

**ARGO CORKSCREW CROSSING
SETTLEMENT PLAN**

May 17, 2019

The Argo Corkscrew Crossing Settlement Plan will further enhance the conservation efforts put forth for this proposed project, which goes above and beyond the preservation requirements of most developments. The Settlement Plan further reduces the project's wetland impacts from 48.4 percent (166.48± acres) to 46.5 percent (159.83± acres) (See Wetland Impact Map – Sheet 1). This 6.63± acre reduction results in more of the highest quality on-site wetlands being preserved, while concentrating the development in the lowest quality wetlands. Approximately 88 percent of the wetland impacts will occur within areas that contain greater than 50 percent exotic vegetation coverage (i.e., E3 and E4), while 69 percent of the impacts will occur within areas with greater than 75 percent coverage (i.e., E4). An example of what a heavily infested exotic wetland with E4 coverage (i.e., greater than 75 percent) looks like is shown in Photograph 1.



Photograph 1. Argo Corkscrew Crossing – Melaleuca Wetland (i.e., greater than 75 percent coverage) located along Corkscrew Road

The project's further reduction in wetland impacts under the Settlement Plan will also result in a corresponding increase in size of the on-site preserve, which will be enhanced through exotic vegetation removal and placement under a recorded conservation easement in favor of the Village of Estero, South Florida Water Management District (SFWMD) and U.S. Army Corps of Engineers. The proposed increase will result in almost 57 percent of the site being preserved (i.e., increased from 218.12± acres (55.1 percent) to 224.75± acres (56.8 percent)) in perpetuity. Additionally, following the exotic vegetation removal, those portions of the preserve area left sparsely covered will be enhanced through the installation of more desirable native plants. The total number of trees, shrubs, and ground cover plantings to be installed, respectively, are 5,370; 12,084; and 134,261. The applicant intends to establish a CDD for the long-term maintenance of the onsite preserve. An example of what the future exotic removal and supplemental planting activities will look like can currently be seen in the preserve areas located across Corkscrew Road on the WildBlue development (Photograph 2).



Photograph 2. WildBlue Preserve – With Exotic Removal and Supplemental Plantings, located along the north side of Corkscrew Road, across from The Preserve at Corkscrew

The on-site preservation plan has been intentionally designed to maintain a large, contiguous conservation area, predominately comprised of the site's highest quality upland and wetland habitats, that interconnect with all the abutting preserves. This interconnection allows for wildlife to freely move from the Preserve at Corkscrew's Off-site Mitigation Lands located to the west, to Bella Terra's preserves situated to the east. It also maintains a corridor for small as well as larger forms of wildlife, such as deer, black bear, and the panther, to traverse from the Lee County's 20/20 Edison Farms conservation lands to the south, through The Preserve at Corkscrew's on-site preserve to the east, to WildBlue's conservation area situated on the north side of Corkscrew Road.

When compared to the surrounding developments, the preservation metrics for this project greatly exceed those of any other in the vicinity. Based on a review of the issued Environmental Resource Permits (ERPs), Argo Corkscrew Crossing's 57 percent preservation standard exceeds Wildcat Run's 20 percent, Corkscrew Shores' 30 percent, Bella Terra's 39 percent, The Preserve at Corkscrew's 40 percent, and WildBlue's 46 percent standards.

In addition to the on-site preservation and enhancement activities, per the SFWMD's issued Environmental Resource Permit, the purchase of a total of 49.82 mitigation credits will occur from two regionally approved off-site wetland mitigation banks. This includes 23.75 credits from Corkscrew Regional Mitigation Bank and 26.07 credits from Panther Island Mitigation Bank. The currently advertised market rate for one wetland credit is \$105,000. This money goes towards the preservation and enhancement of large tracts of conservation lands in both Lee and Collier Counties. Further, Argo Corkscrew Crossing LP has committed to the donation of an additional \$750,000 to fund the preservation and enhancement of conservation lands within the Village of Estero.

It's also worth noting the Settlement Plan greatly exceeds the Village of Estero's 79 acre native vegetation preservation requirement by 105 percent (i.e. 162 acres of preserved native habitat not including areas with greater than 75 percent exotic coverage).

The initially submitted plan to the Village of Estero had been approved by the SFWMD, the U.S. Fish and Wildlife Service, and the Florida Fish and Wildlife Conservation Commission as a result of the project's on-site and off-site mitigation plans. These approvals demonstrated the environmental soundness of the prior site design, and the Settlement Plan now provides additional wetland mitigation and environmental preservation.



LEGEND:

- SFWMW WETLAND PRESERVE**
 E-1 0-24% COVERAGE (123.03 Ac.±)
 E-2 25-49% COVERAGE (13.07 Ac.±)
 E-3 50-75% COVERAGE (17.59 Ac.±)
 E-4 76-100% COVERAGE (30.00 Ac.±)
TOTAL (183.69 Ac.±)
- SFWMW WETLAND IMPACT**
 E-1 0-24% COVERAGE (9.95 Ac.±)
 E-2 25-49% COVERAGE (9.36 Ac.±)
 E-3 50-75% COVERAGE (30.94 Ac.±)
 E-4 76-100% COVERAGE (109.58 Ac.±)
TOTAL (159.83 Ac.±)
- UPLAND PRESERVE**
 (41.06 Ac.±)
- SURVEYED WETLAND LINE**

FLUCFCS CODES	WETLAND PRESERVE	WETLAND IMPACT	TOTAL
4241	2.03 Ac.±	67.08 Ac.±	69.11 Ac.±
4281 E1	0.16 Ac.±	-	0.16 Ac.±
6219 E1	10.43 Ac.±	2.51 Ac.±	12.94 Ac.±
6219 E2	3.50 Ac.±	0.69 Ac.±	4.19 Ac.±
6219 E3	0.40 Ac.±	0.12 Ac.±	0.52 Ac.±
6219 E4	0.20 Ac.±	0.93 Ac.±	1.13 Ac.±
6249 E1	111.68 Ac.±	6.96 Ac.±	118.64 Ac.±
6249 E2	7.65 Ac.±	8.67 Ac.±	16.32 Ac.±
6249 E3	15.04 Ac.±	30.82 Ac.±	45.86 Ac.±
6249 E4	15.03 Ac.±	23.35 Ac.±	38.38 Ac.±
6259 E2	1.92 Ac.±	-	1.92 Ac.±
6259 E3	2.15 Ac.±	-	2.15 Ac.±
6259 E4	5.91 Ac.±	5.84 Ac.±	11.75 Ac.±
6419 E1	0.76 Ac.±	0.48 Ac.±	1.24 Ac.±
6419 E4	0.26 Ac.±	0.14 Ac.±	0.40 Ac.±
7401	6.57 Ac.±	12.24 Ac.±	18.81 Ac.±
TOTAL	183.69 Ac.±	159.83 Ac.±	343.52 Ac.±

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 Q. GRADY MINOR AND ASSOCIATES, INC. DRAWING NO. 14-82-BSI.DWG DATED OCTOBER 22, 2014.
- WETLAND LINES WERE REVIEWED AND APPROVED BY THE SFWMW UNDER APPLICATION 060825-10 ON NOVEMBER 1, 2006.
- SITE PLAN PER Q. GRADY MINOR AND ASSOCIATES DRAWING No. AMC-STLMT PLAN 5.2.19.DWG DATED MAY 5, 2019.

J:\2004\04OAN1029\2019 IMPACT MAP BASED ON SETTLEMENT PLAN\AERIAL WITH WETLAND QUALITY AND PRESERVE-IMPACT MAP.DWG TAB: 24X36-C MAY 17, 2019 - 11:52PM PLOTTED BY: DONB

DRAWN BY	DATE
D.B.	5/17/19
DESIGNED BY	DATE
M.M.	5/17/19
REVISED	DATE

3620 Metropolis Avenue
 Suite 200
 Ft. Myers, FL 33912
 Phone (239) 274-0067
 Fax (239) 274-0069



ARGO CORKSCREW CROSSING LLLP
 AERIAL WITH WETLAND QUALITY
 AND PRESERVE-IMPACT MAP

DRAWING No.	04OAN1029
SHEET No.	1