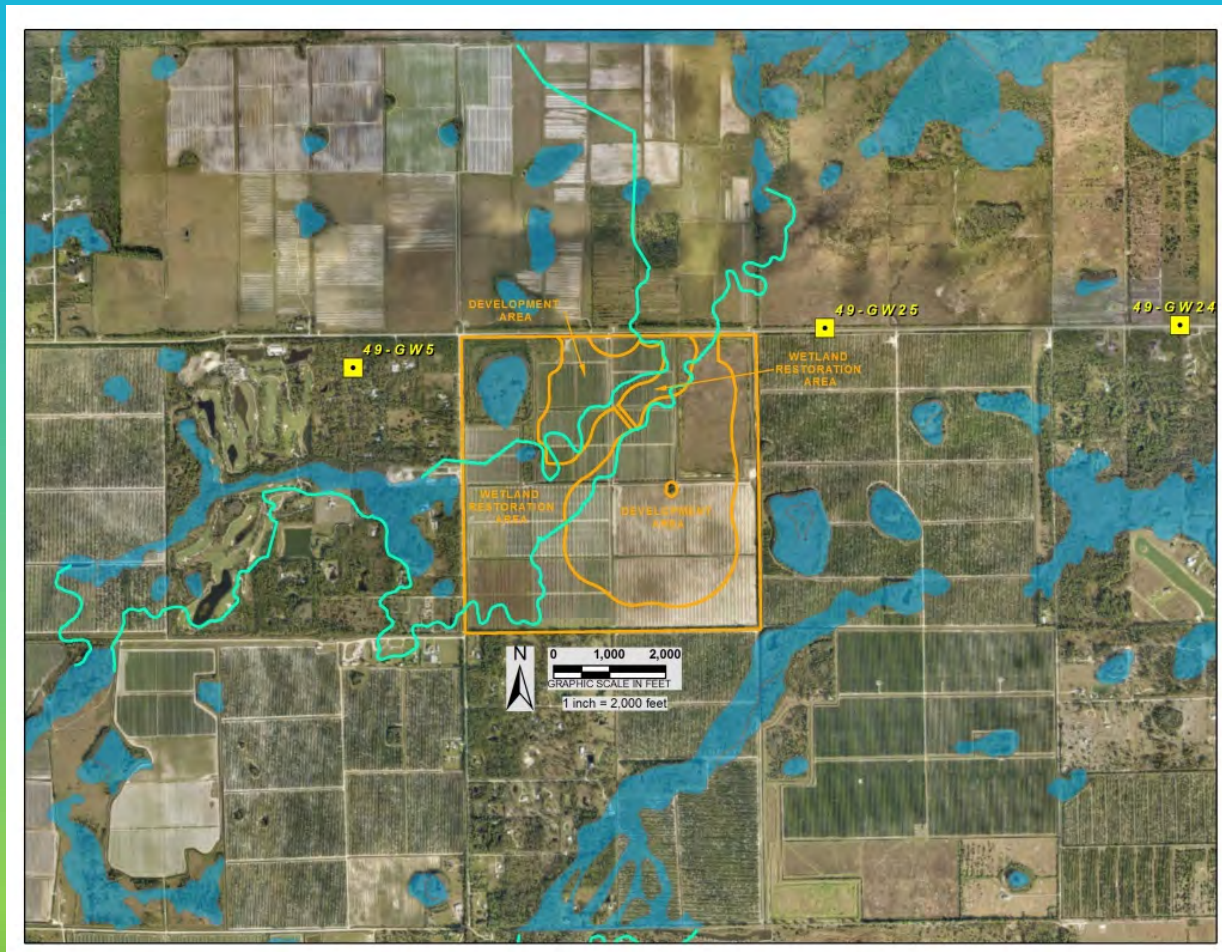


Pepperland Ranch



CPA2016-00003

Local Planning Agency

Public Hearing

December 19, 2016

Applicant Representatives

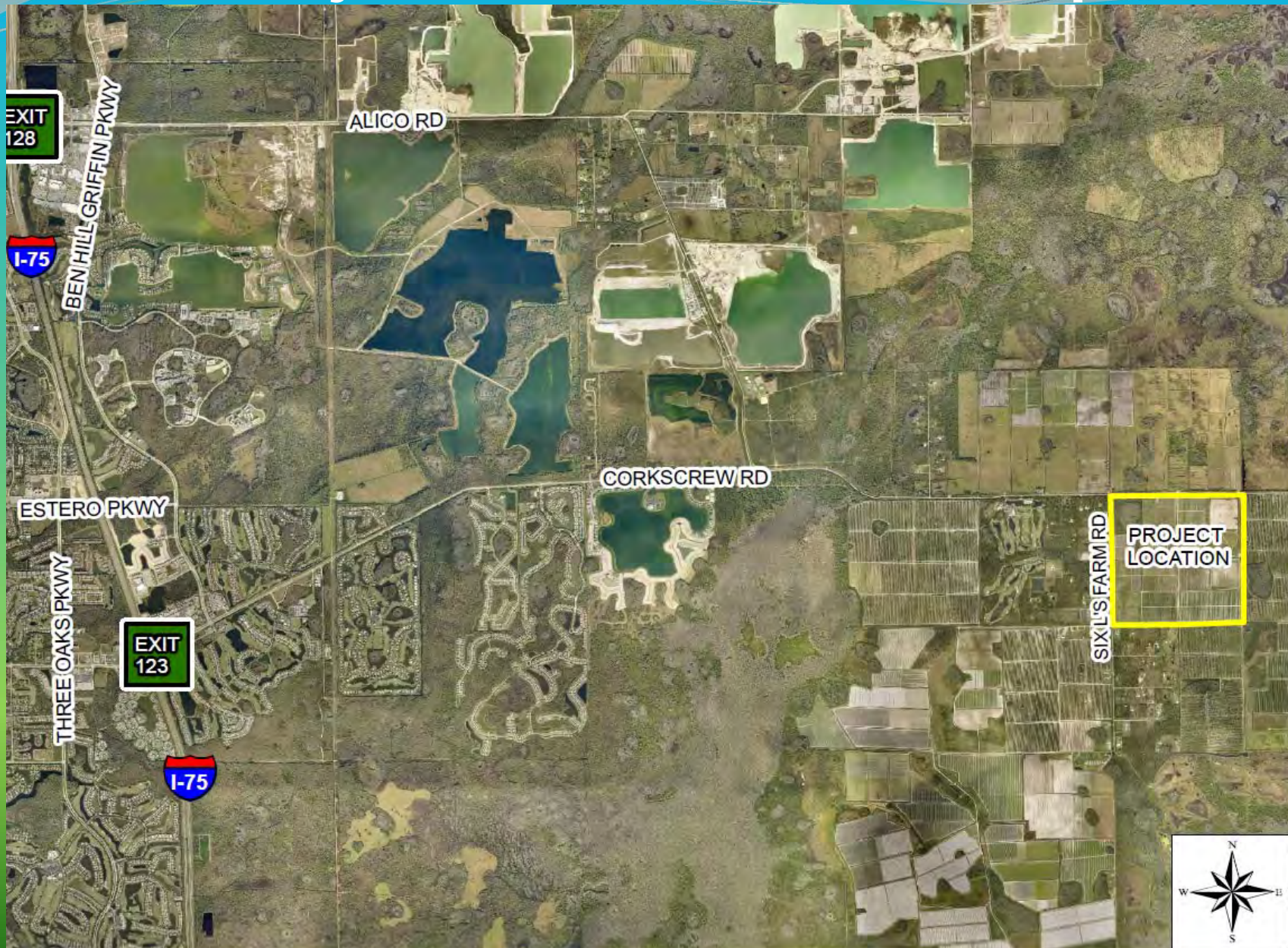
- **Robert A. Cooper, Partner**
Hahn Loeser & Parks LLP
- **Matthew A. Noble, AICP**
ANoblePlan, LLC
- **Stacy Ellis Hewitt, AICP**
David R. Underhill, Jr., P.E.
Banks Engineering
- **Ted B. Treesh**
TR Transportation
- **Kirk Martin, PG, President**
Water Sciences Associates
- **Shane Johnson, Sr. Ecologist**
Passarella & Associates
- **Brian F. Farrar, President**
BCF Management Group, LLC



LAND USE & PLANNING

Matthew A. Noble, AICP
ANoblePlan, LLC

Project Location Map



Project Location Map



AERIAL WITH BOUNDARY

Introduction

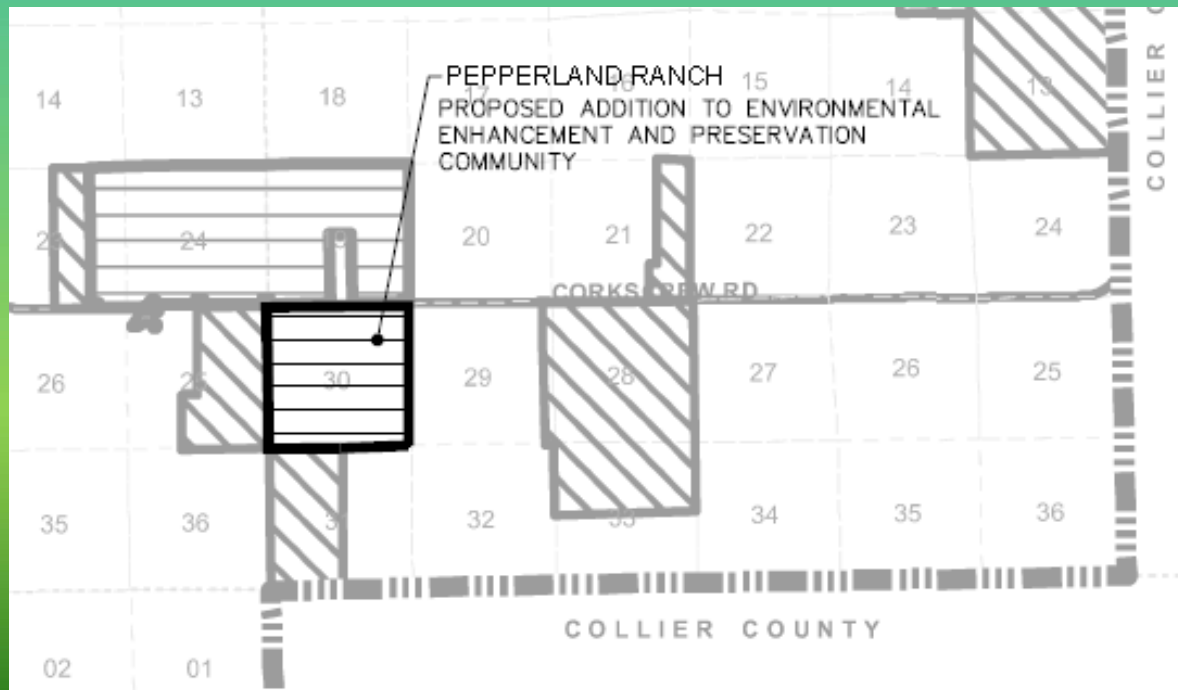
- 637.5 acre site with intensive ongoing agricultural operations
- SFWMD & Lee County borrow pit permitting
- Property highly impacted by existing AG uses
- Meets eligibility criteria in Lee Plan Policy 33.3.4.1 for inclusion in the Environmental Enhancement & Preservation Communities overlay

Existing Intensive Agricultural Use



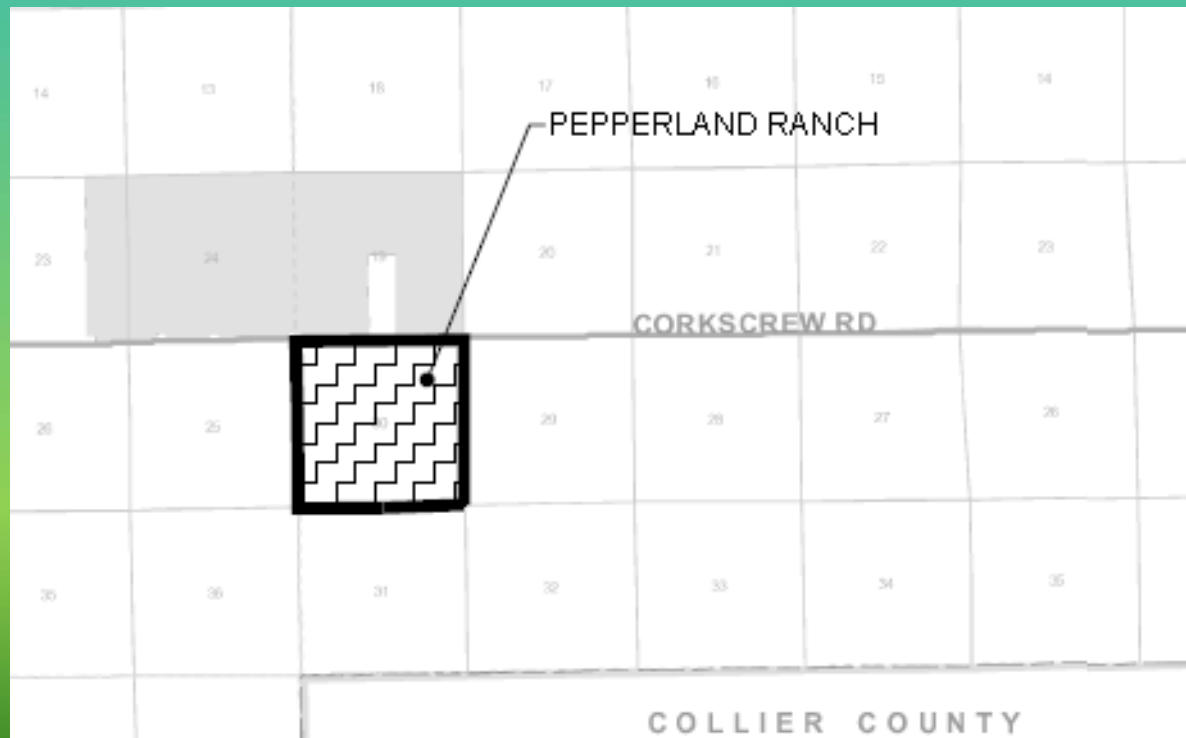
Requests

- Amend Lee Plan **Map 17 - Southeast DR/GR Residential Overlay**, to designate **637+/- acres** along Corkscrew Road as an “**Environmental Enhancement and Preservation Community**”



Requests

- **Amend Lee Plan Maps 6 and 7 to include the property within the Future Potable Water and Sewer Service areas**



Project Regional Benefits

1. **No onsite mining** and associated **activities** such as truck traffic & blasting;
2. **Eliminates AG** use, **reduce** use of **pesticides, herbicides & fertilizers**;
3. **Restores upland** and **wetland** areas/**flowway** restoration corridor;
4. **Preserves** and **restores** wetlands/uplands and **enhances** by **exotic removal**; **restores wildlife habitats** including **creation** of **wood stork habitat/foraging** habitat for wading birds;
5. Preserves to provide **additional** wetland **restoration/flowway** connections to adjacent properties;
6. **Increases** the amount of **land** available for **water recharge**, while **reducing impacts** on **groundwater resources**;

Project Regional Benefits

7. **Reduces water** utilization **over 65%** from current AG use;
8. AG fields & ditches will be removed & the **land re-graded** to **restore wetland areas/historic flowways** and **surface hydrology**;
9. Provides **additional wildlife connections** & corridors from conservation lands to the north, south, east and west of the property.
10. Preserved & **restored** areas will **increase wildlife** habitat;
11. **Increases native vegetation** on the property;
12. **Connects to public water & sewer** services, **eliminates** individual **wells & septic** systems, which will further **protect** the area's **public water wellfields**;

Project Regional Benefits

13. **Increases basin storage** that will **potentially** allow **additional surface water flows** to enter the property from Corkscrew Road;
14. Accommodates **water treatment** of any additional **surface water flow** that enters the property **prior to** any **offsite discharge**;
15. The project water management system is designed to **reduce discharges** at the **existing outfall**, which is located in the southwest corner of the property. Reduced discharges will be a **benefit** to the **single family homes** located to the south of the property;
16. **Preserves** future **opportunities** for further **wildlife corridor connections** in addition to **wetland restoration/flowway connections**;
17. Project results in a **more compatible use** with adjacent single-family homes.
18. Provides **Enhanced Lake Management Plan** to **reduce nitrogen and phosphorus** loading;

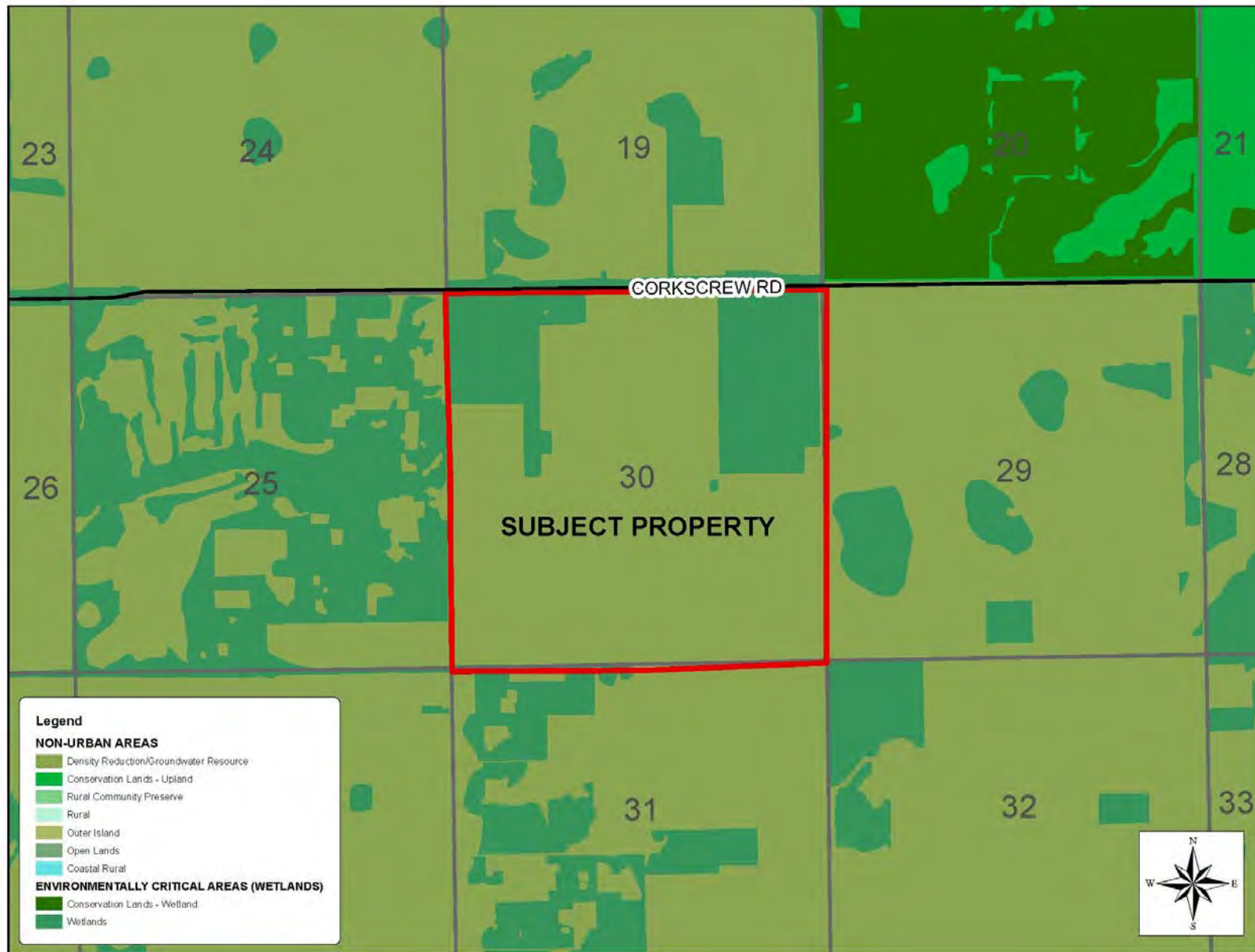
Project Regional Benefits

19. Install **monitoring wells** and **coordination** of **ground** and **surface water monitoring** and monitoring wells with **Lee County Natural Resources**;
20. Requires **centralized irrigation** system **controlled** by **homeowner's association** with complete control of duration and timing;
21. Includes **central management** of **fertilizers** and **pesticides** with **prohibition** of **application** by individual **homeowners**;
22. **Restores 55%** of site in **conservation easement** with restoration **without** 20/20 or **tax dollars**. (In 2012 the property north of this proposed project was reviewed as a 20/20 nomination (#496) at \$52,902/acre, which is comparable since this property is also tier 1 and agricultural. Given the subject property at that price, 55% of 637.5 acres (350.63 acres) , the **conservation value** is an **estimated \$18,548,763.75**;

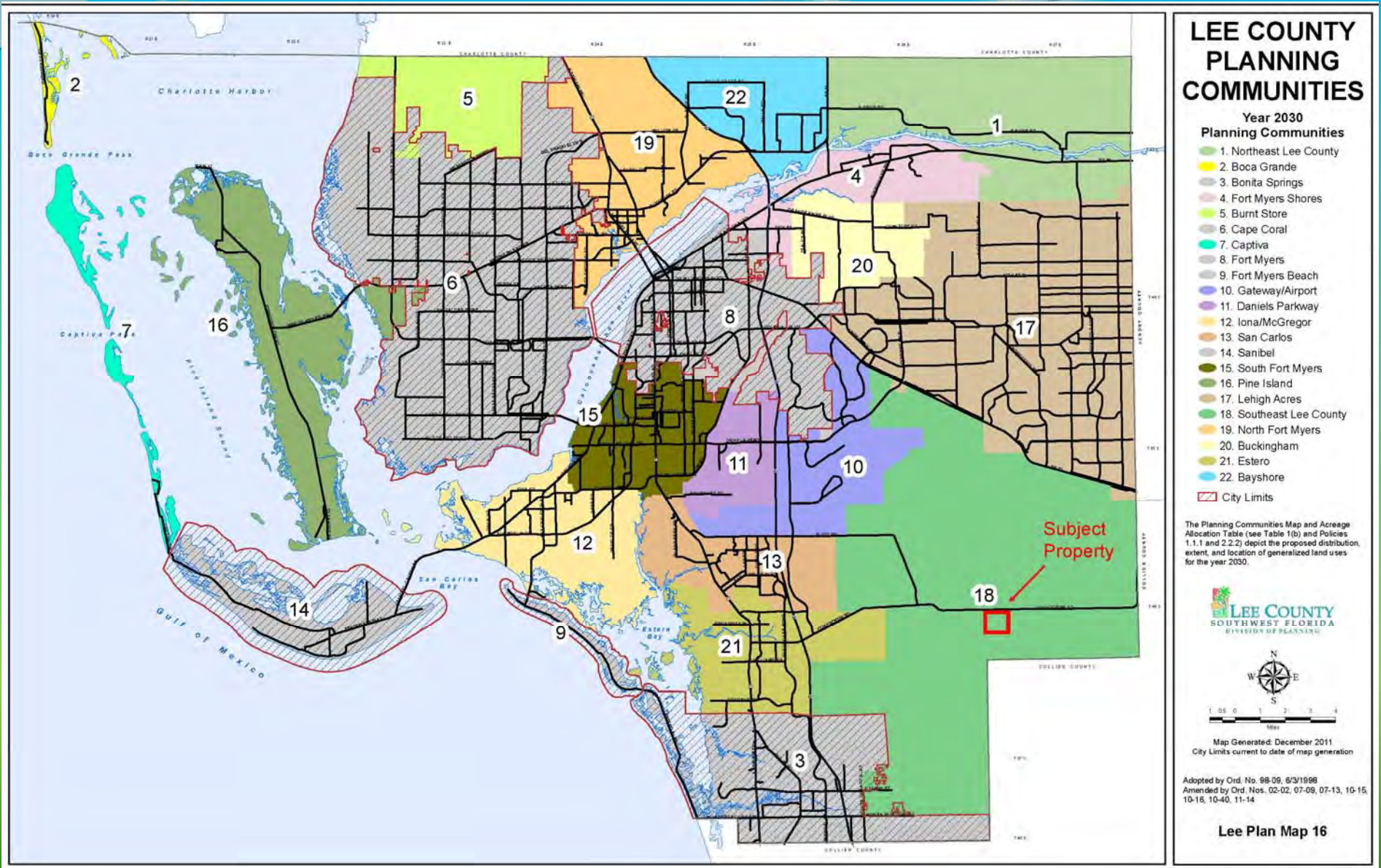
Project Regional Benefits

23. Florida Friendly **plants** with **low irrigation requirements** will be **utilized** in common elements.
24. **Wildlife management & co-existence plans** will be **implemented**;
25. Generates **Impact fees** in the **estimated** amount of $\$6,194.88 \times 700 = \mathbf{\$4,336,416.00}$.
26. **Places portions** of subject property, **within Wellfield Protection Zone 1, into** proposed **conservation easement** as indigenous upland restoration.
27. **Donation** of **\$46,634.00** toward hard and soft costs in connection with construction improvements to the **Estero Fire District** buildings and other infrastructure **without impact fee credits**.
28. **Donation** of **\$96,150.00** to **Lee County EMS** toward capital improvements necessary to support service delivery in the area **without impact fee credits**.

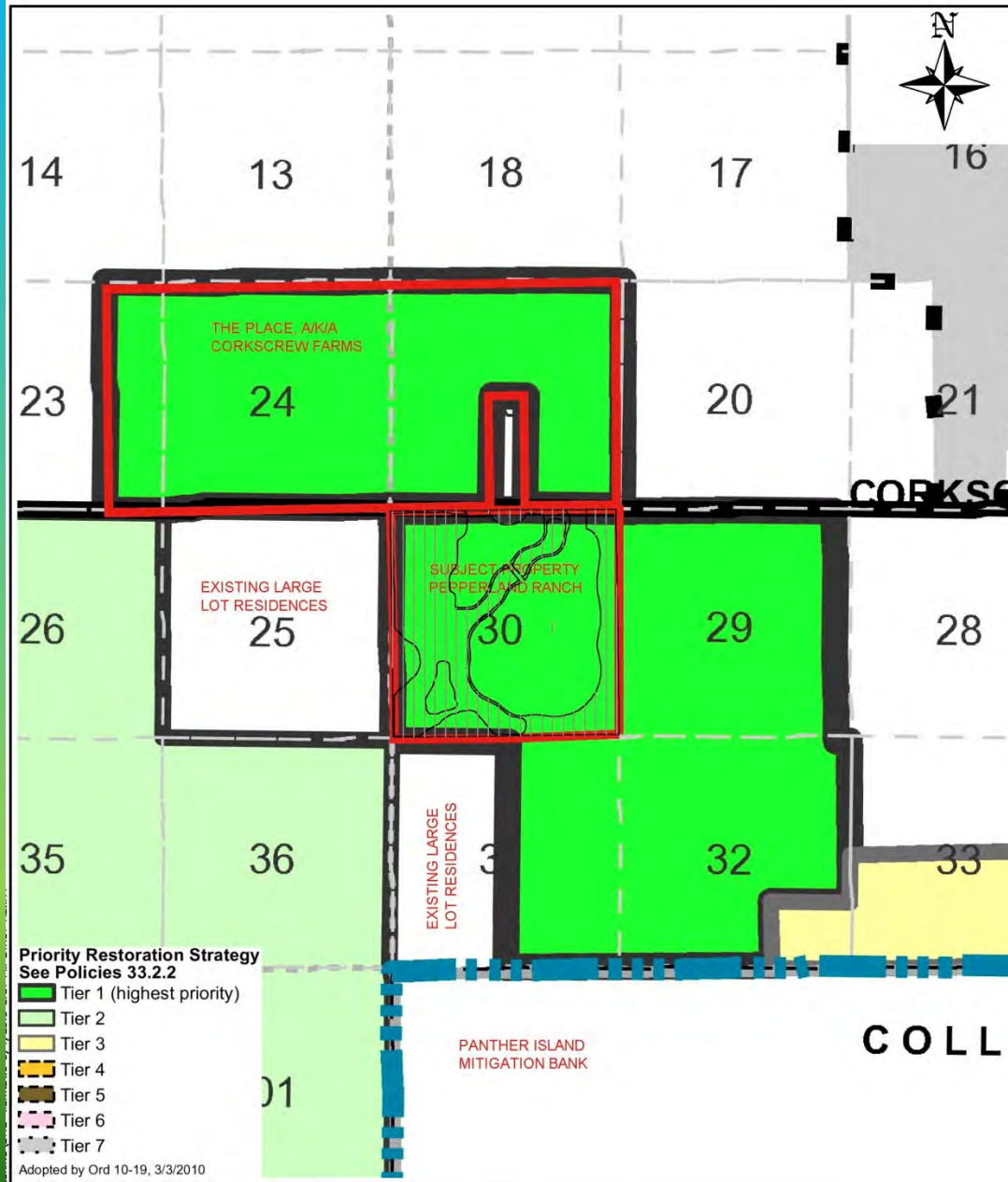
Future Land Use Map



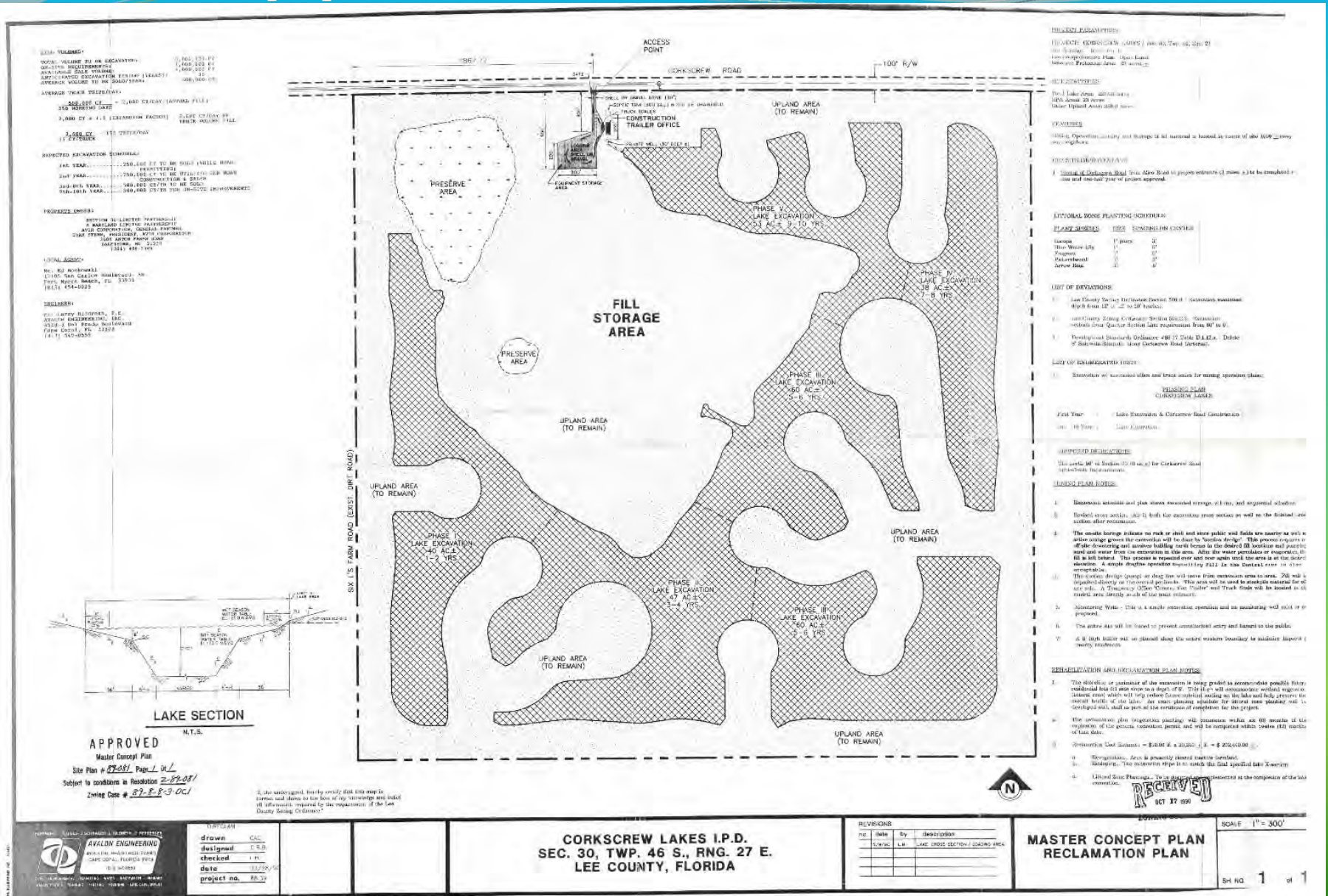
Lee Plan Map 16



Priority Restoration Strategy



Approved Mine Plan:



NOTE: VOLUMES TO BE EXCAVATED:
 VOL. TO BE EXCAVATED FOR EXCAVATION 1,480,000 CY
 VOL. TO BE EXCAVATED FOR FILL 1,480,000 CY
 VOL. TO BE EXCAVATED FOR FILL (TOTAL) 2,960,000 CY
 AVERAGE TRUCK TRIP/HAUL 100
 AVERAGE TRUCK CAPACITY (LOADING FILL) 240 CUBIC YARDS
 2,960 CY ÷ 240 (EXCAVATION FACTOR) = 12,333 TRUCK TRIPS
 12,333 TRUCK TRIPS ÷ 100 (TRUCK TRIP/HAUL) = 123.33 HOURS
 123.33 HOURS ÷ 24 (HOURS PER DAY) = 5.14 DAYS

PROPOSED EXCAVATION SCHEDULE:
 1st YEAR: 1,250,000 CY TO BE EXCAVATED (FILL) - 125,000 TRUCK TRIPS
 2nd YEAR: 1,250,000 CY TO BE EXCAVATED (FILL) - 125,000 TRUCK TRIPS
 3rd YEAR: 1,250,000 CY TO BE EXCAVATED (FILL) - 125,000 TRUCK TRIPS
 3rd YEAR: 1,250,000 CY TO BE EXCAVATED (FILL) - 125,000 TRUCK TRIPS

PROPOSED DESIGN:
 DESIGNER: AVALON ENGINEERING, INC.
 1100 S. MILITARY TRAIL, SUITE 100
 FORT MYERS, FL 33901
 (813) 454-0025

LOCAL AGENCY:
 Lee County Board of Commissioners
 1100 S. MILITARY TRAIL, SUITE 100
 FORT MYERS, FL 33901
 (813) 454-0025



APPROVED
 Master Concept Plan
 Site Plan # 2008-001, Page 1 of 1
 Subject to conditions in Resolution 2008-001
 Zoning Code # 2008-001-001

I, the undersigned, hereby certify that this map is correct and true to the best of my knowledge and belief and that I am a duly qualified and licensed professional engineer in the State of Florida.



REVISION	DATE	BY	DESCRIPTION
drawn		C.R.B.	
designed		C.R.B.	
checked		I.H.	
date	11/29/08		
project no.	08-21		

CORKSCREW LAKES I.P.D.
 SEC. 30, TWP. 46 S., RNG. 27 E.
 LEE COUNTY, FLORIDA

NO.	DATE	BY	DESCRIPTION
1	11/29/08	C.R.B.	LAKE CROSS SECTION & UPLAND AREA

MASTER CONCEPT PLAN RECLAMATION PLAN

SCALE: 1" = 300'
 SHEET NO. 1 OF 1

Policy 33.3.4:

Properties that provide a significant **regional** hydrological and wildlife **connection** have the potential to **improve, preserve**, and restore regional **surface** and **groundwater resources** and indigenous **wildlife habitats**. These properties, **located** along **Corkscrew** and Alico Roads, can provide important **hydrological connections** to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat **connections between existing CREW and Lee County properties**. As an **incentive to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat** of state and federally listed species **additional densities and accessory commercial uses will be granted** if the project is found consistent with and demonstrates through a Planned Development rezoning the following:

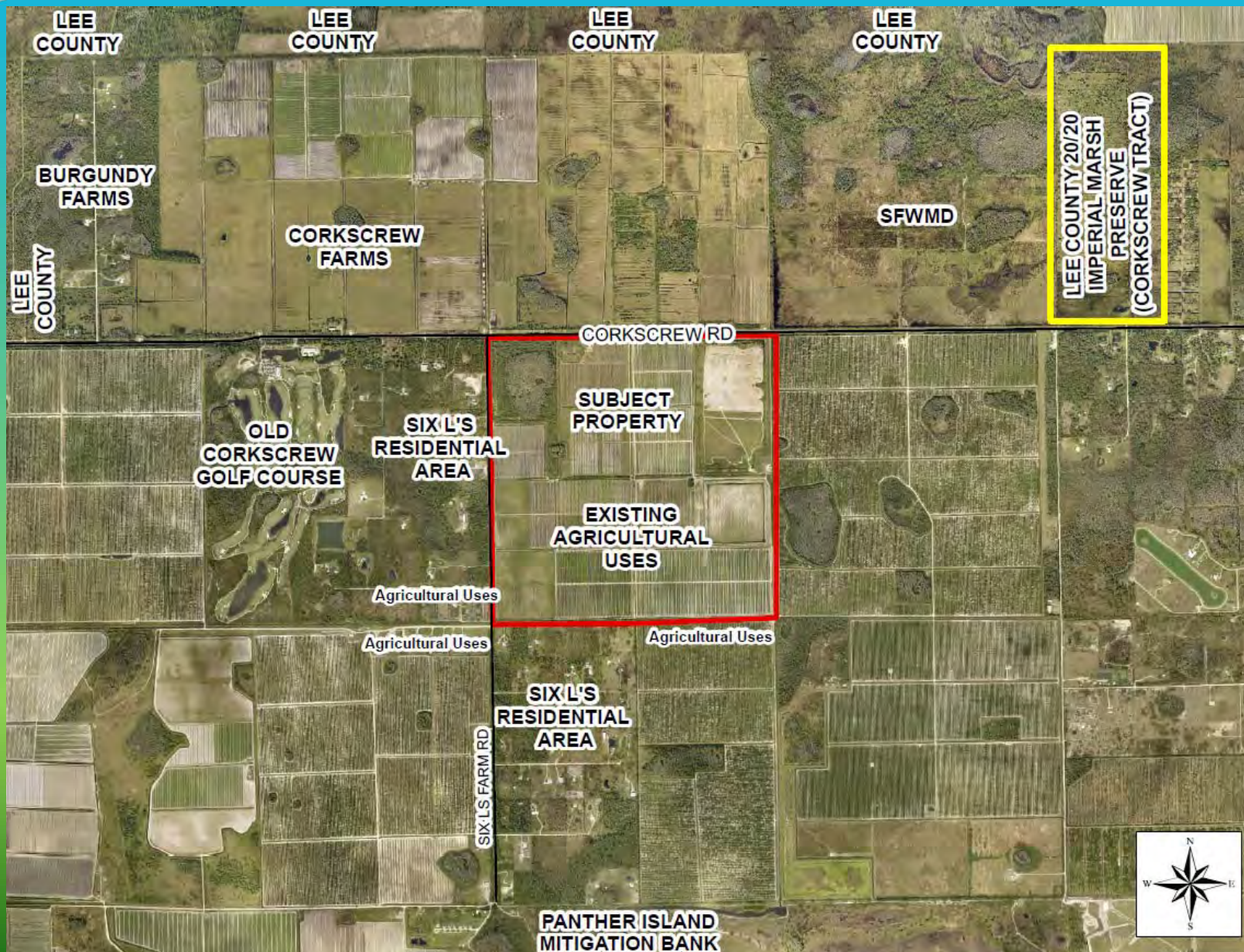
1. These lands are within the “Environmental Enhancement and Preservation Communities” overlay as designated on Map 17 of the Plan. Lands eligible for the Environmental Enhancement and Preservation Communities overlay must be consistent with one of the criteria below;

- a. **Lands located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract), and within one mile north or south of Corkscrew Road.**

- b. Lands located west of the intersection of Alico Road and Corkscrew Road must be located north of Corkscrew Road and south of Alico Road.

2. The property is rezoned to a **Planned Development**

Existing Uses



Policy 33.3.4 Incentive Density:

- In **recognition** of the **preservation, enhancement, and protection** of **regional flowways** and **natural habitat corridors**, the **interconnection** with existing **off-site conservation areas**, and the significant enhancement, preservation and protection of these lands, **additional density may be approved through Planned Developments**

Policy 33.3.4 Density:

- a. **Tier 1** lands within the Priority Restoration Strategy will be permitted a **maximum density of 1 unit per acre**.
- d. Density in the Environmental Enhancement and Preservation Overlay will be **based upon the acreage of the entire planned development** (i.e. all areas within the boundary of the planned development whether uplands, wetlands, or lake will be calculated at the density provided above).
- e. **Additional dwelling units** may be **approved** in the **Planned Development** meeting the requirements above if **transferred** from **other Southeast Lee County lands** located outside of the Planned Development at the standard density of 1 unit per 10 acres for DR/GR lands and 1 unit per 20 acres for Wetlands future land use category if density rights are extinguished through an instrument acceptable to the County Attorney's Office.

Priority Restoration Strategy



Policy 33.3.4 PLANNED DEVELOPMENT CRITERIA:

- Must include a minimum of **60 percent open space**, not including previously mined lakes.
- Restore and accommodate existing and historic **regional flowways** where they currently or previously existed.
- Restore and accommodate existing and historic **groundwater levels**.
- Restore and preserve **wetlands**.
- Restore and preserve **indigenous upland habitats**.

Policy 33.3.4 PLANNED DEVELOPMENT CRITERIA:

- Provide critical **wildlife connections** to **adjacent** conservation areas.
- Provide **100 foot buffer** along Corkscrew Road East of Alico Road.
- Includes an **enhanced lake management plan**, that:
 - 1. Applies best management practices for fertilizers and pesticides;
 - 2. Provides erosion control and bank stabilization; and
 - 3. Establishes lake maintenance requirements.

Policy 33.3.4 PLANNED DEVELOPMENT CRITERIA:

- Develop a **site specific** ecological and hydrological **restoration plan**.
- Record a **Conservation Easement** for a minimum of **55 percent** of the planned development.
- Indigenous **management plans** must address **human-wildlife coexistence**.
- Uses **Florida Friendly Plantings** with low irrigation requirements in Common Elements.
- The **stormwater management system must** demonstrate through design or other means that water leaving the development **meets** state and federal **water quality standards**.

Policy 33.3.4 PLANNED DEVELOPMENT CRITERIA:

- **Elimination** of any agricultural **row crop uses** at time of **first development order**.
- **Protects public wells** through **compliance** with the requirements of the **Well Field Protection Ordinance**.
- **Each Planned Development** within the Overlay will be required to **mitigate the traffic impacts** of the Planned Development and provide its **proportionate share** of the needed roadway improvements in accordance with **Administrative Code 13-16**.
- **Connect** to public **water** and **sewer service**. Connect to reclaimed water if available at time of development order approval.

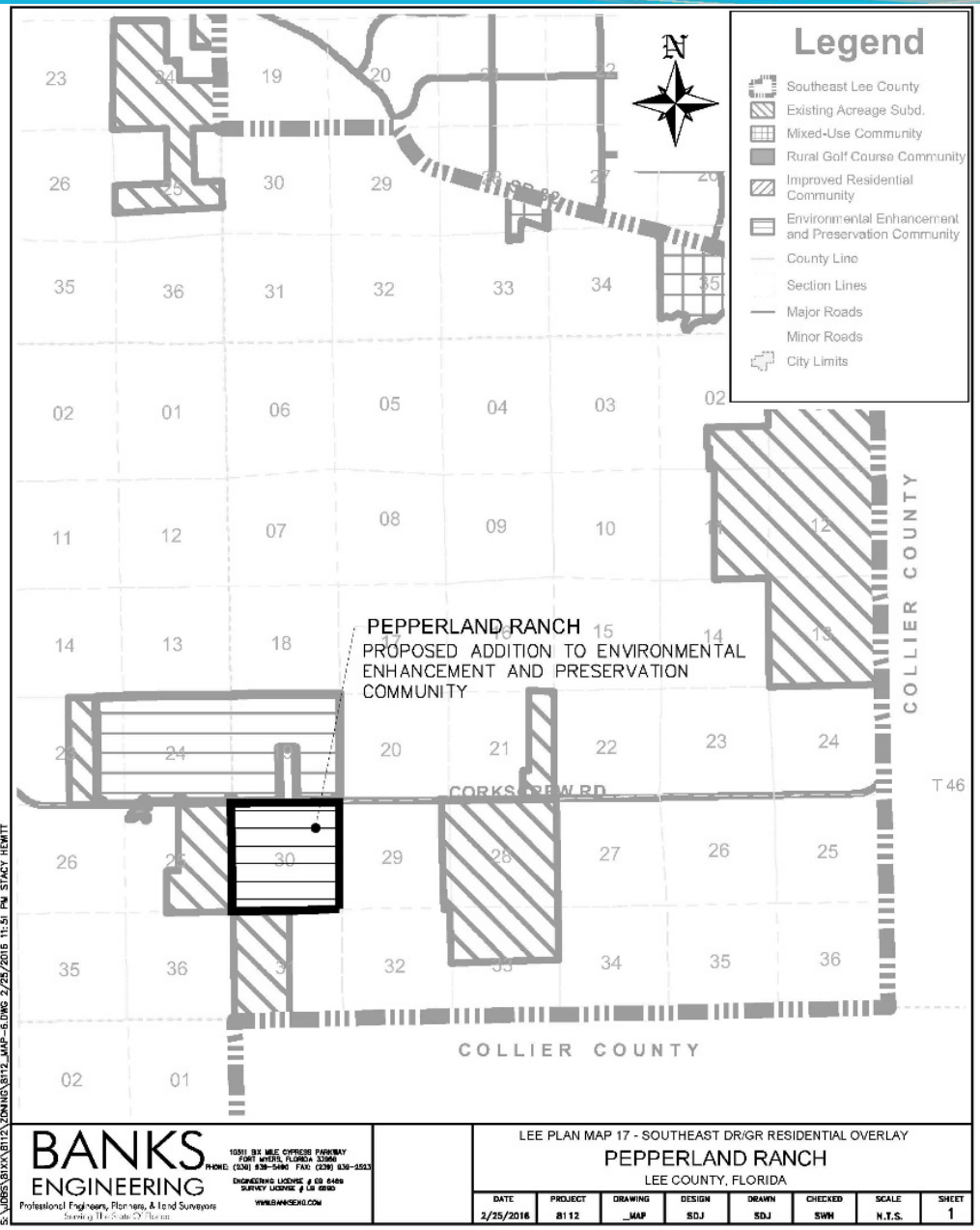
Policy 33.3.4 PLANNED DEVELOPMENT CRITERIA:

- **Obtain written verification** as to **adequate public services** for the Planned Development, from the sheriff, EMS, fire district, and Lee County School District.
- **Demonstrate** that the proposed rezoning **will not** result in **significant detrimental impacts** on present or future water resources.

CPA2016-00003 – Pepperland Ranch

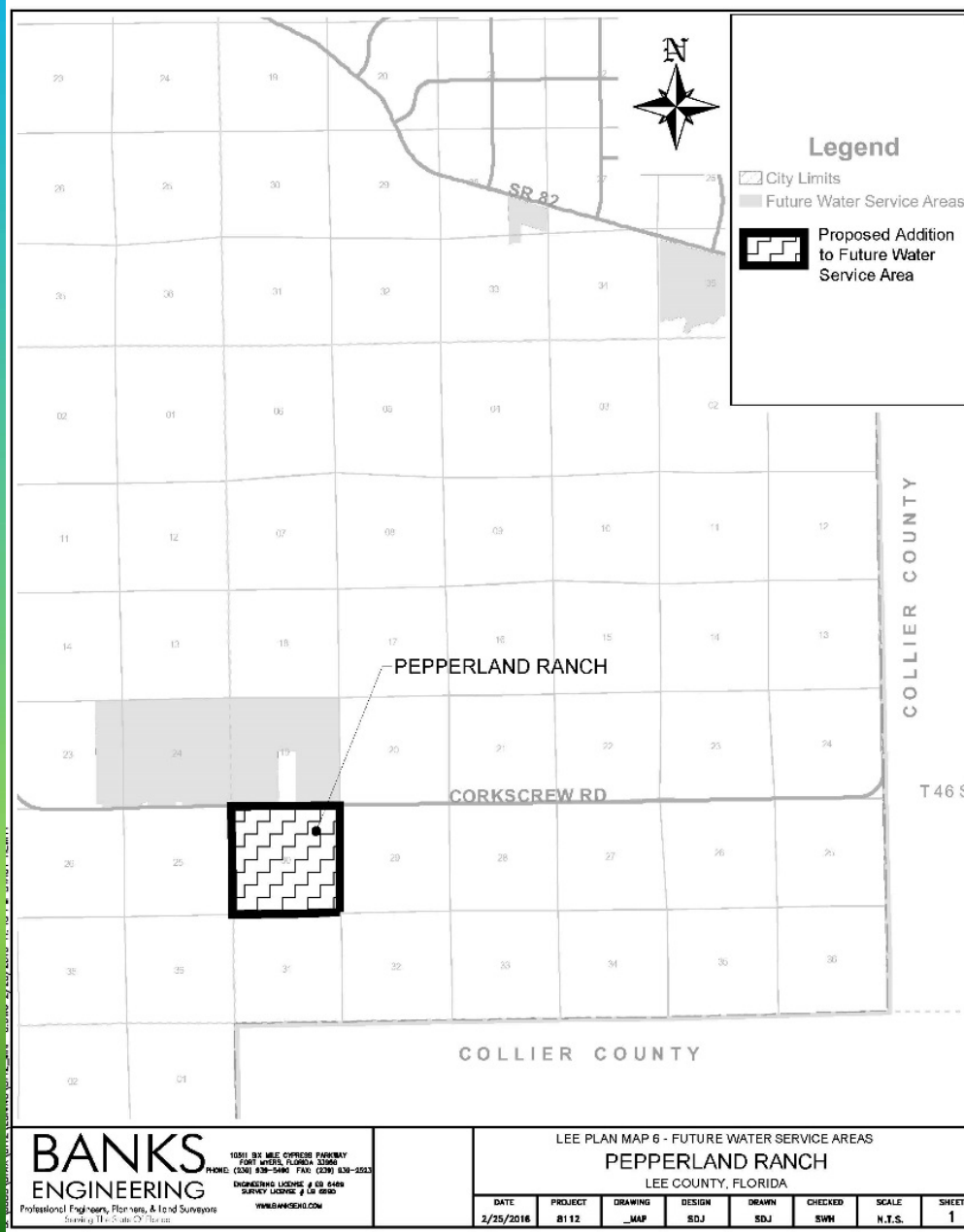
- **Amend Map 17:** Southeast DR/GR Residential Overlay, to designate approximately 637+/- acres along Corkscrew Road as an "**Environmental Enhancement and Preservation Community**" and to **amend** Lee Plan **Maps 6 and 7** to include the property within the **Future Potable Water and Sewer Service areas** in order to develop a residential community.

Proposed Addition to Map 17

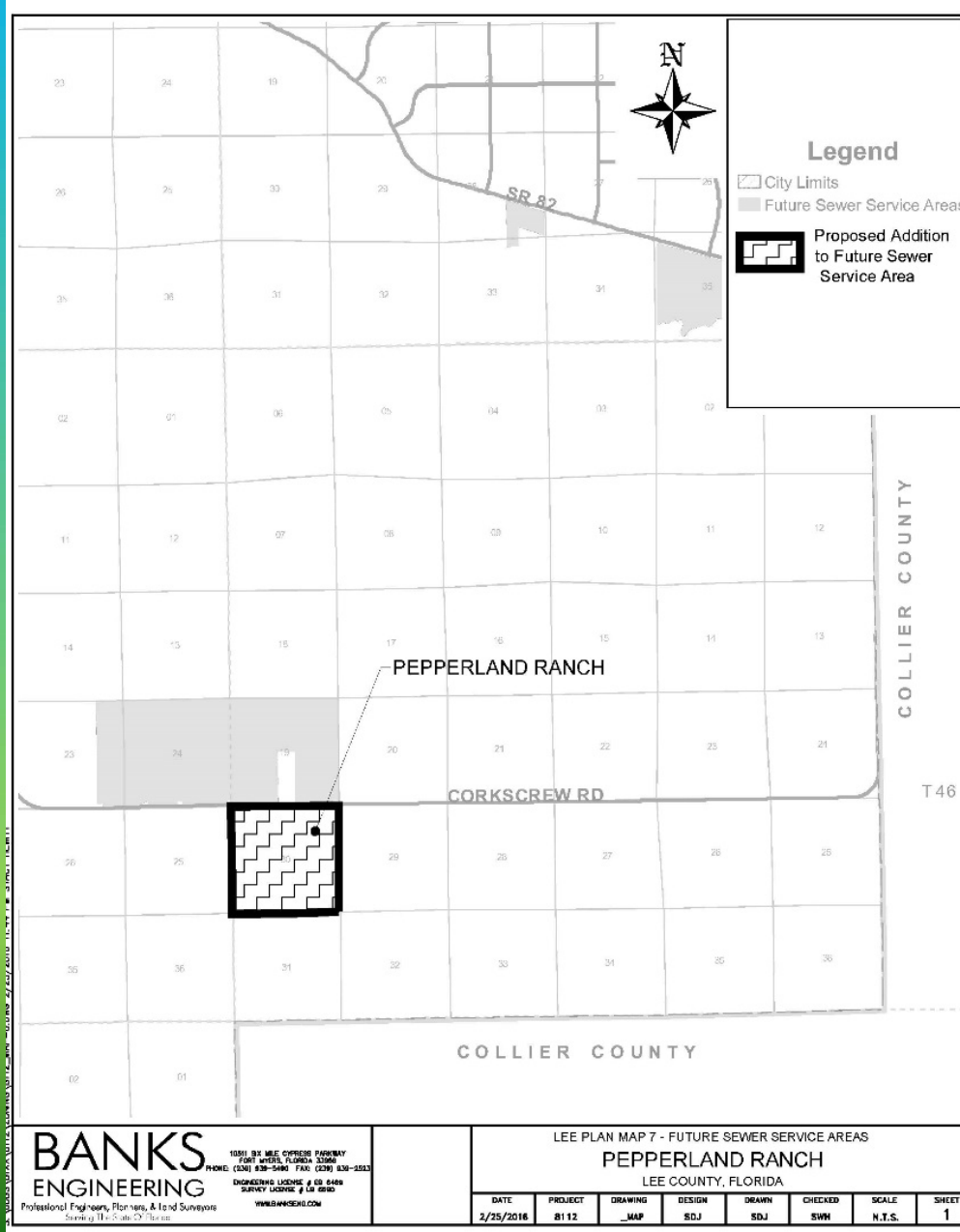


S:\DRWS\8112\CONING\8112_MAP-6.DWG 2/25/2016 11:51 PM STACY HEWITT

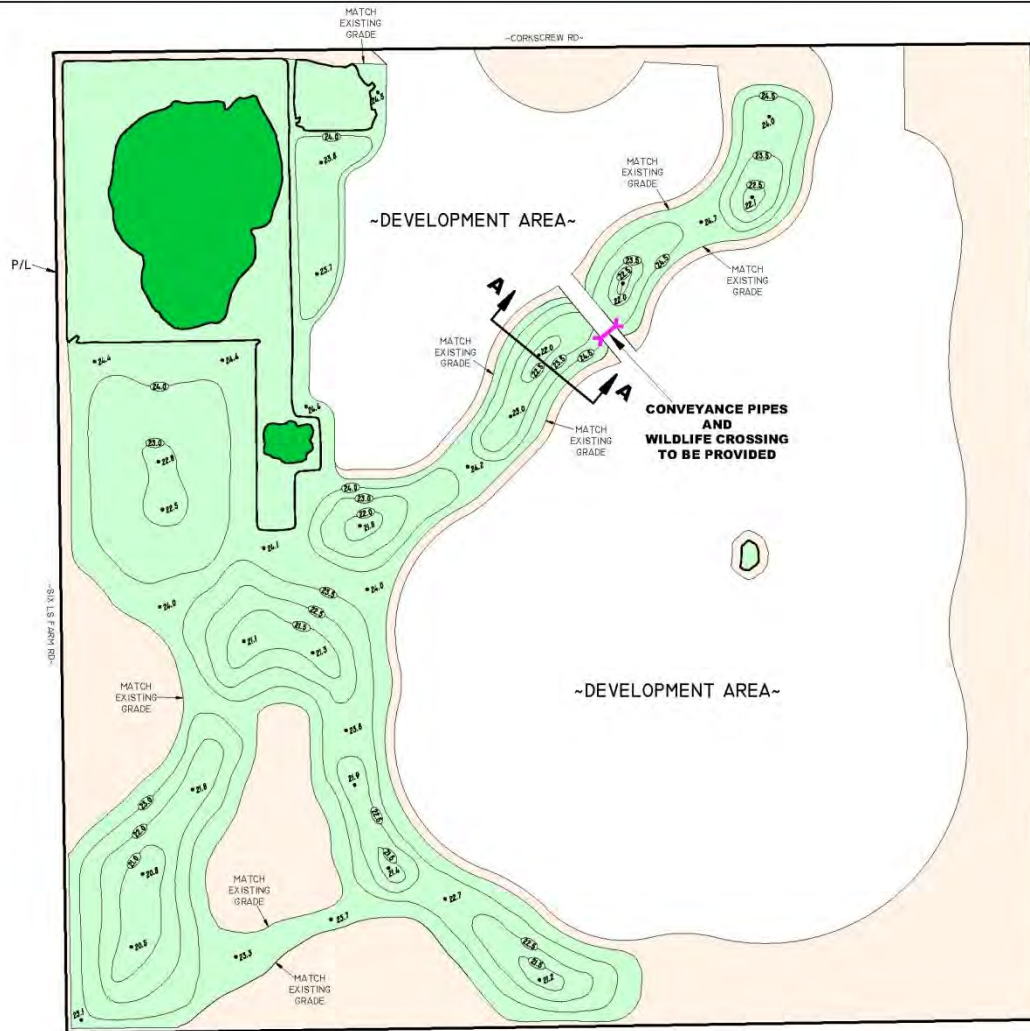
Proposed Addition to Map 6



Proposed Addition to Map 7



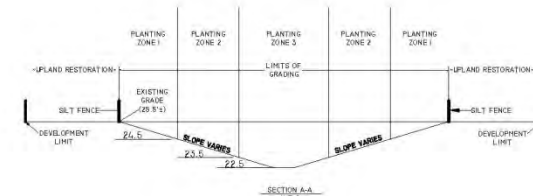
Restoration Plan



N.T.S.

LEGEND:

- INDIGENOUS WETLAND PRESERVATION AND ENHANCEMENT (20.41 Ac ±)
- INDIGENOUS WETLAND RESTORATION (179.85 Ac ±)
- INDIGENOUS UPLAND RESTORATION (150.49 Ac ±)
- TOPOGRAPHIC ELEVATION (NAVD)
- SURVEYED WETLAND LINE



SECTION A-A
N.T.S.
WETLAND RESTORATION CROSS-SECTION

NOTES:

SITE PLAN AND SURVEYED WETLAND LINES PER BANKS ENGINEERING, INC. DRAWING No. 812.DWG DATED AUGUST 29, 2016.

SURVEYED WETLAND LINES PER BANKS ENGINEERING, INC. DRAWING No. MCP-BASE.DWG DATED MAY 10, 2016.

UPLAND/WETLAND LIMITS WERE FIELD REVIEWED AND APPROVED BY SPWMD STAFF ON JULY 27, 2016.

SEE PLANS PREPARED BY BANKS ENGINEERING, INC. FOR ADDITIONAL RESTORATION CROSS-SECTIONS.

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. PRESERVE MANAGEMENT PLANTING SPECIFICATIONS AND RESTORATION WITH NO SITE PLAN 2-2-2016. T.P. #2 2016. PLOTTER 8/1/2016.

REVISIONS	DATE	DRAWN BY	DATE
		D.B.	8/31/16
		DESIGNED BY	DATE
		S.J.	8/31/16
		REVIEWED BY	DATE
		S.J.	8/31/16

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



PEPPERLAND RANCH
INDIGENOUS VEGETATION PRESERVATION AND RESTORATION PLAN

DRAWING NO.	15BCF2389
SHEET NO.	

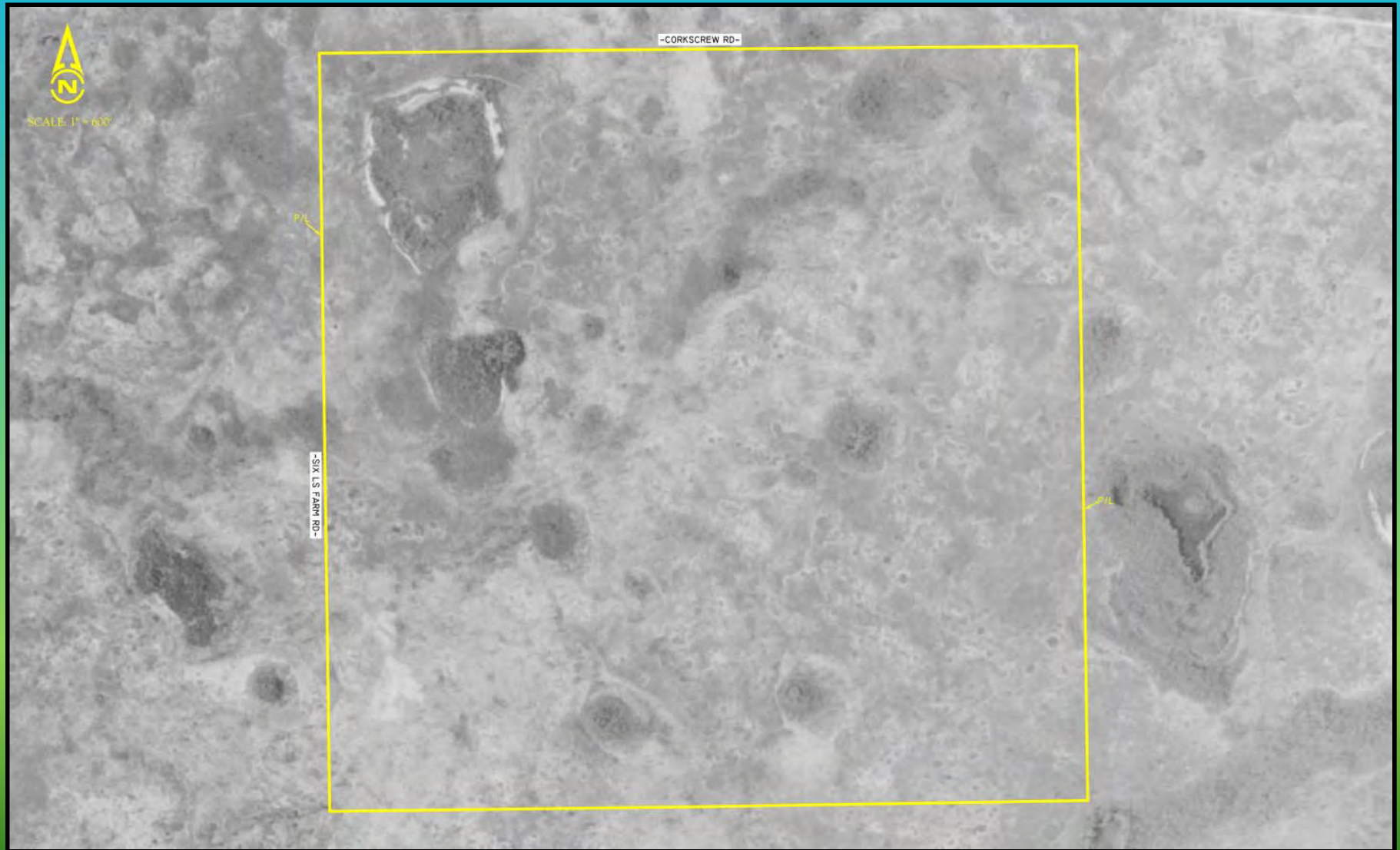
ENVIRONMENTAL

Shane Johnson, Senior Ecologist



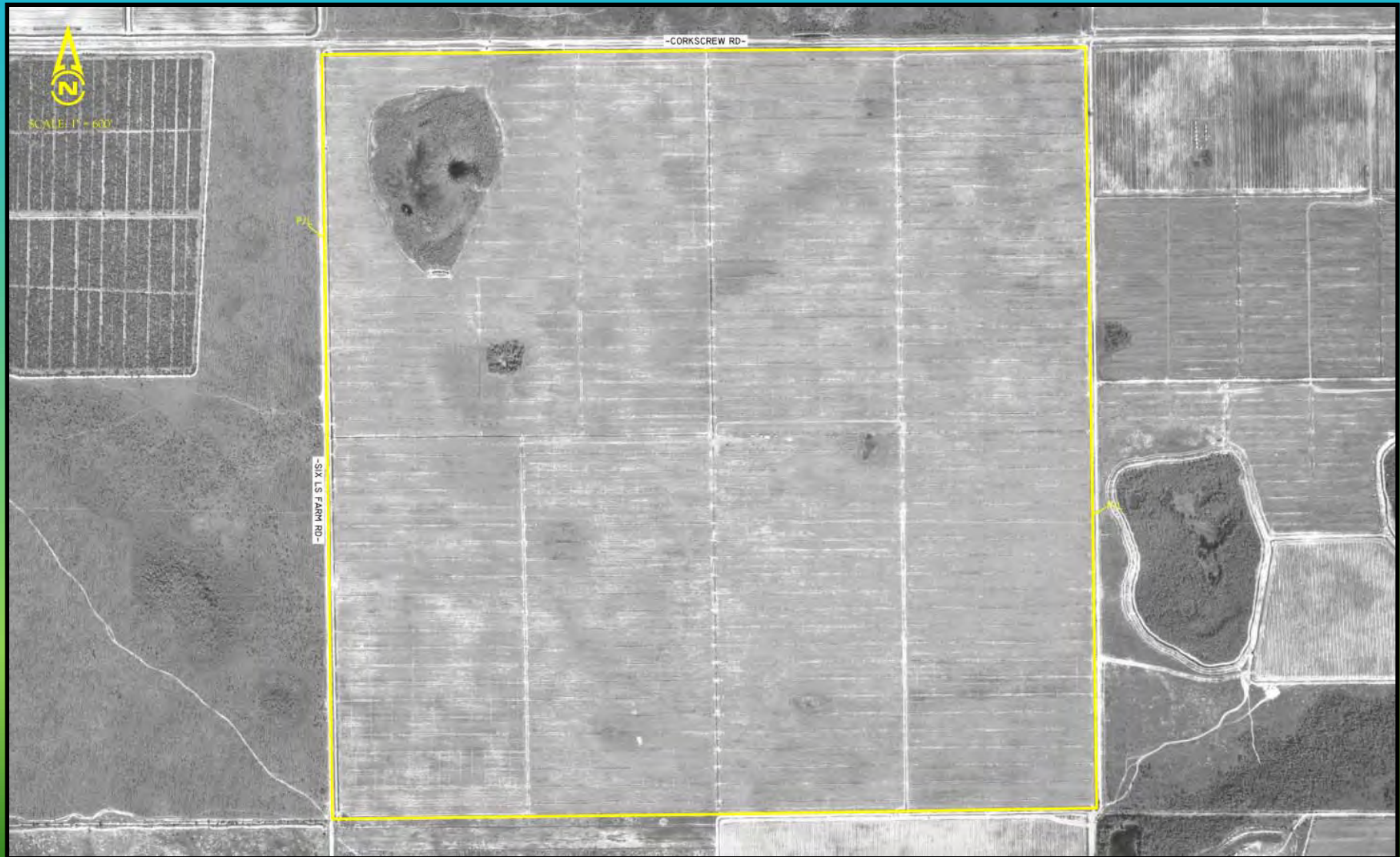
Historical Background

No Development in 1951



Historical Background

Intensive Row Crop Activities in Place by 1968



Existing Conditions

- Highly disturbed
- Intensive row crop activities still in place
- Berm and ditch system around perimeter of site
- Severed historic sheet flow and hydrologic conditions
- Severed wildlife habitat



Existing Conditions



Existing Conditions

- 51± acres of wetlands (Green)
- Wetland habitats include:
 - Cypress
 - Willow
 - Freshwater Marsh
 - Disturbed land
- 61% contain >75% exotic vegetation



Existing Conditions

- 564± acres of uplands (Orange)
- Upland land uses include:
 - Row crops
 - Berm
 - Disturbed land
- 100% of the existing uplands are non-native land uses.

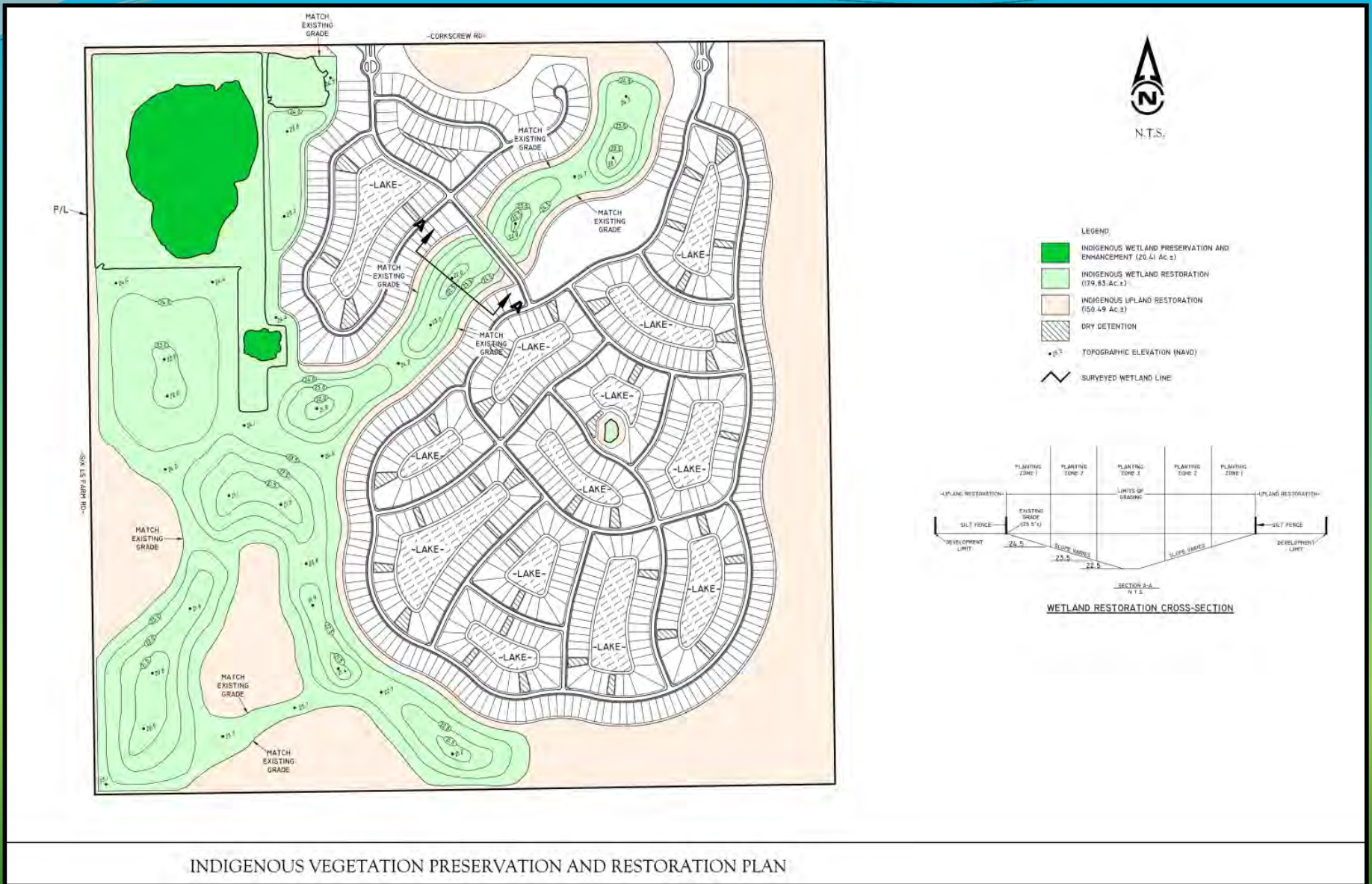


Protected Species

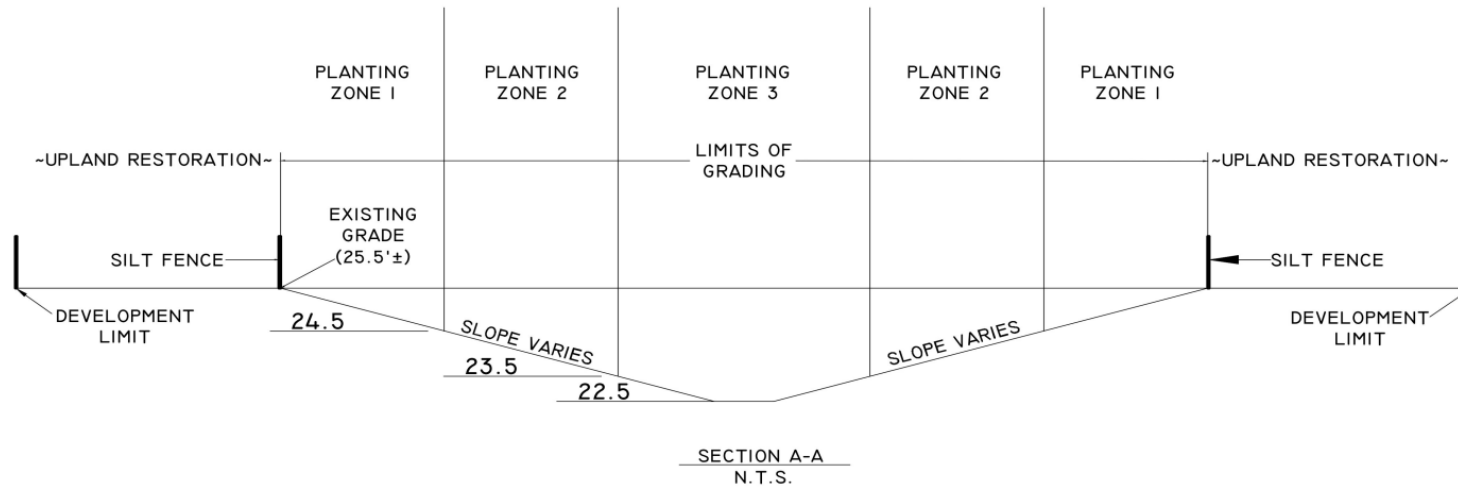
- PAI conducted a Lee County PSS in February and May 2016
- The following species were observed:
 - American alligator
 - Crested caracara
 - Sandhill Crane
 - Little blue heron
 - Roseate spoonbill
 - Snowy Egret
 - Tri-colored Heron
 - Wood Stork
 - White Ibis



Indigenous Restoration Plan



Indigenous Restoration Plan



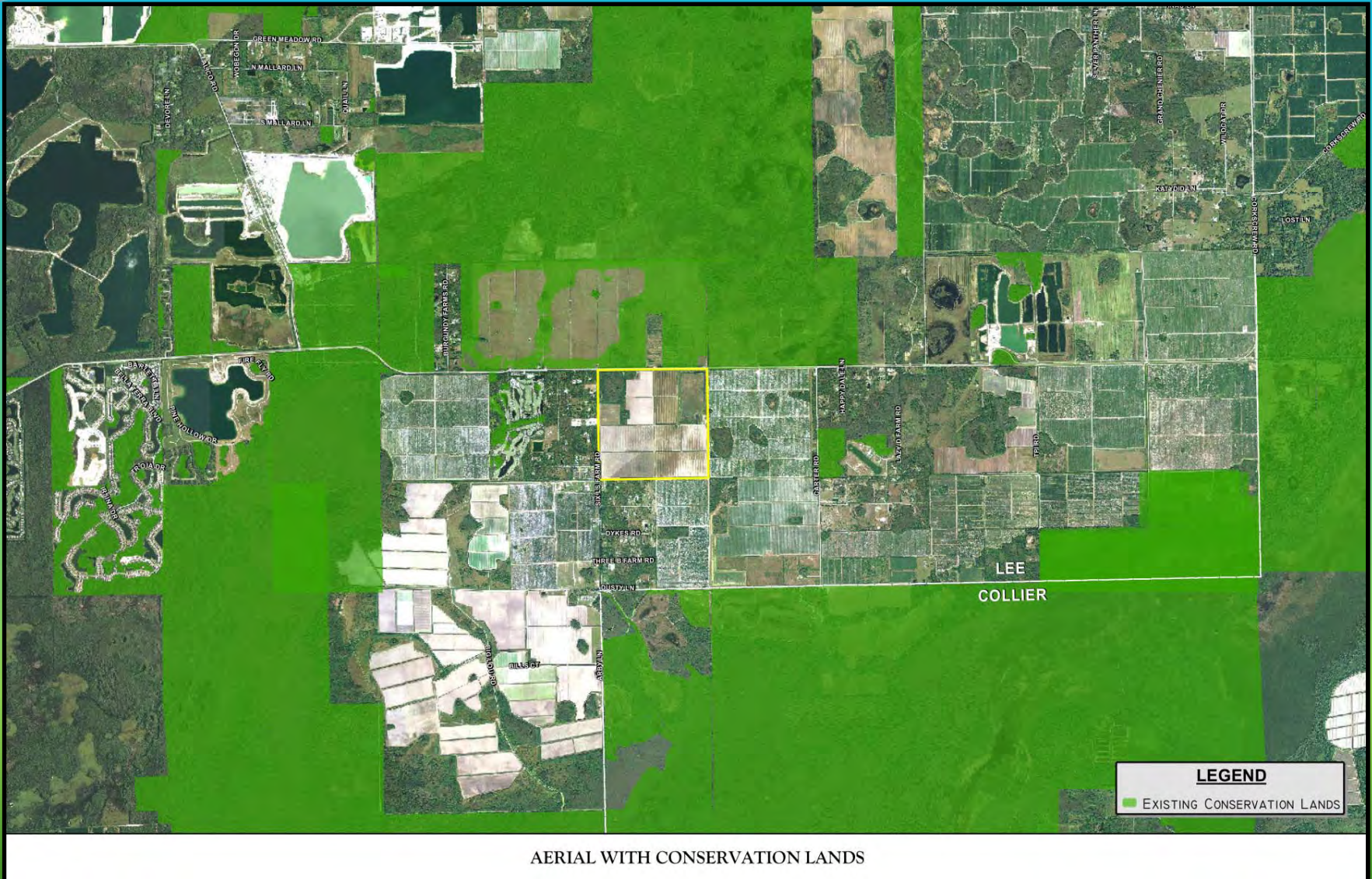
WETLAND RESTORATION CROSS-SECTION



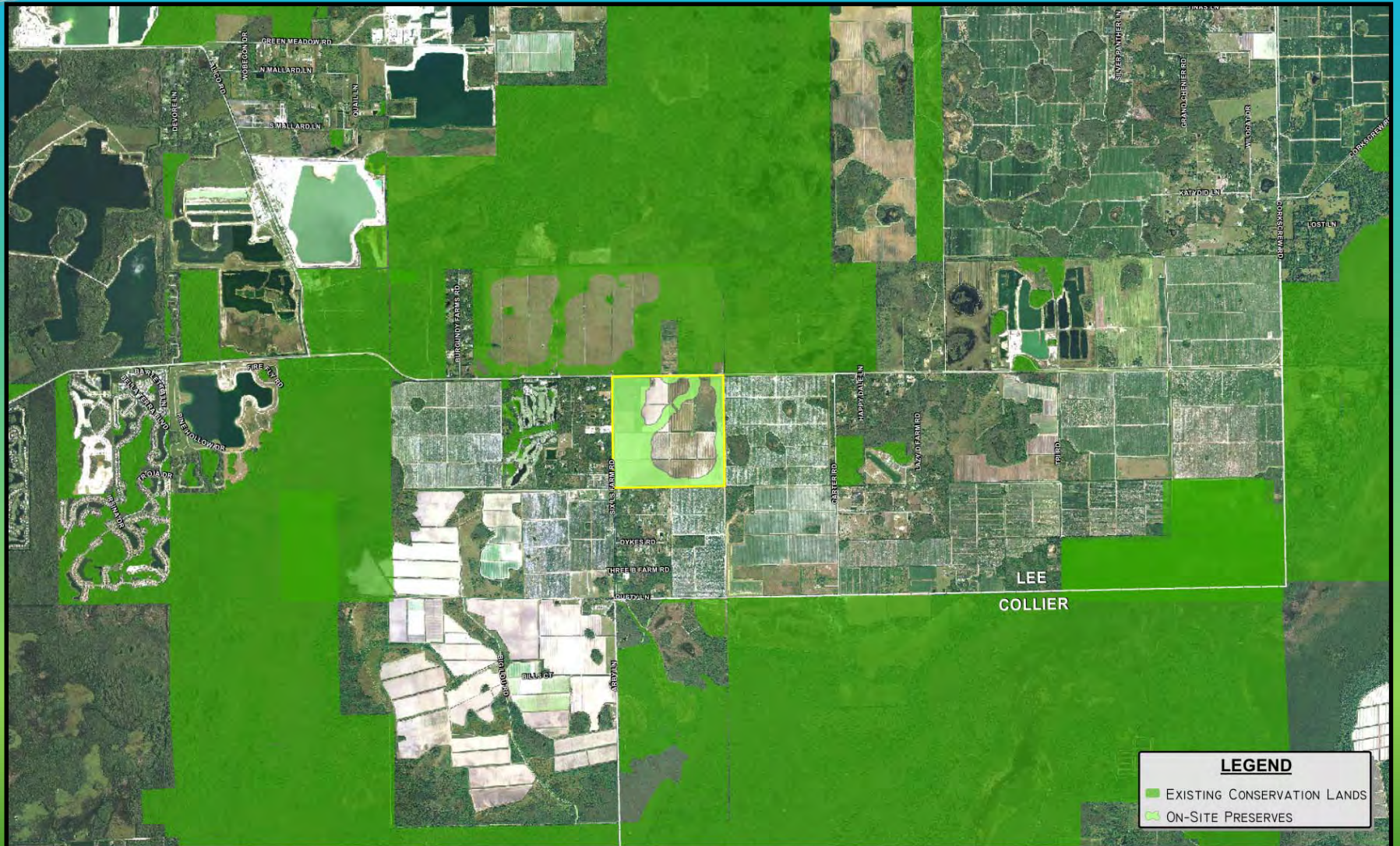
Ecological Benefits

- Preservation, enhancement, and restoration of 350± acres of indigenous habitat
- Preservation of 100% of the Project's existing indigenous vegetation
- Restoration of historic hydrologic conditions to the greatest extent practicable
- Enhance and restore surface and ground water resources
- Eliminate farming activities
- Improve water quality
- 55% of the total Project area will be preserved and placed under conservation easement
- Restoration of historic flow-ways
- Provide increased wildlife habitat and connection to adjacent conservation lands
- Preservation of 100% of existing wetlands
- Long-term maintenance in perpetuity of preserve areas
- Restoration of historic ecosystems
- Increased foraging habitat for wading birds

Ecological Benefits

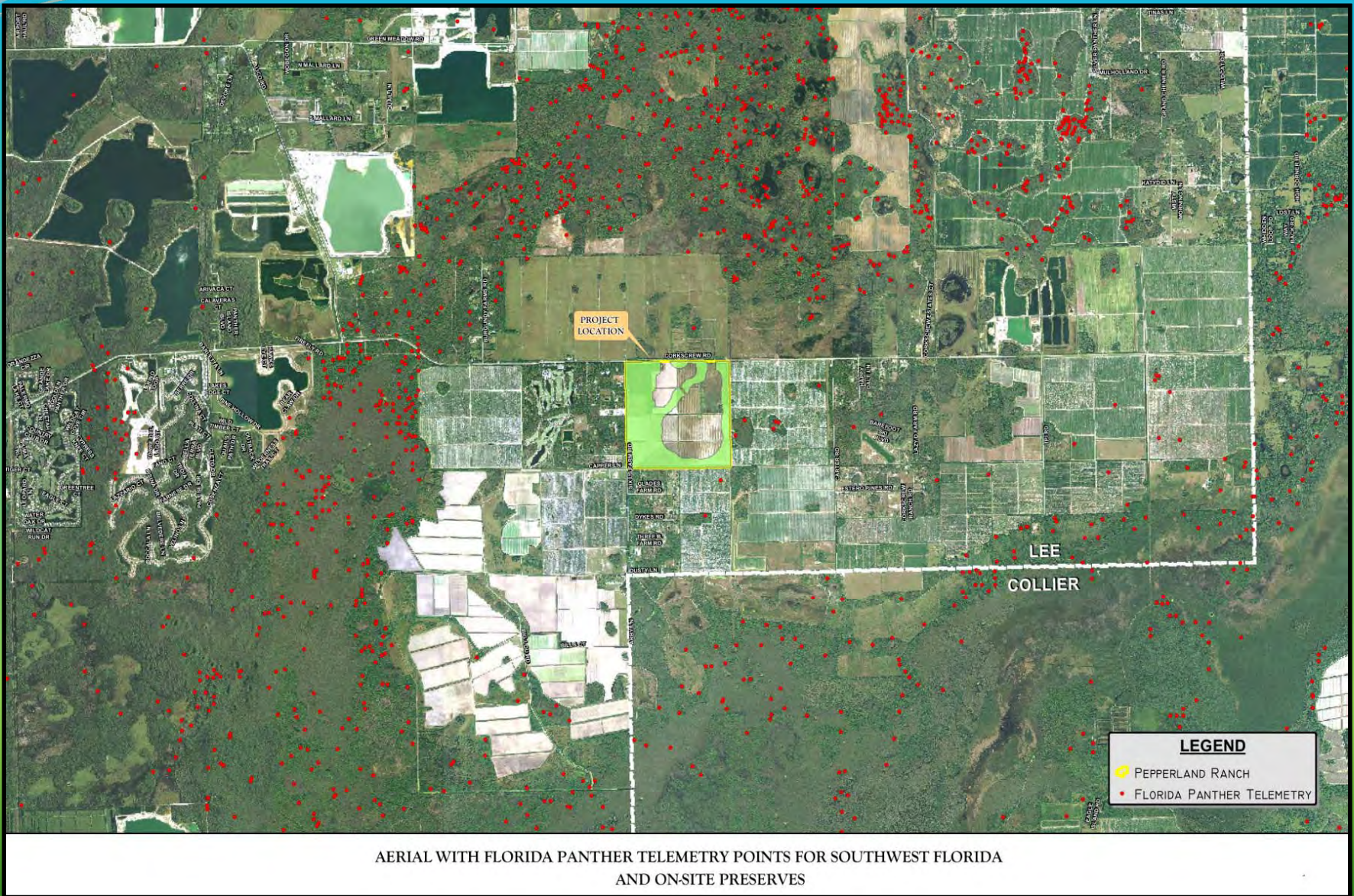


Ecological Benefits



AERIAL WITH CONSERVATION LANDS AND ON-SITE PRESERVES

Ecological Benefits



AERIAL WITH FLORIDA PANTHER TELEMTRY POINTS FOR SOUTHWEST FLORIDA
AND ON-SITE PRESERVES

WATER RESOURCES

Kirk Martin, PG, President

Water Science *Associates*

Project Benefits

- The Pepperland Project will provide improvements to
 - Onsite water levels
 - Groundwater recharge
 - Surface water quality
 - Connectivity of regional water flow systems
- The Pepperland Project will result in major reductions in water use and chemical use on the property

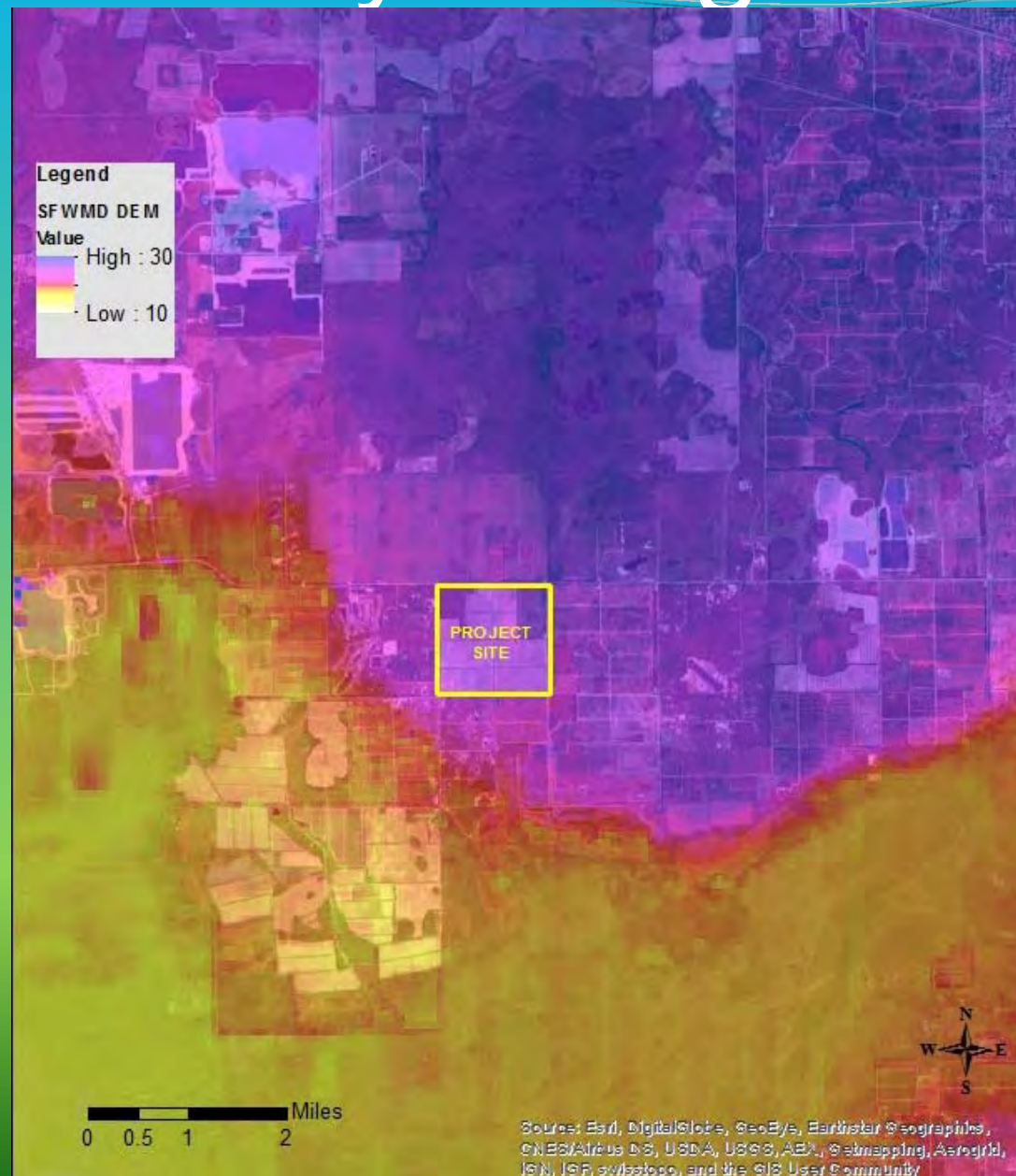
Pepperland Ranch Meets Lee Plan Objectives

- Will maintain or improve surface and groundwater levels at their historic levels and result in increased storage capacity - Lee Plan Policy 1.4.5
- Will have no adverse impacts on water resources to properties located upstream, downstream, or adjacent to the site - Lee Plan Policy 1.4.5
- Will ensure water quality is maintained or improved for the protection of the environment and people of Lee County - Lee Plan Goal 115
- Will maintain high water quality, meeting or exceeding state and federal water quality standards pursuant to - Lee Plan Objective 115.1
- Will conserve, manage, and protect the natural hydrologic system to insure continued water resource availability - Lee Plan Goal 117
- Has insured water supplies of sufficient quantity and quality to meet the present and projected demands of consumers and the environment, based on the capacity of the natural system - Lee Plan Objective 117.1

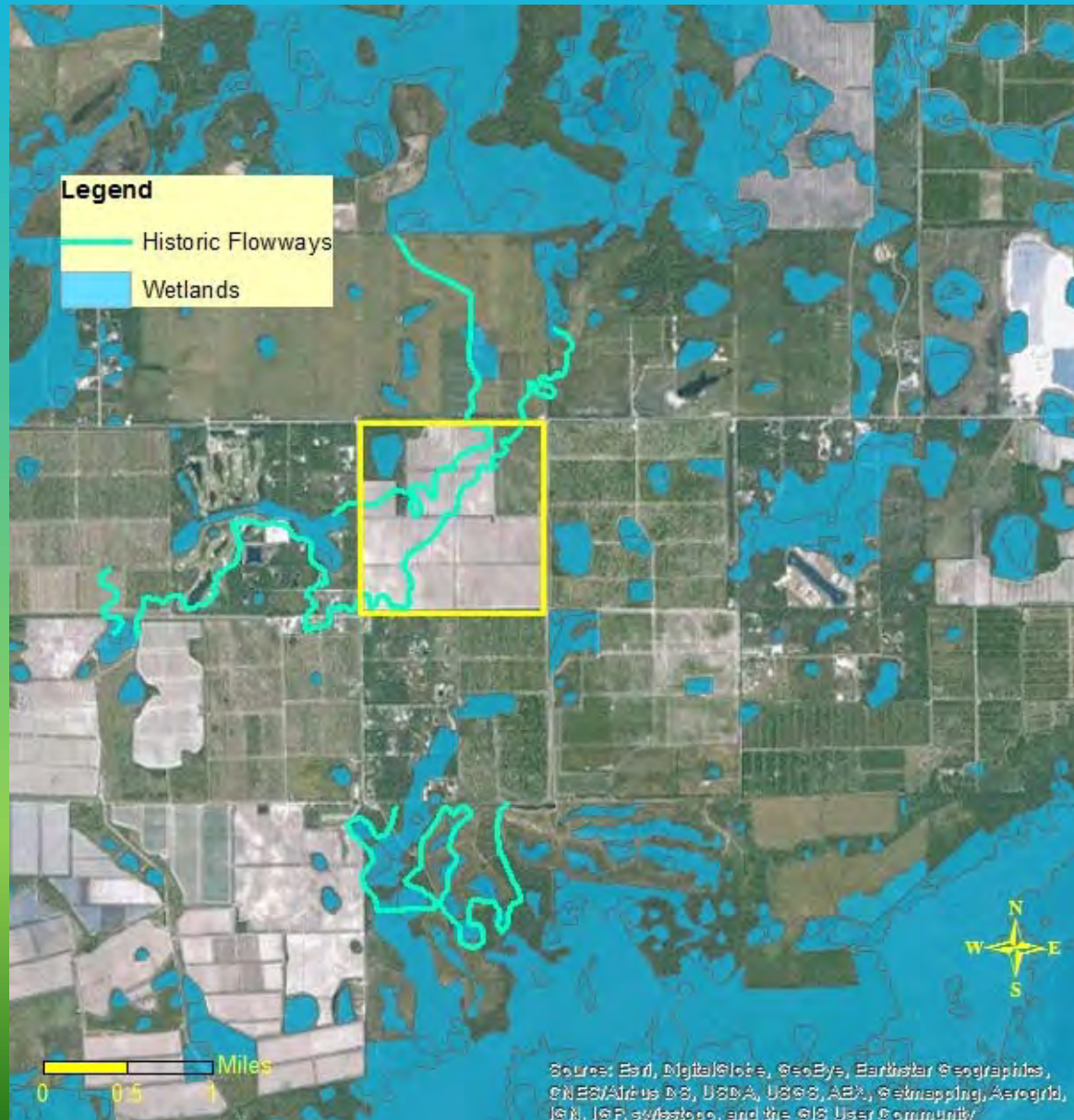
Existing Conditions



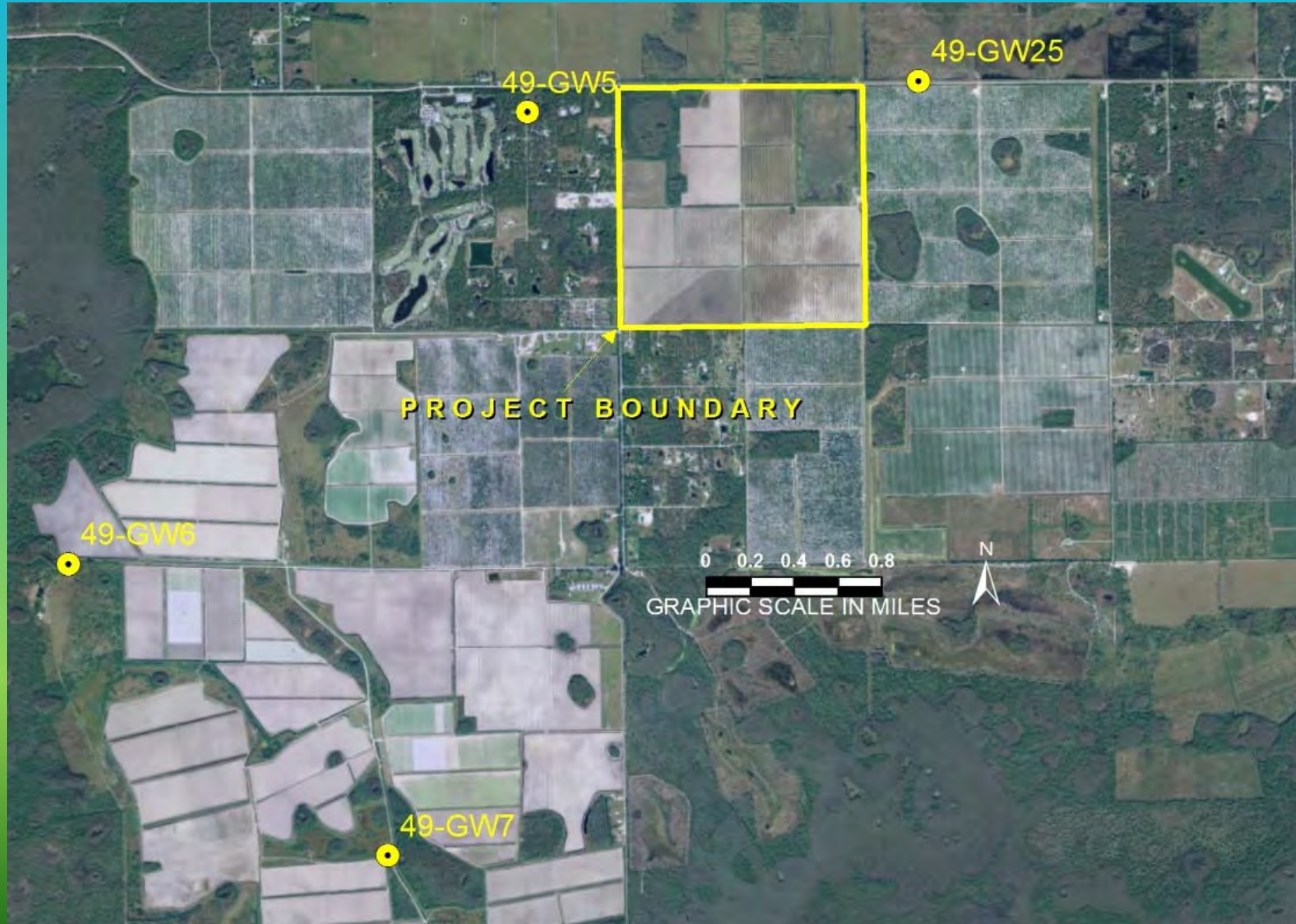
Regional Hydrologic Setting



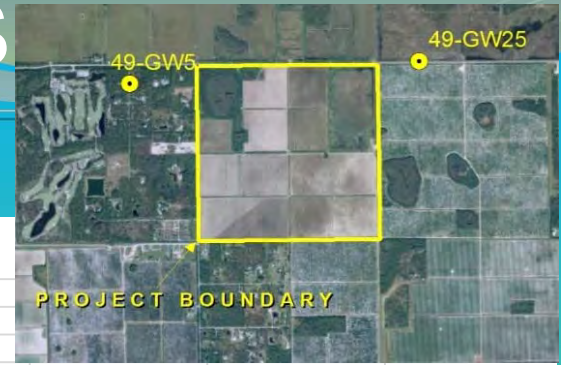
Regional Hydrologic Setting



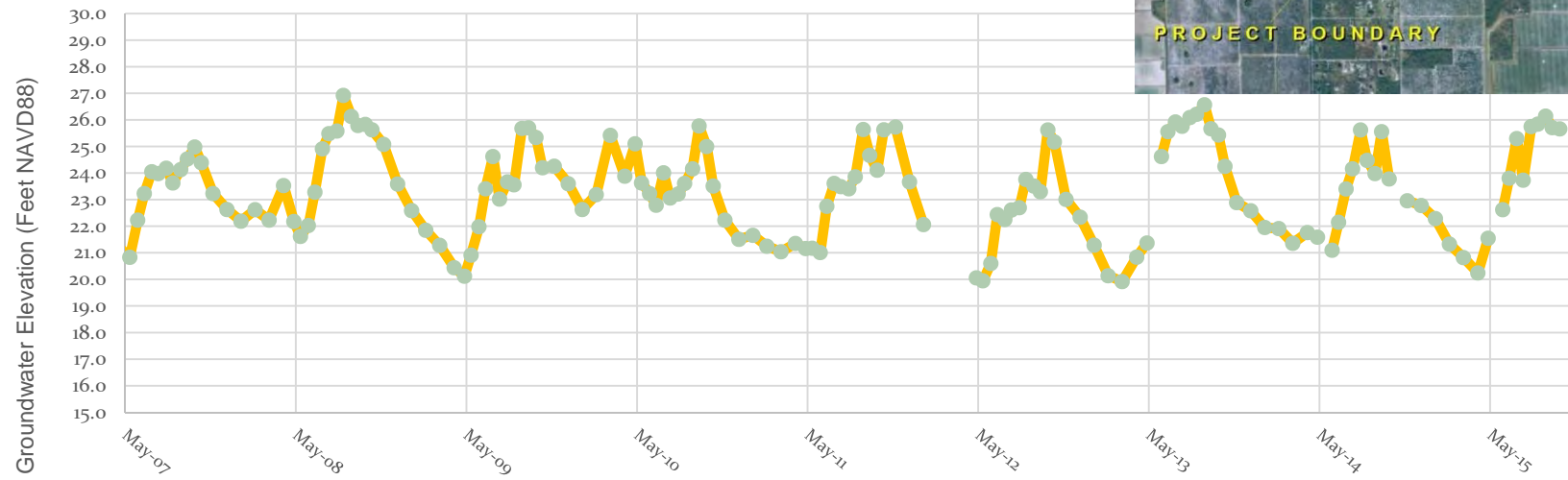
Water Levels



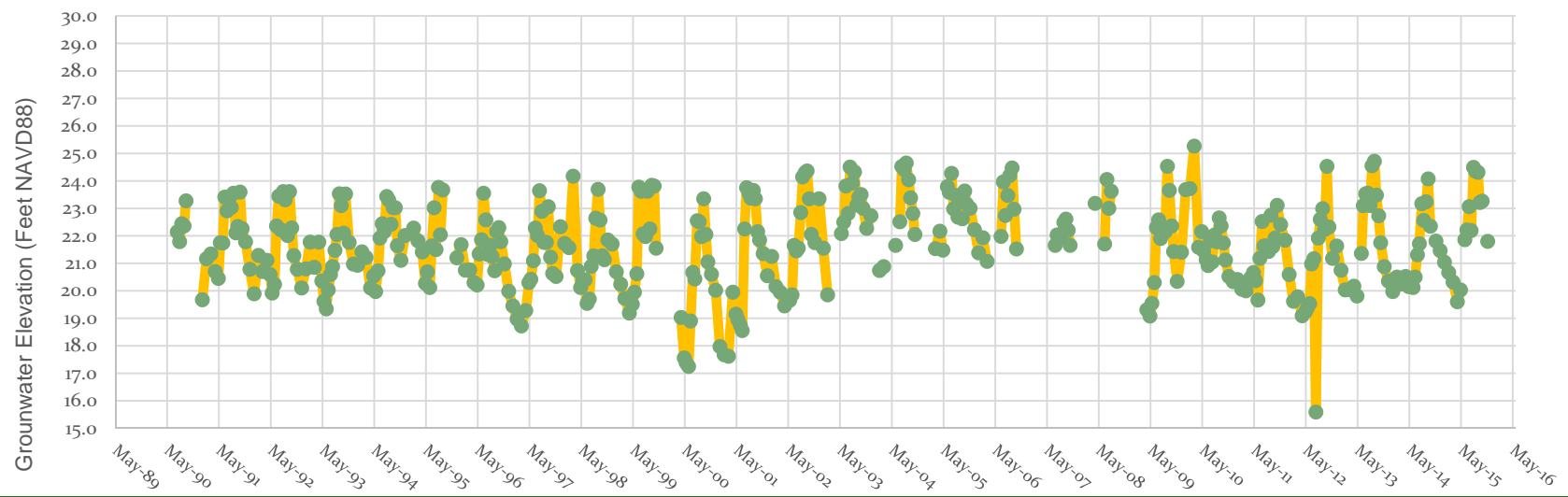
Water Levels



Hydrograph of 49-GW25



Hydrograph of 49-GW5

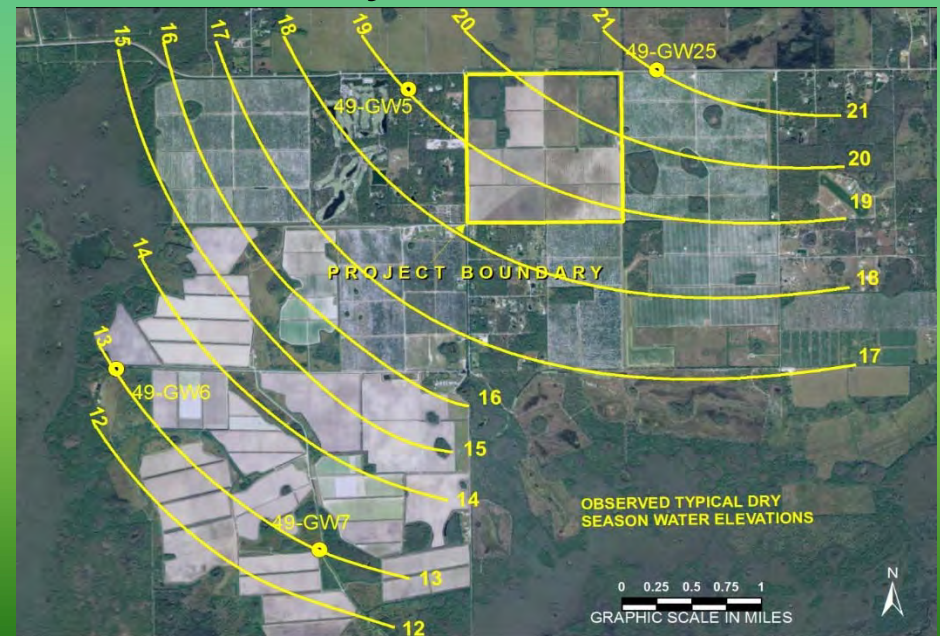


Water Levels

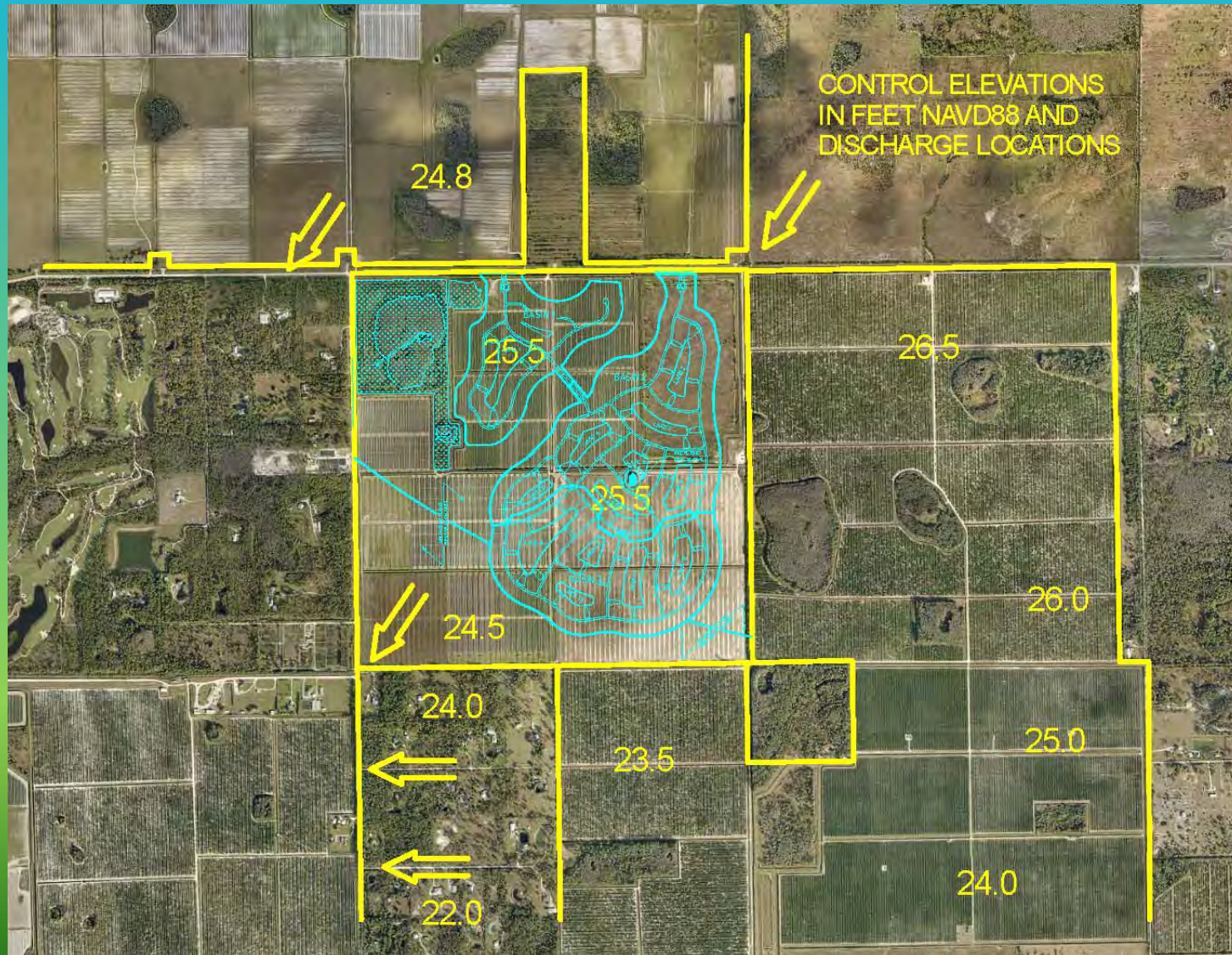


Wet Season

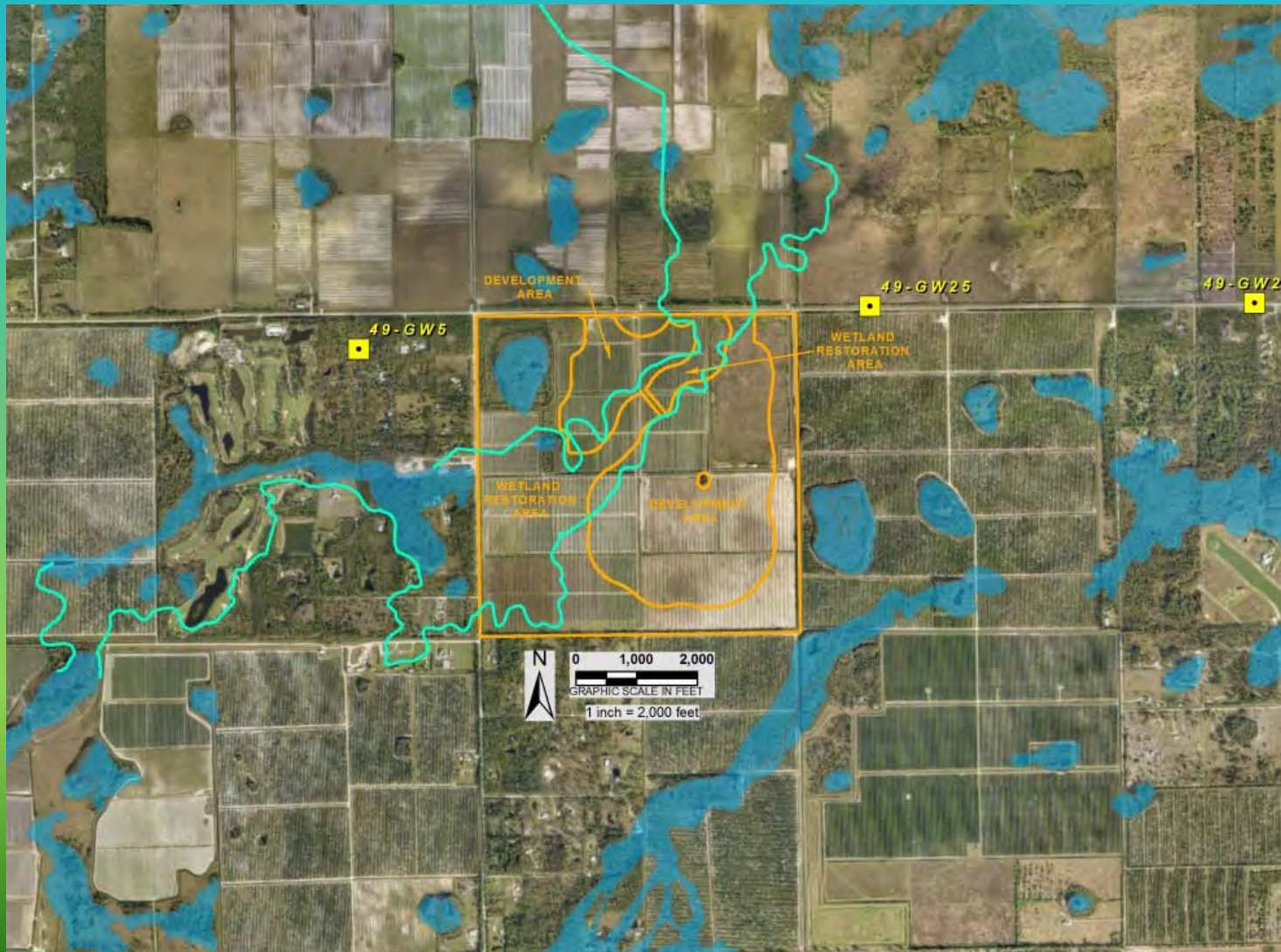
Dry Season



Pepperland Ranch Site Plan



Pepperland Ranch Site Plan

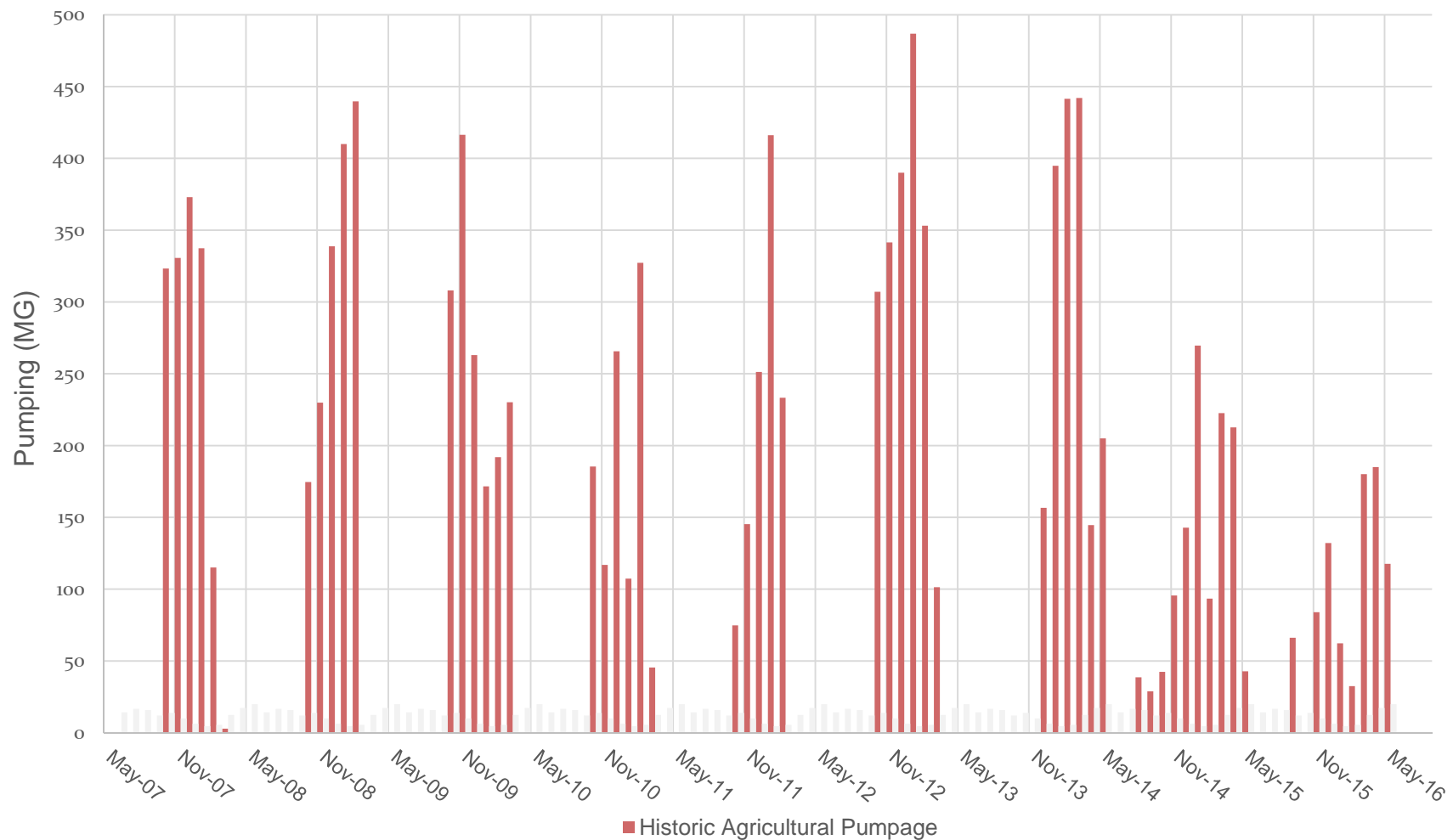


Current and Proposed Irrigation Allocations

Water Use Permit	Water Use Category	Irrigated Acreage	Annual Average Allocation (MG)	Maximum Monthly Allocation (MG)
Existing Agriculture	Agricultural Irrigation	482	421	110
Proposed Pepperland Ranch Project	Residential Landscape Irrigation	115	147	20
<i>Net Changes to Allocations</i>		<i>367</i>	<i>274</i>	<i>90</i>
<i>Percentage Reduction to Allocations</i>		<i>-76%</i>	<i>-65%</i>	<i>-82%</i>

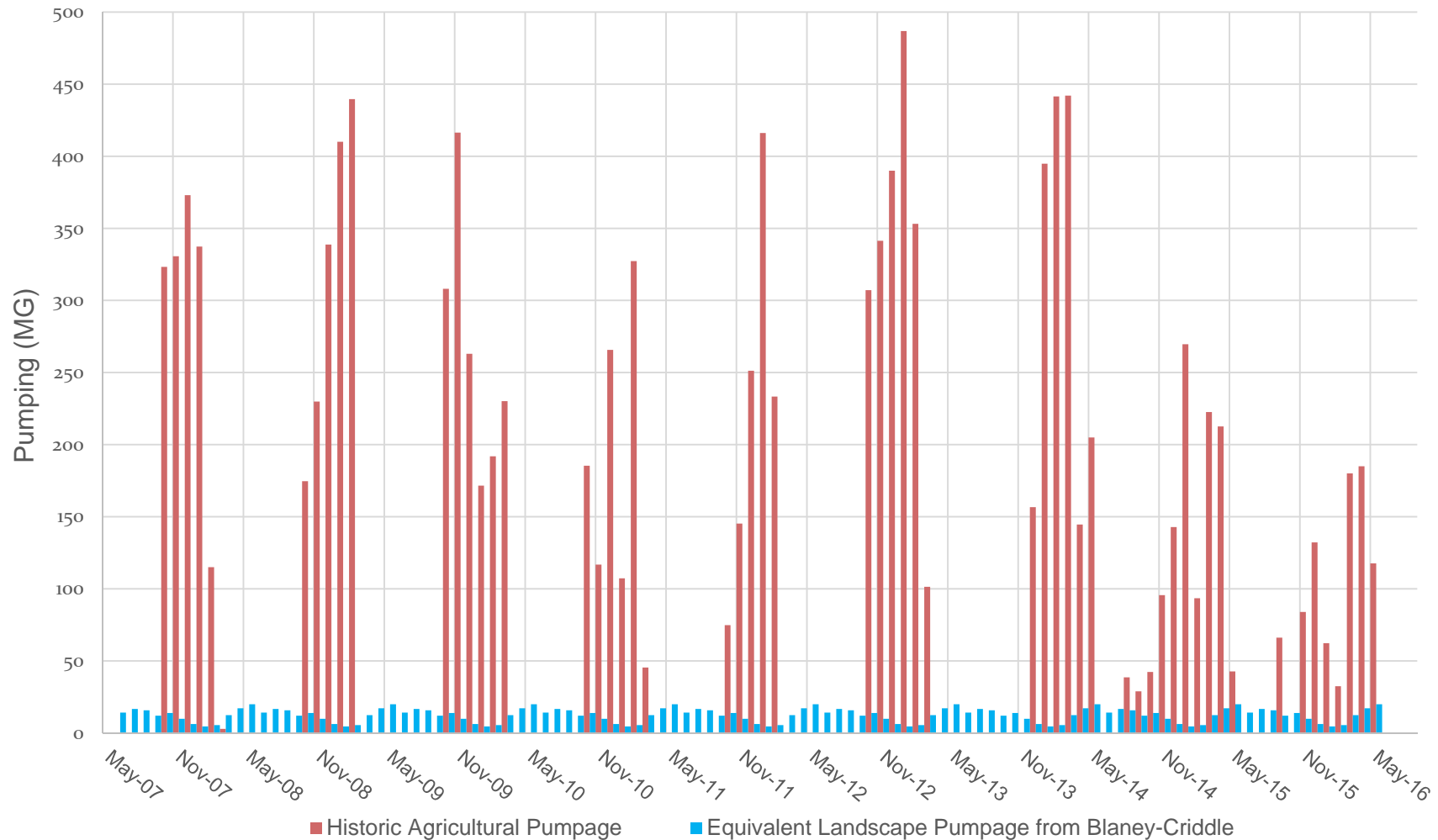
Historic Pumping vs Proposed Pumping

Historic Agricultural Well Pumping

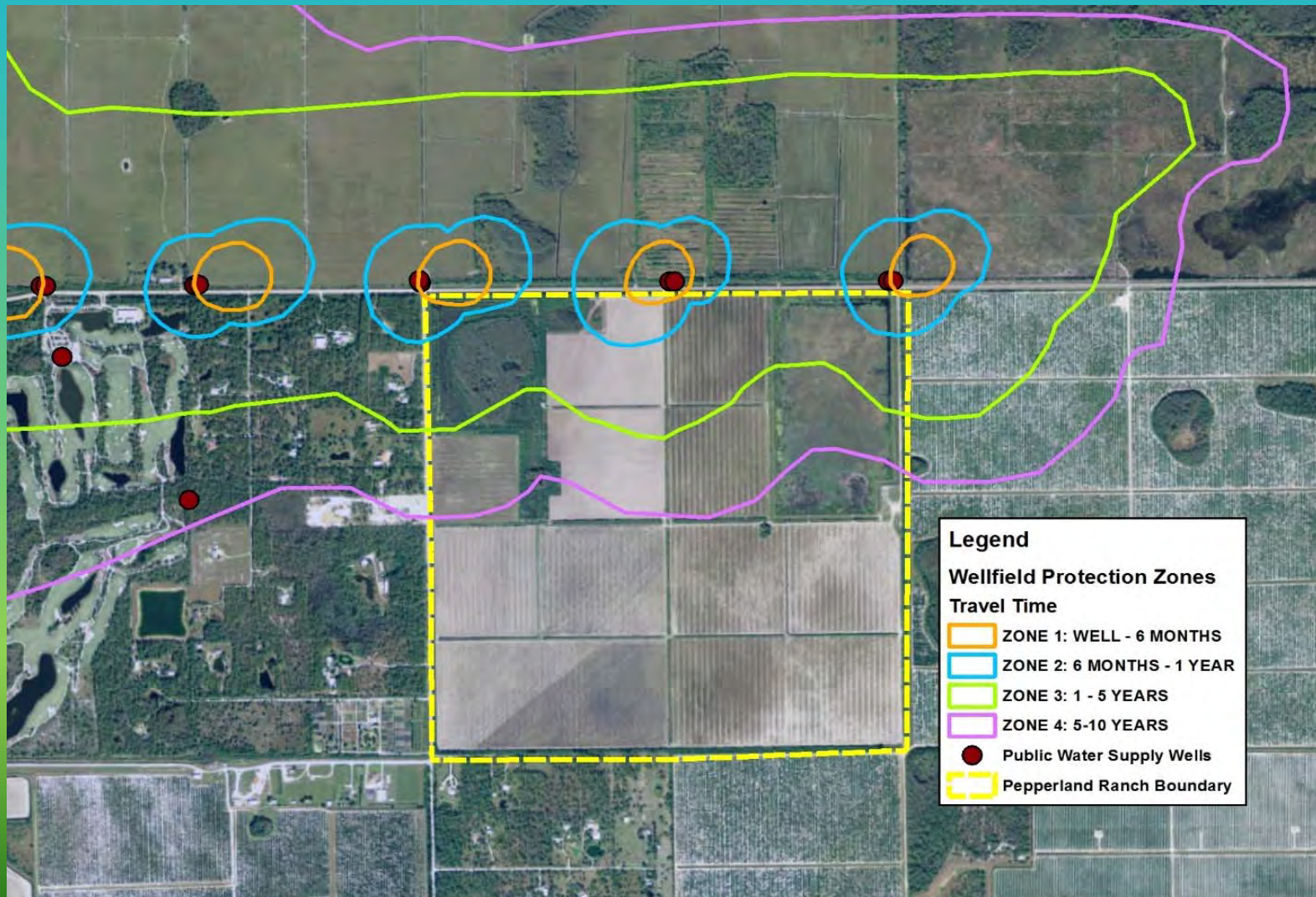


Historic Pumping vs Proposed Pumping

Historic Agricultural Well Pumping Compared to Projected Landscape Pumping



Wellfield Protection



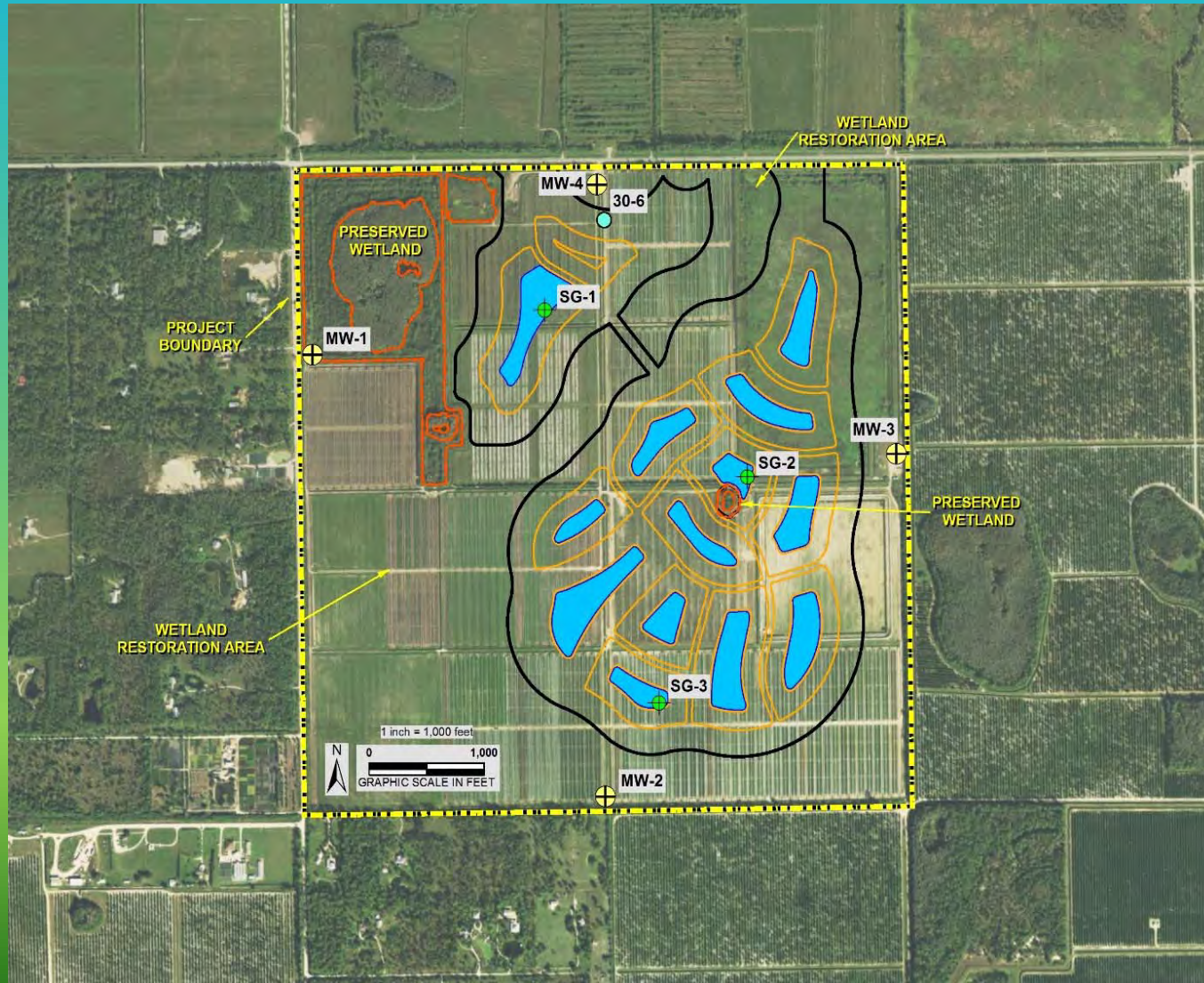
Wellfield Protection

- The Pepperland Project will not use, handle, produce, or store regulated substances
- The Project will not discharge any liquid or solid waste
- Irrigation water will have chloride concentrations below allowable limits
- Stormwater management system will be designed to exceed the water quality requirements of the SFWMD
- No earth mining proposed within 500 feet of Lee County Utilities wells
- The Project will meet or exceed all wellfield protection regulations and limits

Wellfield Protection

- Residential use will replace current agricultural use resulting in substantial reduction in the use of regulated substances (pesticides, herbicides, fungicides, rodenticides)
- Major reduction in water use proposed for the site will benefit Lee County Utilities wellfield operations and consumptive use permitting
- Proposed groundwater monitoring program will provide assurance of improved hydrology, water quality, and protection of LCU public water supplies

Proposed Monitoring



Water Resources Summary

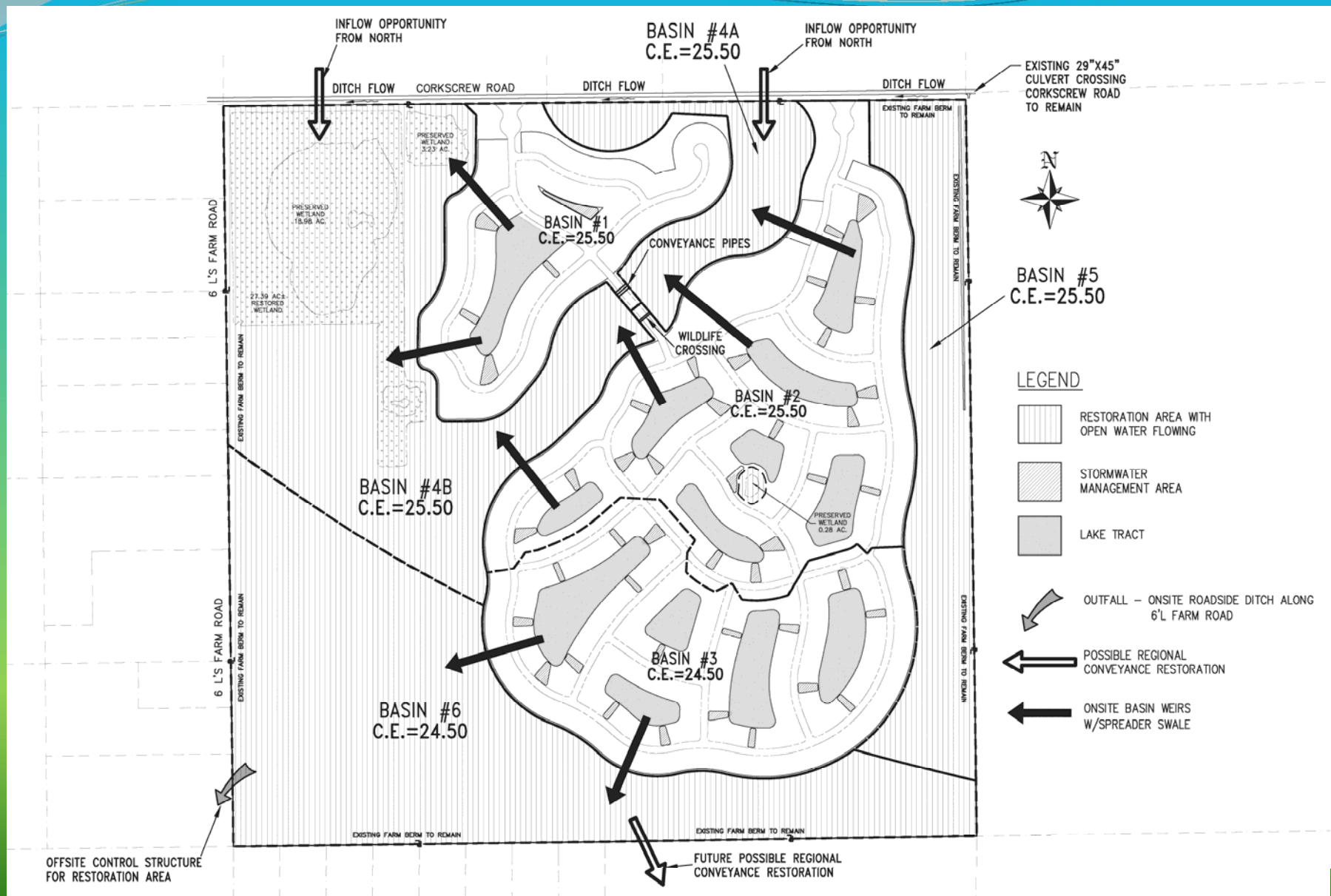
- Pepperland Project will result in substantial reduction in water use from the project site
- Pepperland Project will result in substantial reduction in the use of regulated substances on the project site
- Both of these reductions will provide direct benefit to nearby Lee County Utilities wellfields
- Water management plan will provide improved water levels on site that mimic regional conditions and increase groundwater recharge
- Water management plan will provide flexibility to receive and convey regional watershed flow with adjacent properties
- Project improvements will provide regional benefits to watershed connectivity, water level maintenance, and groundwater recharge

ENGINEERING

David R. Underhill, Jr., P.E.



Stormwater Drainage Exhibit



Stormwater Management

Current Conditions

- Existing SFWMD permit for ongoing farm operation
- Control elevation across entire project is 25.3'.
- Current peak discharge is 31cfs from the pumped farm system.

Proposed Residential Development

- Cascading control elevations to help enhance and restore regional water levels
- Interconnected lakes provide storage and treatment
- Pretreatment prior to lakes
- Discharge to Restoration areas provide additional storage and treatment.
- Reduces discharge by more than half, and provides perpetual ditch maintenance to help protect downstream areas.
- Reduces expected nutrient loading.

TRANSPORTATION

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CONSULTANTS, INC.

Comprehensive Plan Consistency

- **Traffic Study for Comprehensive Plan request shows consistency with the Lee Plan minimum Level of Service recommendations for Corkscrew Road with the density from this project**
- **Corkscrew Road projected to operate at LOS “B” in 2022 with the project and LOS “C” in 2040 with the project within the study area**

DRGR Transportation Study per Policy 38.1.9

- Requirement of Proportionate Fair Share Contribution of future road improvements
- Scope of Study is currently under development by County & Consultant
- Results of Study to be completed by July 1, 2017
- **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**. (Added by Ordinance No. 15-13)

Ordinance 15-13 and Lee Plan Policy 33.3.4:2.k:

- **Policy 33.3.4:2.k** Each Planned Development within the **Overlay** will be **required** to **mitigate** the traffic **impacts** of the Planned Development and **provide** its **proportionate share** of the needed **roadway improvements** in accordance with Administrative Code 13-16...
- Pepperland Ranch accepting proposed proportionate share conditions consistent with prior approvals.

APPLICANT

Brian F. Farrar, President



Agreement with Staff Findings

- The Density Reduction/Groundwater Resources future land use category was adopted to protect groundwater resources.
- The Environmental Enhancement and Preservation Communities Overlay (the Overlay) targets critical restoration areas, requires enhanced development standards and provides predictable density incentives, furthering the County's goals for the Southeast DR/GR.
- The Overlay has previously been found to be consistent with Lee Plan Objective 107.1, Policy 1071.1, Policy 107.2.8 and Policy 107.11.4.
- The subject property contains a historic flowway that has been impacted by decades of agricultural uses.

Agreement with Staff Findings

- Restoration of the flowway can be accomplished using the standards provided in the Overlay.
- The density of the subject property, if added to the Overlay, will be limited to no more than one unit per acre, which is considered a non-urban density by the Lee Plan.
- Preservation of wildlife habitat on the subject property will help to connect large areas of publicly owned conservation and other areas of privately preserved and restored lands;
- The proposed amendment will provide continued protection of the DR/GR as an area that can provide substantial groundwater recharge to aquifers suitable for wellfield development.
- No significant impacts on present or future water resources will result from the change (as required by Policy 2.4.2 of the Lee Plan).

Summary

- 55% of 637.5 acres (350.63 acres) placed in conservation easement
- Reduces water utilization over 65% from current AG use
- Reduces discharge from agricultural 31 cfs over 50% the cfs as treated flowway discharge
- Reduces expected nutrient loading
- Provides regional benefits to waterway connectivity, water level maintenance, and groundwater recharge
- Provide increased wildlife habitat and connection to adjacent conservation lands
- Removes areas in wellfield protection zone from AG use to conservation

Community and Agency Outreach

- Florida Wildlife Federation
- Audobon Society
- Conservancy of Southwest Florida
- Corkscrew Road & 6 L's Farm Road Area Property Owners
- Estero Fire Rescue
- Florida Fish & Wildlife Conservation Commission (FWC)
- Army Corps of Engineers (ACOE)
- South Florida Water Management District (SFWMD)
- CREW Land and Water Trust
- Lee County Conservation 20/20 Staff

County & Regional Financial Benefits

- Comparison 20/20 conservation value **\$18,548,763.75**
- Building Impact Fees **\$ 4,336,416.00**
- Permitting Fees **\$ 518,546.00**
- LCU Connection Fees **\$ 3,570,000.00**
- LCU Usage Fees (annual) **\$ 80,941.00**
- Donation to Estero Fire District **\$ 46,634.00**
- Donation to Lee County EMS **\$ 96,150.00**
- Estimation of comparison restoration **\$ 1,980,000.00**
and maintenance of Flowways &
wildlife corridors:

- **Initial Total Financial Benefit: \$29,177,450.75**
- **Minimum Annual Benefit: \$ 80,941.00**

