



**COUNTY & REGIONAL FINANCIAL BENEFITS**

**REGIONAL BENEFITS**

Description

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

**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**

<b>One-time</b>	<b>\$16,799,210.00</b>
<b>Annual</b>	<b>\$9,796,150.00</b>

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