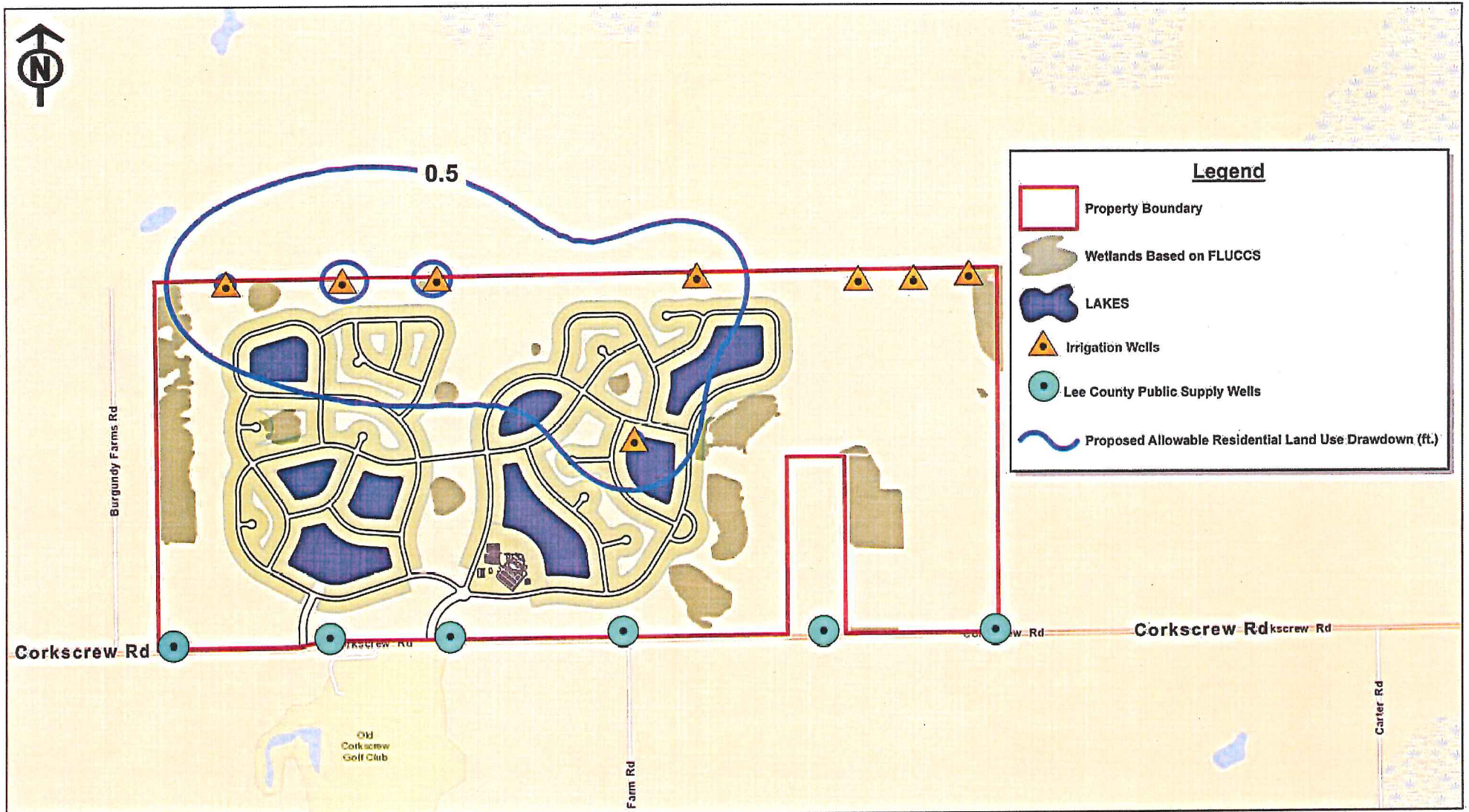
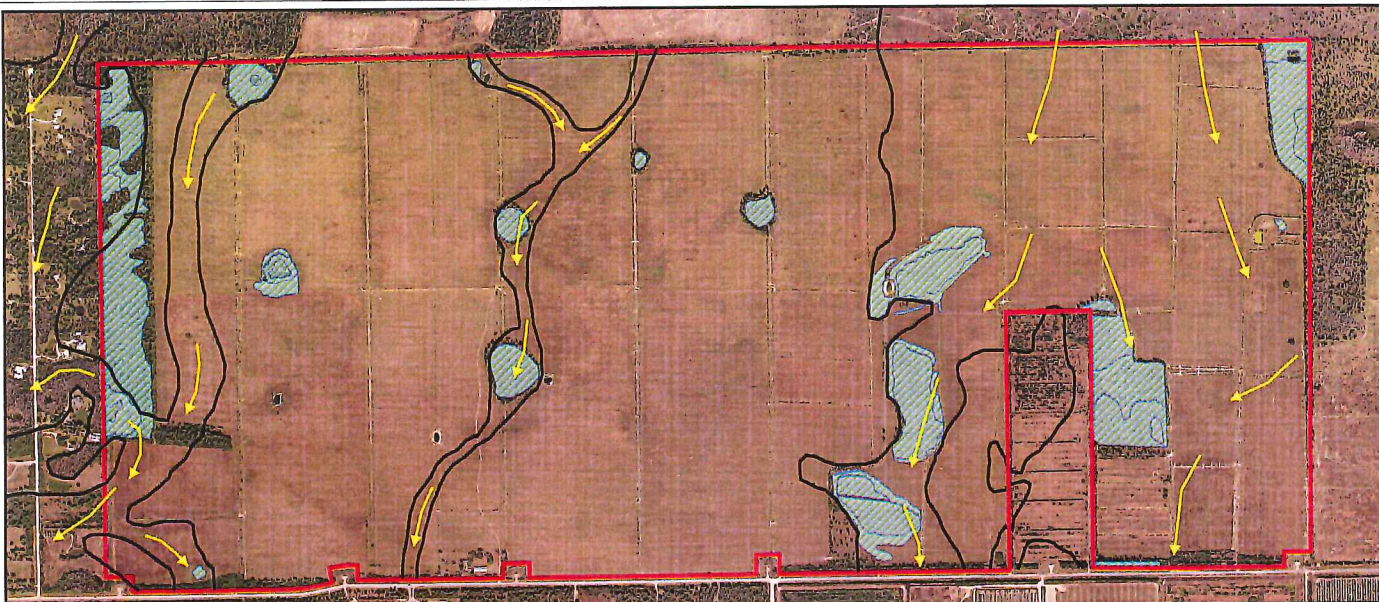


Figure 3
Proposed Allowable Residential Land Use
Maximum Month Surficial Aquifer System Impact Assessment

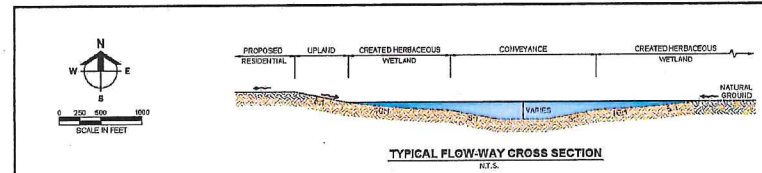
HISTORICAL FLOW WAY PATTERNS



- Directional Flow
- Existing Wetlands
- Historic Flowways
- Property Boundary

Note: This is an aerial photograph used for approximate study.

HISTORIC FLOWWAYS MAP (B)		FILE NAME	Corkscrow Farms Historic Flowways map (B)
		LOCATION	Corkscrow Farms
		DWG DATE	02-11-2015
PROJECT / FILE NUMBER	SHEET NUMBER	BY	K. Erwin
CPI/CF101		TECH	Vince Wang



- NOTES:
- 1) FLOWWAY LOCATIONS MAY VARY BASED ON FUTURE PERMITTING AND FIELD INSPECTIONS
 - 2) UPLAND PLANTINGS TO CONSIST OF _____
 - 3) CREATED HERBACEOUS WETLAND PLANTINGS TO CONSIST OF _____

SITE PLAN WITH FLOWWAYS



- WATER MANAGEMENT LAKES
- DEVELOPMENT PARCELS
- RESTORED WETLANDS
- PROPOSED FLOWWAYS

Barraco
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AND PLANNING LANDSCAPE ARCHITECTS
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FAX: 817.335.4410
LICENSED PROFESSIONALS IN ARCHITECTURE
ENGINEERING AND SURVEYING (L.E.S.)

CAMPROM INC.
4954 ROYAL GOLF CIRCLE
FORT WORTH, FL 33500

1360 ACRES
CORKSCREW
FARMS
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.
SITE LAYOUT AND LANDSCAPE INTENTIONS OR DESIGNER MAY CHANGE SIGNIFICANTLY BASED UPON BUDGET, AVAILABILITY OF MATERIALS, AND/OR REGULATORY CONSTRAINTS AND/OR OPPORTUNITIES.
NOT FOR CONSTRUCTION

DATE: 02/11/2015
DRAWN BY: K. ERWIN
CHECKED BY: V. WANG
SCALE: AS SHOWN

PROJECT NUMBER: 23244

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Corkscrew Shores

Image #141211 2106
Date 12.11.14



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Corkscrew Shores

Image #1502092068
Date 02.09.15

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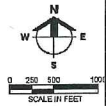
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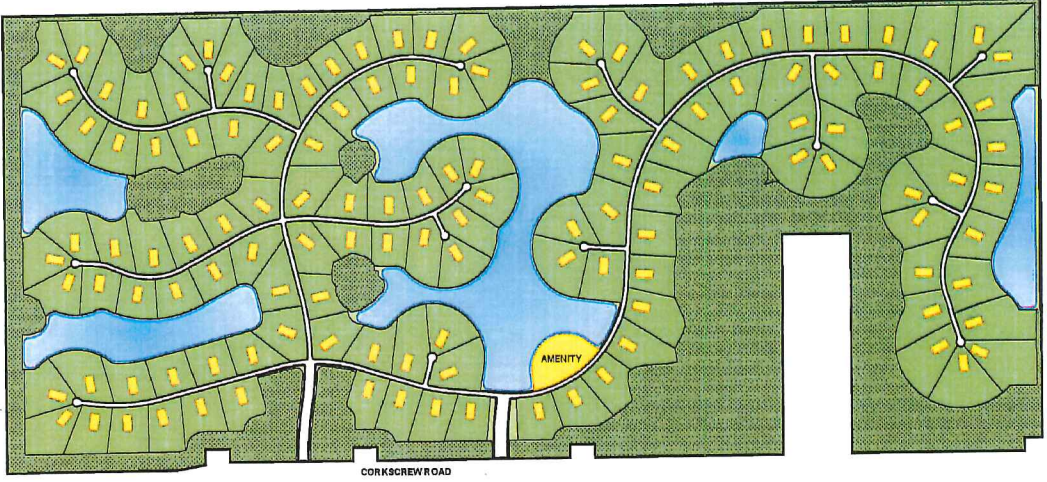
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MINING OPERATION



SITE PLAN WITH 130 UNITS





EXISTING PROPERTY CONDITIONS



Net Benefits to Lee County

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

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

REGIONAL BENEFITS

Restore and manage the site's hydrology which will protect and benefit 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

Provide a water main extension that will provide local fire protection along Corkscrew Road

Generate re-use water for county use

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

Work with Lee County Utilities for installation of Aquifer Storage and Recharge (ASR) sites

Contribute \$17,000 to Estero Fire rescue towards the purchase of Radio System Enhancement

Deed a 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

Contribute \$700,000 towards Corkscrew Road safety enhancements

Pay \$6,500 to a mitigation bank to offset wood stork impacts

Pay \$2,449,500 to a mitigation bank to offset panther impacts

Increase one time development fees to Lee County from \$0 to approximately \$17,608,792

Increase yearly real estate tax revenue to Lee County from \$11,072 to approximately \$7,060,000 per year

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 water quality on site and at the point of discharge off site by means of pre-treatment

Restore a majority of the County property on Corkscrew Road

Restore wildlife habitat and create corridors on site and connect off site

Follow Dover Kohl & Partners DR/GR studies for enhancement, water quality, and clustering

Reduce the site plan development footprint and conserve large natural areas

Eliminate the ability to develop large lots with well and septic

Maintain the rural nature 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 chemical use due to farming

Increased conservation land

Provide impact fees to Lee County

Reduce flooding to Corkscrew Rd and Burgandy Farms