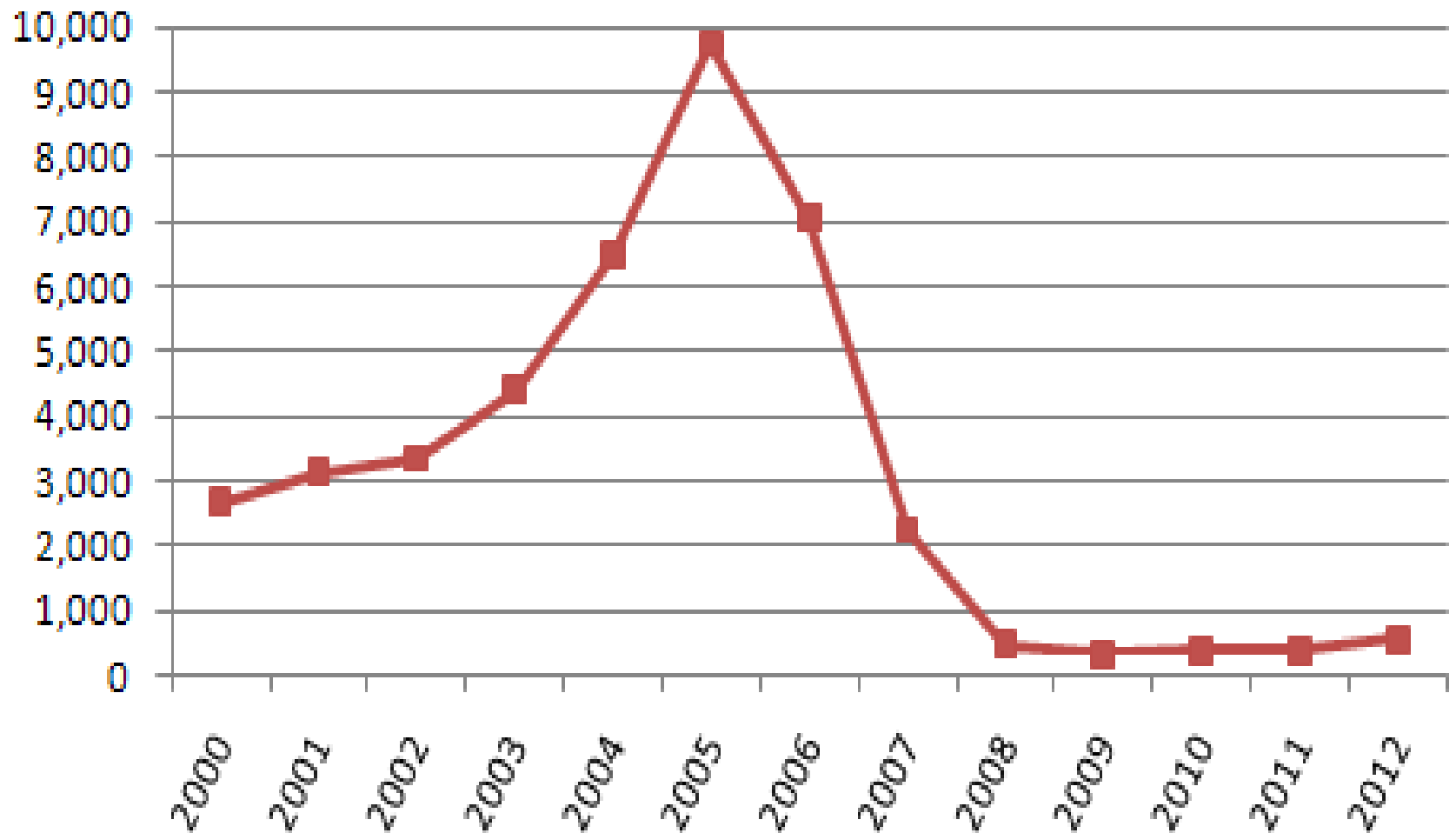
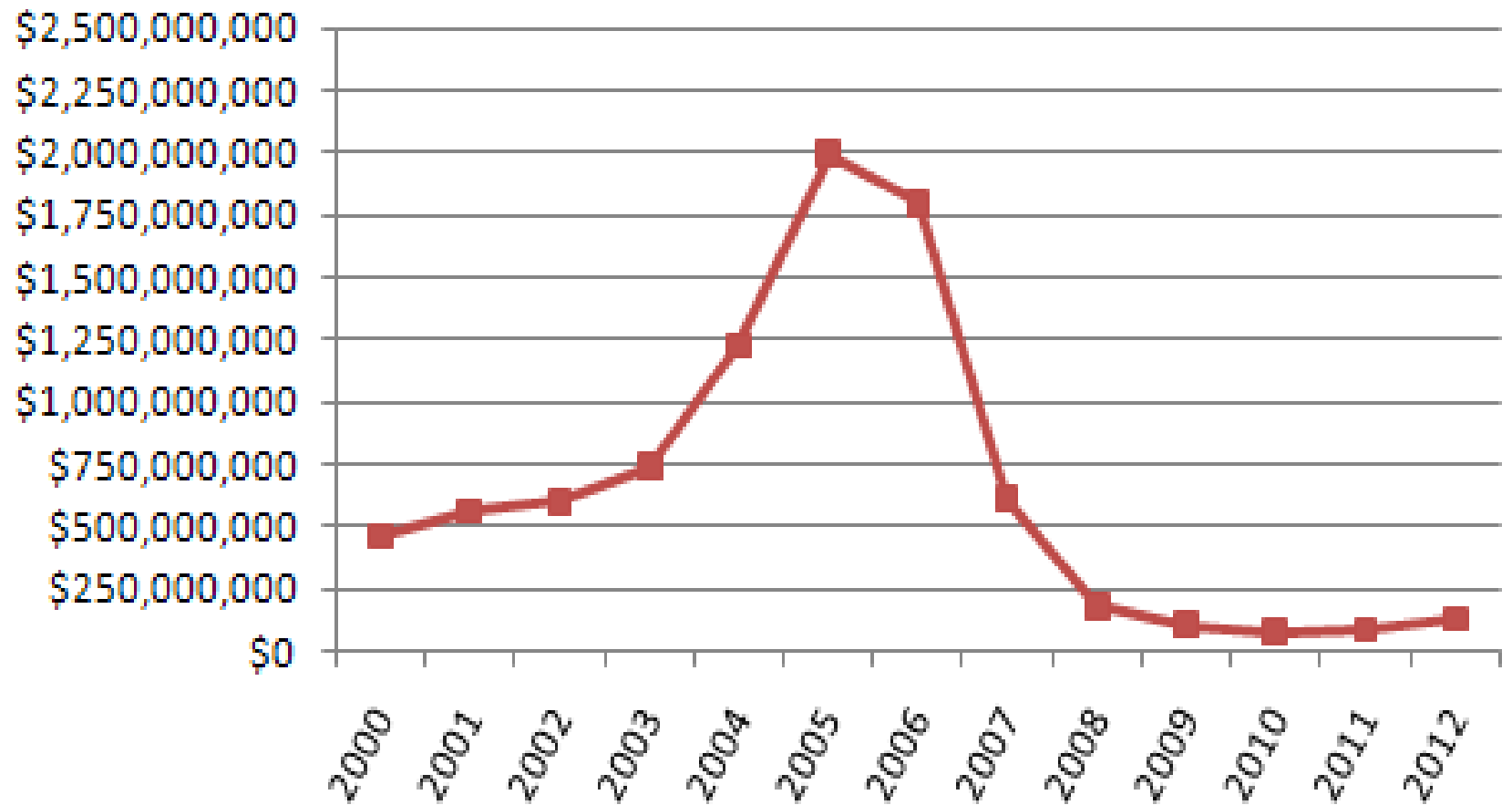


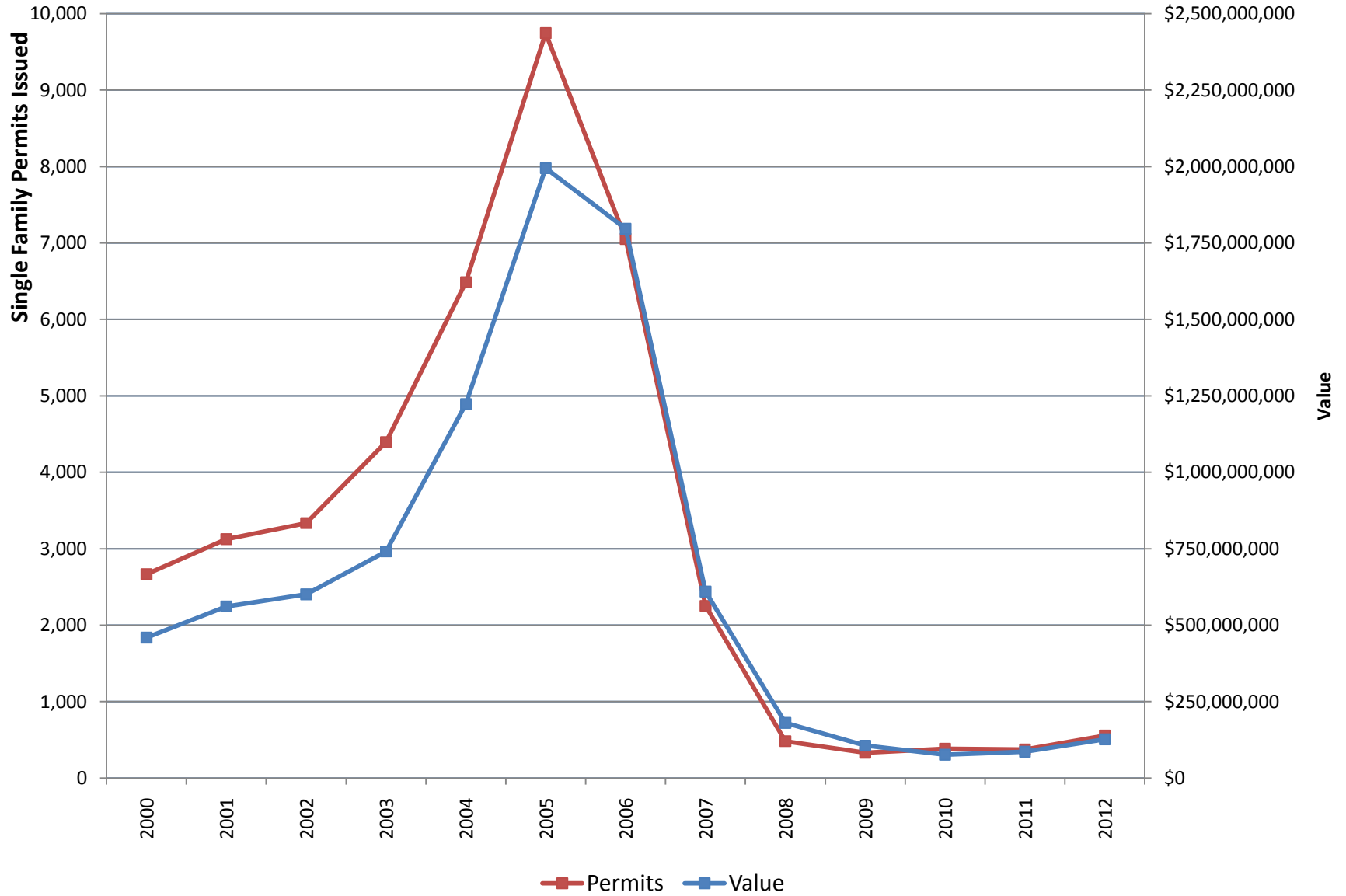
Single Family Permits Issued



Construction Value for Single Family



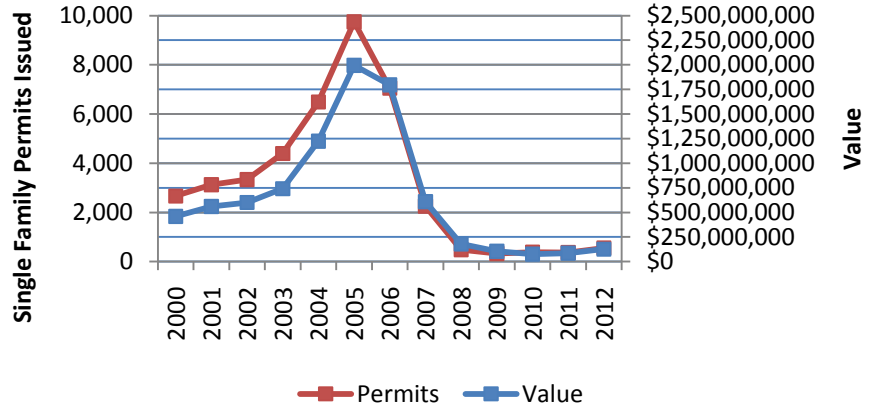
PERMIT AND VALUE TRENDS



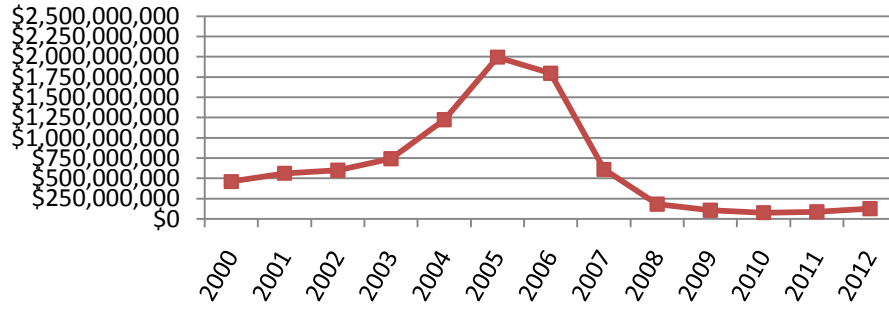
Year	Permits	Value	Value in Millions
2000	2,666	459,300,000	459.3
2001	3,126	561,300,000	561.3
2002	3,335	600,600,000	600.6
2003	4,395	741,000,000	741.0
2004	6,487	1,223,000,000	1223.0
2005	9,747	1,994,600,000	1994.6
2006	7,052	1,796,700,000	1796.7
2007	2,252	609,600,000	609.6
2008	482	180,500,000	180.5
2009	331	105,900,000	105.9
2010	384	76,000,000	76.0
2011	373	86,000,000	86.0
2012	556	126,600,000	126.6

Year	Value	Value in Millions
2000	459,300,000	459.3
2001	561,300,000	561.3
2002	600,600,000	600.6
2003	741,000,000	741.0
2004	1,223,000,000	1223.0
2005	1,994,600,000	1994.6
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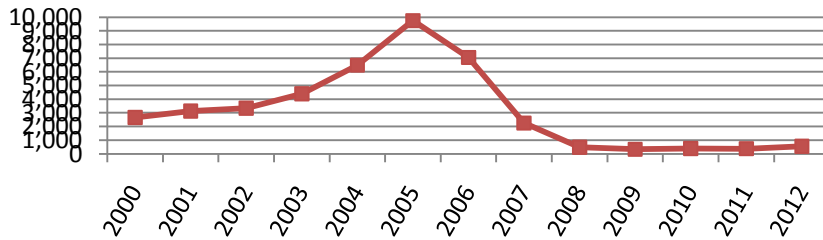
Year	Permits
2000	2,666
2001	3,126
2002	3,335
2003	4,395
2004	6,487
2005	9,747
2006	7,052
2007	2,252
2008	482
2009	331
2010	384
2011	373
2012	556



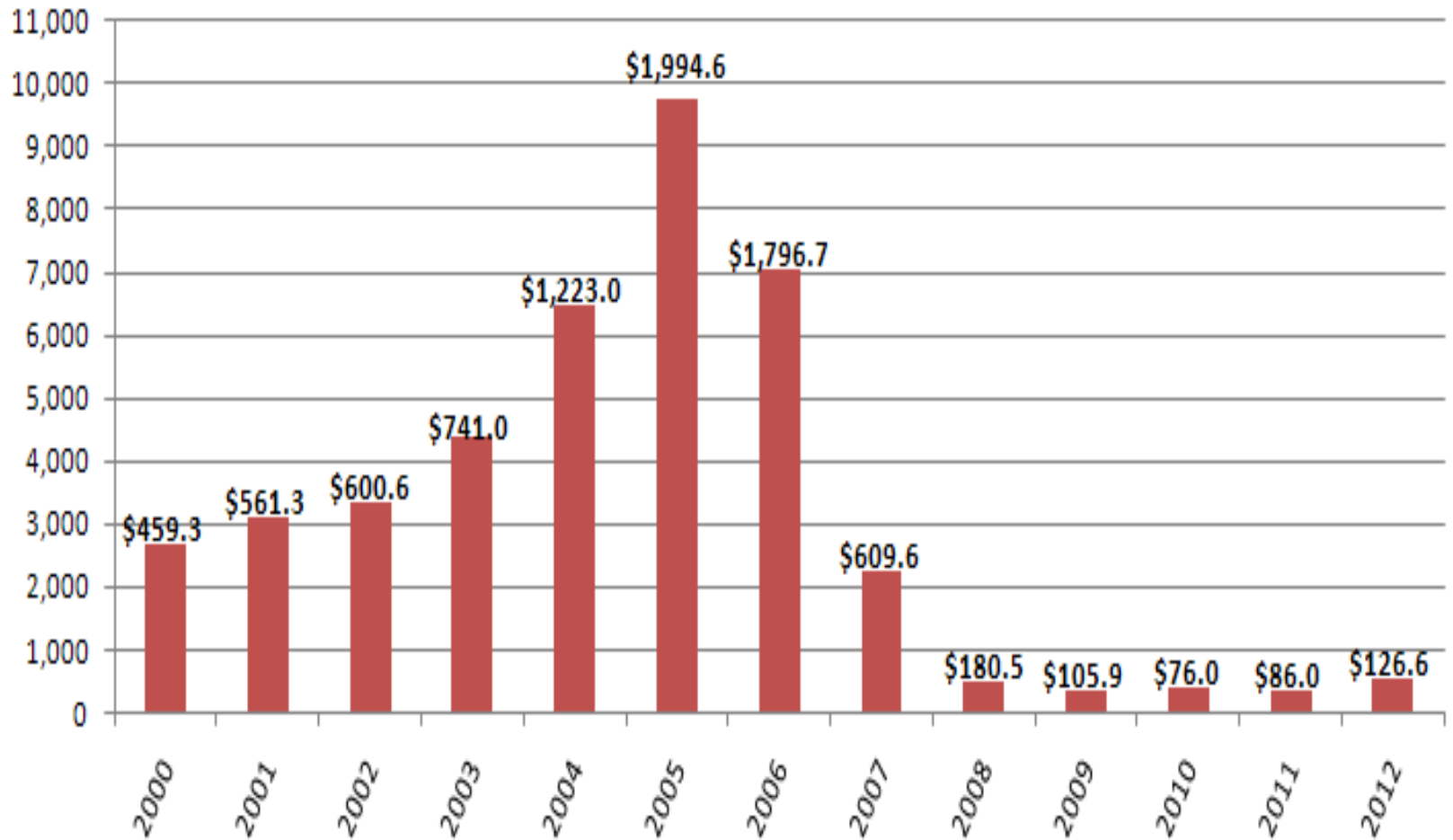
Construction Value for Single Family



Single Family Permits Issued

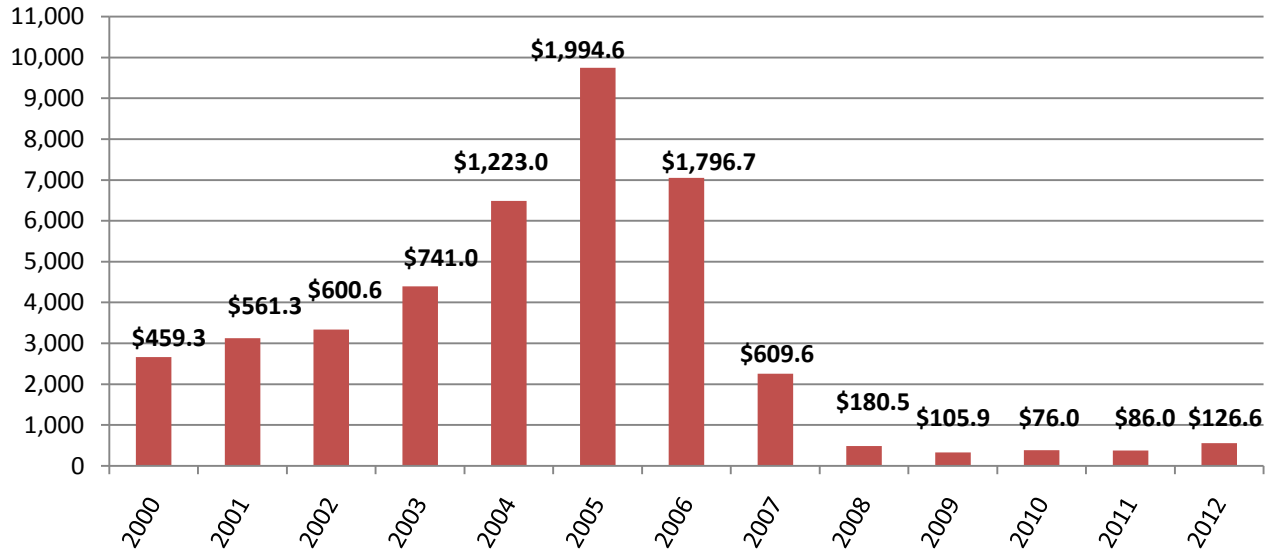


Single Family Permits & Values (in millions)

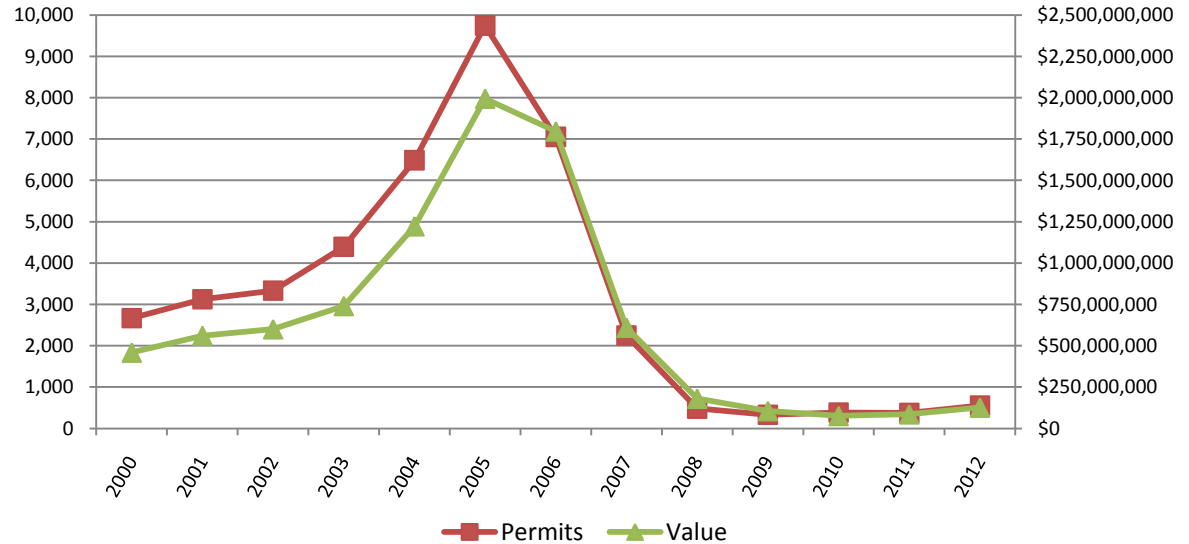


Year	Permits	Value	Value in Millions
2000	2,666	459,300,000	459.3
2001	3,126	561,300,000	561.3
2002	3,335	600,600,000	600.6
2003	4,395	741,000,000	741.0
		1,223,000,00	
2004	6,487	0	1223.0
		1,994,600,00	
2005	9,747	0	1994.6
		1,796,700,00	
2006	7,052	0	1796.7
2007	2,252	609,600,000	609.6
2008	482	180,500,000	180.5
2009	331	105,900,000	105.9
2010	384	76,000,000	76.0
2011	373	86,000,000	86.0
2012	556	126,600,000	126.6

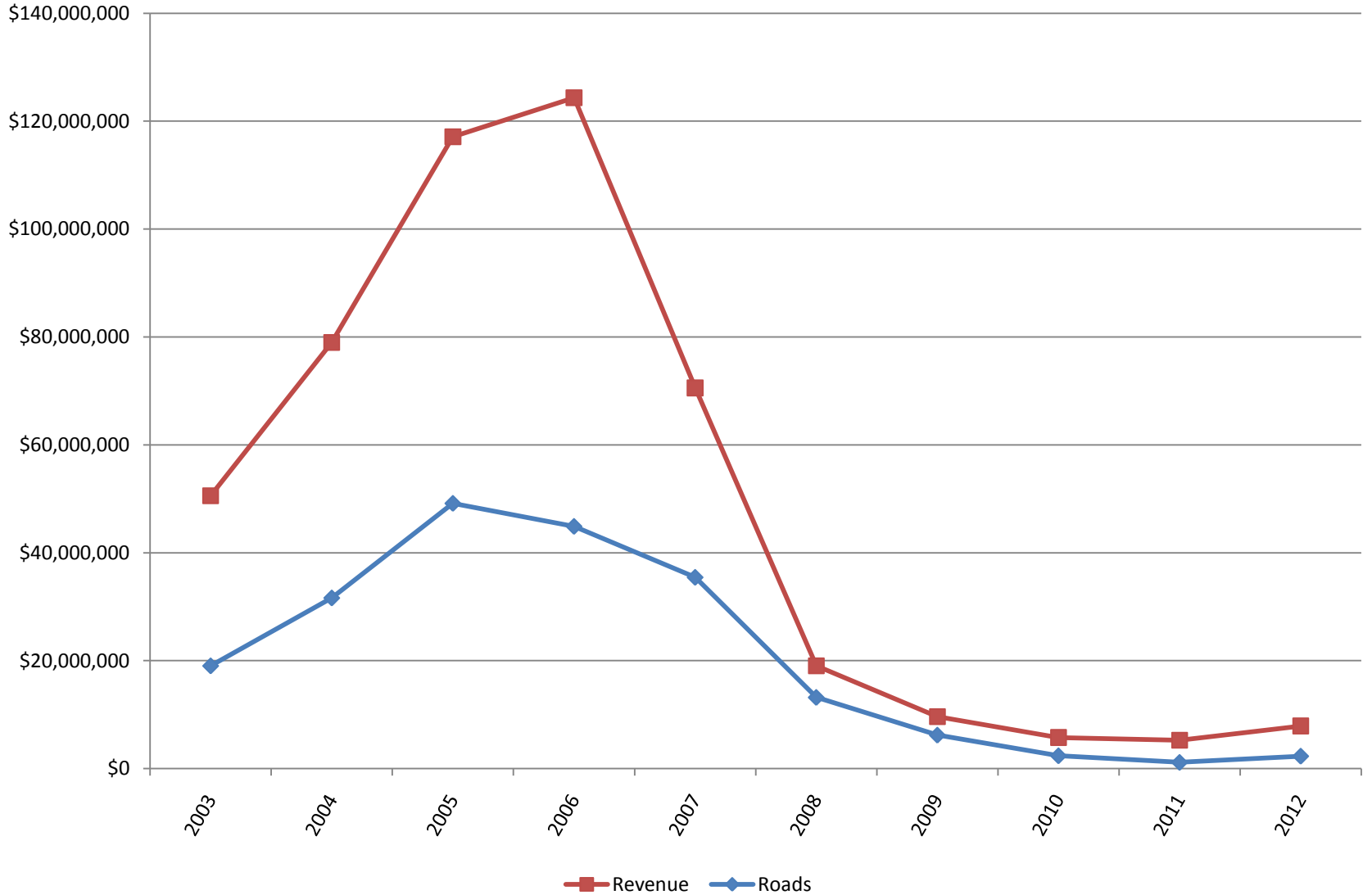
Single Family Permits & Values (in millions)



Year	Permits	Value	Value in Millions
2000	2,666	459,300,000	459.3
2001	3,126	561,300,000	561.3
2002	3,335	600,600,000	600.6
2003	4,395	741,000,000	741.0
		1,223,000,00	
2004	6,487	0	1223.0
		1,994,600,00	
2005	9,747	0	1994.6
		1,796,700,00	
2006	7,052	0	1796.7
2007	2,252	609,600,000	609.6
2008	482	180,500,000	180.5
2009	331	105,900,000	105.9
2010	384	76,000,000	76.0
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Impact Fee Revenue

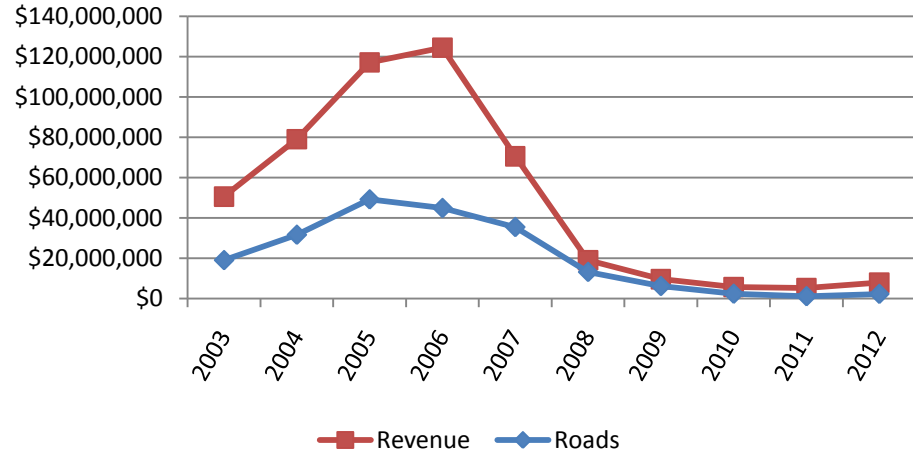


**LEE COUNTY
IMPACT FEE REVENUE**

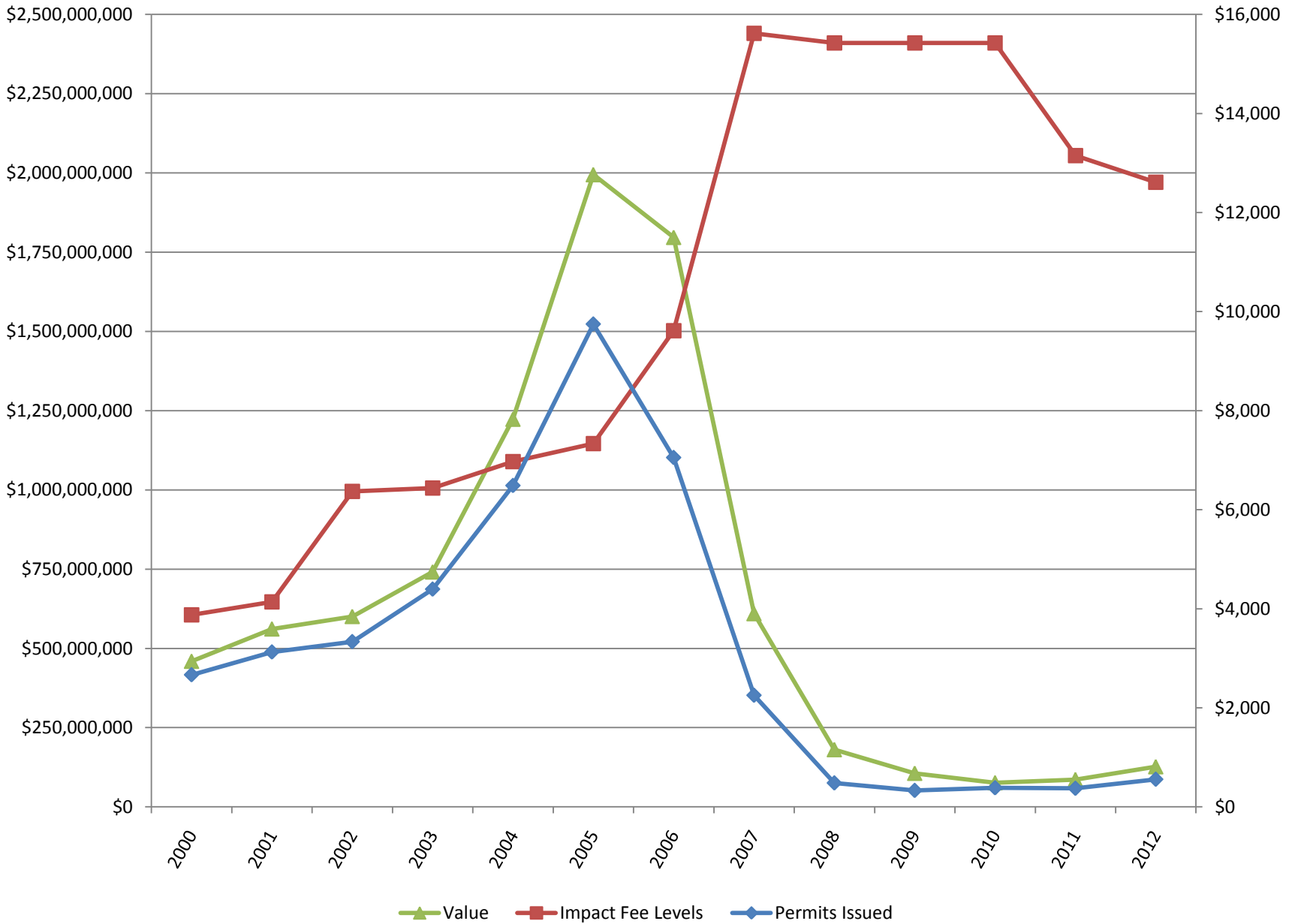
	FY-12	FY-11	FY-10	FY-09	FY-08	FY-07	FY-06	FY-05	FY-04	FY-03
SCHOOL	\$ 4,146,769.00	\$ 3,032,896.00	\$ 2,456,731.00	\$ 2,419,980.00	\$ 3,912,040.00	\$ 23,620,018.00	\$ 54,811,964.00	\$ 43,006,202.00	\$ 31,812,133.00	\$ 20,440,793.00
ROADS	\$ 2,309,908.00	\$ 1,152,341.00	\$ 2,377,099.00	\$ 6,205,833.00	\$ 13,195,082.00	\$ 35,456,582.00	\$ 44,897,195.00	\$ 49,167,106.00	\$ 31,636,643.00	\$ 19,048,354.00
PARKS	\$ 920,004.00	\$ 604,881.00	\$ 616,628.00	\$ 616,506.00	\$ 1,027,297.00	\$ 6,517,665.00	\$ 17,582,793.00	\$ 17,323,704.00	\$ 10,550,190.00	\$ 7,852,917.00
FIRE	\$ 346,664.00	\$ 297,514.00	\$ 209,018.00	\$ 246,807.00	\$ 666,468.00	\$ 4,198,882.00	\$ 6,621,946.00	\$ 7,149,414.00	\$ 4,643,301.00	\$ 2,949,566.00
EMS	\$ 170,849.00	\$ 150,400.00	\$ 99,225.00	\$ 136,022.00	\$ 238,831.00	\$ 766,265.00	\$ 434,037.00	\$ 446,459.00	\$ 348,697.00	\$ 274,965.00
TOTAL IMPACT FEE	\$ 7,894,194.00	\$ 5,237,832.00	\$ 5,758,701.00	\$ 9,625,148.00	\$ 19,039,718.00	\$ 70,559,412.00	\$ 124,347,935.00	\$ 117,092,885.00	\$ 78,990,964.00	\$ 50,566,595.00

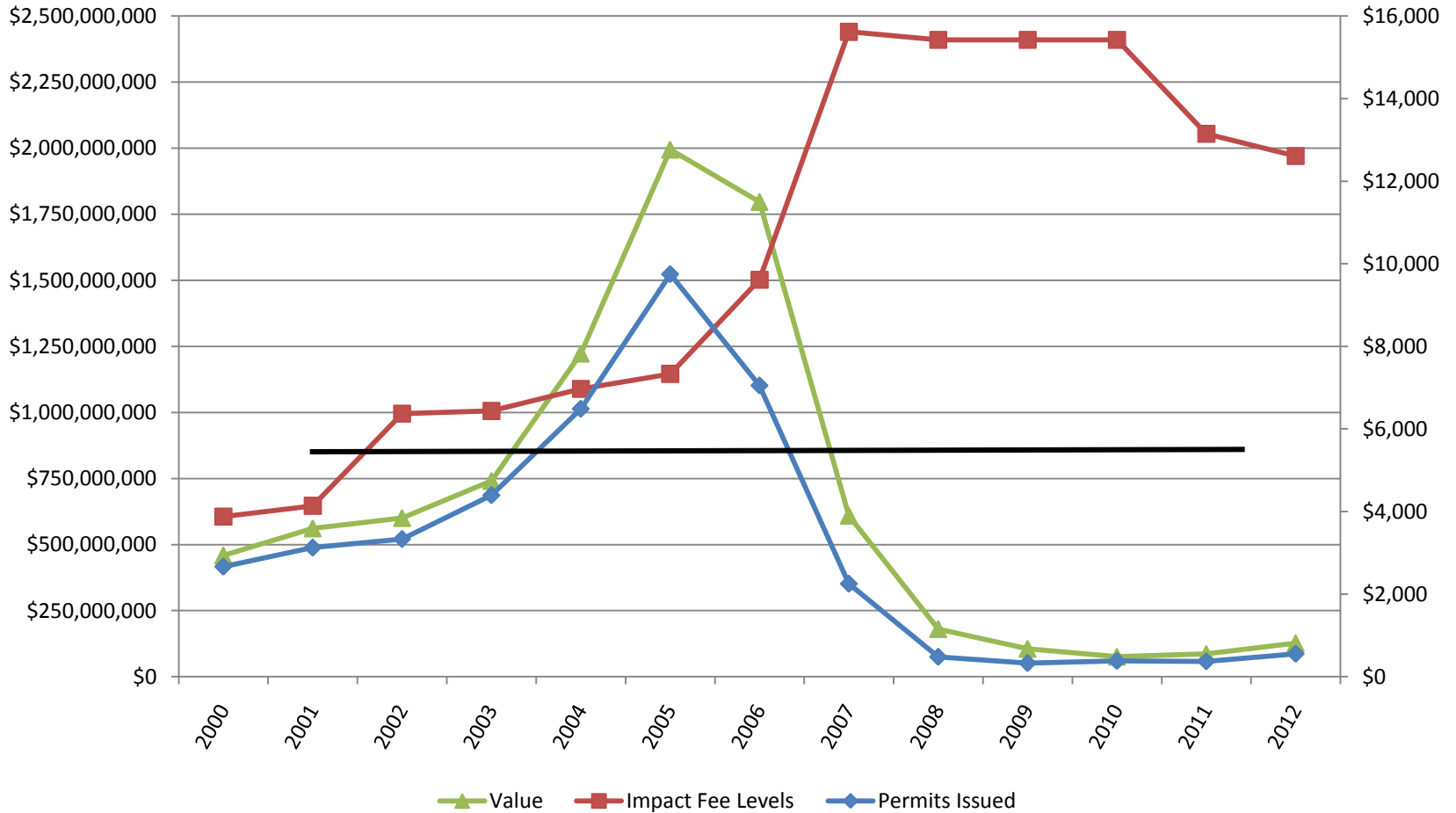
Year	Revenue	Roads
2003	\$50,566,595	\$19,048,354
2004	\$78,990,964	\$31,636,643
2005	\$117,092,885	\$49,167,106
2006	\$124,347,935	\$44,897,195
2007	\$70,559,412	\$35,456,582
2008	\$19,039,718	\$13,195,082
2009	\$9,625,148	\$6,205,833
2010	\$5,758,701	\$2,377,099
2011	\$5,237,832	\$1,152,341
2012	\$7,894,194	\$2,309,908

Impact Fee Revenue



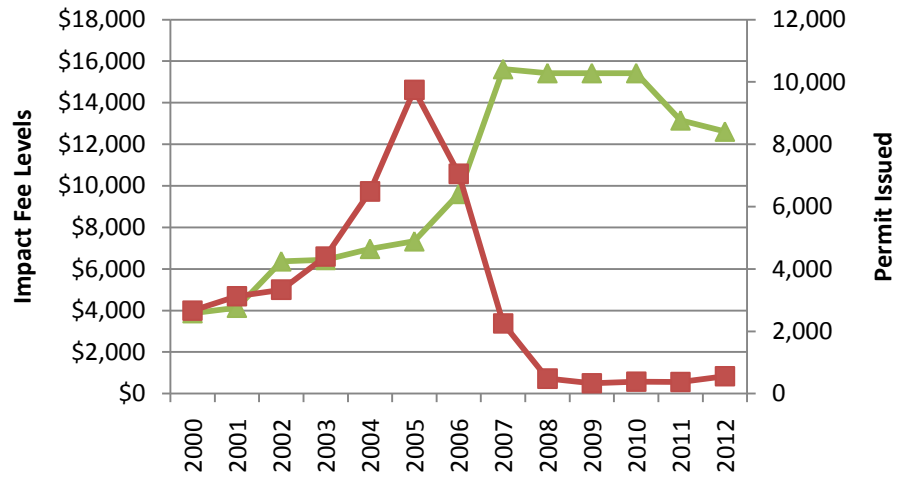
FEES COMPARED TO VALUE/VOLUME





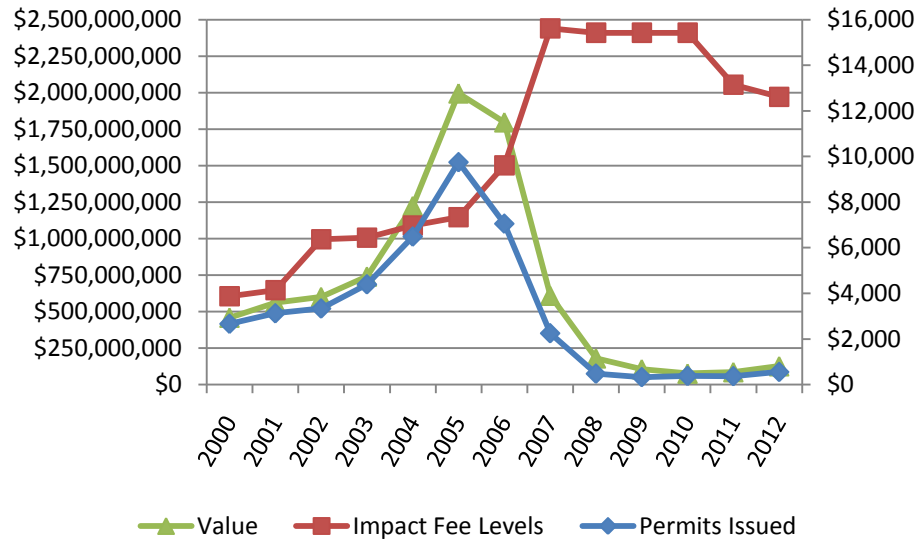
_____ : 2004 - 5,000 permits = 1BN
\$6,000 fees

Year	Permits	Impact Fee Levels	Value
2000	2,666	\$3,878	\$459,300,000
2001	3,126	\$4,139	\$561,300,000
2002	3,335	\$6,371	\$600,600,000
2003	4,395	\$6,436	\$741,000,000
2004	6,487	\$6,971	\$1,223,000,000
2005	9,747	\$7,334	\$1,994,600,000
2006	7,052	\$9,613	\$1,796,700,000
2007	2,252	\$15,618	\$609,600,000
2008	482	\$15,425	\$180,500,000
2009	331	\$15,425	\$105,900,000
2010	384	\$15,425	\$76,000,000
2011	373	\$13,150	\$86,000,000
2012	556	\$12,612	\$126,600,000



Year	Impact Fee Levels	Value	Permits Issued
2000	\$3,878	\$459,300,000	2,666
2001	\$4,139	\$561,300,000	3,126
2002	\$6,371	\$600,600,000	3,335
2003	\$6,436	\$741,000,000	4,395
2004	\$6,971	\$1,223,000,000	6,487
2005	\$7,334	\$1,994,600,000	9,747
2006	\$9,613	\$1,796,700,000	7,052
2007	\$15,618	\$609,600,000	2,252
2008	\$15,425	\$180,500,000	482
2009	\$15,425	\$105,900,000	331
2010	\$15,425	\$76,000,000	384
2011	\$13,150	\$86,000,000	373
2012	\$12,612	\$126,600,000	556

▲ Impact Fee Levels ■ Permits



▲ Value ■ Impact Fee Levels ◆ Permits Issued

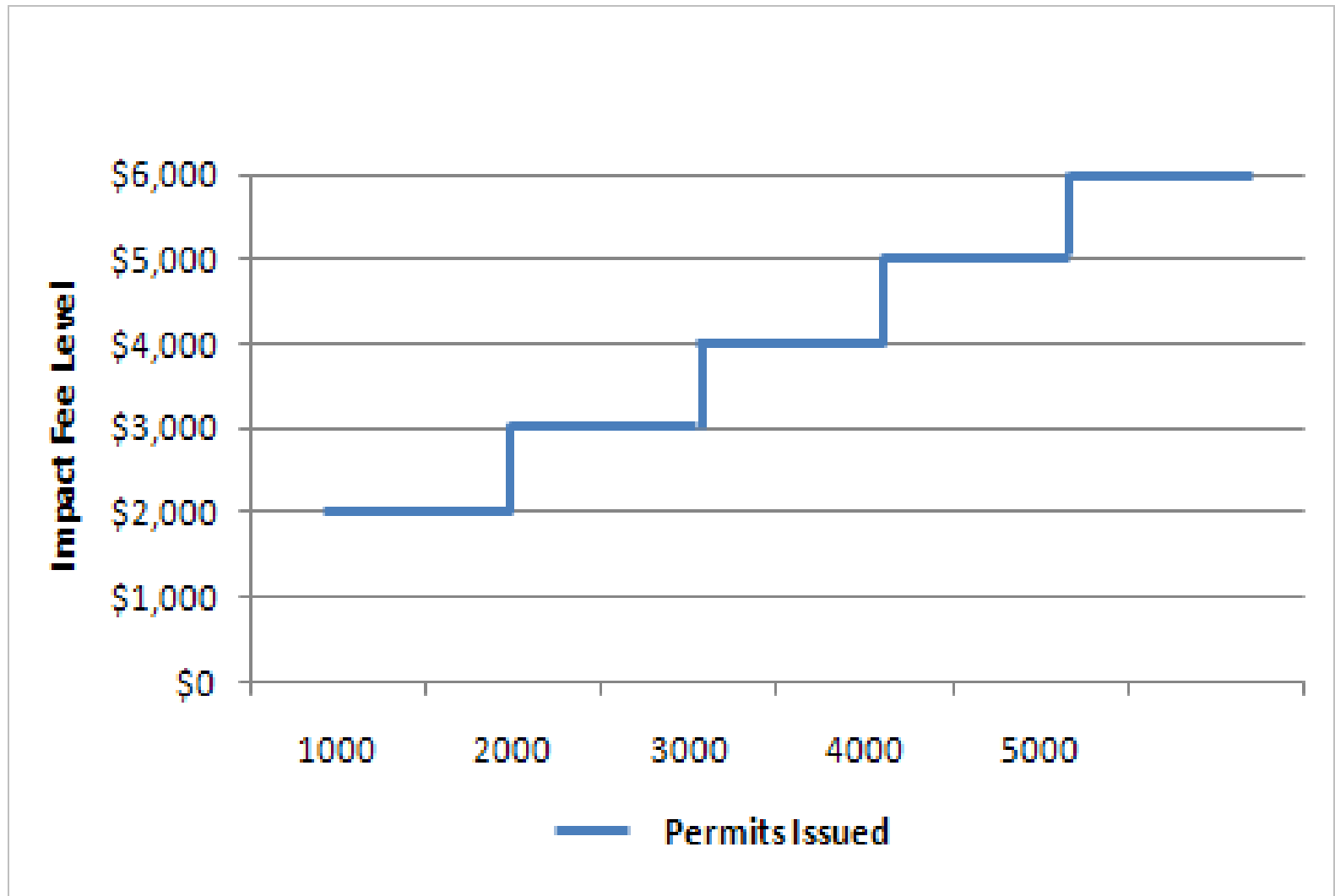
ASSUMPTIONS

- \$1 billion Construction Value per year
- \$6,000 permit fee
- 5,000 annual permits
- 25,000 jobs

SWOT

- Lee County is NOT competitive in the State
 - Lee County has highest impact fees in State
 - \$12,500 permit is too much
 - high unemployment rate
 - \$126mm Construction value is not acceptable
-
- Lee County MUST be competitive
 - adjust Impact fee rates accordingly
 - place policies in place to allow for free market
 - make this industry important in the economic development plans
 - 10,000 permits is too many
 - Lee County is NOT competitive in the State Lee County has highest Impact fees in state

STAIRCASE IMPLEMENTATION APPROACH

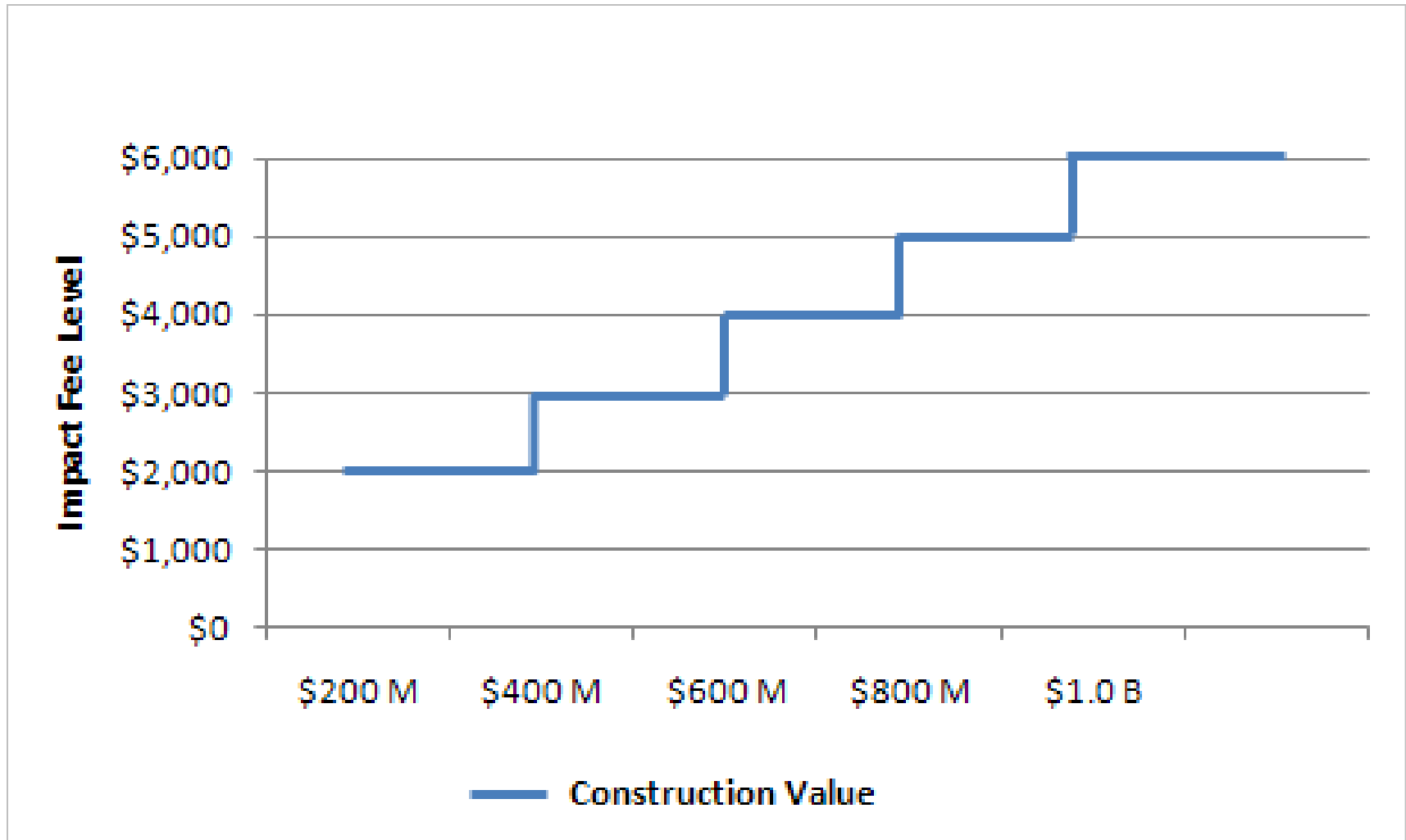


STAIRCASE IMPLEMENTATION APPROACH

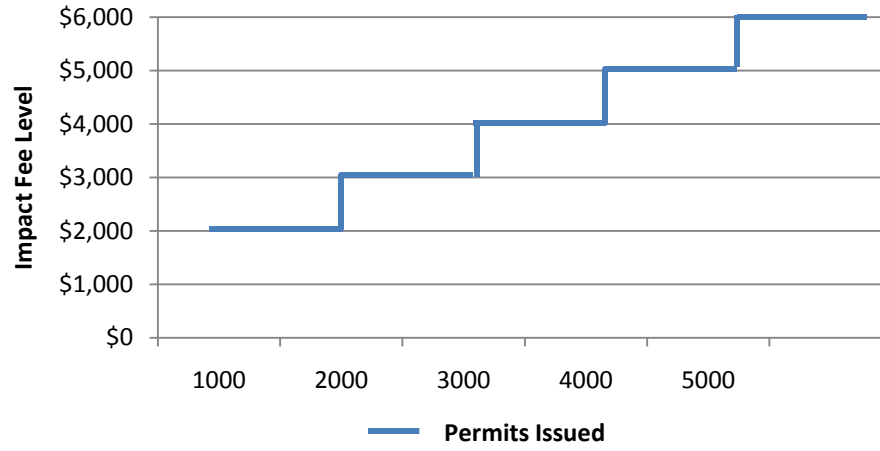
Goal = \$6,000/permit

= \$5,000/annual permits

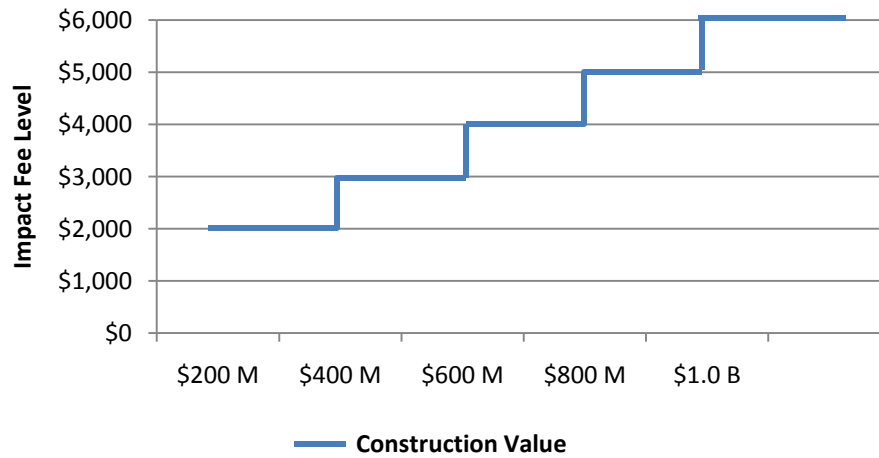
= \$1BN/Construction Value



Year	Impact Fee Level	Permits Issued
2013	1000	1000
2014	1000	2000
2015	2000	3000
2016	6000	4000
2017	6000	5000



Impact Fee Level	Construction Value
1000	\$200 M
1000	\$400 M
2000	\$600 M
6000	\$800 M
6000	\$1.0 B



GOALS

- competitive as a county
- sustainable growth
- economic development
- employment

MEASUREMENTS

- construction value
- number of permits
- number of jobs
- compare to other county fees/growth
- investment/jobs/tax base