

COUNTY PROCEDURES AND REQUIREMENTS

Cost Estimates

- Administrative: Direct and indirect costs incl. time, lien recordings and releases, advertisement, mailings, outside resource fees, if any
- Collection Fee: Approximately 3% of estimated project cost collected over the length of the amortized assessments
- Property Appraiser Fee: Identification of assessed parcels - Cost is approx. \$1.50/parcel/ year.
- Land: Costs associated with acquiring land rights, e.g. easements, right-of-ways, land donations
- Professional Services: Cost of design, engineering of project, legal fees, financial consultation
- Other Fees: Cost for obtaining permits, development orders, licenses etc
- Costs of Feasibility done by outside agencies s. a. SWF Water Management District, Dept. of Natural Resources, Dept. of Transportation, Army Corps of Engineers etc.
- Testing: Cost for tests of soil, water etc.
- Project Management: Day to day charges by managing county department or designate
- Construction Supervision: Day to day charges for county personnel or designated engineering firm
- Construction: Cost of doing construction (bid and contracted out to an independent contractor)
- Financial Services: Cost for obtaining long term financing, and paying short term finance charges
- Interest on Commercial Paper: Cost of borrowing short term money
- Capitalize Interest: Covers cost of interest on long-term financing until first year's assessments are collected
- Reserve for contingency: In general 10% - 20% to cover unexpected costs.
- Timeframe of getting cost estimate: 3 – 4 months
- Contact: Denise Sabatini at 239-533-2120 or e-mail dsabatini@leegov.com
- Additional information: Official website www.lee-county.com

Requirements to obtain building permits

- Ingress (approach) and egress (exit) has to be sufficient to provide for servicing of utilities, refuse collection and access for emergency services
- Drainage – swales and/or pipes
- Fire Protection – e.g. fire hydrants
- Access point –driveway (paved or unpaved) providing vehicle access to a single parcel of land
- Parcels need to be big enough to allow for well and septic tank
Most single lots in Estero Springs would disallow this option
- Other requirements may exist as necessitated by permitting agency