



PRESERVE

SF / 2-FAMILY
DEV
AREA

SF / 2-FAMILY
DEV
AREA

SF / 2-FAMILY
DEV
AREA

SF / MF
DEV
AREA

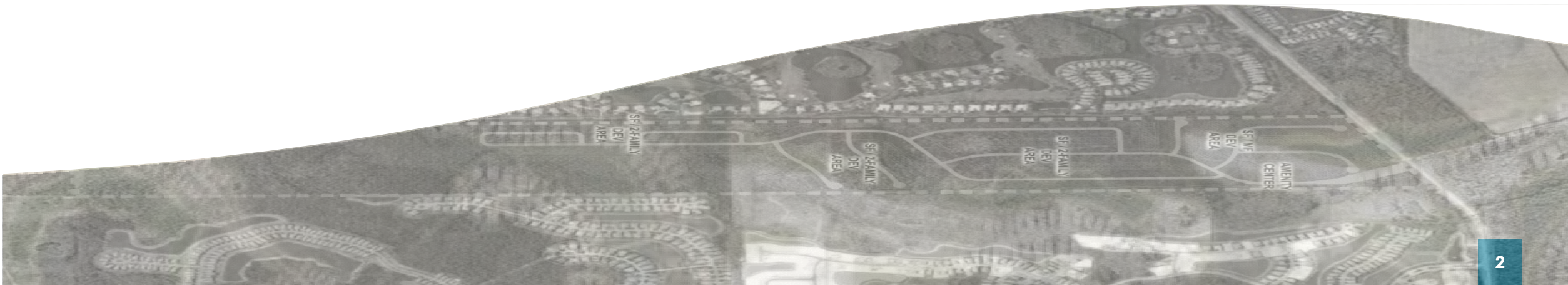
AMENITY
CENTER

Corkscrew Crossing RPD Amendment (f.k.a. Monte Cristo RPD)

June 18, 2019 Planning and Zoning Board Hearing

Agenda

- I. Project Overview
- II. Environmental Overview
- III. Engineering and Water Management Overview
- IV. Traffic Analysis
- V. Planning and Zoning Overview



I. Project Overview



PROJECT TEAM



APPROVED ZONING



AERIAL LOCATION
MAP



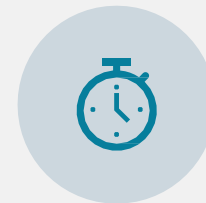
REQUEST



APPROVED RPD
MCP (FKA MONTE
CRISTO)



PROPOSED
CORKSCREW
CROSSING RPD MCP



APPLICATION
TIMELINE



Project Team

- Scott Bland – *Argo Land Development*
- Neale Montgomery, Esq., Land Use Attorney – *Paveese Law Firm*
- 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*
- James Banks, P.E., Traffic Engineer – *JMB Transportation Engineering, Inc.*





Approved Zoning

Resolution Number Z-07-047

APPROVED

Total Site:	396 +/- Acres
Units:	724
Preserve:	231 +/- Acres
Development Area:	165 +/- Acres
Types of Dwelling Units:	Single Family Multi-Family Townhouse

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, Newport Bay Corporation, filed an application on behalf of the property owner, Richard W. Winesett, Trustee under Agreement dated February 6, 1992, to rezone 396.6± acres from Agricultural (AG-2) to Residential Planned Development (RPD), in reference to Monte Cristo; and,

WHEREAS, a public hearing was advertised and held on August 23, 2007, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00071; and

WHEREAS, a second public hearing was advertised and held on November 19, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The Applicant filed a request to rezone 396.6± acres from AG-2 to RPD to permit a maximum of 724 dwelling units (single-family, multiple-family, townhouse, two-family attached, or duplex). The maximum height proposed is three (3) stories over parking (48 feet). No development blasting is proposed. The Applicant indicates any development will connect to public potable water and public sanitary sewer service. The property is located in the Suburban and Wetlands Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 16-page Master Concept Plan (MCP) entitled "MONTE CRISTO MASTER CONCEPT PLAN," stamped "RECEIVED FEB 1 2008 COMMUNITY DEVELOPMENT," attached hereto as Exhibit C, except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.



Aerial Location Map





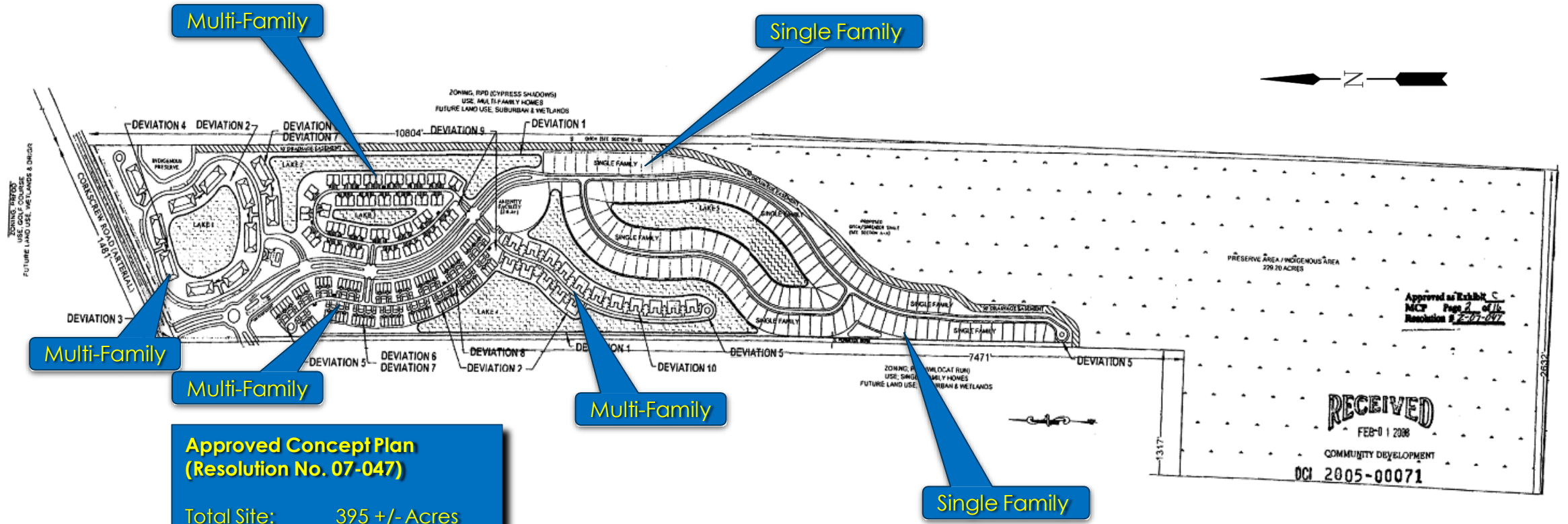
Request

- Amend RPD to *reduce* density from a maximum of 724 du to a maximum of 590 du
- Amend approved MCP to decrease number of multi family dwellings permitted to be more compatible with neighboring communities

	<u>PROPOSED</u>
Total Site:	395+/- Acres
Max Units:	590
Preserve Area:	225+/- Acres
Development Area:	170+/- Acres
Types of Dwelling Units:	Single Family Townhouse Two-Family Attached (Twin Villa)



Approved RPD MCP (fka Monte Cristo)



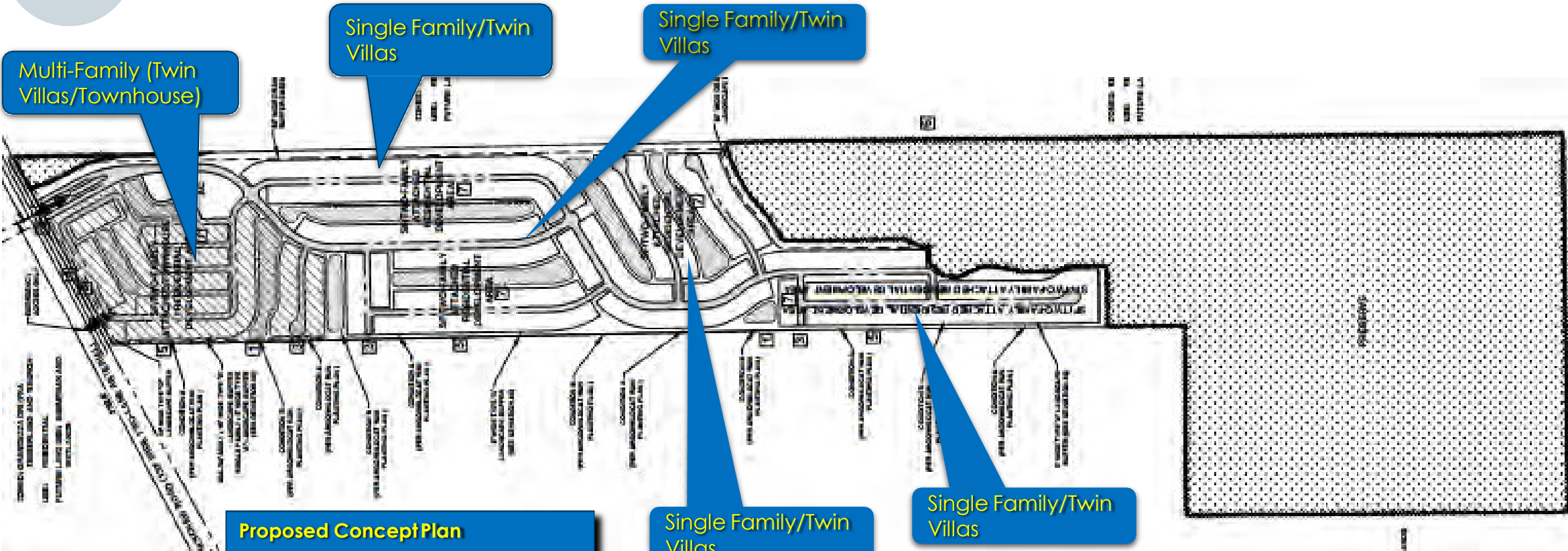
**Approved Concept Plan
(Resolution No. 07-047)**

Total Site: 395 +/- 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 Corkscrew Crossing RPD MCP



Proposed Concept Plan

Total Site: 395 +/- Acres
 Maximum Units: 590
 Density: 1.49 DU/AC

Types of Dwelling Units:
 Single Family
 Townhouse
 Two-Family Attached (Twin Villa)



Application Timeline

- Lee County Zoning Approval – January 2008
- Argo acquires Corkscrew Crossing (aka Monte Cristo) – June 2014
- Zoning Amendment Application (Lee County) – August 2014
- SFWMD Environmental Resource Permit (ERP) application submitted - October 2014
- ECPP Public Information Meeting - March 2015
- FWC Coordination Letter Issued – April 2015
- Village of Estero 1st Public Meeting – June 2015
- Army Corps of Engineer Public Notice – July 2015
- USFWS Biological Opinion Issued – January 2018
- Informal Public Meeting at Wildcat Run – January 2018
- Village of Estero 2nd Public Information – February 2018
- Informal Public Meeting at Preserve at Corkscrew – March 2018
- SFWMD ERP Issued – December 2018

II. Environmental Overview



RESUME



WETLAND
PERMITTING



FIELD WORK



SITE DESIGN



WETLAND
INFORMATION



Resume-Michael A. Myers, Passarella & Associates

Senior Vice President for Passarella & Associates, Inc., an ecological consulting firm providing environmental and ecological services. Services include state, federal, and local permitting; agency negotiations; presentations for planning, zoning, and board of county commissioner hearings; environmental impact assessments; ecological assessments; listed species surveys, permitting and relocation; state and federal wetland jurisdictions; wetland mitigation assessments, design, permitting and construction observations; and environmental project management.

Certified as an expert witness in the following jurisdictions:
Lee County

1. Cypress Hammock
2. Freshman Daniels
3. Colonial Plaza
4. Airport Technology Center
5. Bonita Beach Road East Water Storage Tank Site
6. Hill Tide Estates

Collier County

1. Vincent Acres
2. Summit Place
3. Summit Lakes
4. Eden on the Bay
5. The Antilles
6. Audubon Country Club

REPRESENTATIVE PROJECT EXPERIENCE

AVIATION

Naples Municipal Airport, Collier County
Pine Island Airpark, Lee County

COMMERCIAL & RESIDENTIAL DEVELOPMENT

Freshman Daniels/Waterstone, Lee County
Arborwood, Lee County
Daniels Marketplace, Lee County
Cypress Hammock, Lee County
Hunter's Ridge Golf Course, Lee County
Carefree Resort of Southwest Florida, Lee County
Retreat Golf Course, Lee County
Airport Technology Center, Lee County
Verandah, Lee County
Sun City, Lee County
Hideout Golf Course, Collier County
Glen Eden on the Bay, Collier County

CONSERVATION BANKS

Florida Panther Conservation Bank, Hendry County
Florida Panther Conservation Bank II, Hendry County

INSTITUTIONAL

Collier County Public Schools, Collier County
Golden Gate High School, Collier County
Bethune Education Center, Collier County
Florida Gulf Coast University, Lee County

ROAD PROJECTS

Bonita Beach Road, Lee County
Bonita Beach Road Sections 4 and 5, Lee County

WETLAND MITIGATION BANKS

Bullfrog Bay Mitigation Bank, Polk County

OTHER

Cape Coral North 2 Utility Expansion Project, Lee County
Bonita Springs Utilities Bonita Beach Road East Water Storage Tank, Lee County

Bonita Springs Fire Station No. 4, Lee County
U.S. Fish and Wildlife Service Beautiful Pawpaw Monitoring and Reporting, Lee and Charlotte Counties
Florida Department of Environmental Protection Cape Romano Acquisition Area, Collier County
Lee County Emergency Operation Center, Lee County

PROFESSIONAL ASSOCIATIONS

Florida Association of Environmental Professionals
President of Southwest Florida Chapter (1996 – 1998)
State Board of Directors (1996 – 1998)
Local Board of Directors (1994 – 1998)
Florida Native Plant Society
Society of Wetland Scientists
Lee County Eagle Technical Advisory Committee (2007 – Present)

EXPERIENCE

Senior Vice President and Senior Ecologist

Passarella & Associates, Inc. (November 1996 – Present)

Ecologist III, Environmental Field Supervisor

Johnson Engineering, Inc.
(September 1992 – November 1996)

EDUCATION

Bachelor of Science, Wildlife Biology & Management 1980
Michigan State University, East Lansing, Michigan

CERTIFICATIONS

Certified Wetland Delineator, U.S. Army Corps of Engineers
Certified to Perform Generic Gopher Tortoise Relocations by the Florida Fish and Wildlife Conservation Commission
Certified in Basic First Aid by the South Fort Myers Fire Department



Wetland Permitting

Agency

Regulation

Federal

U.S. Army Corps of Engineers

Section 404 of Clean Water Act

Rivers and Harbors Act

State

Florida Department of
Environmental Protection
South Florida Water
Management District

Warren S. Henderson Wetlands Protection Act



Field Work

<u>Activity</u>	<u>Field Hours</u>
FLUCFCS Mapping	31
Protected Species Survey	96
Wetland Flagging	42
COE Data Sheets	30
Setting Water Level Nails	16
Red-Cockaded Woodpecker Surveys	172
Florida Bonneted Bat Survey	80
Total:	467 (or 58 days)

Note: Another Protected Species Survey and Florida Bonneted Bat Survey will be done prior to site clearing activities.



Site Design Works

Approved by:



South Florida Water Management District



Florida Fish and Wildlife Conservation Commission



U.S. Fish and Wildlife Service

Here's How

1. By placing development in low-quality wetlands and preserving high-quality wetlands;
2. By preserving and enhancing a high percentage of on-site habitats;
3. By contributing to off-site regional mitigation banks; and
4. By maintaining regional corridors for wildlife movement and surface flow.



Development in Low Quality Wetlands while Preserving High Quality Wetlands

Note darker signature on northern 1/2 of site



NOTES:
AERIAL PHOTOGRAPHS PROVIDED BY THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2019.
PROPERTY BOUNDARY PER Q. GRADY MINOR AND ASSOCIATES, INC. DRAWING NO. 14-82-BSI.DWG DATED OCTOBER 22, 2014.

AERIAL WITH BOUNDARY



Poor Quality Wetlands



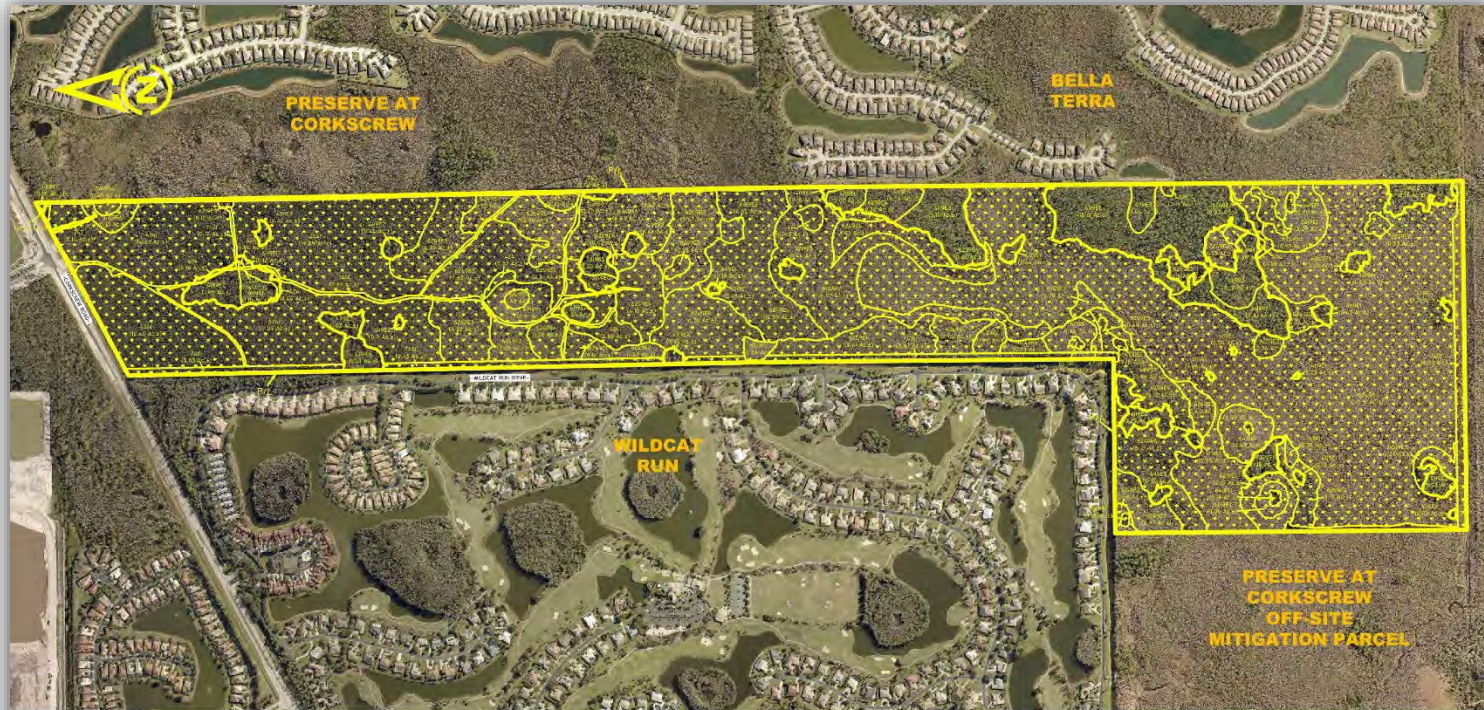
Melaleuca, Hydric (FLUCFCS Code 4241)
Looking south from Corkscrew Road





Melaleuca, Hydric (FLUCFCS Code 4241)
South end of development footprint



FLUCFCS Map with E-Codes



FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	1.44 Ac. ±	0.4%
3219 E4	PALMETTO PRAIRIE, DISTURBED (75-100% EXOTICS)	0.84 Ac. ±	0.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	19.52 Ac. ±	4.9%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	16.54 Ac. ±	4.2%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	7.34 Ac. ±	1.9%
4119 E4	PINE FLATWOODS, DISTURBED (75-100% EXOTICS)	2.25 Ac. ±	0.6%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	1.05 Ac. ±	0.3%
424	MELALEUCA	0.84 Ac. ±	0.2%
4241	MELALEUCA, HYDRIC	0.91 Ac. ±	0.2%
4279 E1	LIXE OAK, DISTURBED (0-24% EXOTICS)	1.15 Ac. ±	0.3%
4281 E1	GARBAGE PALM, HYDRIC, DISTURBED (0-24% EXOTICS)	0.16 Ac. ±	0.0%
429 E1	WAX MYRTLE, DISTURBED (0-24% EXOTICS)	0.18 Ac. ±	0.0%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	12.94 Ac. ±	3.2%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	4.19 Ac. ±	1.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.52 Ac. ±	0.1%
6219 E4	CYPRESS, DISTURBED (75-100% EXOTICS)	1.13 Ac. ±	0.3%
6249 E1	PINE/CYPRESS/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	118.64 Ac. ±	30.0%
6249 E2	PINE/CYPRESS/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	16.32 Ac. ±	4.1%
6249 E3	PINE/CYPRESS/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	45.86 Ac. ±	11.6%
6249 E4	PINE/CYPRESS/CABBAGE PALM, DISTURBED (75-100% EXOTICS)	28.28 Ac. ±	7.2%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	1.82 Ac. ±	0.5%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	2.15 Ac. ±	0.5%
6259 E4	PINE, HYDRIC, DISTURBED (75-100% EXOTICS)	11.75 Ac. ±	3.0%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.24 Ac. ±	0.3%
6419 E4	FRESHWATER MARSH, DISTURBED (75-100% EXOTICS)	0.40 Ac. ±	0.1%
740	DISTURBED LAND	0.24 Ac. ±	0.1%
7401	DISTURBED LAND, HYDRIC	18.81 Ac. ±	4.8%
747	BFBM	0.14 Ac. ±	0.0%
	TOTAL	396.85 Ac. ±	100.0%

- LEGEND:
-  SFWMD WETLANDS (34.3.52 Ac. ±)
 -  SURVEYED WETLAND LINE

NOTES:

AERIAL PHOTOGRAPHS PROVIDED BY THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2019.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

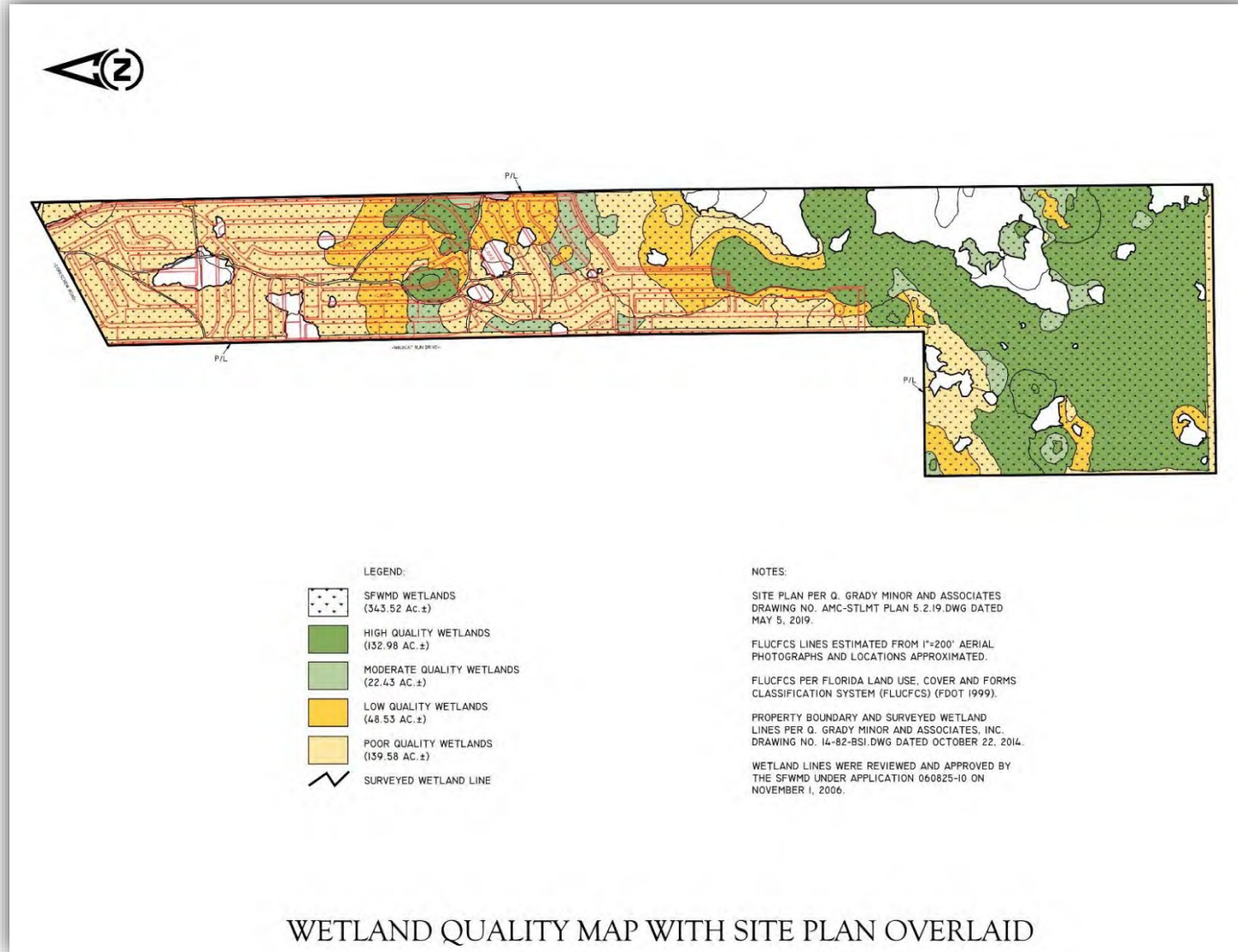
PROPERTY BOUNDARY AND SURVEYED WETLAND LINES PER O. GRADY MINOR AND ASSOCIATES, INC. DRAWING NO. 14-82-BSI.DWG DATED OCTOBER 22, 2014.

WETLAND LINES WERE REVIEWED AND APPROVED BY THE SFWMD UNDER APPLICATION 060825-10 ON NOVEMBER 1, 2006.

AERIAL WITH FLUCFCS AND WETLANDS MAP



Wetland Quality





Exotic Seed Source



Old World climbing fern on melaleuca
Center of development footprint



On-Site Habitats Preserved



AERIAL WITH SURROUNDING DEVELOPMENTS AND PERCENT CONSERVATION



On-Site Habitats Enhanced

225± Acre Preserve

Conservation Easement

Supplemental Plantings:

- Trees – 5,370
- Shrubs – 12,084
- Ground Cover – 134,261

Community Development District





Off-Site Mitigation Banks

Large tracts – restored, enhanced, preserved
Flood storage protection
Water quality improvement
Wildlife habitat

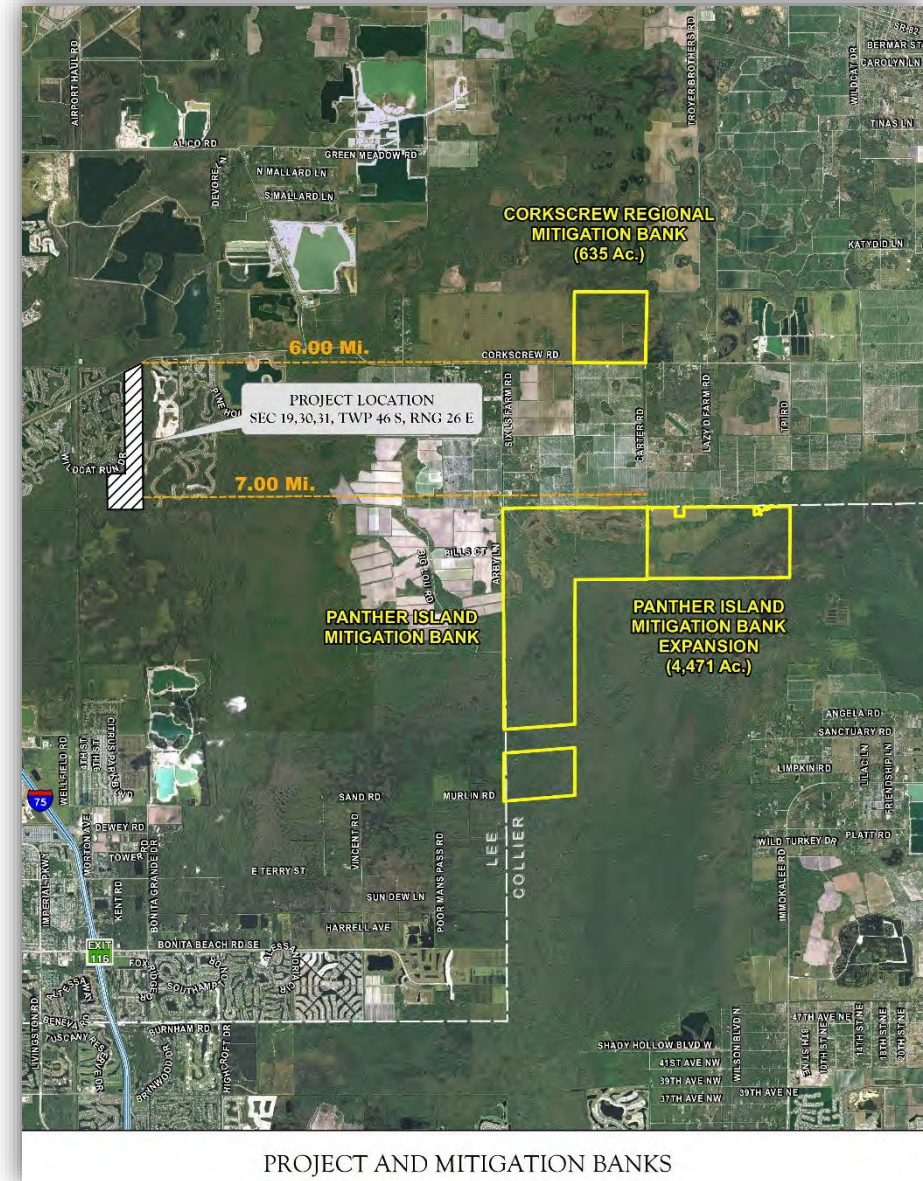
Assessed Credits:

Per ERP

23.75 CRMB

26.07 PIMP

49.82 credits





Regional Corridor

Corridor Approved By

- Former Southwest Florida Field Rep. Nancy Payton
- Florida Fish and Wildlife Conservation Commission Office of Planning Services, Jennifer Goff
- U.S. Fish and Wildlife Service Planning and Resource Conservation staff, Chuck Kelso, Connie Cassler, and Roxanna Hinzman
- U.S. Fish and Wildlife Service Panther Coordinator, David Kindle
- Florida Fish and Wildlife Conservation Commission Panther Team Leader, Darrell Land





Florida Panther Team Leader

September 10, 2014 Email Correspondence

From: Land, Darrell [mailto:Darrell.Land@MyFWC.com]
Sent: Wednesday, September 10, 2014 11:48 AM
To: Kelso, Charles; Nancy Payton; Dawn Jennings
Cc: Constance Cassler
Subject: RE: ARGO Monte Cristo proposal [Now known as Argo Corkscrew Crossing]

Nancy and I met with the consultant for this project a month or so ago and we discussed the corridor width. **I believe the width is adequate for facilitating panther movement north and south especially given the relatively short length of the corridor.** We also discussed the need to minimize the likelihood of human-panther interactions where residences abut the corridor.

I believe the consultant was going to recommend fencing be used to provide for that separation. I suggested that fencing should be at least 7' tall or taller and be designed for easy maintenance given the way vegetation can overtake a fence. The most practical way would be to have a cleared space around the fence so that it can be periodically mowed.

Darrell Land
Florida Panther Team Leader
298 Sabal Palm Road
Naples, FL 34114
phone: 239.417.6352



Support panther conservation...buy a plate!



Regional Corridors for Wildlife

Box culvert over 700 feet (2.5 football fields) to east

Buffer

Fencing

Supplemental plantings

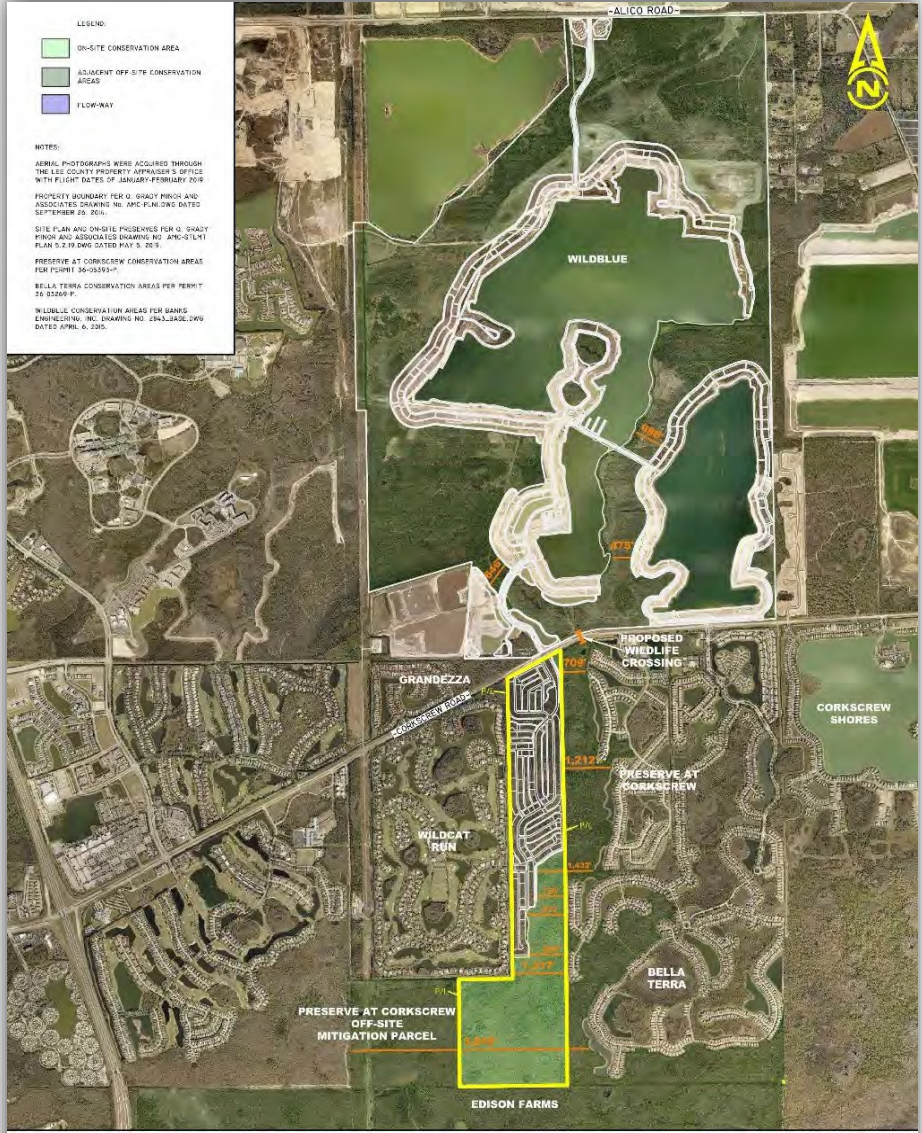
Flow-way (50 feet wide)

Minimum width

709 feet south of Corkscrew Road

475 feet north of Corkscrew Road

FPL easement 270 feet wide



AERIAL WITH SITE PLAN AND PROPOSED WILDLIFE CORRIDOR, AND OFFSITE ADJACENT CONSERVATION LANDS



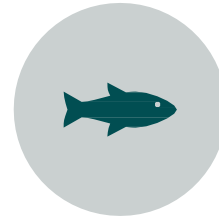
Environmental Summary

- 88% of the impacts occur in poor to low quality wetlands
- Well over half (57%) of the property is being placed in conservation
- On-site preserve enhanced with exotic removal and installation of over 150,000 plants
- Credit purchase at nearby regional conservation banks
- \$750,000 contribution to benefit VOE environmental causes
- On-site preserve abuts all adjacent conservation areas
- Corridor allows for wildlife movement east/west and north/south

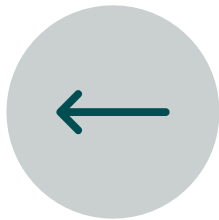
III. Engineering and Water Management Overview



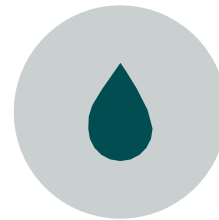
Resume



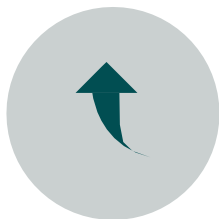
Estero River
Watershed Map



Flow way
Corridors



Culverts and
Surface Water
Flow



Flows/Flow
Corridor



Engineering
Summary



Resume-Michael J. Delate, P.E., Grady Minor

Project Manager, Senior Vice President

Mr. Delate has provided engineering services to public and private entities for over 30 years. Servicing in numerous capacities, he has provided services on projects from master planning to project completion and certification. He has an extensive computer modelling background including modelling urban runoff, floodplain analysis and master water and sewer planning using the latest computer software programs. Previous experience includes preparing a Mater Water Management Plan for the 100,000 acre State of Florida Rookery Bay National Estuarine Research Reserve watershed.

Michael has served as Project Manager on many public and private projects including the preparation of engineering design, plans and specifications with some of the largest projects in Southwest Florida. In addition, Michael has extensive experience with school planning and construction for Collier County Public Schools and a private school. Experience also includes bidding and contract administration services. Responsible for major private, commercial and residential development projects within Southwest Florida.

Certified as expert witness in the following jurisdictions: Cities of: Naples, Marco, Bonita Springs, Ft. Myers. Counties of: Lee and Collier

Education

- Master of Engineering, University of Florida
- Bachelor of Science, Environmental Engineering, University of Florida

Professional Registrations/ Affiliations

- Professional Engineer (PE), Florida #49442
- Conservation Collier Land Acquisition Advisory Committee
- Habitat Conservation Committee
- Environmental Protection Technical Advisory Board
- Landfill Siting Committee
- Naples Bay Advisory Committee

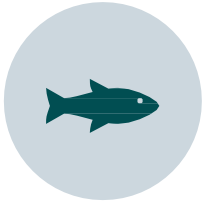
Relevant Projects

Public Sector

- Naples Park Level of Service Hydraulic Modeling and Nutrient Loading
- Rookery Bay Watershed Modeling
- Lee County 10-year Consumptive Use
- Corkscrew Road Widening
- Coconut Road Improvements
- School Sightings
- Transportation Maintenance Facility
- Barron Collier High School
- Gulf Coast High School

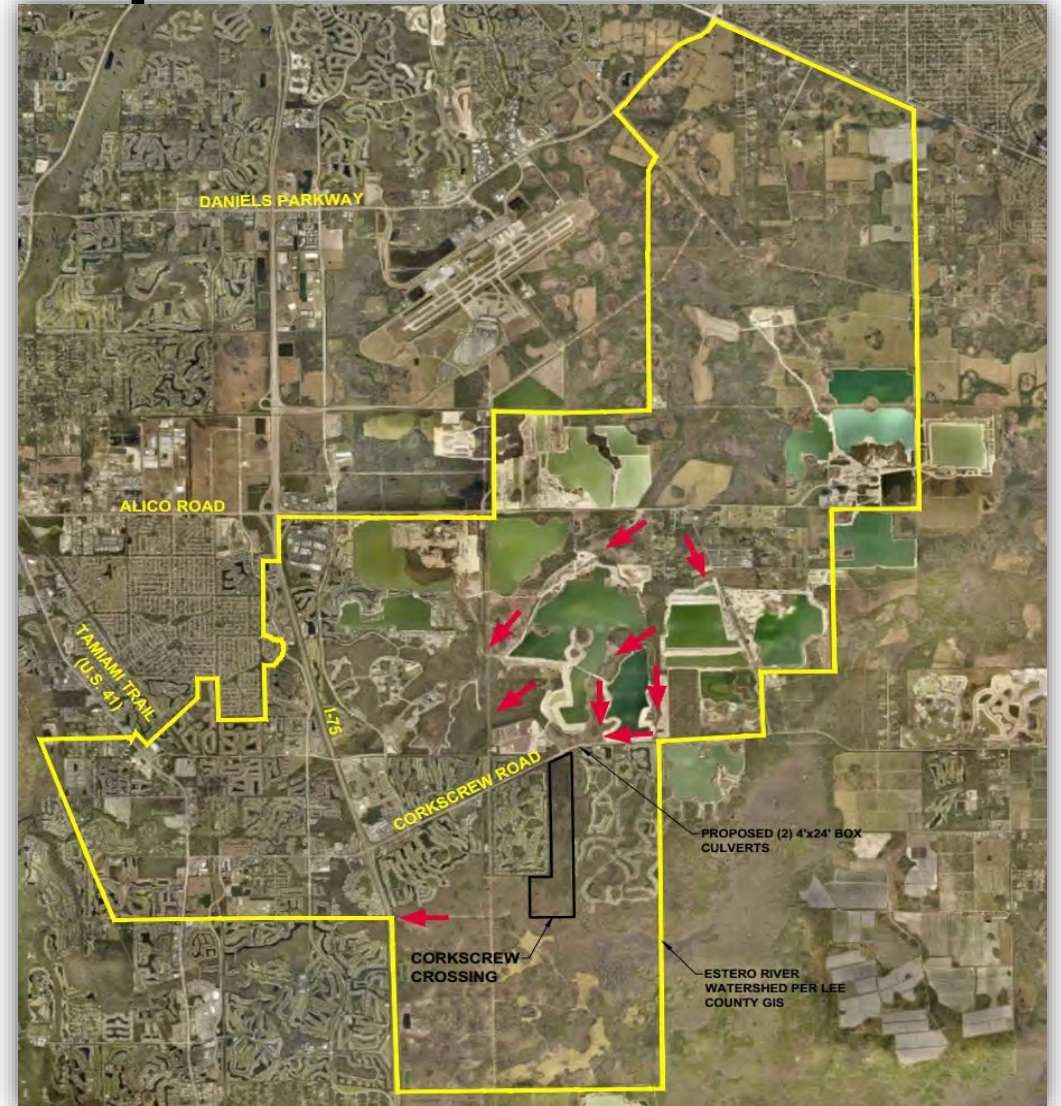
Private Sector

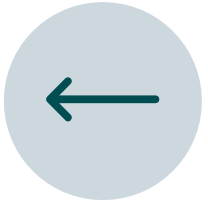
- Kraft Headquarters
- Publix Commercial Sites
- Fiddler's Creek
- Quail West
- Port of the Islands
- Pelican Sound
- North Naples Medical Park
- Naples Community Hospital
- Hammock Bay
- Pelican Landing
- Artesia
- Renaissance Village



Estero River Watershed Map

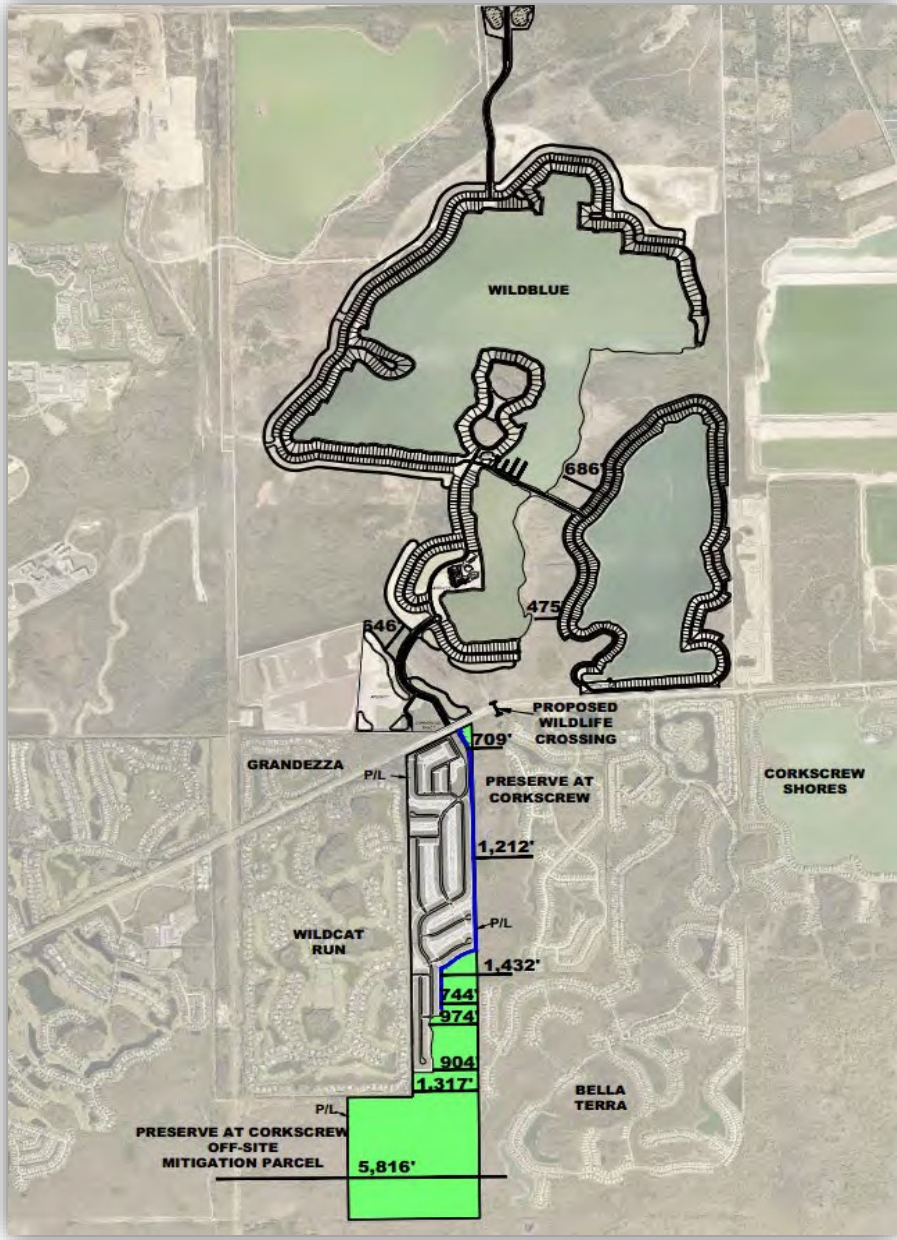
- Project reviewed from a regional and local hydrologic engineering perspective (permits, reports, past modeling, etc) to improve conditions
- Project located in Estero River Basin. Flows to south branch and to Imperial River in higher flows.
- Permits include Wild Blue, Corkscrew Rd, Preserve at Corkscrew, Wild Cat Run, Corkscrew Ranch, etc.
- Studies include past Tomasello report for Ginn development, South Lee County Watershed Plan and more recently Village of Estero Storm Water Master Plan Regional Modeling
- Coordinate with PAI on design features for environmental compatibility
- Work from macro scale to micro scale in designing the project





Flow Way Corridors

- Regional flows: SFWMD permitted from WildBlue and other minor contributors: 124 cfs
 - VOE regional model: 183 cfs (with additional future flows totaling 198 cfs)
- Preserve at Corkscrew: accepts storm water from the north—installed collector and conveyance swale
- Wild Cat Run: accepts water from the east—installed interceptor swale on the east side
- Existing MCP and past SFWMD permitting attempts for CC depicted concrete swale





Culverts and Surface Water Flow

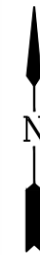


EXISTING CULVERTS

- 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'

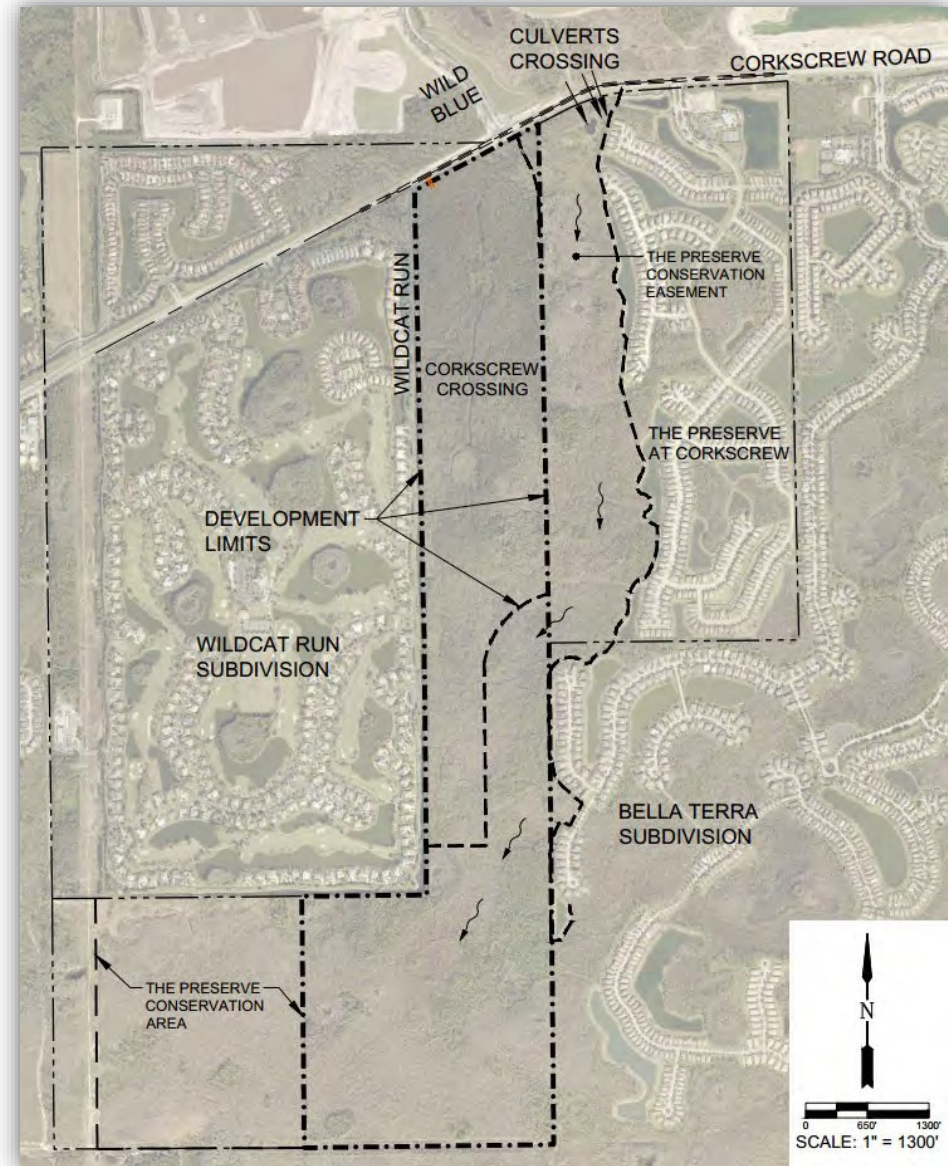


- Corkscrew Road Widening: replacing existing culverts
- Johnson Engineering is updating design of Corkscrew Road
- No changes proposed for planned and permitted culvert locations or sizes
- Wild Blue discharge matches plan locations
- Storm water will flow toward Preserve at Corkscrew and Wild Cat Run swales



Flows/Flow Corridor

- To improve compatibility, revised swale to be earthen and edges native vegetation (ground cover, shrubs and trees)
- To improve wetland hydration, swale to have small earthen berm so lower flows/ponding stay within the preserve and not the swale
- To retain WCR swale function, interconnected with CC swale system and WCR swale cleaned of exotics and native plantings bank treatment
- In higher rain events, storm water overflows CC berm
- Onsite water quality treatment is 150% of SFWMD requirements
- Pre vs post analysis show no adverse impacts to wetlands or adjacent properties in significant rain events
- Modeling efforts peer reviewed





Engineering and Water Management Summary

- Project is consistent with VOE, GMP and LDC
- No adverse impact to wetlands or adjacent properties
- Peer reviewed and SFWMD permitted
- Designed to convey regional flows from VOE regional models
- Water quality met in onsite lakes

IV. Traffic Analysis



RESUME



CORKSCREW
ROAD WIDENING



I-75 INTERCHANGE
IMPROVEMENTS



TRAFFIC SUMMARY



Resume-James M. Banks, P.E., JMB Engineering

President

Mr. Banks has been actively involved in the fields of traffic/transportation engineering and planning since 1987. During the past 30 years, he has developed a comprehensive knowledge within these disciplines and is regarded as an expert within his profession. Mr. Banks has represented a wide range of clientele in both the public and private sectors. Public sector clients include airport authorities & FAA, local and state municipalities, county commissions, public school boards, city councils, planning boards, and city/county attorneys. Private sector clients have been land use planners, land use attorneys, right-of-way acquisition attorneys, engineers, surveyors, architects and developers.

Expert Witness

Mr. Banks has provided expert witness testimony at numerous court proceedings and public hearings regarding traffic/transportation related matters. He has testified in various forums; such as, county commission meetings, hearing examiner reviews, courts of law, public workshops, port authority meetings, and peer review functions. Types of issues that Mr. Banks provided testimony for were right-of-way acquisition cases; zoning and land use amendments, land development projects, corridor studies, roadway improvement projects, transportation improvement projects, and airport construction projects.

Certifications & Positions

Bachelor of Science Degree in Civil Engineering - University of Kentucky, 1986
Professional Engineer - State of Florida – Reg. No. 43860, 1991 to Present
JMB Transportation Engineering, Inc., President/Owner – 2007 to Present

Selected Project Experience

Colonial Boulevard Improvements for Lee County DOT -Engineer of Record/Project Manager for the preparation of at-grade and interchange signalization plans, signing & pavement markings plans, street lighting and complex maintenance of traffic plans. Also, provided right-of-way acquisition services to the Lee County Attorney's office.

SWFIA Expansion/Treeline Avenue Extension for FAA & Lee County Government - Engineer of Record for the Transportation Demand/Needs Study that was used as the basis for the ultimate design and construction. Prepared signalization plans and intersection geometry plans for complex intersections.

Immokalee Road Improvements for Collier County DOT - Engineer of Record/Project Manager for the preparation of signalization, signing & pavement markings, street lighting plans.

Alico Road Six Laning - Engineer of Record for the Corridor Study that was used as the basis for the ultimate design and construction. Prepared signalization plans, maintenance of traffic plans, railroad crossing, provided peer review/QC for road design plans.

Lee Boulevard - Engineer of Record for the Corridor Study & Access Management Plan that was used as the basis for the ultimate design and construction. Prepared signalization plans, maintenance of traffic plans, and provided peer review/QC.

State Road 80 - FDOT - Design Engineer for the widening and drainage improvements of S.R. 80 from I-75 to Buckingham Road, in Lee County.



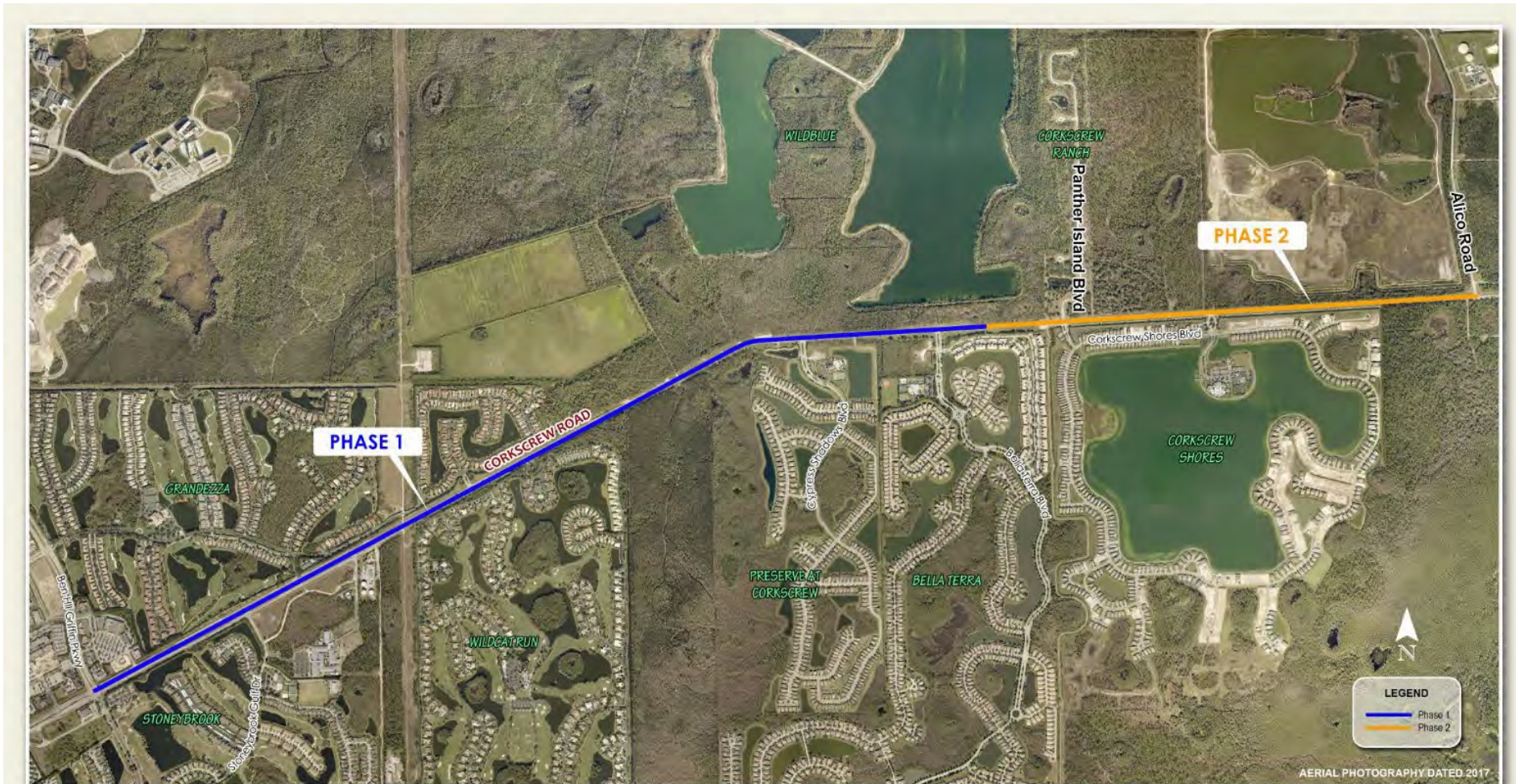
Corkscrew Road Widening

The goals for this project include:

- To construct a four lane facility from Ben Hill Griffin Boulevard to Alico Road and to determine what intersection improvements are required for the existing and planned developments.
- Construct the Phase 1 facility within the County's existing right-of-way. Right-of-way acquisition will be required for Phase 2.
- To consider upcoming public transportation and utility improvements and private development in the corridor and fully integrate those with the project.
- Maximize opportunities to provide accommodation for pedestrian and bicycle users.



Corkscrew Road Widening



 **CORKSCREW ROAD IMPROVEMENTS - PHASE 1 & 2**
From Ben Hill Griffin Parkway to Alico Road

PHASING EXHIBIT
LEE COUNTY, FLORIDA





I-75 Interchange Improvements





Traffic Summary

- **Recently Completed or Planned Transportation Improvement Projects**
 - Access Improvements for Pine Woods Elementary School Completed
 - I-75/Corkscrew Road Interchange Improvements to begin October, 2019 and completed by late 2020
 - 4-Lane Corkscrew Road - Construction expected to begin Late 2020
- **Corkscrew Crossing Traffic Impact Statement Findings**
 - Per Lee County DOT - Corkscrew Road Currently operates at LOS C
 - Existing Capacity on Corkscrew Road can accommodate Corkscrew Crossing's Traffic
 - Future LOS B after the completion of 4-lane Improvements
 - Site Access will have Ingress Turn Lanes & Possibly Signalized
 - Project to Pay up to \$5.8 Million in Road Impact Fees

V. Planning and Zoning Overview



RESUME



MAP



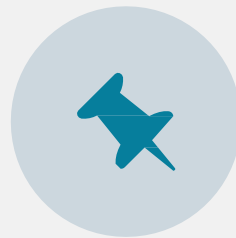
SITE PLAN



CORKSCREW
ROAD BUFFER



COMPLIANCE



DEVIATIONS



SUMMARY



Resume-D. Wayne Arnold, ACIP, Grady Minor

Principal, Director of Planning

Mr. Arnold is a Principal and co-owner of the firm and serves as the Secretary Treasurer and Director of Planning. As Director of Planning, Mr. Arnold is responsible for and oversees services related to plan amendments, property re-zonings, expert witness testimony, ROW acquisition, public participation facilitation and project management. Mr. Arnold previously served as the Planning Services Director at Collier County, where he oversaw the County's zoning, comprehensive planning, engineering platting, and Metropolitan Planning Organization (MPO) functions. Mr. Arnold also has prior Florida planning experience with Palm Beach County Government and the South Florida Water Management District.

Mr. Arnold has been accepted as an expert in land planning matters in local and state proceedings.

Education

- Master of Urban Planning, University of Kansas, Lawrence
- Bachelor of Science, Urban and Regional Planning/Geography, Missouri State University

Professional Registrations/Affiliations

- American Institute of Certified Planners (AICP)
- American Planning Association (APA)
- Leadership Collier, Class of 2000
- Bonita Springs Chamber of Commerce Government Affairs Committee
- Collier County Jr. Deputy League, Inc., Board of Directors President
- City of Naples Planning Advisory Board 2010-2014

Relevant Projects

- Collier County Growth Management Plan
- Immokalee Airport Master Plan
- Collier County Land Development Code
- Logan Boulevard Right-of-Way Acquisition Planning Analysis
- U.S. 41 Right-of-Way Expansion Planning Analysis
- Copeland Zoning Overlay
- Collier County Government Center Development of Regional Impact (DRI)
- Pine Ridge/Goodlette Road Commercial Infill District
- Henderson Creek Planned Development/Growth Management Plan Amendment
- Mercato Mixed Use Planned Development
- Diamond Oaks Village
- Imperial Landing MPD
- Lely Area Stormwater Improvement Project ROW Analysis
- Dean Street MPD
- Bonita Exchange MPD
- Collier County Public Schools Transportation Ancillary Plant



Area Context Map





Proposed Conceptual Site Plan



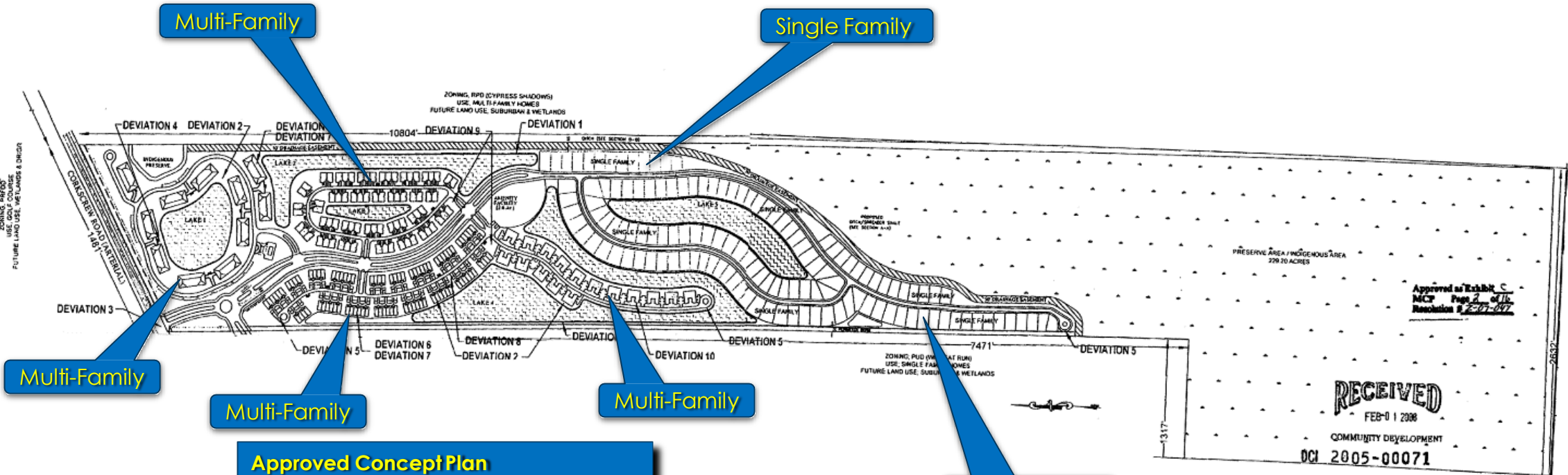
SITE SUMMARY:

EXISTING ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
EXISTING LAND USE:	UNDEVELOPED RESIDENTIAL
PROPOSED ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
FUTURE LAND USE DESIGNATION:	VILLAGE NEIGHBORHOOD ONE AND WETLAND

MAXIMUM DWELLING UNITS:	590
TOTAL SITE AREA:	395 +/- ACRES
DEVELOPMENT AREA:	170 +/- ACRES
PRESERVE:	225 +/- ACRES



Monte Cristo RPD MCP



**Approved Concept Plan
(Resolution No. 07-047)**

Total Site: 395+/- 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 Corkscrew Crossing RPD MCP

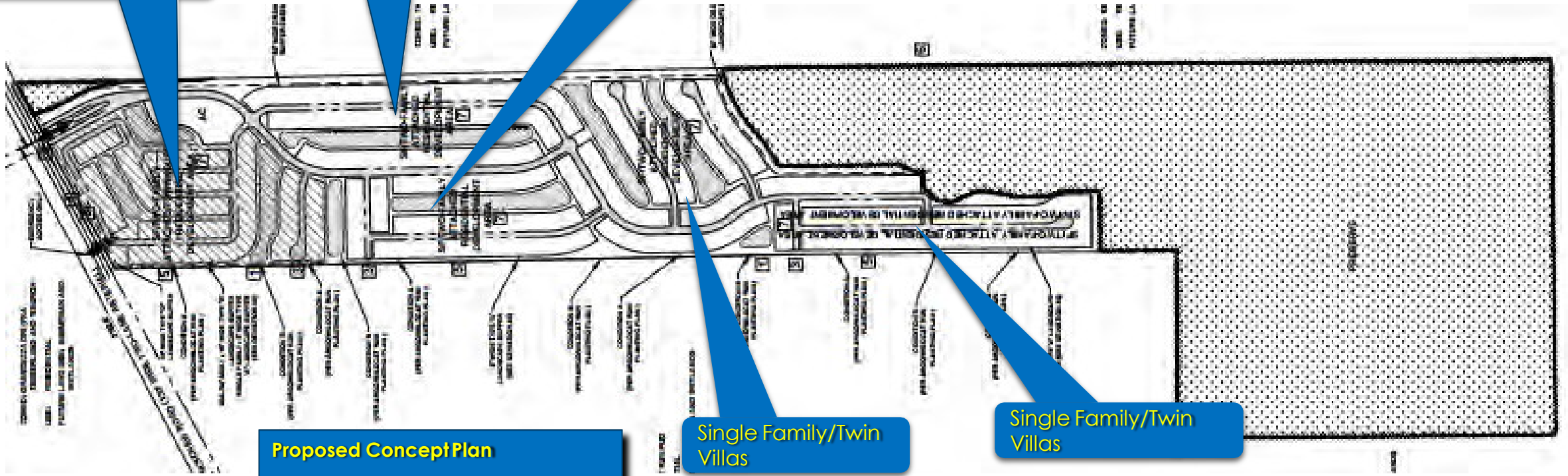
Multi-Family (Twin Villas/Townhouse)

Single Family/Twin Villas

Single Family/Twin Villas

Single Family/Twin Villas

Single Family/Twin Villas



Proposed Concept Plan

Total Site: 395+/- Acres
 Maximum Units: 590
 Density: 1.49 DU/AC

Types of Dwelling Units:
 Single Family
 Townhouse
 Two-Family Attached (Twin Villa)



West Buffer (Plan View)

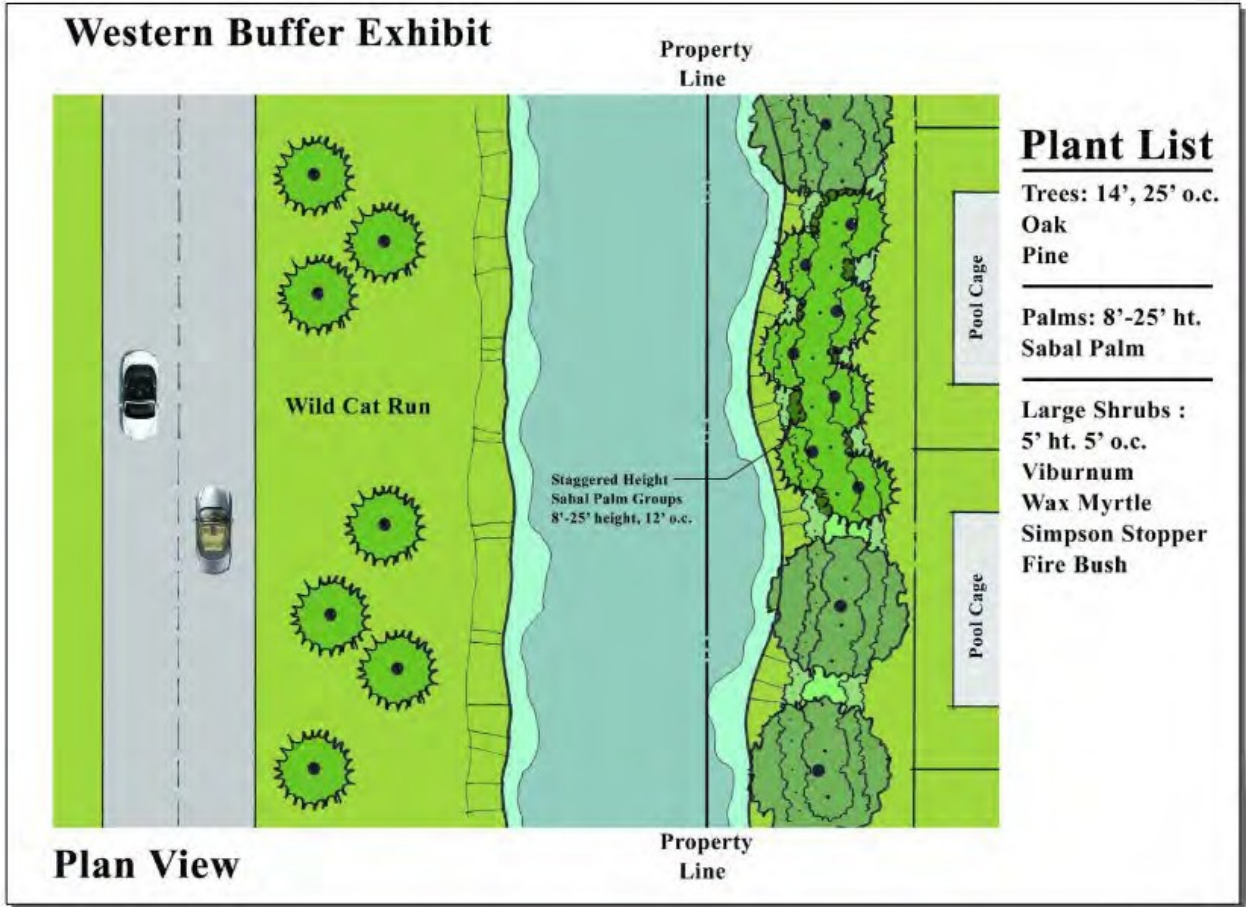


Live Oak



Slash Pine

14' oa, 25' oc



Cabbage Palm

8' - 25' ht.



Sweet Viburnum

5' ht, 5' oc



Firebush



Wax Myrtle

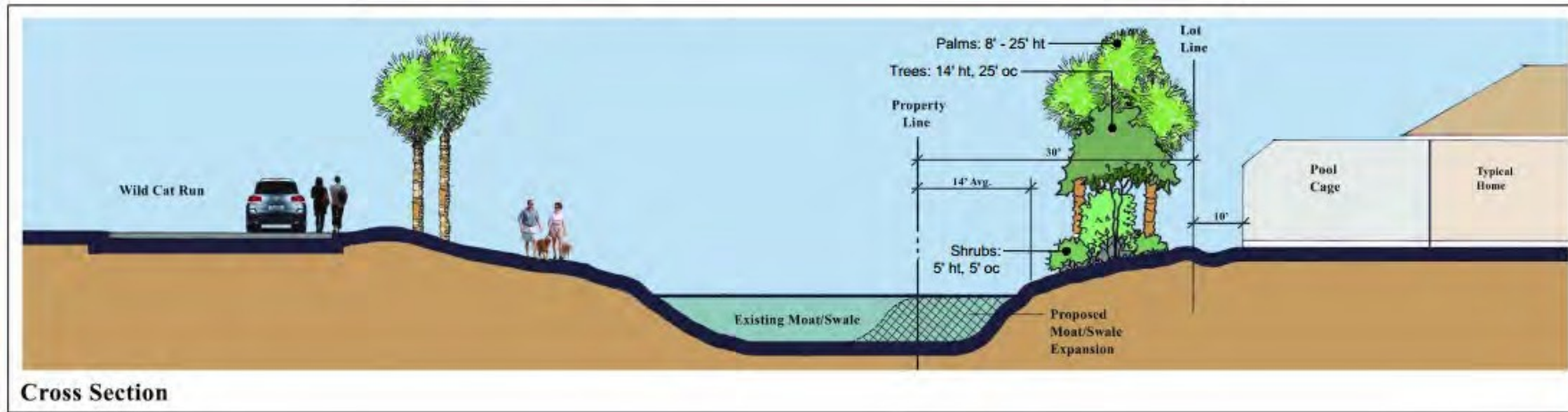
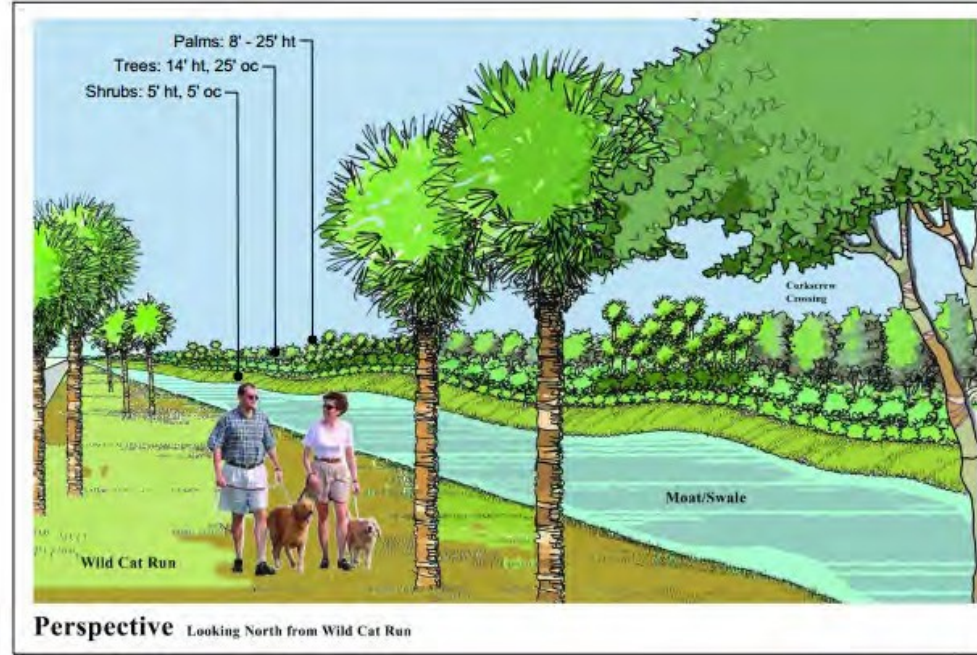


Simpson's Stopper

5' ht, 5' oc



West Buffer (X-Section)





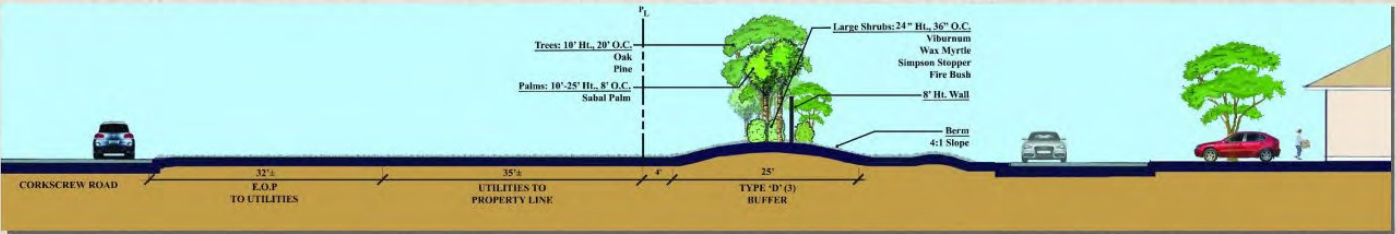
Corkscrew Road Buffer

CORKSCREW ROAD BUFFER EXHIBIT

SITE PLAN



SECTION



PREPARED FOR:
ARGO
LAND DEVELOPMENT

CORKSCREW CROSSING RPD



LDC Chapter 34-145 Compliance

Chapter 34-145

(3) Findings. Before preparing a recommendation to the Board of County Commissioners on a zoning matter, the Hearing Examiner must find that:

- a. The applicant has proved entitlement to the rezoning by demonstrating compliance with the Comprehensive Plan, this land development code, and any other applicable code or regulation;and

Future Land Use Element

Consistent with the Village of Estero Comprehensive Plan

- **FLU 1.2.6 and FLU 1.2.3 - Density of 1.5 du/ac consistent with gross density for Village Neighborhood 1 FLU Category and Wetland Transfer Policy.**
- **Property would qualify for more than 900 units**
- **Proposed maximum of 590 units is 65% of the qualifying density**
- **Consistent with community character FLU 1.1.1 for high quality development**
 - **Pattern Book**
 - **Enhanced buffers**
 - **Predominant by single family /two-family dwellings with limited townhouse units**
 - **>50 % of site to be dedicated preserve**
- **Mix of units to include single family detached, two-family attached, zero lot line and townhouses consistent with FLU 1.11.1**
- **Enhance Estero's residential character FLU 1.11.2**
 - **Uses are compatible with adjacent residential developments**
 - **Extensive preserve area serves as wildlife corridor and restored wetlands**
 - **Overall design in Pattern Book provides harmony and visual appeal**



LDC Chapter 34-145 Compliance

FLU-1.11.1 RESIDENTIAL DEVELOPMENT FORM. New residential development should accommodate the mix and variety of housing types and configuration and FLU 1.11.12 for compatibility, designated preserves, landscaping and aesthetic design.

- Enhance Estero's residential character
- Uses are compatible with adjacent residential developments
- Extensive preserve area serves as wildlife corridor and restored wetlands
- Overall design in Pattern Book provides harmony and visual appeal
- Extensive buffers to neighbors and Corkscrew Road

Transportation Element

- TRA 1.3.2, 1.3.3 and TRA 1.8.1 improving I-75/Corkscrew Improvements
 - Applicant has supported Corkscrew Road proposed widening and I-75 Interchange improvements.
 - Roadway levels of service for Corkscrew Road will be consistent with adopted standards in TRA 1.8.1



LDC Chapter 34-145 Compliance

Housing Element

HOU 1.1.3 and HOU 1.5.2 compatibility and housing types

- Corkscrew Crossing is compatible with single family principal communities to east and west as in HOU 1.1.3
- Predominantly will be single family and two-family residences
- Limited number of townhouses proposed

Infrastructure Element

INF 1.1.1 and INF 1.1.7 requires surface water management standards

- Consistent with INF 1.1.1 which requires floor slabs to be a minimum of 1 foot above 100 year, 3-day storm
- SFWMD has issued a project ERP per State's basis of review
- Additional storm water modeling will be performed at Development Order review
- Natural flow patterns will be mimicked in water management design



LDC Chapter 34-145 Compliance

Conservation and Coastal Management Element

CCM 1.7.1 and CCM 1.7.2 address native preservation and wildlife protection

- Corkscrew Crossing will have a POA or a CDD to ensure long-term management of the on-site indigenous preservation area.
- Applicant will grant Conservation Easement to the Village with the same enforcement rights as ACOE and SFWMD
- 225± acre preserve area will be contiguous to adjacent preserves at Preserve at Corkscrew, Bella Terra and Edison Farms consistent with stated objective of CCM 1.4 to protect wetlands and upland ecosystems. Project greatly exceeds Village native preservation requirements by 105%
- Wildlife/habitat protection will result by establishment of Conservation Easement of restoration of preservation areas.
- CCM 1.9.2 - Water quality will be improved by establishment of on-site surface water management systems, which will have water quality pretreatment of flows on-site before discharge to preserve areas.
- Project will not contribute to flooding of other areas consistent with CCM 1.9.2



LDC Chapter 34-145 Compliance

(b) The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Village of Estero Plan; and

- **The proposed project reduces density of a vested project by nearly 20% consistent with density calculation in modified Village Comp Plan.**
- **225± acre preserve/uplands x 4 du/ac = 900+ units permitted**
- **590 units proposed**

(c) The request is compatible with existing or planned uses in the surrounding area; and

- **Project reduces density and building heights and permits a maximum of 70 townhouse multi-family dwelling units.**
- **Reduced density is supported by neighboring communities of Preserve at Corkscrew and Wildcat Run.**



LDC Chapter 34-145 Compliance

(d) Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

- **Water and sewer provided by Lee County Utilities and available capacity to service project**
- **Corkscrew Road is a Lee County DOT Roadway – (being improved)**
- **No existing or anticipated LOS issues**

(e) Where applicable, the request will not adversely affect environmentally critical areas and natural resources.

- **ERP issued by SFWMD**
- **Biological opinion issued by U.S.F.W.S.**
- **225± acre preserve provided on-site**
- **Wildlife corridor coordinated with state and federal agencies**
- **Resulting onsite preserve maintained exotic free – cleared of exotics and replanted with native species**
- **Mitigation to wetland mitigation bank**
- **\$750,000 voluntary contribution to Village of Estero for environmental preservation/enhancement**



LDC Chapter 34-145 Compliance

(f) In the case of a planned development rezoning or mine excavation planned development, the decision of the Hearing Examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).

- **Deviations enhance the Planned Development options**
- **Do not result in any public health, safety or welfare issues**

(g) Where the change proposed is within a future urban area category, the Hearing Examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

- **Urban services are available to the property**

(i) That the level of access and traffic flow (i.e. median openings, turning movements etc.) is sufficient to support the proposed development intensity.

- **TIS demonstrates that LOS for Corkscrew Road to be maintained at acceptable level**
- **Project will pay impact fees up to \$5 million under current rate schedule and maximum unit count**



Deviations

- **Deviation (1)** requests relief from the LDC § 10-329(d)(1)a.3. requirement of a 50-foot setback from water retention or detention excavations to a private property line under separate ownership, to allow a 25-foot setback where shown on the MCP.
 - **Allows for shared surface water management system with Wildcat Run.**
- **Deviation (2)** seeks relief from the LDC § 10-291 (3) requirement that two or more means of ingress and egress for residential projects with an area of five or more acres, to allow one main entry/exit and a secondary emergency only access to Corkscrew Road.
 - **Allows for emergency vehicle access to Corkscrew Road.**



Deviations

- **Deviation (3)** seeks relief from the LDC § 10-41(d)(6) requirement that roads, drives, or parking areas located less than 125 feet from existing residential subdivision, provide a solid wall or combination berm and solid wall not less than eight feet in height and constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 linear feet, to allow for a 15-foot-wide landscaping strip, no wall, a hedge (double staggered row installed at 36 inches high and maintained at 60 inches high), and five trees per 100 linear feet.
 - **Provides for landscaping in lieu of a solid wall at limited locations on western portion of RPD.**
- **Deviation (4)** seeks relief from LDC Section § 10-256, which requires new development and redevelopment to provide pedestrian facilities when the project is located on a roadway depicted as a trail (Lee Plan Map 22), or within ¼ mile of an existing pedestrian facility, to permit the Corkscrew Crossing RPD to provide fee-in-lieu waiver for construction of the sidewalk per Section 10- 256(b)(5).
 - **Allows for payment in lieu of Corkscrew Road sidewalk as anticipated new roadwork would require destruction of sidewalk.**



Deviations

- **Deviation (5)** seeks relief from LDC 33-351, which requires a 5' wide Type A perimeter buffer to be installed along the project's western boundary that includes 4 canopy trees per 100 linear feet, to permit the installation of a minimum 10' wide buffer enhanced Type A buffer consistent with the Corkscrew Crossing and Wildcat Run landscape buffer planting plan, which is referenced as attachment "_____ " to this zoning ordinance.
 - **Allows for mutually agreed to buffer adjacent to Wildcat Run.**
- **Deviation (6)** seeks relief from LDC § 33-351, which requires a 50' Type F buffer where a preserve is located adjacent to an off-site single-family residential dwelling, to provide no buffer where the Corkscrew Crossing preserve area abuts homes within the Bella Terra community.
 - **No buffer is necessary where project buffer interfaces with Bella Terra.**



Deviations

- **Deviation (7)** seeks relief from LDC § 10-415(b)(2)a., which requires for projects greater than ten acres healthy sabal palms with a minimum eight-foot clear trunk and maximum of 25-foot clear trunk must be salvaged if conditions and sequence allows to permit the developer to not salvage sabal palms within the development area.
 - **Removal and replanting allows for improved survival of Palm trees.**
- **Deviation (8)** seeks relief from LDC § 10-415(b)(1)b.5., which requires Projects greater than five acres in size that abut an arterial or collector road and have existing native trees within 50-feet of the right-of-way must be designed to provide a 50-foot right-of-way buffer for tree preservation to provide no requirement for preservation of native trees within 50 feet of the right-of-way.
 - **Impractical to retain all native trees given fill placement and turn lane construction.**



Planning and Zoning Summary

- Project as proposed is compatible with neighboring communities
- Expert testimony by Professional Ecologist and Professional Engineer support the amendment and confirm consistency with Village of Estero Environmental and Storm water Policies
- Professional Transportation Engineer confirms that Corkscrew Road will operate at acceptable levels of service
- In my professional planning opinion the project as proposed, is consistent with the Village LDC and Comprehensive Plan adopted June 2018 and as amended today.

THANK YOU



ARGO
LAND DEVELOPMENT