



PRESERVE

SF / 2-FAMILY  
DEV  
AREA

SF / 2-FAMILY  
DEV  
AREA

SF / 2-FAMILY  
DEV  
AREA

SF / MF  
DEV  
AREA

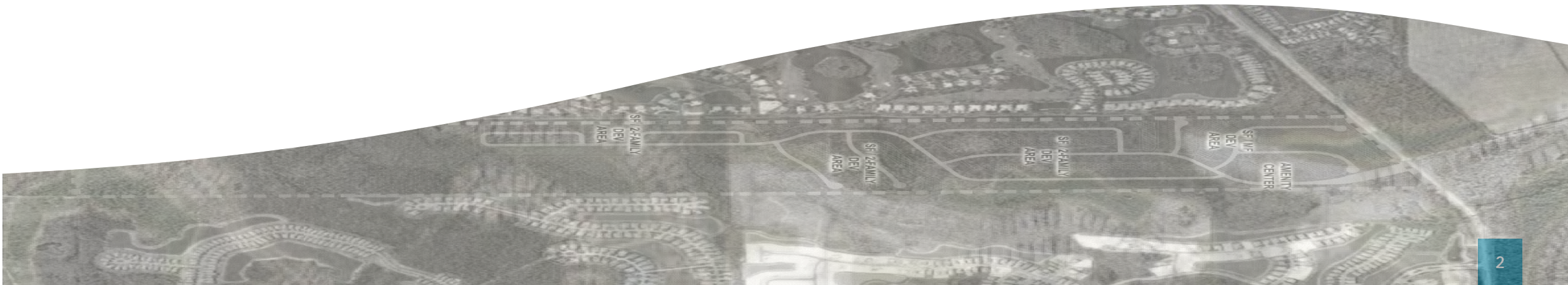
AMENITY  
CENTER

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

September 25, 2019 – 2<sup>nd</sup> Reading of Ordinance

# 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 – *Pavese 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, Senior 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





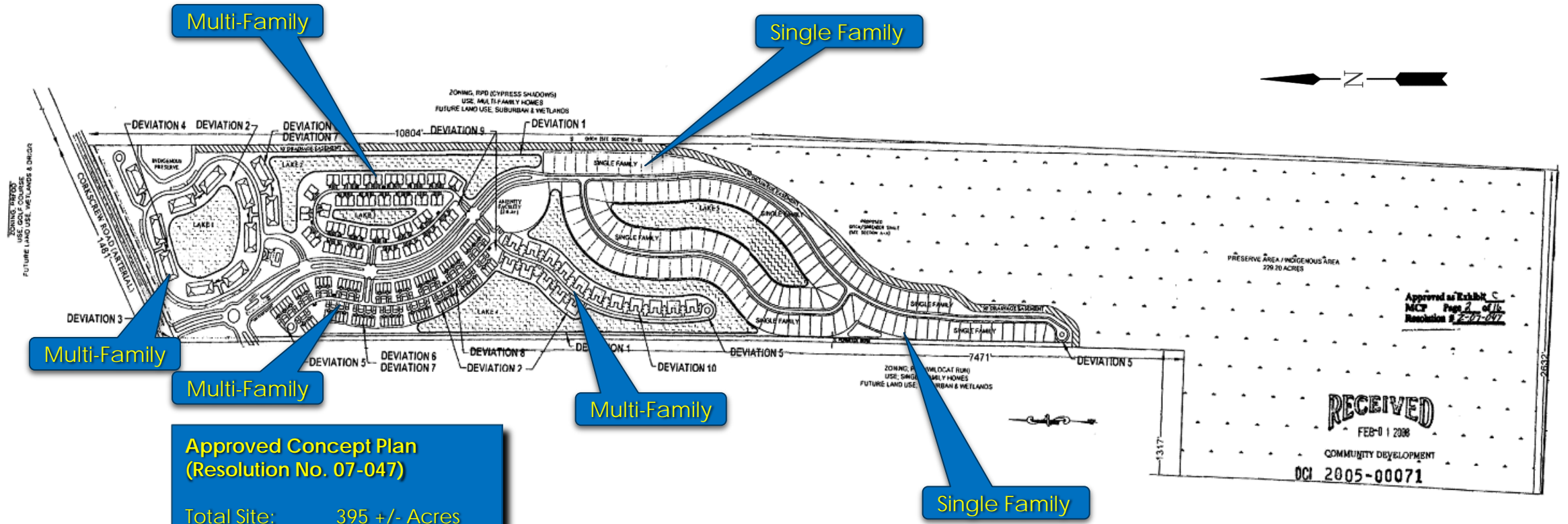
# Request

- 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)**

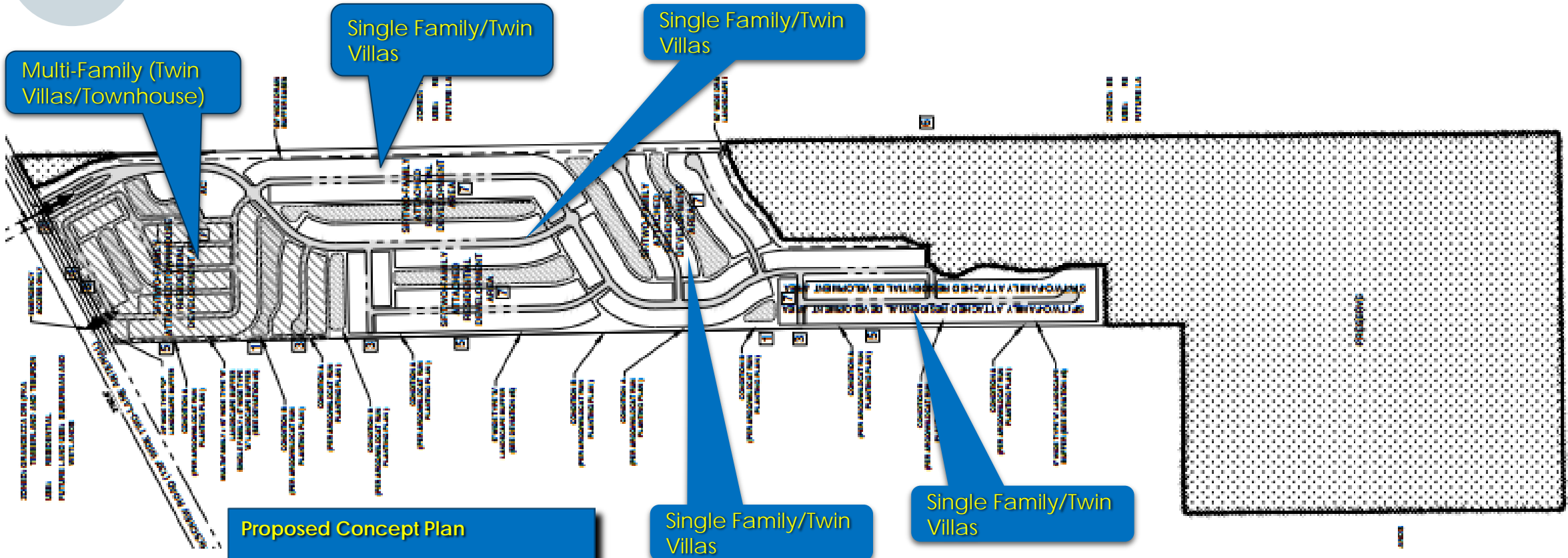
Total Site: 395 +/- Acres  
 Maximum Units: 724  
 Density: 1.83 DU/AC

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 1<sup>st</sup> 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 2<sup>nd</sup> Public Information – February 2018
- Informal Public Meeting at Preserve at Corkscrew – March 2018
- SFWMD ERP Issued – December 2018
- Planning & Zoning Board Public Hearing – June 18, 2019
- First Reading of Ordinance (VOE Council) – July 24, 2019

## II. Environmental Overview



WETLAND  
PERMITTING



SITE DESIGN



WETLAND  
INFORMATION



# 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



# 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

Note lighter signature on southern 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. 14-62-BSI.DWG DATED OCTOBER 22, 2014.

AERIAL WITH BOUNDARY



# 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





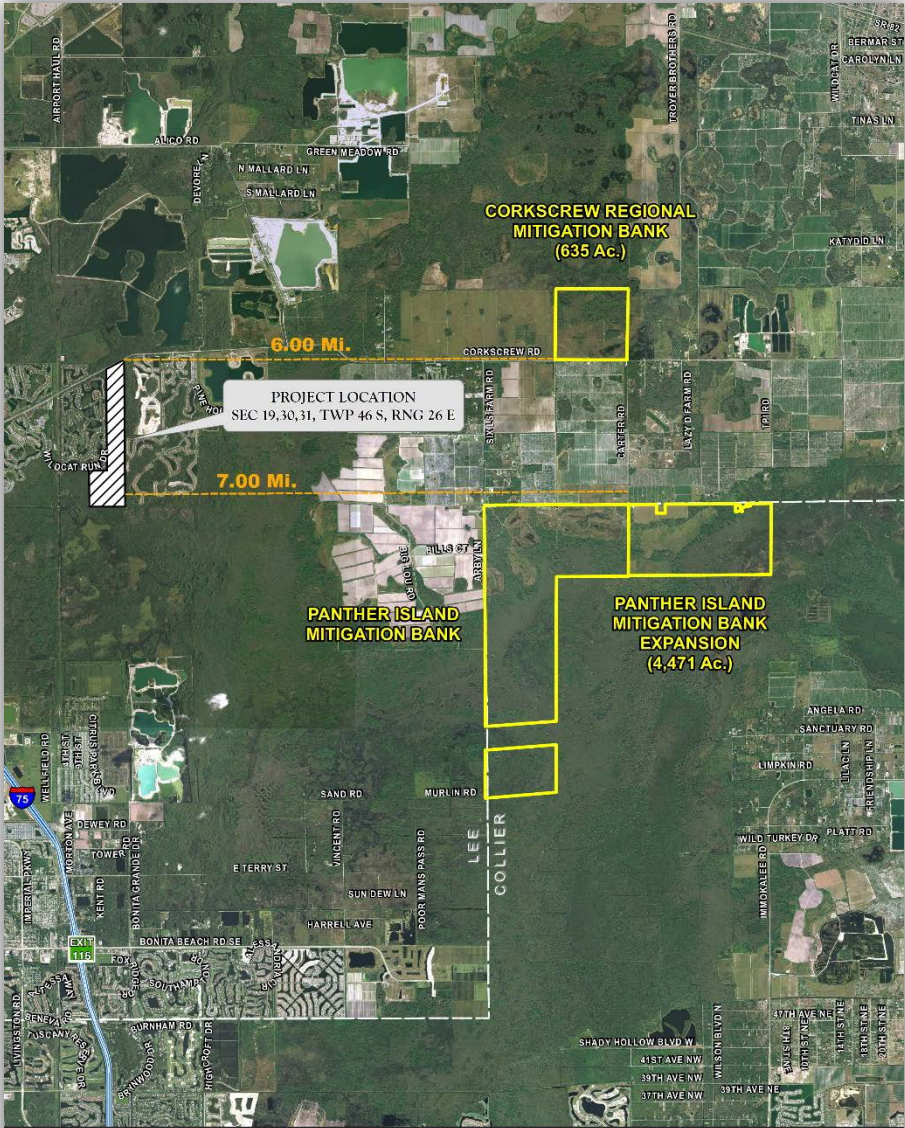


# Off-Site Mitigation Banks

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

Assessed Credits:  
23.75 CRMB  
26.07 PIMP  
49.82 credits\*

\*final credit total subject to agency approval



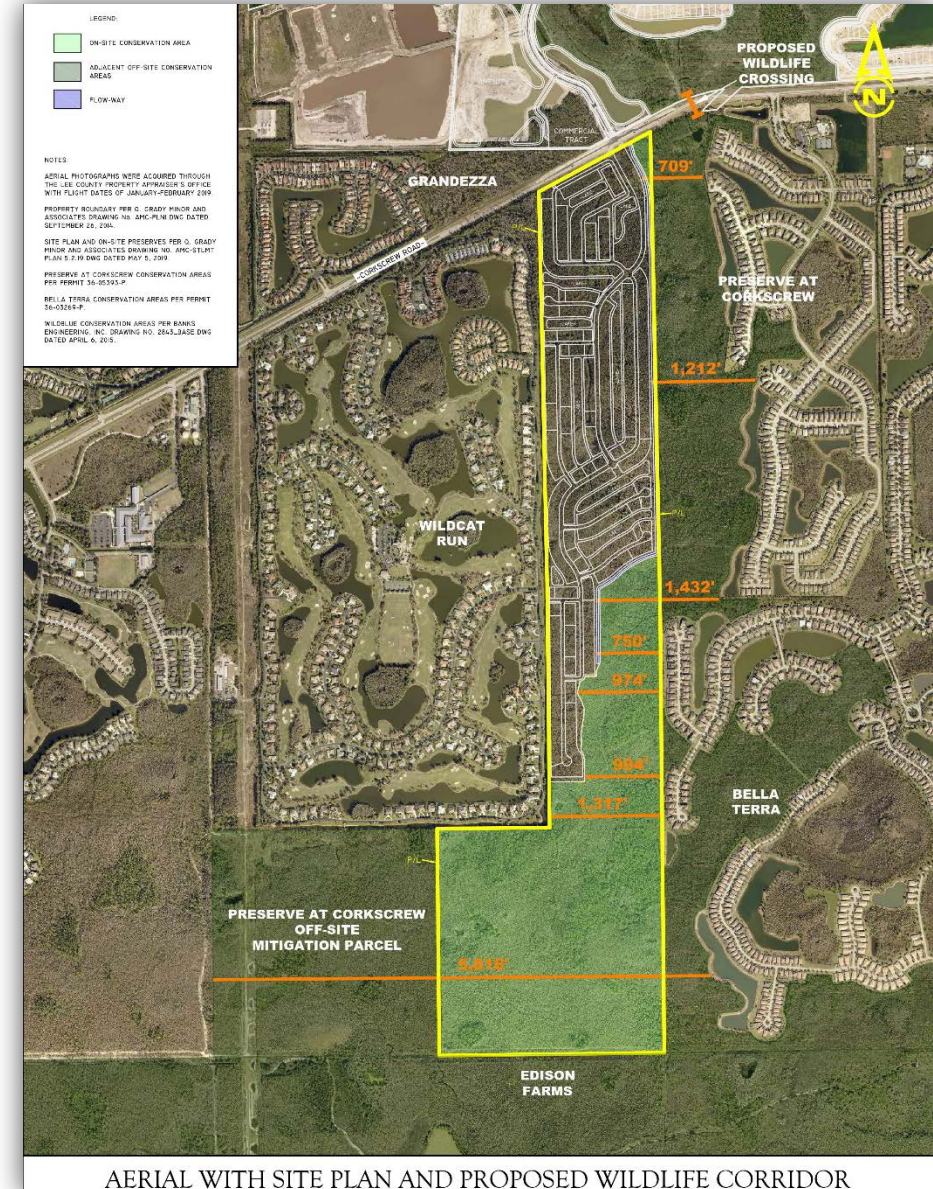
PROJECT AND MITIGATION BANKS



# 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



AERIAL WITH SITE PLAN AND PROPOSED WILDLIFE CORRIDOR



# 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!

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# Regional Corridors for Wildlife

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

Buffer

Fencing

Supplemental plantings

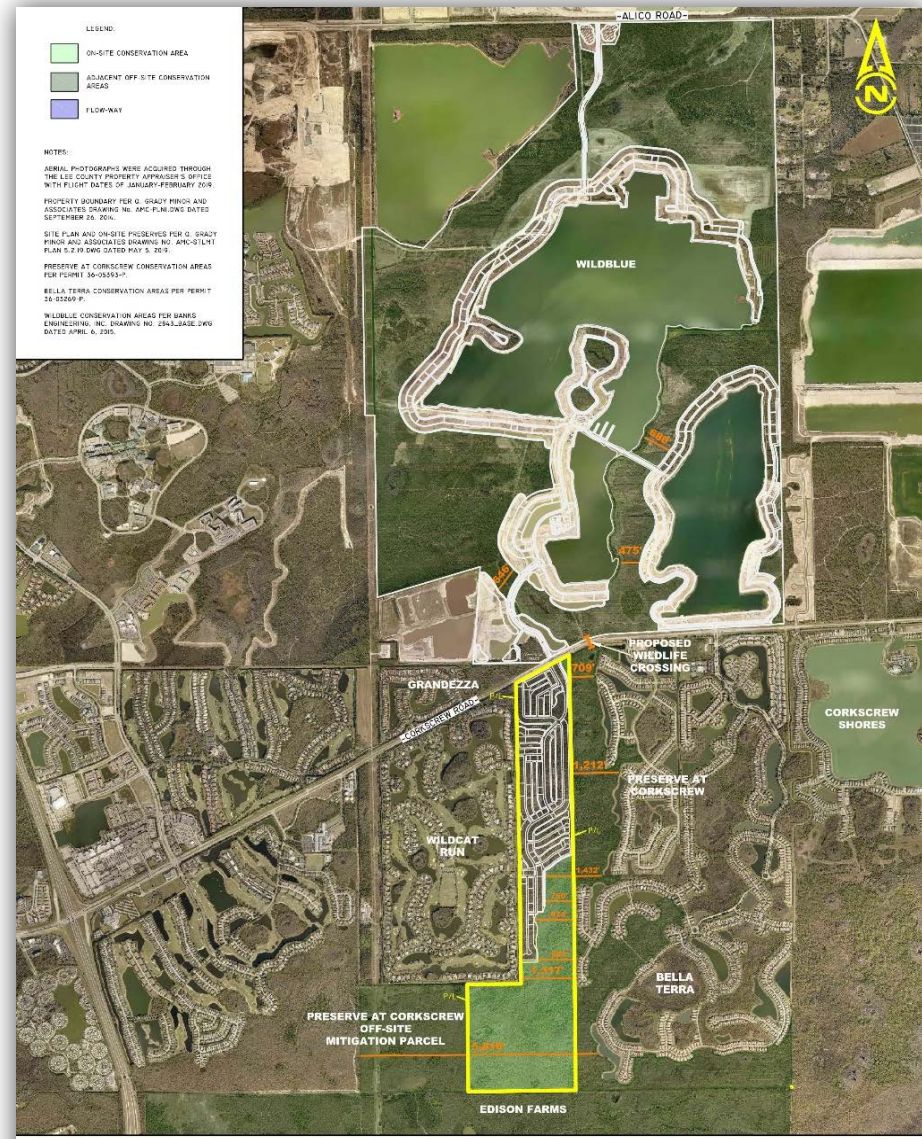
Flow-way (50 feet wide)

Minimum width

709 feet south of Corkscrew Road

475 feet north of Corkscrew Road

FPL easement 270 feet wide



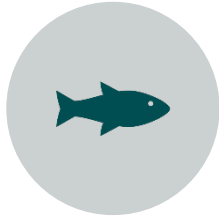
AERIAL WITH SITE PLAN AND PROPOSED WILDLIFE CORRIDOR, AND OFFSITE ADJACENT CONSERVATION LANDS



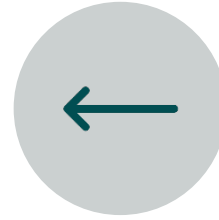
# Environmental Summary

- 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



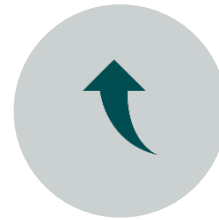
Estero River  
Watershed Map



Flow way  
Corridors



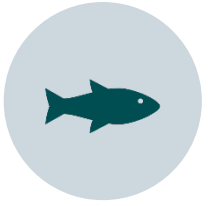
Culverts and  
Surface Water  
Flow



Flows/Flow  
Corridor

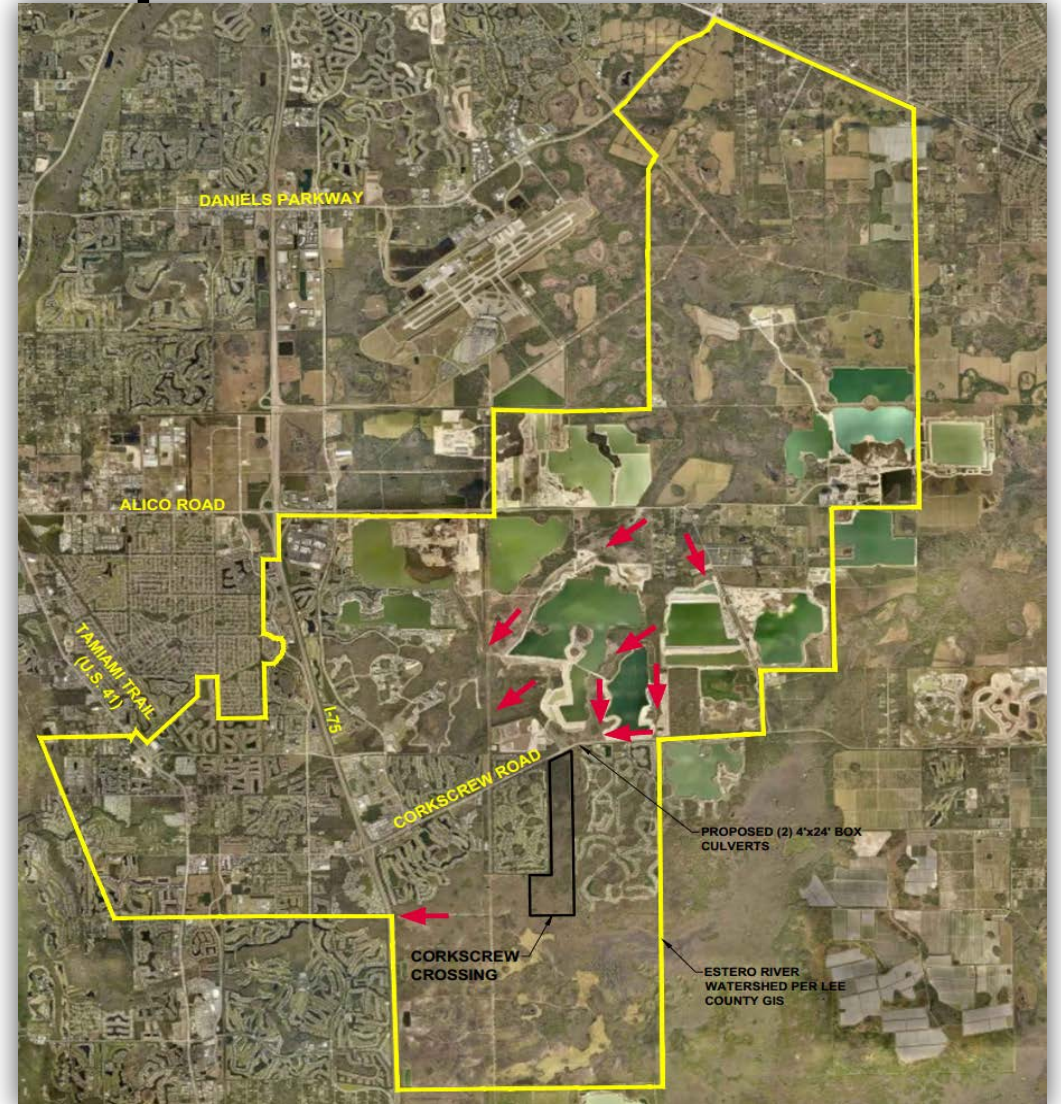


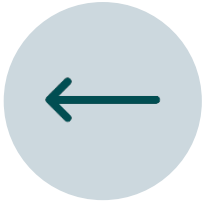
Engineering  
Summary



# Estero River Watershed Map

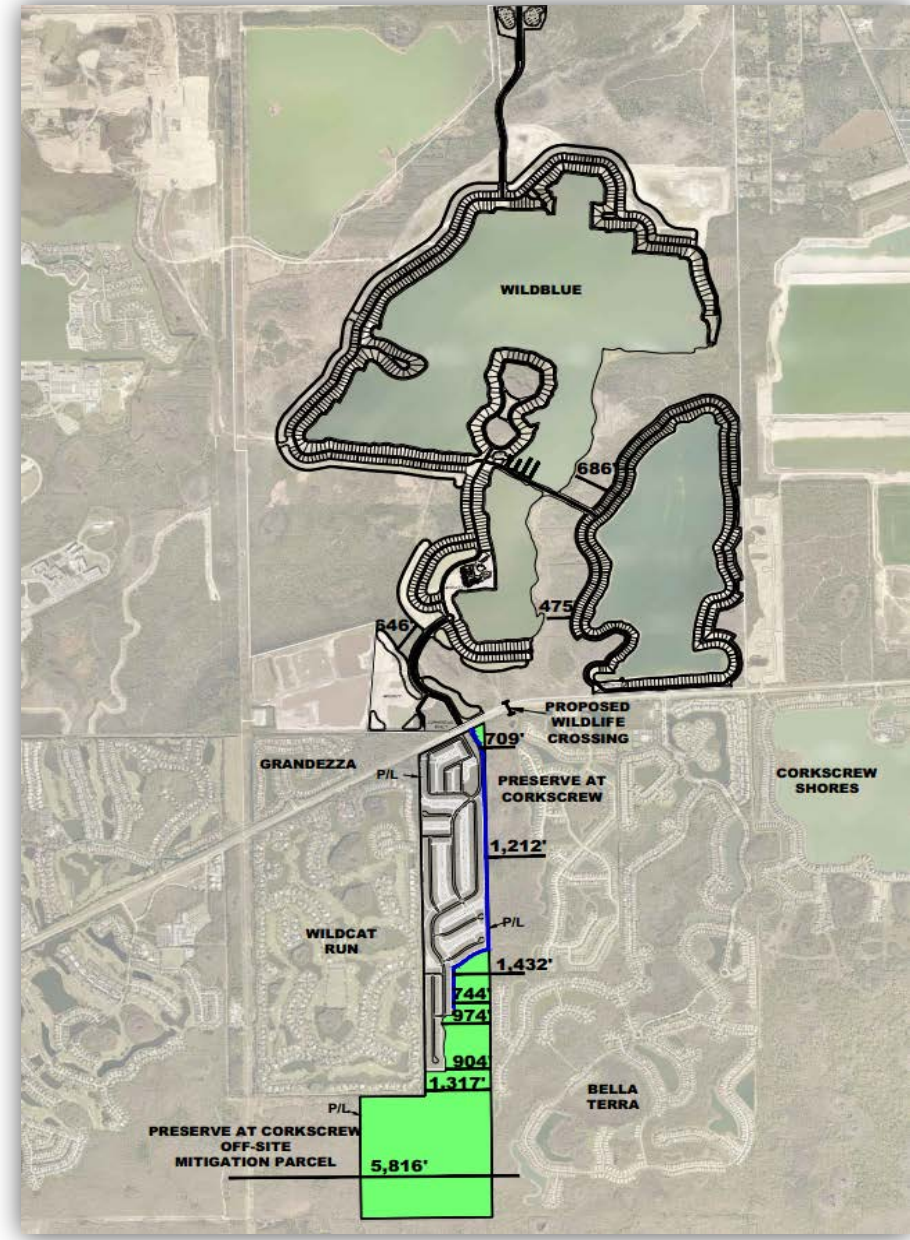
- Project reviewed from a regional and local hydrologic engineering perspective (permits, reports, past modeling, etc) to improve conditions
- Project located in Estero River Basin. Flows to south branch and to Imperial River in higher flows.
- Permits include Wild Blue, Corkscrew Rd, Preserve at Corkscrew, 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

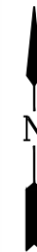


## EXISTING CULVERTS

- 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'

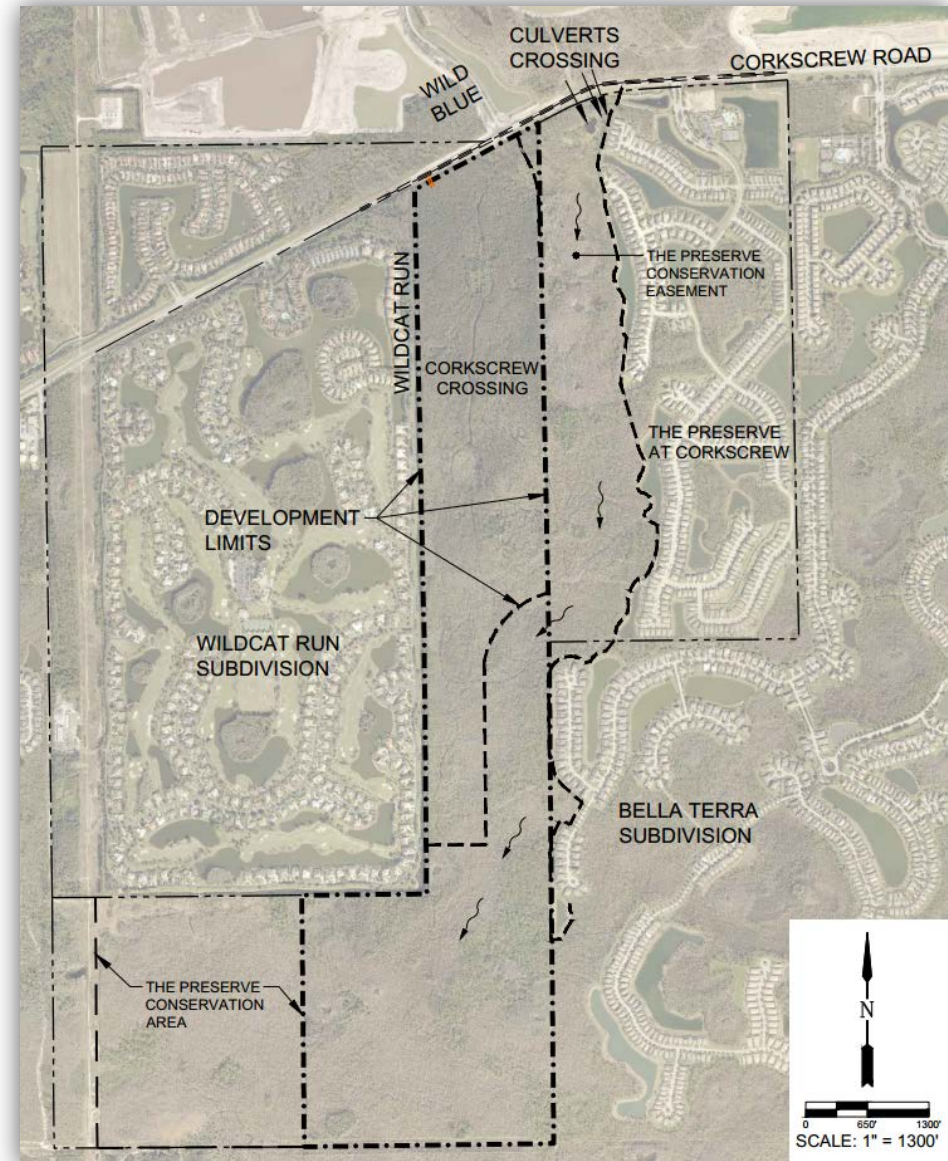


- Corkscrew Road Widening: replacing existing culverts
- Johnson Engineering is updating design of Corkscrew Road
- No changes proposed for planned and permitted culvert locations or sizes
- Wild Blue discharge matches plan locations
- Storm water will flow toward Preserve at Corkscrew and Wild Cat Run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



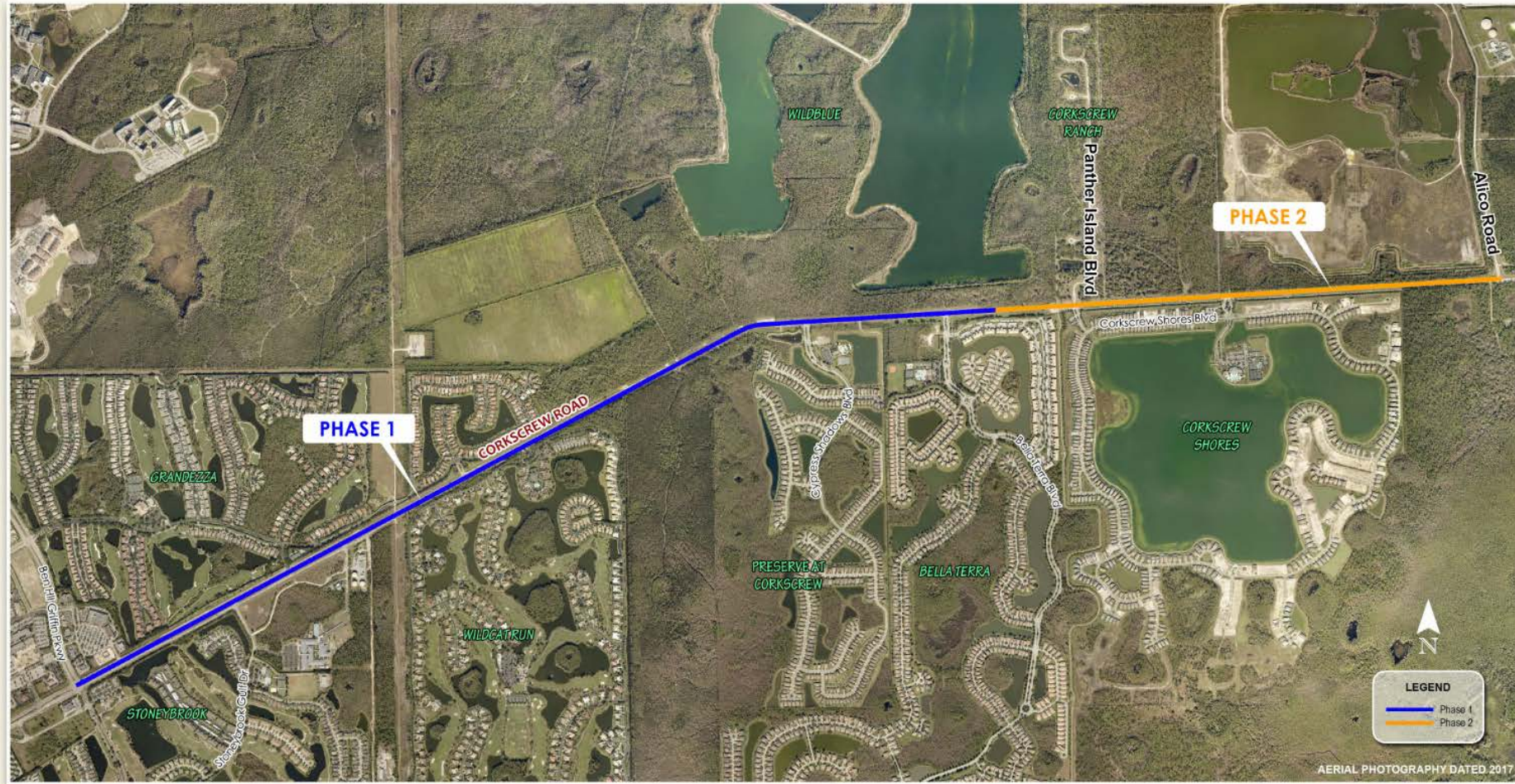
CORKSCREW ROAD  
WIDENING



TRAFFIC SUMMARY



# Corkscrew Road Widening



## CORKSCREW ROAD IMPROVEMENTS - PHASE 1 & 2

From Ben Hill Griffin Parkway to Alico Road

PHASING EXHIBIT  
LEE COUNTY, FLORIDA





# 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



SITE PLAN



CORKSCREW ROAD  
BUFFER



COMPLIANCE



DEVIATIONS



P&Z  
QUESTIONS/COMMENTS



SUMMARY



# Proposed Conceptual Site Plan

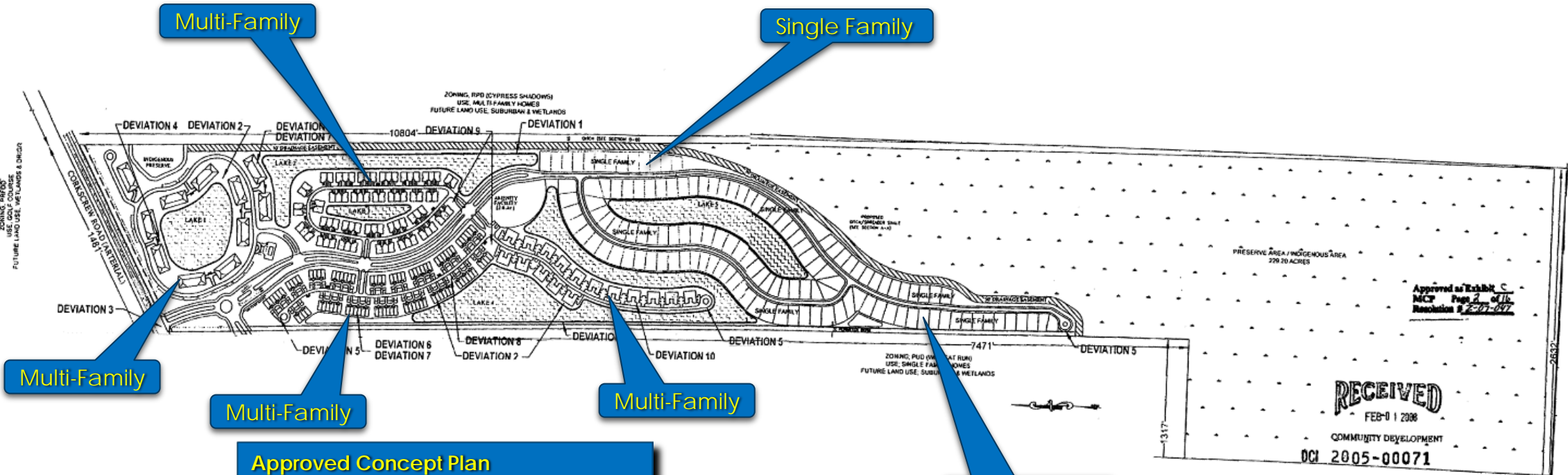


<b><u>SITE SUMMARY:</u></b>	
EXISTING ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
EXISTING LAND USE:	UNDEVELOPED RESIDENTIAL
PROPOSED ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
FUTURE LAND USE DESIGNATION:	VILLAGE NEIGHBORHOOD ONE AND WETLAND
MAXIMUM DWELLING UNITS:	590
TOTAL 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)

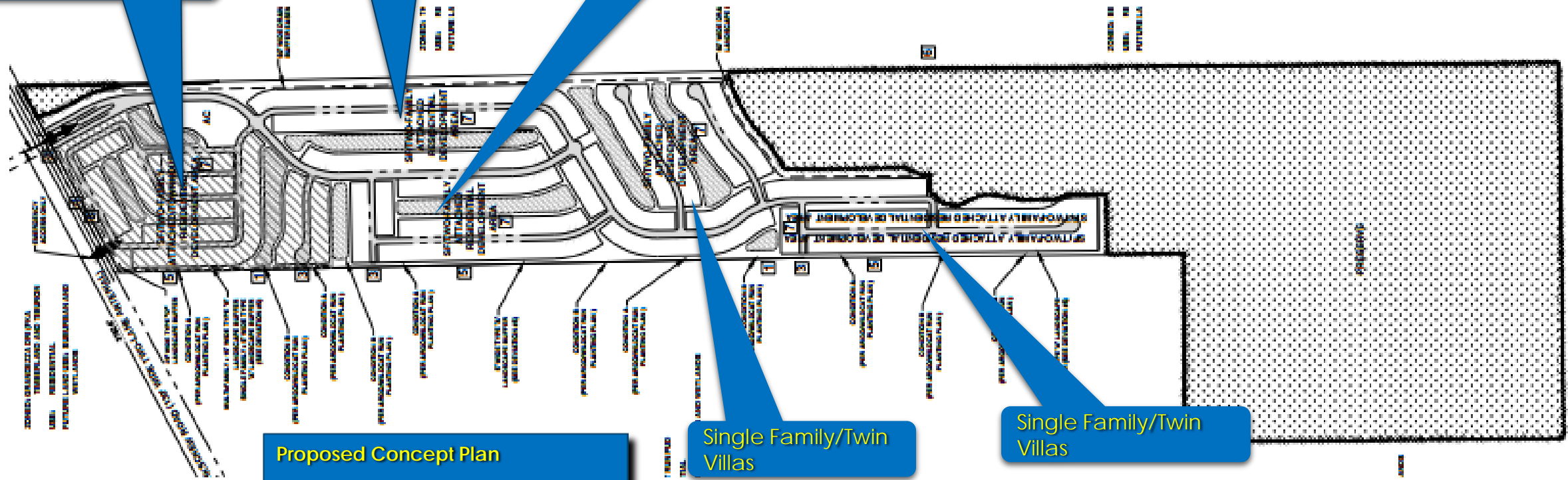


# Proposed Corkscrew Crossing RPD MCP

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)

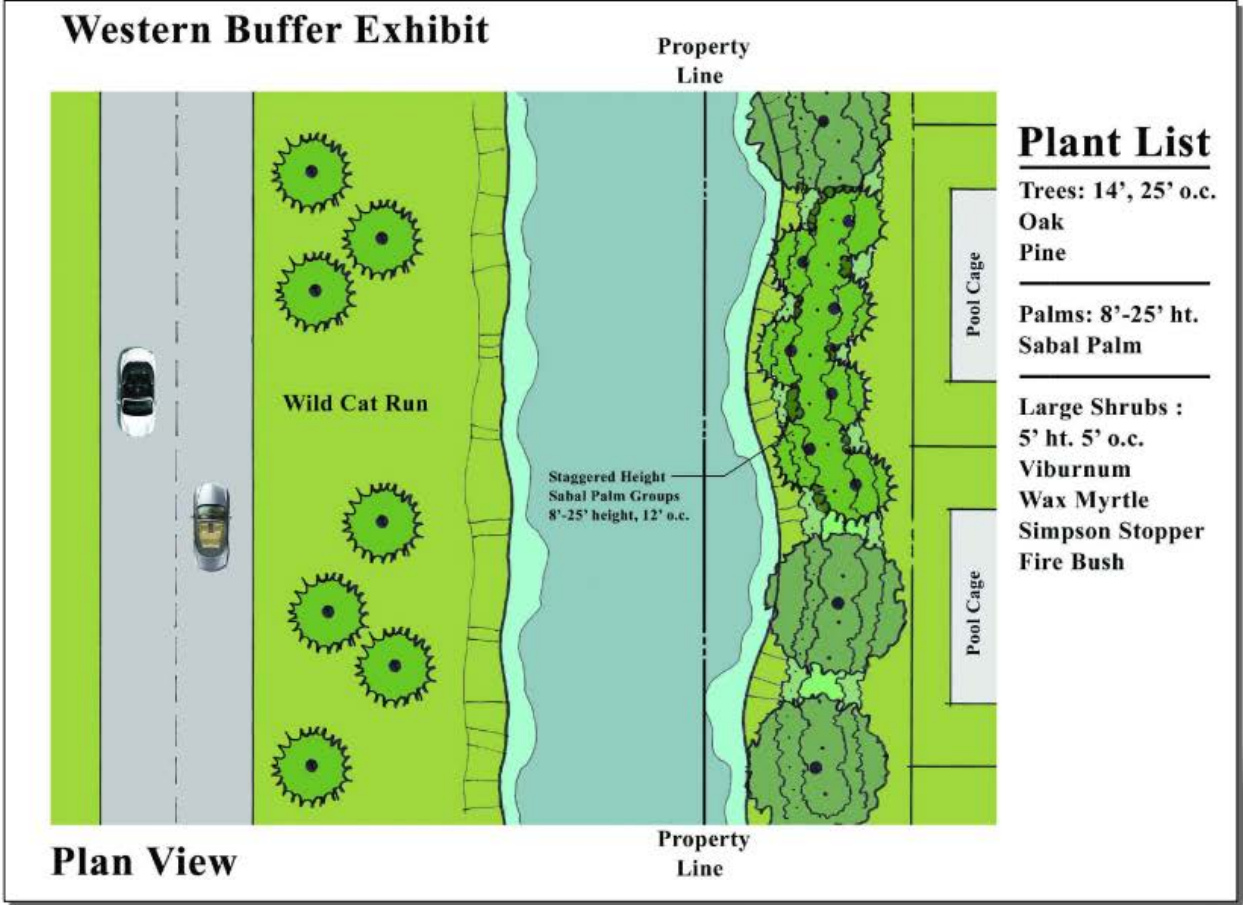


Live Oak



Slash Pine

14' oa, 25' oc



Cabbage Palm

8' - 25' ht.



Sweet Viburnum

5' ht, 5' oc



Firebush



Wax Myrtle

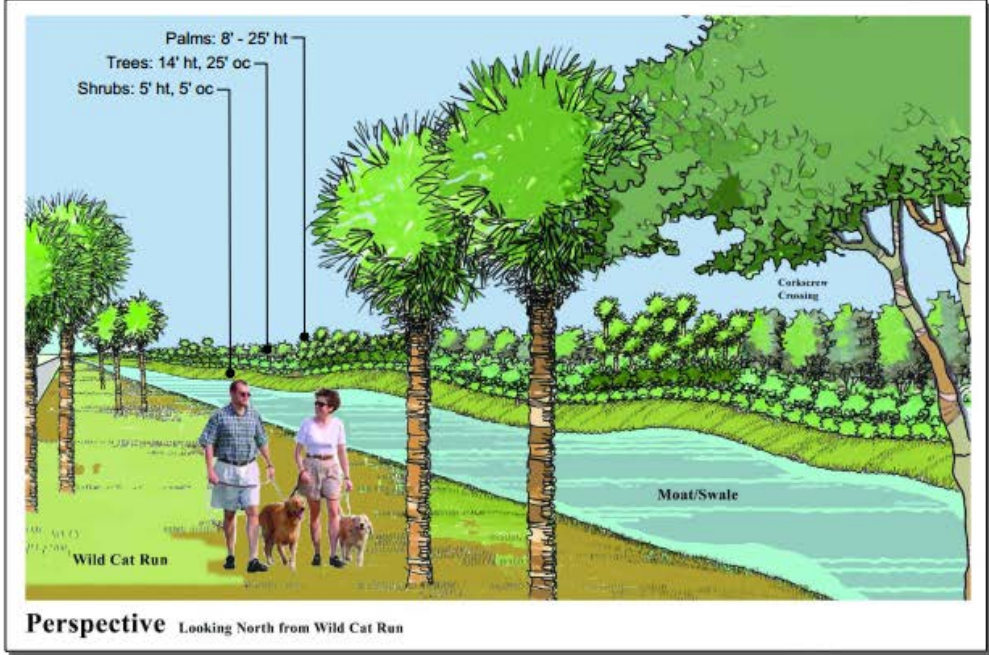


Simpson's Stopper

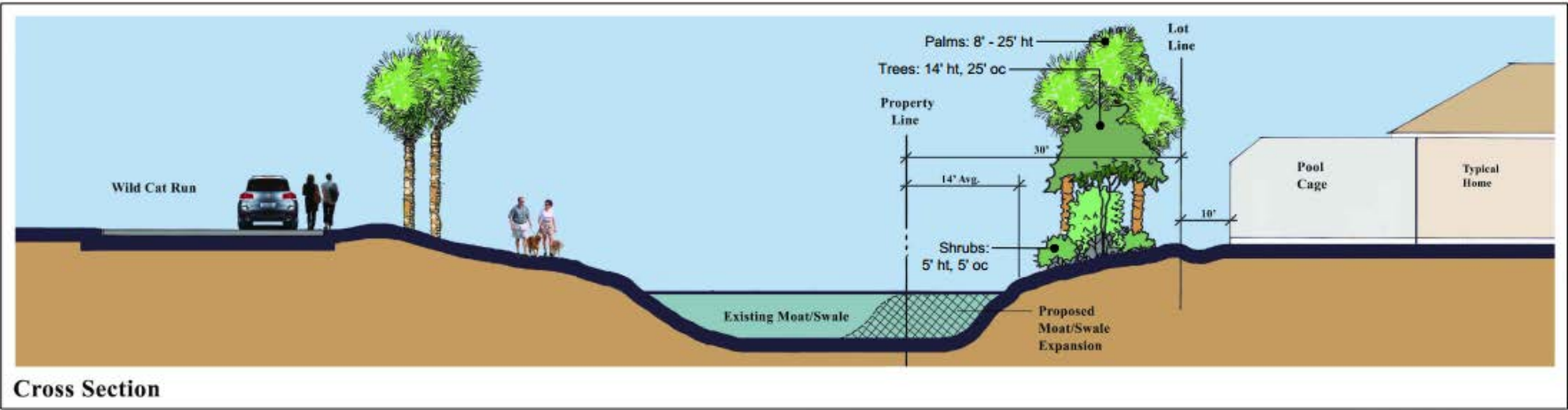
5' ht, 5' oc



# West Buffer (X-Section)



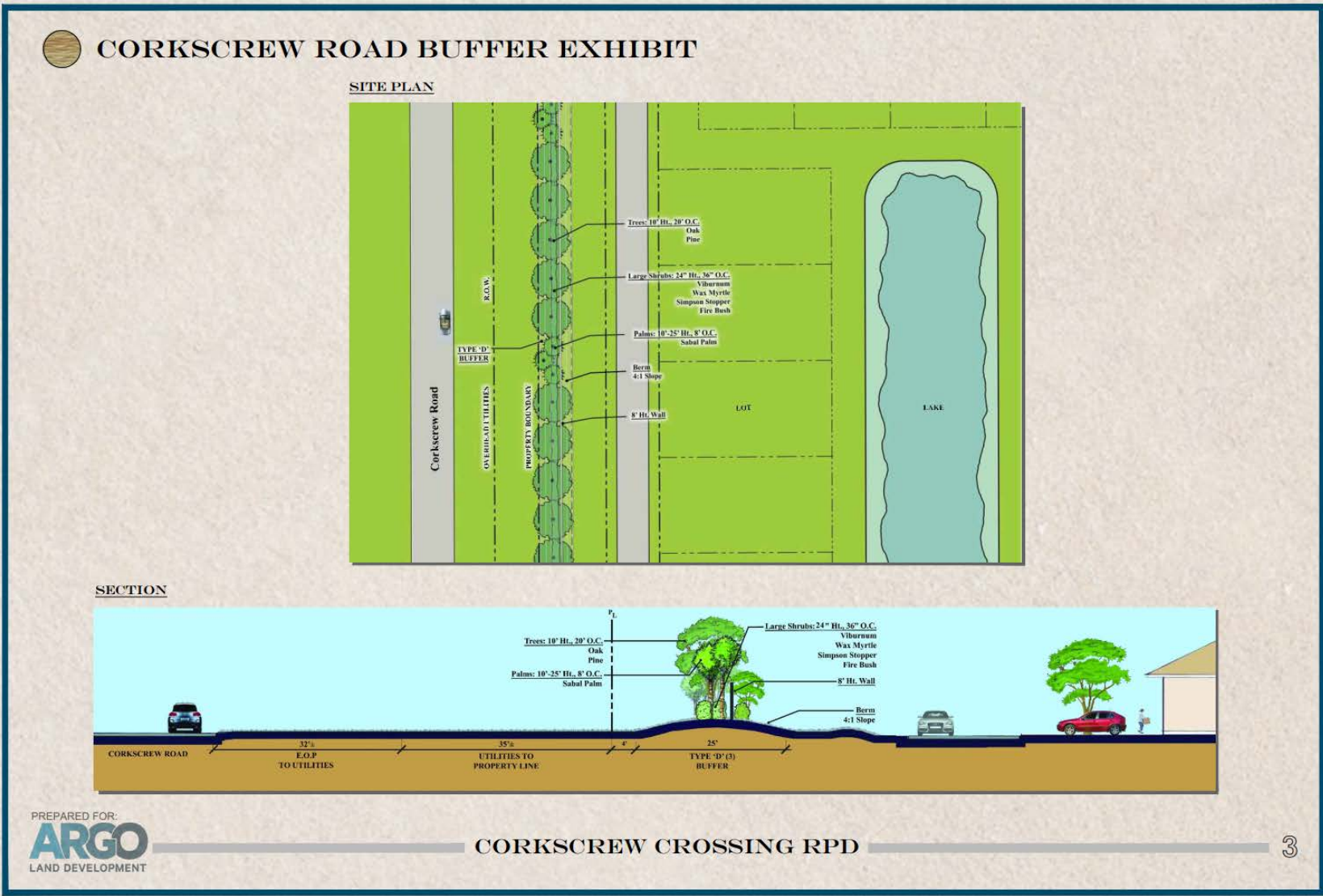
Perspective Looking North from Wild Cat Run



Cross Section



# Corkscrew Road Buffer





# 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.**





# P&Z Questions/Comments

## 1. What is the status of the Wildlife Crossing?

The future wildlife crossing is scheduled to be completed with the first phase of the Corkscrew Road widening project. It is located approximately 700 feet east of this project and aligns with the Preserve at Corkscrew's preserve area. The Project's corridor design has been reviewed and approved by professional wildlife biologists with the FWCC and the USFWS, including their panther experts. The site plan has also been reviewed and approved by Nancy Payton, formerly with the Florida Wildlife Federation.

## 2. Is there wildlife fencing along boundary of the east property limit?

The Project's boundary along Bella Terra will remain natural a part of the on-site conservation area. The wildlife and regulatory agencies prefer that abutting conservation areas remain connected and uninhibited by barriers, like chain-link fences. The intent of designing contiguous conservation lands is so wildlife have the ability to utilize this habitat and/or move through the area.

## 3. Are Bear Wise standards being implemented?

At the recommendation of Nancy Payton, formerly with the Florida Wildlife Federation, a Protected Species Management and Human-Wildlife Coexistence Plan was voluntarily prepared by the Applicant and approved by the FWCC and the USFWS. This plan is to be incorporated into the community's future homeowner's documentation. The plan does include recommendations for making the community bear-wise, which include providing residents with the FWCC's brochure entitled A Guide to Living in Bear Country and a list of companies that sell bear-resistant garbage containers. A copy of this plan is available at the SFWMD's e-Permitting website.



# 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