

CORKSCREW CROSSING RPD AMENDMENT (F.K.A. MONTE CRISTO RPD)

Planning and Zoning Board Meeting
February 20, 2018



PROJECT TEAM

- Scott Bland – Argo Land Development
- D. Wayne Arnold, AICP, Professional Planner – Q. Grady Minor & Associates, P.A.
- Michael Delate, P.E., Engineer – Q. Grady Minor & Associates, P.A.
- Mike Myers, Ecologist – Passarella & Associates
- Neale Montgomery, Esq., Land Use Attorney – Pavese Law
- James Banks, P.E., Traffic Engineer – JMB Transportation Engineering, Inc.

APPLICATION TIMELINE

- Lee County Zoning Approval – January 2008
- Argo acquires Corkscrew Crossing (aka Monte Cristo) – June 2014
- Zoning Amendment Application – Aug 2014 (Lee County)
- ECPP Public Information Meeting - March 2015
- FWC Coordination Letter – April 2015
- Village of Estero 1st Public Meeting – June 2015
- Army Corps of Engineer Public Notice – July 2015
- United States Fish & Wildlife Service Biological Opinion Received – Jan 2018
- Village of Estero 2nd Public Information – February 2018



Grandezza

Stoneybrook

Wildcat Run

Subject Property

Preserve at Corkscrew

Bella Terra



PROPOSED CONCEPT PLAN



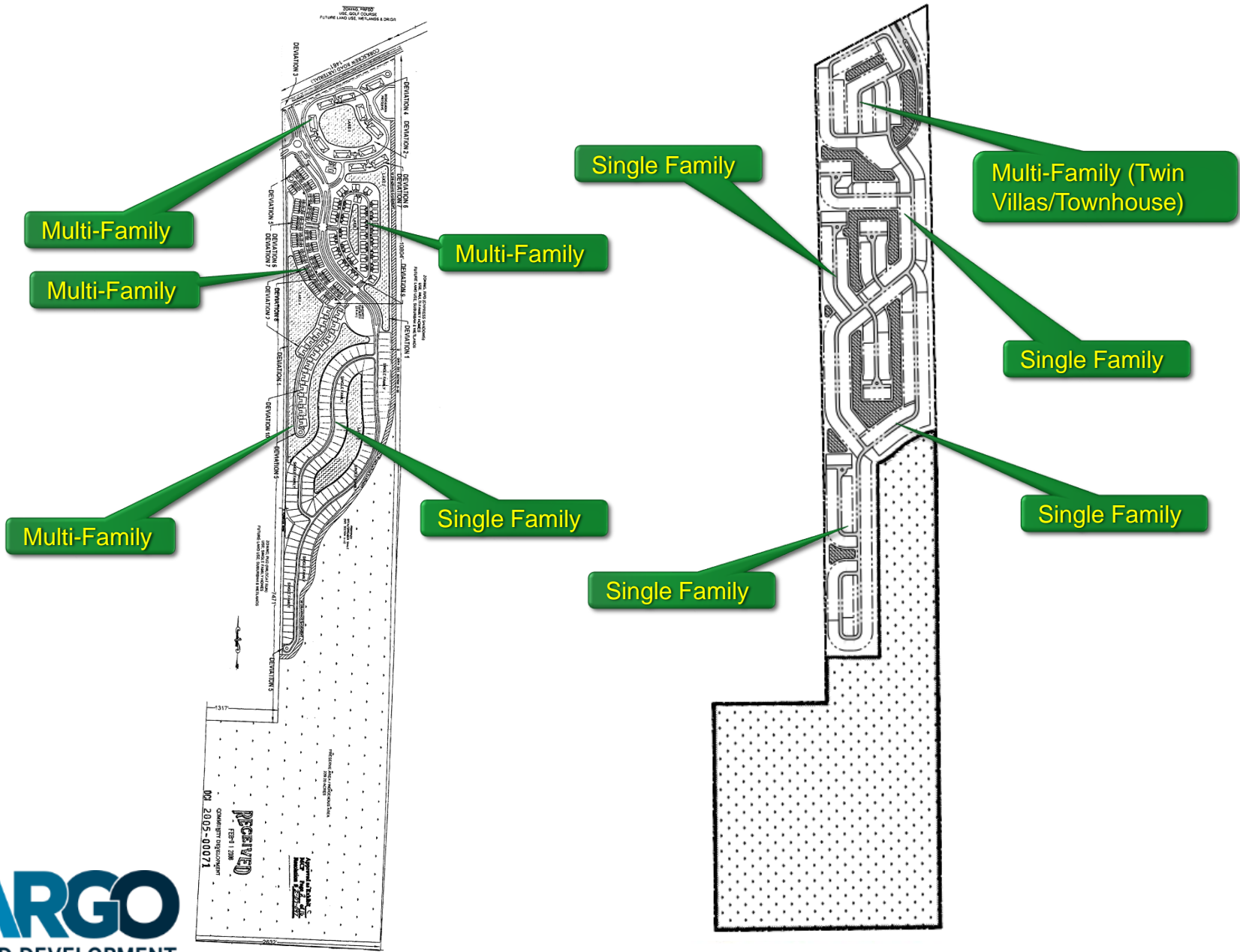
SITE SUMMARY:

EXISTING ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
EXISTING LAND USE:	UNDEVELOPED RESIDENTIAL
PROPOSED ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
FUTURE LAND USE DESIGNATION:	SUBURBAN AND WETLAND
MAXIMUM DWELLING UNITS:	625
TOTAL SITE AREA:	395.6 +/- ACRES
DEVELOPMENT AREA:	177.5 +/- ACRES
PRESERVE:	218.1 +/- ACRES

*NOTE: PRELIMINARY CONCEPT PLAN SUBJECT TO CHANGE

Approved MCP

Proposed MCP



APPROVED AND PROPOSED CONCEPT PLANS

Approved Concept Plan (Resolution No. 07-047)

Total Site: 396 +/- Acres
 Maximum Units: 724
 Density: 1.83 DU/AC

Types of Dwelling Units:

- Multi-Family (i.e. mid-rise)
- Townhouse
- Single Family (max. 131 units)

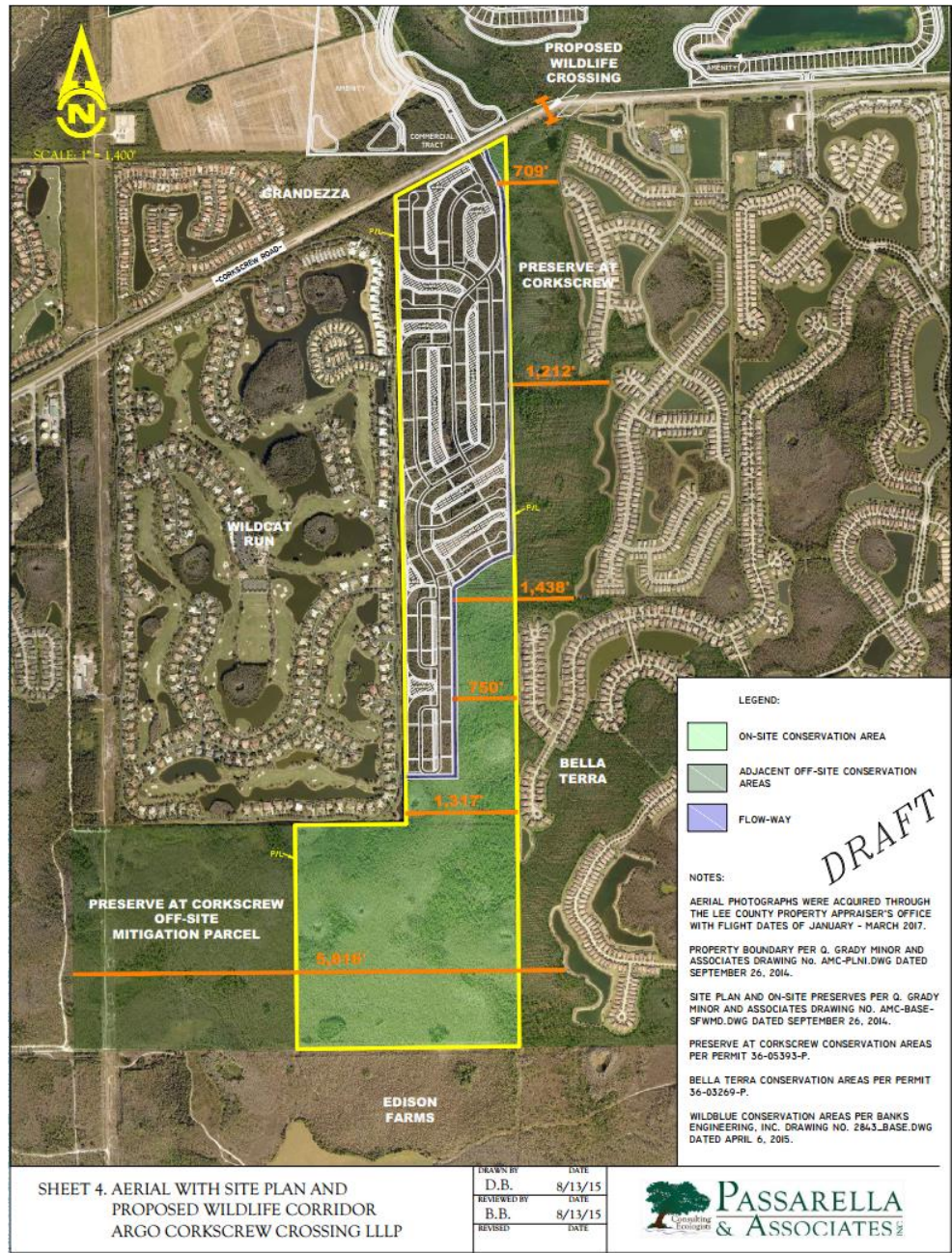


Proposed Concept Plan

Total Site: 396 +/- Acres
 Maximum Units: 625
 Density: 1.58 DU/AC

Types of Dwelling Units:

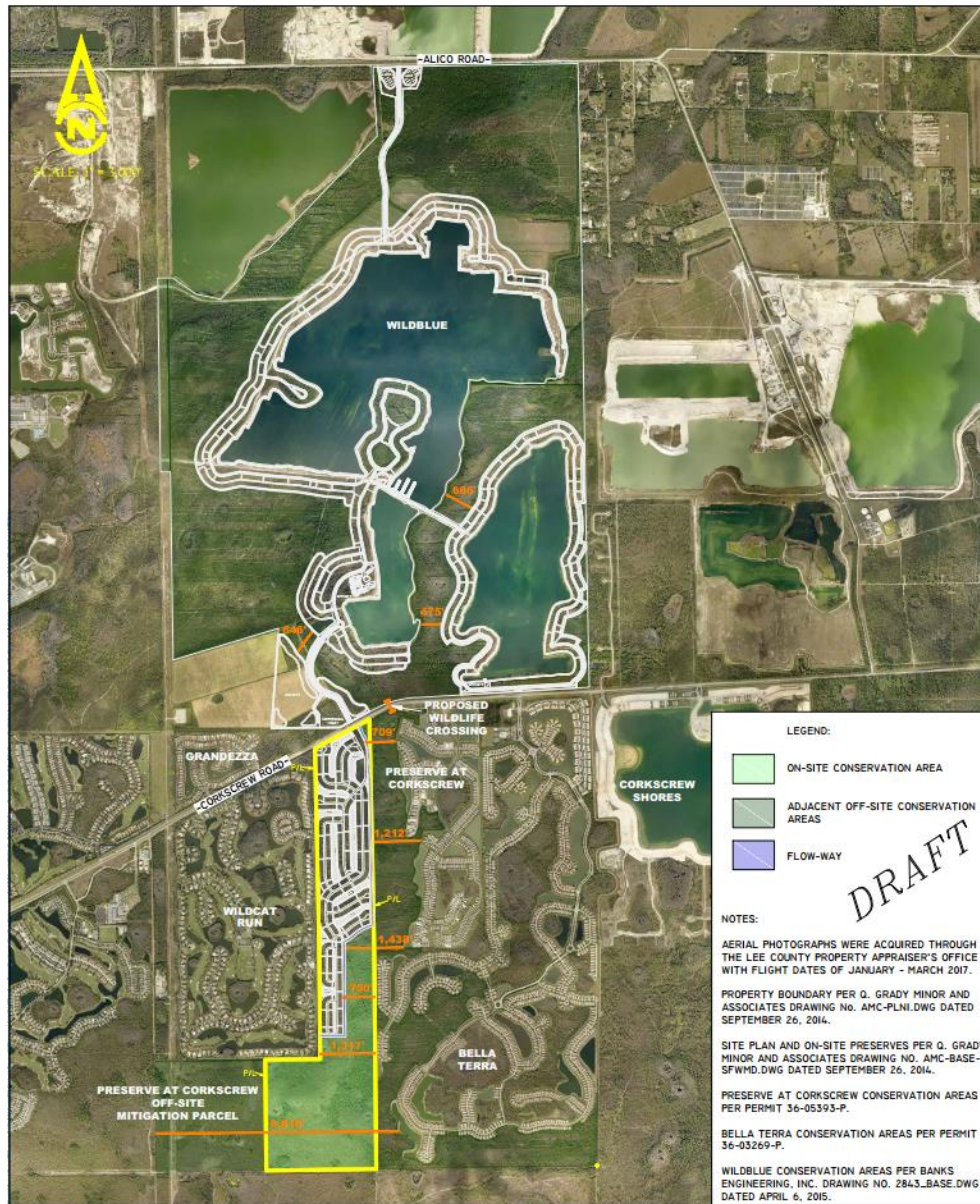
- Single Family
- Single Family Zero Lot Line
- Twin Villa
- Townhouse
- Multi-Family



SHEET 4. AERIAL WITH SITE PLAN AND PROPOSED WILDLIFE CORRIDOR ARGO CORKSCREW CROSSING LLLP

DRAWN BY	DATE
D.B.	8/13/15
REVIEWED BY	DATE
B.B.	8/13/15
REVISED	DATE





SHEET 5. AERIAL WITH SITE PLAN AND PROPOSED WILDLIFE CORRIDOR, AND OFFSITE ADJACENT CONSERVATION LANDS
 ARGO CORKSCREW CROSSING LLLP

DRAWN BY	DATE
D.B.	8/13/15
REVIEWED BY	DATE
B.B.	8/13/15
REVISED	DATE

PASSARELLA & ASSOCIATES
 Consulting Ecologists

CULVERT EXHIBIT



EXISTING CULVERTS

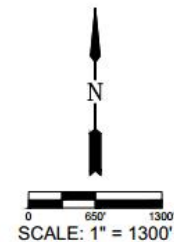
- | | |
|---|--|
| ① | EXIST. 29"x45" CULVERT - INV.=17.00' |
| ② | EXIST. 29"x45" CULVERT - INV.=17.00' |
| ③ | EXIST. 29"x45" CULVERT - INV.=17.20' |
| ④ | (2) EXIST. 29"x45" CULVERT - INV.=16.95' |
| ⑤ | (2) EXIST. 29"x45" CULVERT - INV.=17.10' |
| ⑥ | (2) EXIST. 29"x45" CULVERT - INV.=17.40' |
| ⑦ | EXIST. 29"x45" CULVERT - INV.=17.05' |
| ⑧ | EXIST. 29"x45" CULVERT - INV.=17.10' |

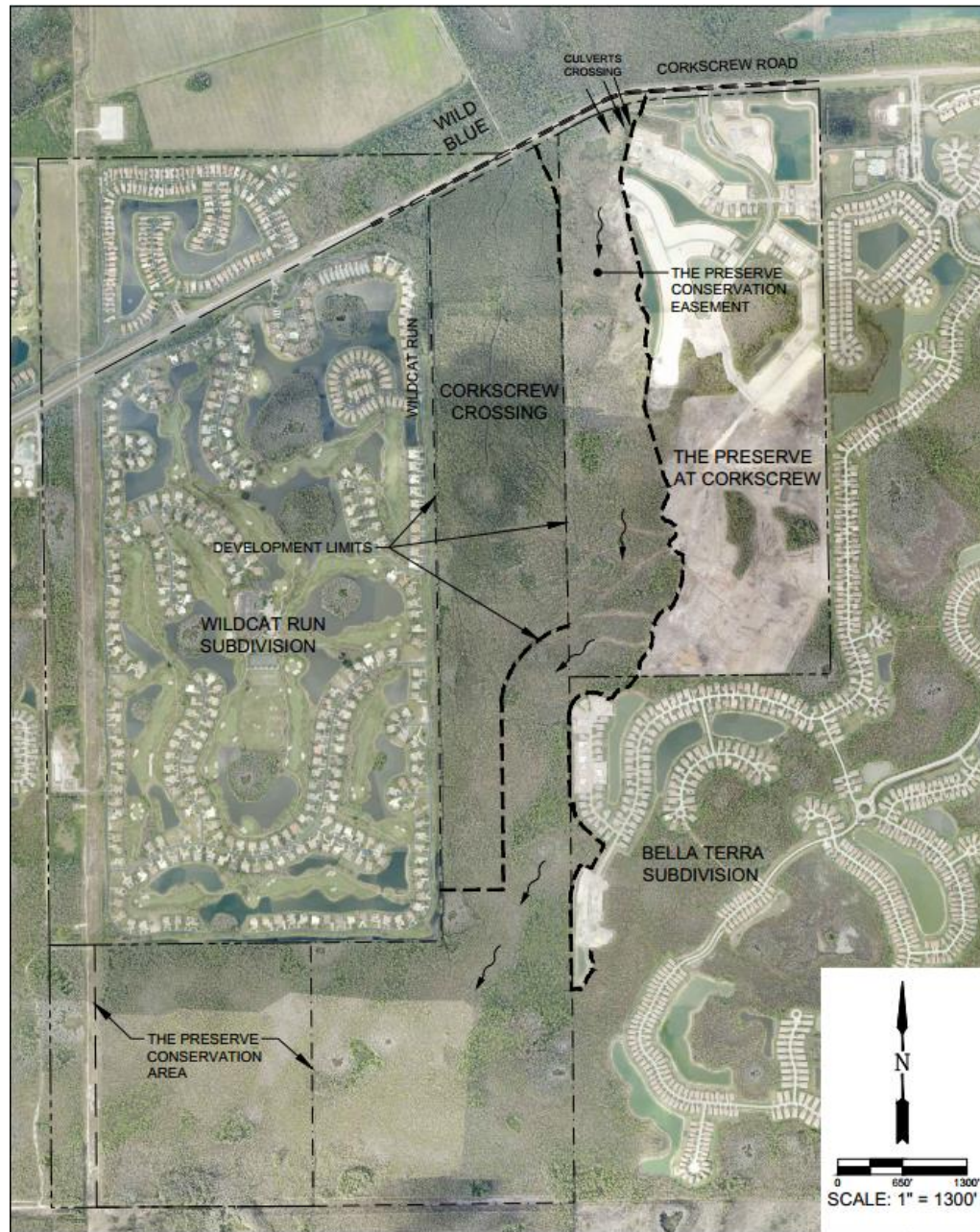
PROPOSED CULVERTS

- | | |
|---|--|
| ① | (2) 29"x45" CULVERTS - INV.=17.00' |
| ② | 4'x24' BOX CULVERT - INV.=17.00' |
| ③ | WILDLIFE CROSSING 8'x24' BOX CULVERT - INV.=18.20' |
| ④ | 4'x24' BOX CULVERT - INV.=17.00' |

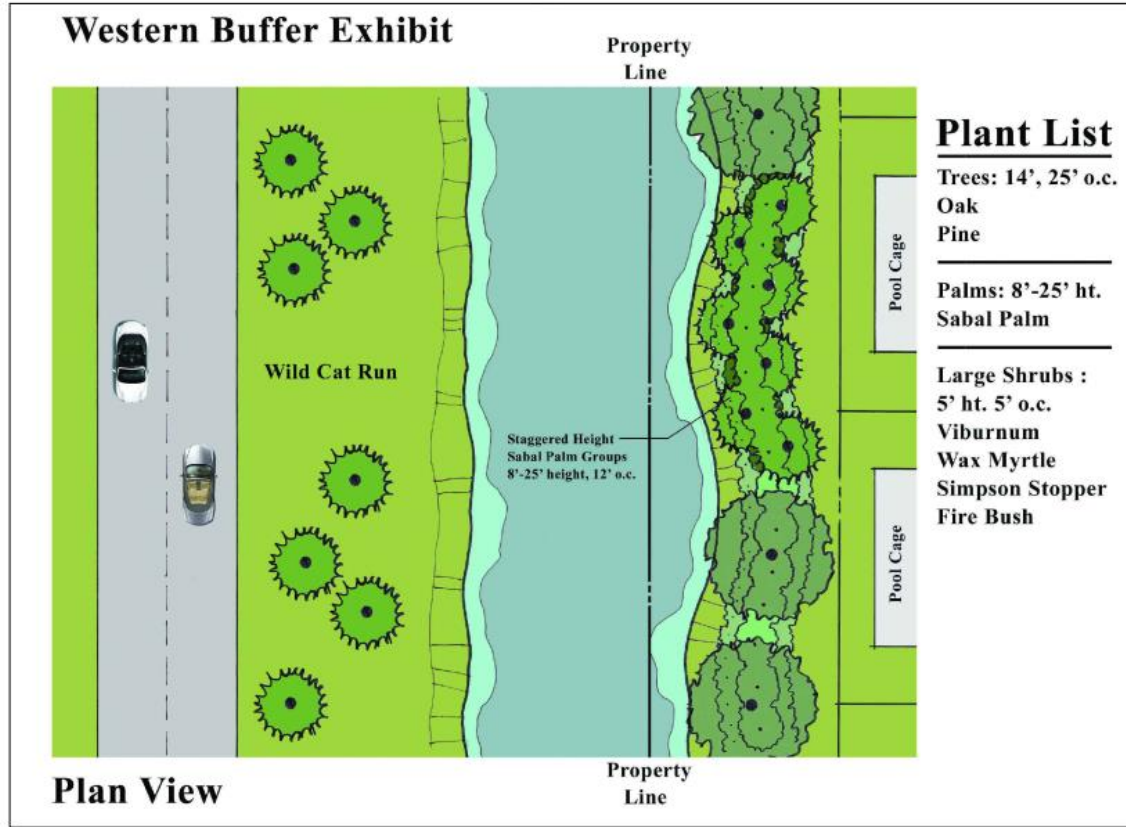
NOTE:

- EXISTING CULVERTS SHALL BE REMOVED AS A PART OF 4-LANE IMPROVEMENTS SFWMD ERP# 3605393-P, APP# 101217-5.
- ALL ELEVATIONS ARE NGVD '29.





WEST BUFFER EXHIBIT 1



14' oa, 25' oc



8' - 25' ht.

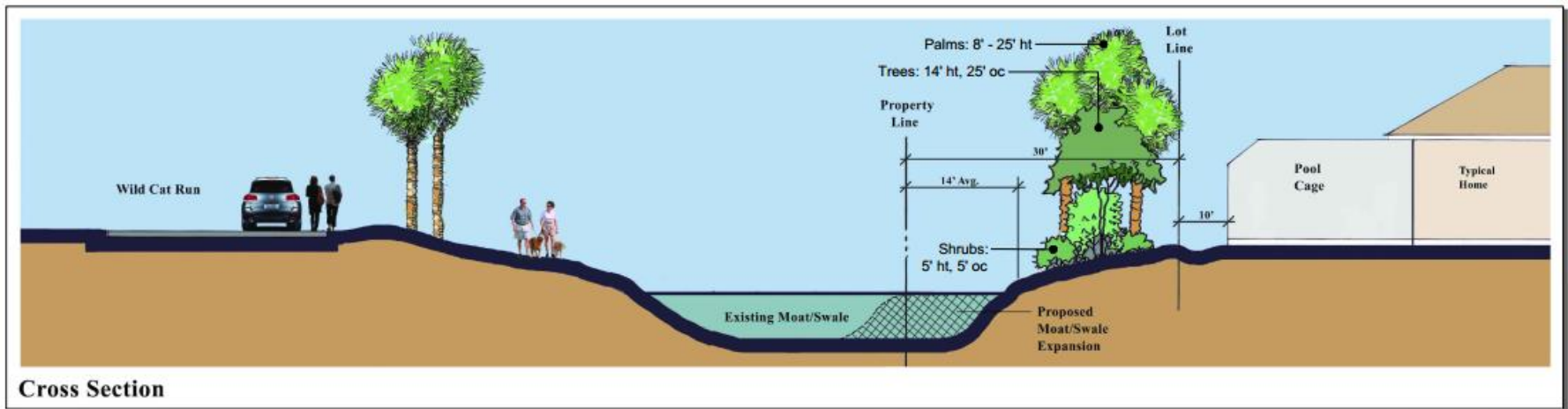
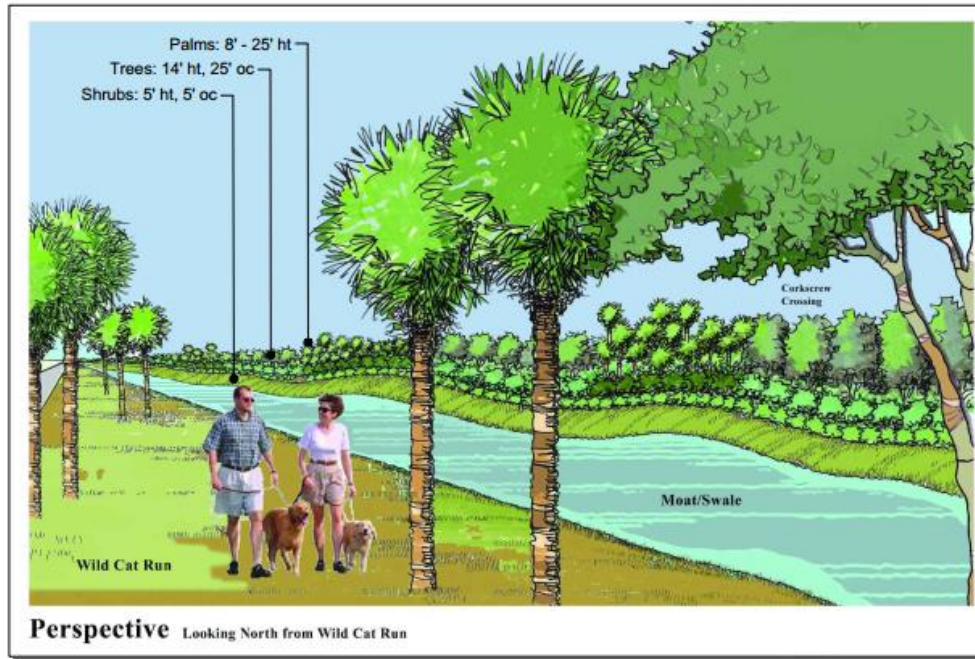


5' ht, 5' oc



5' ht, 5' oc

WEST BUFFER EXHIBIT 2



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

QUESTIONS?