

Village of Estero Planning and Zoning Board

February 20, 2018

5:30 PM

Corkscrew Crossing RPD Meeting Summary of Planning and Zoning Board Information Meeting

Wayne Arnold, AICP introduced himself and began the informational presentation by introducing the project team including Scott Bland, with Argo Land Development, Neale Montgomery, Esq. with Pavese Law, Mike Delate, P.E. with Grady Minor, Mike Myers, Ecologist with Passarella & Associates, and Jim Banks, P.E. with JMB Transportation. Wayne explained that the Corkscrew Crossing (fka Monte Cristo) RPD was previously approved and zoned for 724 dwelling units, which were predominantly multi-family, and the proposed amendment would reduce the number of dwelling units to 625 units, with a majority of the units to be single family dwellings, more consistent with the nearby development projects. Wayne proceeded to show the P&Z members and the audience a PowerPoint presentation that identified key project milestones. He then compared the existing RPD and proposed master plans, noting the similar development envelopes, large preservation area and relocated access to align with the approved access point for the Wild Blue project located immediately north across Corkscrew Road.

Mike Myers provided a brief overview of the key environmental considerations for the project, which include a proposed 218+/- acre on-site preserve, and a wide wildlife corridor that is contiguous with the Preserve at Corkscrew's preserve areas, Edison Farms and is in alignment with the approved limits of the Wild Blue corridor on the north side of Corkscrew Road. Mike explained that the corridor will provide for large mammals to utilize the planned wildlife crossing under Corkscrew Road.

Mike Delate discussed the surface water management system for the project and discussed where surface waters enter the Corkscrew Crossing property and the point of discharge into the preserved on-site wetlands. Mike also discussed the cooperative agreement between Argo and the Wildcat Run community, in which their swale adjacent to Corkscrew Crossing would be widened and a landscape buffer would be created by Argo along the shared property limit or western boundary of Corkscrew Crossing.

Wayne concluded the presentation by asking the P&Z members if there were questions. Below is a summary of the questions asked by P&Z members and the general public along with responses to those questions/comments.

P&Z member questions/comments

1. Member King- is the proposed wildlife crossing designed for a 4-lane Corkscrew Road?

Village of Estero staff member Matt Noble indicated that the future wildlife crossing has been designed for the 4-laning of Corkscrew Road. The crossing will be located adjacent to the Preserve at Corkscrew community and is not adjacent to Corkscrew Crossing.

2. Chairman Wood- is the flow-way on our site approved?

Mike Delate responded that the project storm water engineering is undergoing review by the SFWMD and that the SFWMD ERP is anticipated to be approved as proposed.

3. Member King- how wide is the wildlife corridor where it ties into the Preserve at Corkscrew preserve area.

Mike Myers advised that it is over 800' in width (846' actual width) in this area. An exhibit showing the actual width is attached with this meeting summary.

4. Member Campos- why was access location on Corkscrew Road relocated?

Jim Banks responded that the location was moved in order to align directly with the entrance to the approved Wild Blue community under development, directly north of the Corkscrew Crossing project.

5. Chairman Wood indicated that the Village of Estero has serious stormwater issues and we will need to make sure that stormwater is adequately addressed.

The applicant is addressing stormwater requirements via the SFWMD ERP Process. Current design demonstrates that there is no change to pre vs post conditions and that there is an actual slight improvement. Maybe add some comments about improving flows for Wildcat (MIKE DELATE to expand on this)

6. Chairman Wood-what is the impact of new homes until Corkscrew Road is 4-laned?

No response was provided to Chairman Woods comment.

7. Member Naratil- what effects does building noise, lights and transportation have on Wildlife?

Mike Myers indicated for smaller wildlife (i.e. rabbits, raccoons, opossums, reptiles, amphibians, most birds, etc.) the effects are anticipated to be minimal. For larger, wide ranging animals such as the Florida black bear, Florida panther and deer there will be little to no effect; However, certain measures will be implemented to minimize the project's potential effects to wildlife through the installation of fencing, use of directional lighting and the installation of supplemental native plantings between the preserve lands and the proposed development area.

8. Member Tatoes- who oversees the preserve areas and maintenance of the preserve?

Mike Myers indicated that the developer will oversee the initial exotic removal and installation of the supplemental native plants within the 218 acre preserve area which will be deeded to SFWMD as a conservation easement to remain in perpetuity. Within 60 months from the date of initiating the work authorized by the Corps permit, the developer must complete all construction and implementation mitigation activities in accordance with the approved final compensatory mitigation plan. In addition, the developer must complete all additional required mitigation plan components such as:

- a) Perform a time-zero monitoring event of the wetland mitigation area(s) within 60 days of completion of the compensatory mitigation construction and implementation activities.**

- b) **Submit the time-zero report to the Corps within 60 days of completion of the monitoring event. The report will include at least one paragraph depicting baseline conditions of the mitigation sites prior to initiation of the compensatory mitigation objectives and a detailed plan view drawing of all enhanced mitigation areas.**
- c) **Subsequent to completion of the compensatory mitigation objectives, perform semi-annual monitoring of the wetland mitigation areas for the first 2 years and annual monitoring thereafter for a total of no less than 5 years of monitoring.**
- d) **Submit annual monitoring reports to the Corps within 60 days of completion of the monitoring event. Semi-annual monitoring will be combined into one annual monitoring report.**
- e) **Monitor the mitigation areas and submit annual monitoring reports to the Corps until released in accordance with the Mitigation Release requirements.**

Following the completion of the initial exotic removal effort, semi-annual inspections of the mitigation areas will occur for the first two years and annually thereafter. During these inspections, the mitigation areas will be traversed by a qualified ecologist. Locations of nuisance and/or exotics species will be identified for immediate treatment with an appropriate herbicide. Any additional potential problems will also be noted and corrective actions taken. Once exotic/nuisance species levels have been reduced to acceptable limits (i.e., less than five percent cover), inspections of the mitigation areas will be conducted annually.

If the compensatory mitigation fails to meet the performance standards within 5 years after completion of the compensatory mitigation objectives, the compensatory mitigation will be deemed unsuccessful. Within 60 days of notification by the Corps that the compensatory mitigation is unsuccessful, the developer must submit to the Corps an alternate compensatory mitigation proposal sufficient to create the functional lift required under this permit. The alternate compensatory mitigation proposal may be required to include additional mitigation to compensate for the temporal loss of wetland functions associated with the unsuccessful compensatory mitigation activities. The Corps reserves the right to fully evaluate, amend, and approve or reject the alternate compensatory mitigation proposal. Within 120 days of Corps approval, the Permittee must complete the alternate compensatory mitigation proposal.

For the long-term maintenance of the preserve, the developer will provide a Long Term Management Plan and Long-term Management Financial Assurance mechanism to the Corps and SFWMD. Maintenance activities will continue to be conducted in perpetuity by the HOA to ensure that the enhanced wetlands and upland buffers are free of exotic vegetation (as currently defined by the EPPC) immediately following maintenance and that exotic and nuisance species will constitute no more than five percent of total combined cover.

- 9. Chairman Wood mentioned that some detention areas in the Village are not working property due to lack of maintenance.

This is a comment only (not a question) and outside of the scope of this application.

10. Member Gargano asked about the timing of the project.

Wayne Arnold indicated that development could be expected to begin in 2019.

Public questions/comments

1. Kevin Tolliver- President for the Preserve at Corkscrew. Community will defer to permitting agencies with regard to preservation areas and stormwater management.
2. Kathleen Fitzgerald- President for Wildcat Run community association. Read letter of support for Corkscrew Crossing project and discussed the proposed enhancement to their eastern swale and the enhanced buffer plan.
3. Lou Fraterelli- Preserve at Corkscrew resident indicated that he supported allowing the permitting agencies to address/evaluate the proposed stormwater management system.
4. Steve Mighten (sp) -resident of the Preserve at Corkscrew questioned where he could obtain copies of the biological opinion and SFWMD plans.

Wayne Arnold indicated that they would make copies available to the Village of Estero, or they were available from the Fish and Wildlife Service or SFWMD websites.

5. Jim Carr- Riverwoods Plantation resident stated that many changes in flow-ways, hydrology, and traffic have occurred and urged restraint in review by the Village.

No response was provided to this comment.

6. Pete Cangliose- Preserve at Corkscrew resident indicated that the Village is undergoing a stromwater master study and cited 'Sarkozy letter' regarding flow-ways and water storage. Mary Gibbs commented that staff has not taken any position with regard to the project. Mr. Cangilose also mentioned the proposed buffer adjacent to the Preserve at Corkscrew and creation of a channel for our water management. Indicated that proposed wildlife fencing that will be installed on east limit of Corkscrew Crossing boundary that will act to deter wildlife from Corkscrew Crossing, but wildlife will have unencumbered access to the Preserve at Corkscrew. Traffic on Corkscrew Road is an on-going issue.

No response was provided to this comment.

7. Lou Grames- indicated concern about traffic capacity on Corkscrew Road. He also questioned where school children would wait for school bus pickup.

The applicant is proposing a gated community entrance. School buses generally do not go into gated communities for pick-up. School children will wait outside the gate area near Corkscrew Road similar to other communities in the area.

8. Charles Schatfield (sp) - indicated that the Preserve at Corkscrew had extensive flooding. Indicated that not enough detail had been provided regarding the proposed eastern buffer and water management areas.

No response was provided to this comment.

9. Mary Gibbs indicated that the applicant is required to provide a summary of this meeting along with a summary of how issues will be addressed. It was additionally noted that, staff was waiting for additional zoning materials to be provided by the applicant.