

CORKSCREW CROSSING PD AMENDMENT

(F.K.A. MONTE CRISTO PD)

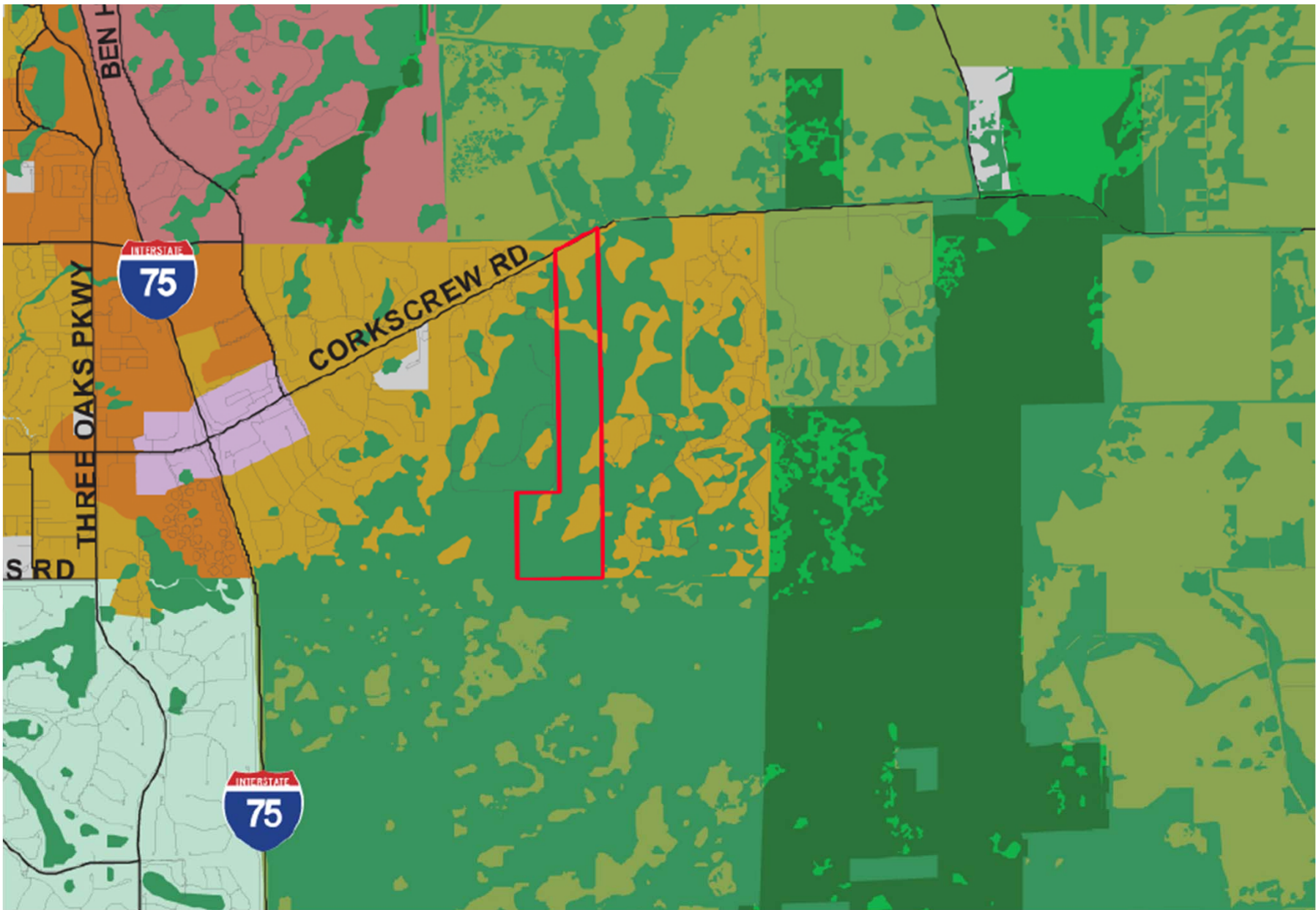
Village of Estero

Planning and Zoning Board Information Meeting

June 30, 2015







APPROVED MASTER PLAN

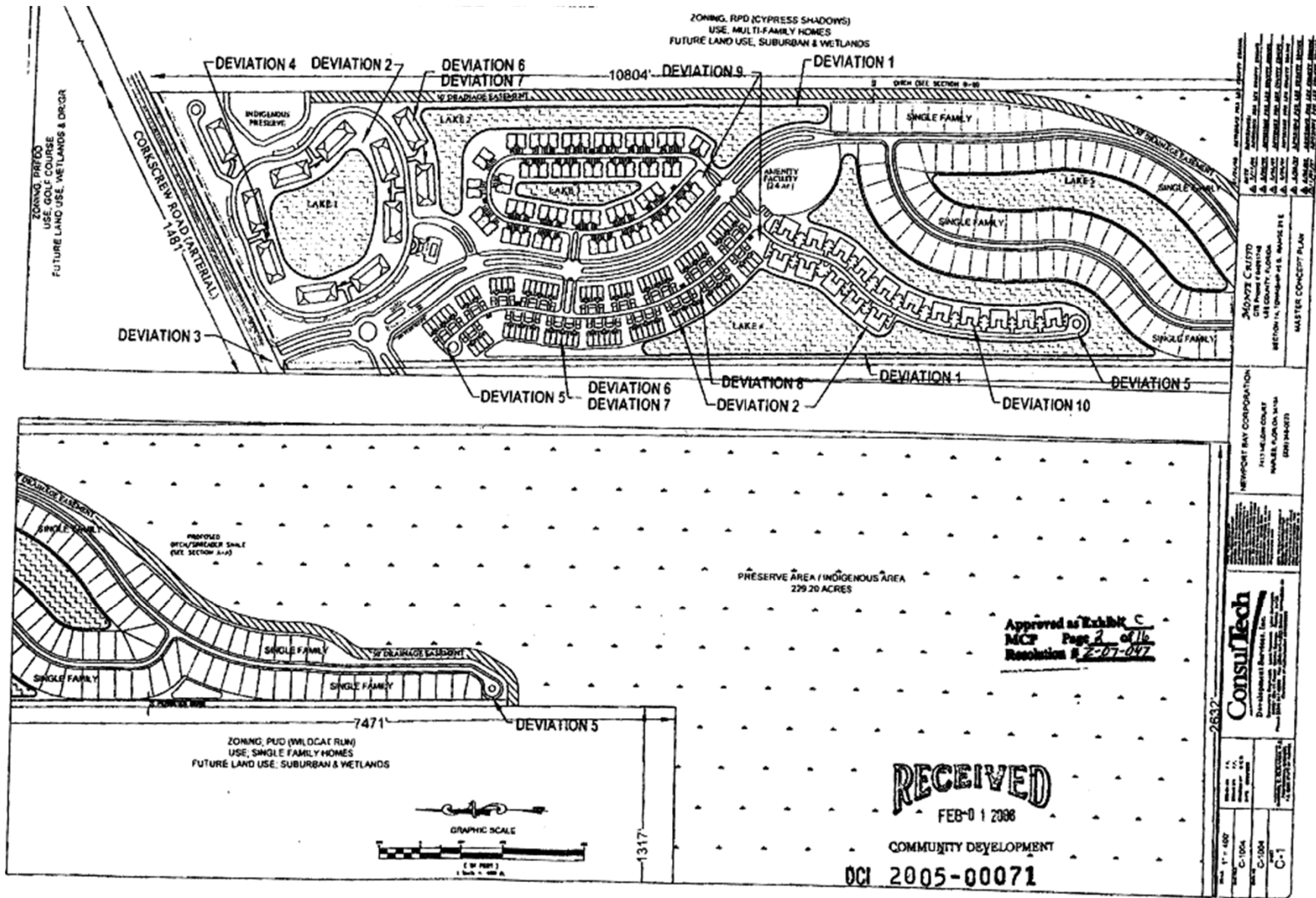
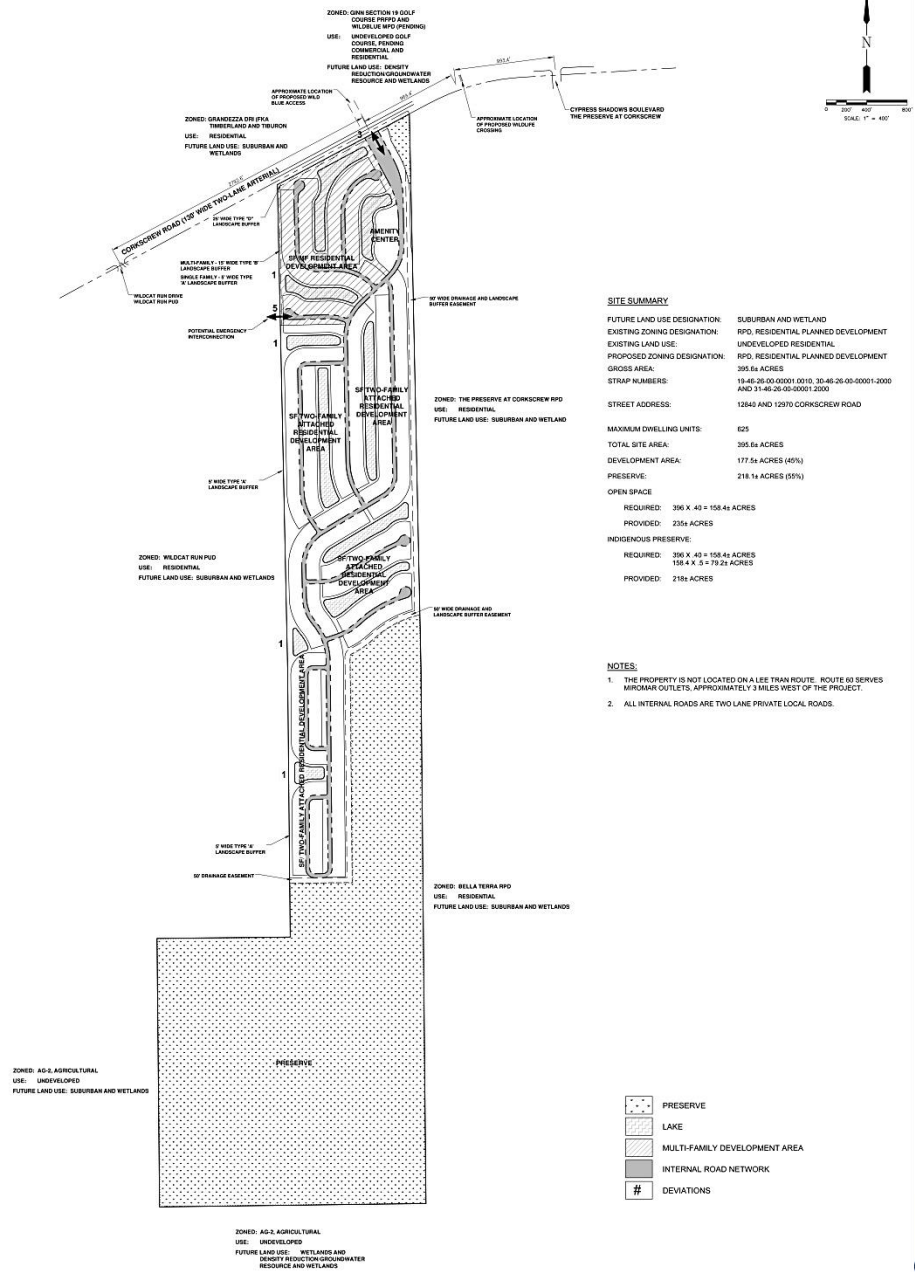


EXHIBIT 4C
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PROPOSED MASTER PLAN



SITE SUMMARY

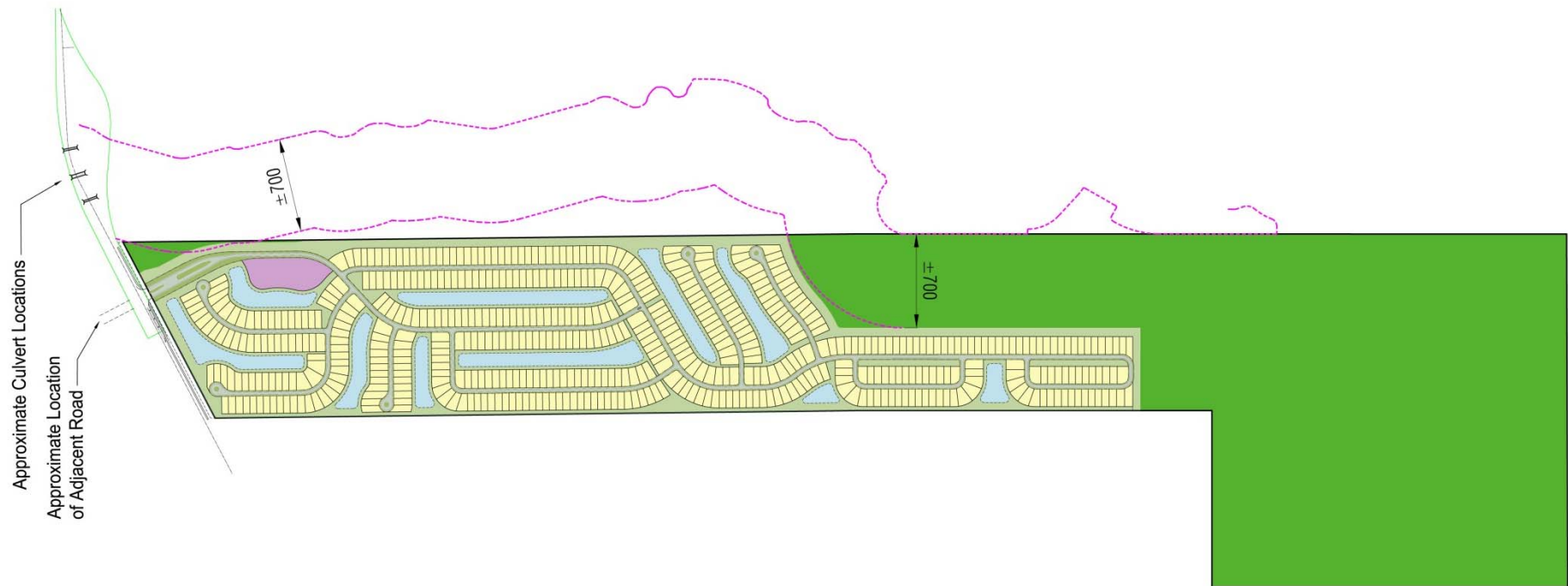
FUTURE LAND USE DESIGNATION:	SUBURBAN AND WETLAND
EXISTING ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
EXISTING LAND USE:	UNDEVELOPED RESIDENTIAL
PROPOSED ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
CHUCKS AREA:	300.64 ACRES
STRAP NUMBERS:	19-46-26-00-00001.0010, 30-46-26-00-00001-2000 AND 31-46-26-00-00001.2000
STREET ADDRESS:	12843 AND 12970 CORKSCREW ROAD
MAXIMUM DWELLING UNITS:	625
TOTAL SITE AREA:	395.64 ACRES
DEVELOPMENT AREA:	177.54 ACRES (45%)
PRESERVE:	218.14 ACRES (55%)
OPEN SPACE	
REQUIRED:	396 X .43 = 158.44 ACRES
PROVIDED:	235.4 ACRES
INDIGENOUS PRESERVE:	
REQUIRED:	396 X .43 = 158.44 ACRES
PROVIDED:	158 X .5 = 79.25 ACRES
	218 ACRES

- NOTES:**
1. THE PROPERTY IS NOT LOCATED ON A LEE TRAN ROUTE. ROUTE 60 SERVES MIDSPAN OUTLETS, APPROXIMATELY 3 MILES WEST OF THE PROJECT.
 2. ALL INTERNAL ROADS ARE TWO LANE PRIVATE LOCAL ROADS.

CORRIDOR EXHIBIT

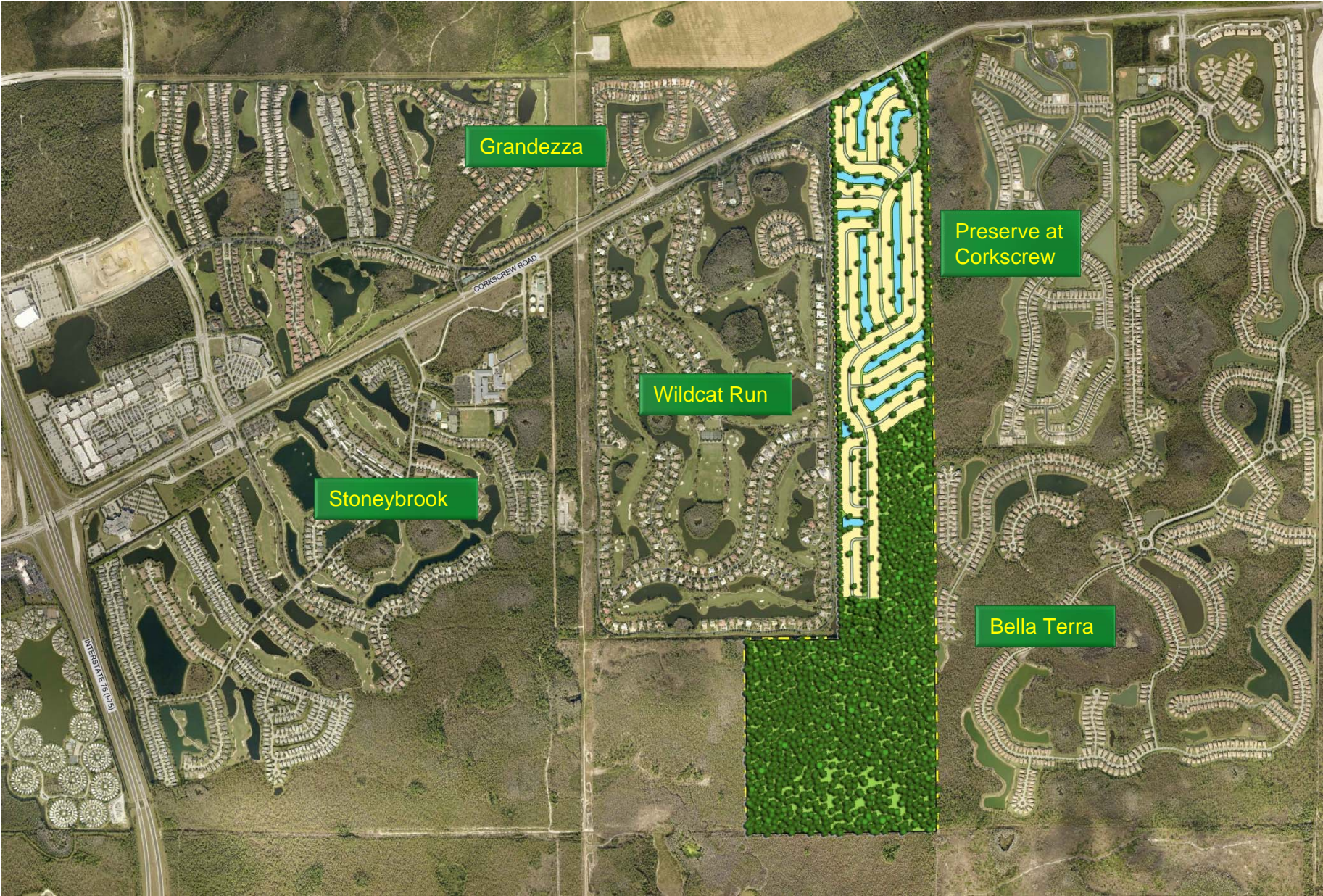


DRAFT CORRIDOR EXHIBIT



COLOR RENDERING





SITE SUMMARY

	<u>APPROVED</u>	<u>PROPOSED</u>
Total Site	396 +/- Acres	396 +/- Acres
Units	724	625
Preserve	231 +/- Acres	218 +/- Acres
Development Area	165 +/- Acres	178 +/- Acres
Types of Dwelling Units	Single Family Multi-Family Townhouse	Single Family Multi-Family Townhouse Two-Family Attached Single Family Zero Lot Line