

Estero Bay Agency on Bay Management

November 9, 2015

Corkscrew Crossing RPD

Presented by:

Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, FL 34134, 239.947.1144
Passarella & Associates, Inc., 13620 Metropolis Avenue, Suite 200, Fort Myers, Florida 33912, 239.274.0067

Wild Blue

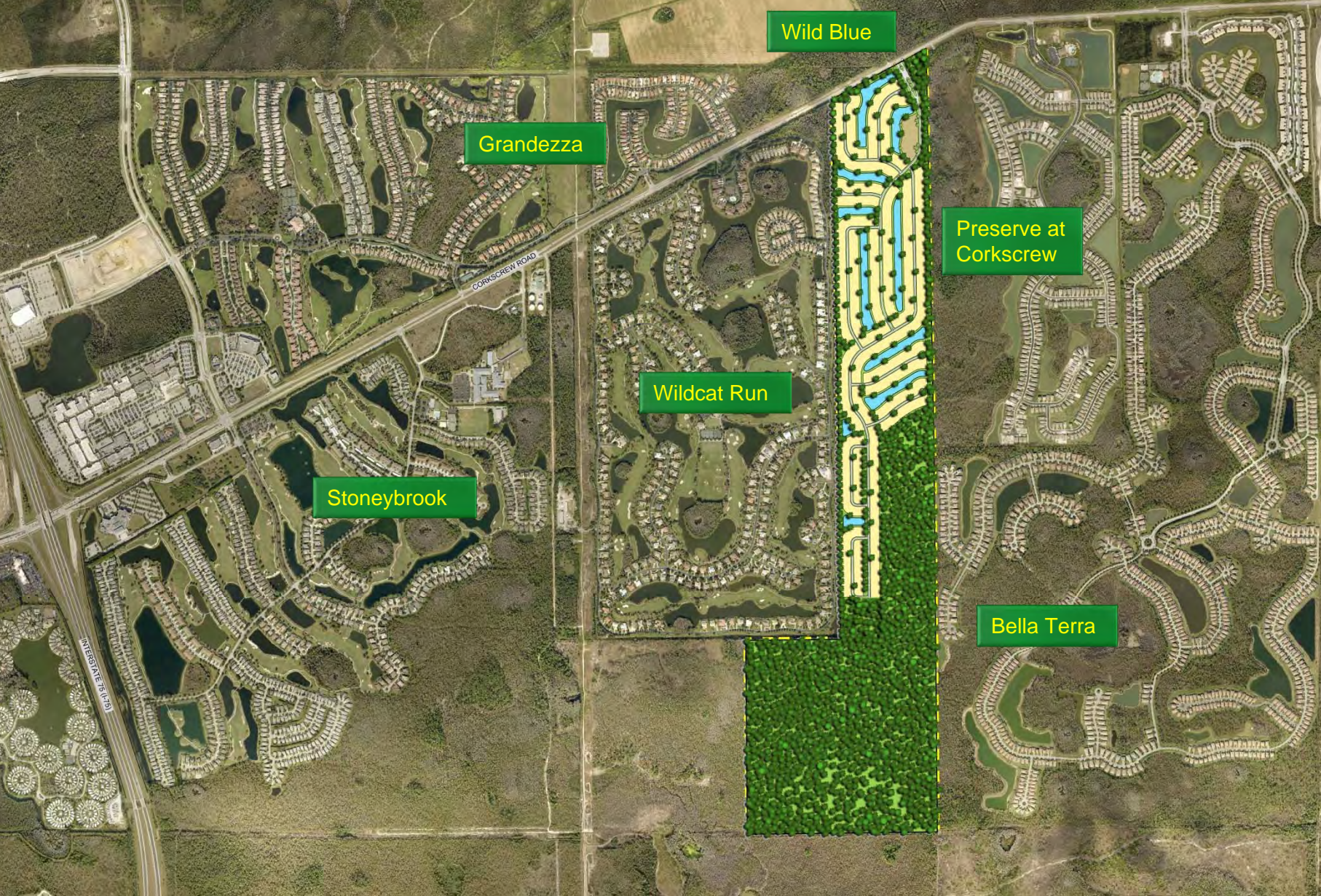
Grandeza

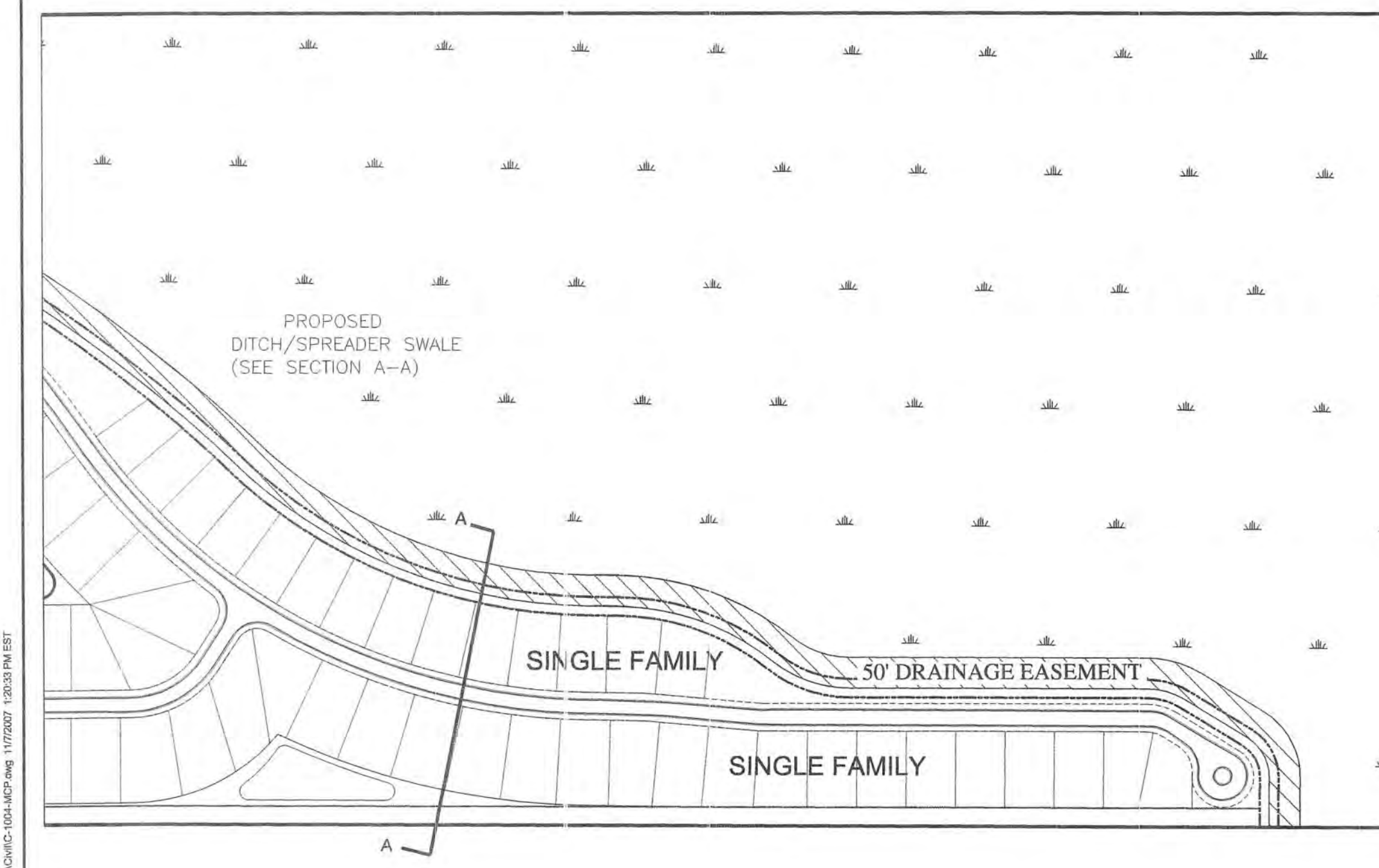
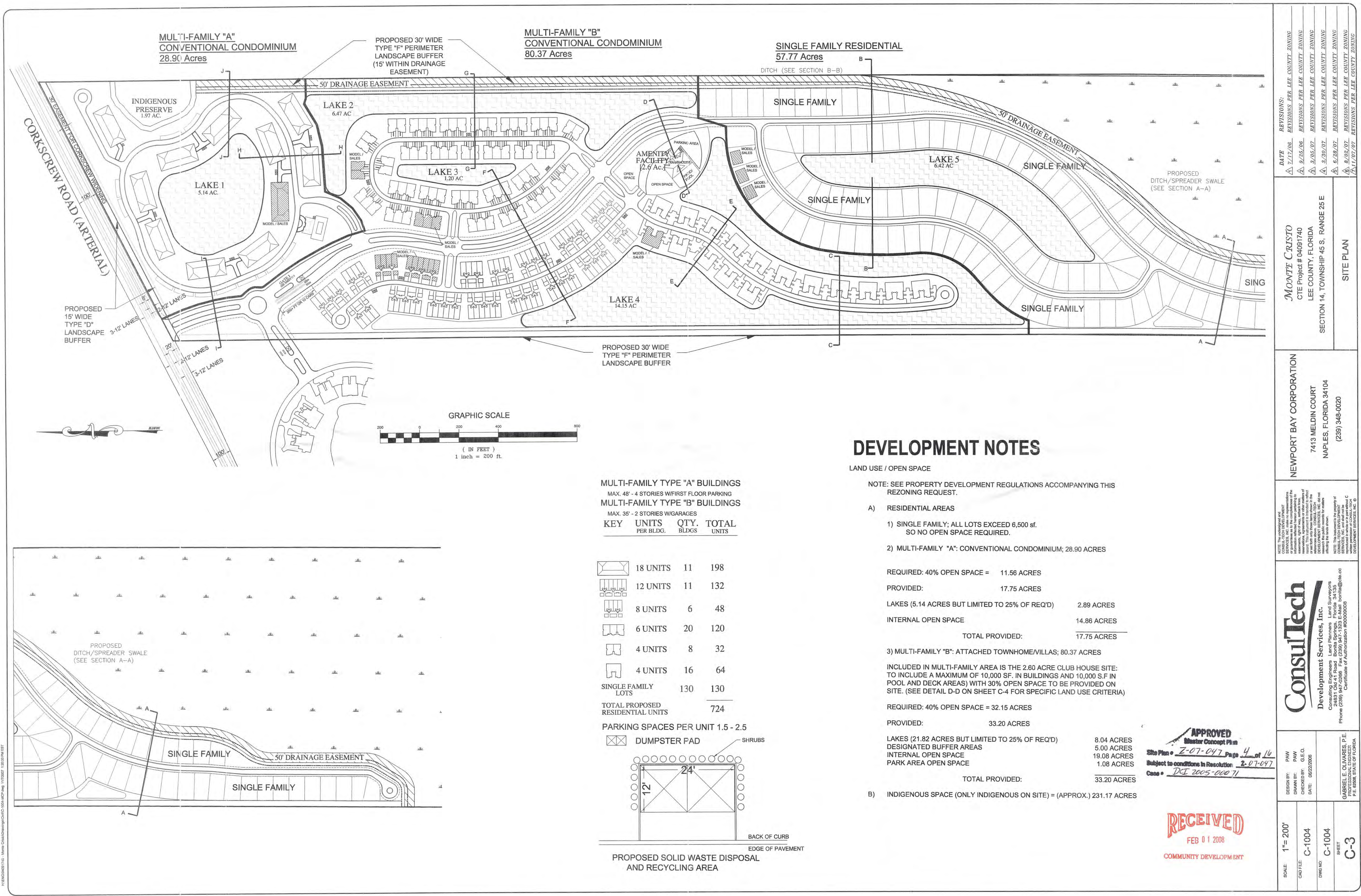
Preserve at
Corkscrew

Wildcat Run

Stoneybrook

Bella Terra



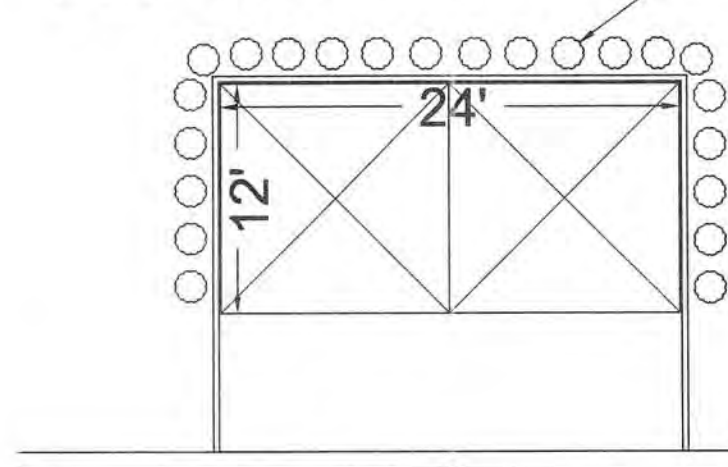


MULTI-FAMILY TYPE "A" BUILDINGS
MAX. 48' - 4 STORIES W/FIRST FLOOR PARKING
MULTI-FAMILY TYPE "B" BUILDINGS
MAX. 35' - 2 STORIES W/GARAGES
KEY UNITS QTY. TOTAL
PER BLDG. BLDGS UNITS

	18 UNITS	11	198
	12 UNITS	11	132
	8 UNITS	6	48
	6 UNITS	20	120
	4 UNITS	8	32
	4 UNITS	16	64
SINGLE FAMILY LOTS	130	130	
TOTAL PROPOSED RESIDENTIAL UNITS		724	

PARKING SPACES PER UNIT 1.5 - 2.5

DUMPSTER PAD



DEVELOPMENT NOTES

LAND USE / OPEN SPACE

NOTE: SEE PROPERTY DEVELOPMENT REGULATIONS ACCOMPANYING THIS REZONING REQUEST.

- A) RESIDENTIAL AREAS
- 1) SINGLE FAMILY; ALL LOTS EXCEED 6,500 sf. SO NO OPEN SPACE REQUIRED.
- 2) MULTI-FAMILY "A": CONVENTIONAL CONDOMINIUM; 28.90 ACRES

REQUIRED: 40% OPEN SPACE =	11.56 ACRES
PROVIDED:	17.75 ACRES
LAKES (5.14 ACRES BUT LIMITED TO 25% OF REQ'D)	2.89 ACRES
INTERNAL OPEN SPACE	14.86 ACRES
TOTAL PROVIDED:	17.75 ACRES

3) MULTI-FAMILY "B": ATTACHED TOWNHOME/VILLAS; 80.37 ACRES

INCLUDED IN MULTI-FAMILY AREA IS THE 2.60 ACRE CLUB HOUSE SITE: TO INCLUDE A MAXIMUM OF 10,000 SF. IN BUILDINGS AND 10,000 S.F. IN POOL AND DECK AREAS) WITH 30% OPEN SPACE TO BE PROVIDED ON SITE. (SEE DETAIL D-D ON SHEET C-4 FOR SPECIFIC LAND USE CRITERIA)

REQUIRED: 40% OPEN SPACE =	32.15 ACRES
PROVIDED:	33.20 ACRES
LAKES (21.82 ACRES BUT LIMITED TO 25% OF REQ'D)	8.04 ACRES
DESIGNATED BUFFER AREAS	5.00 ACRES
INTERNAL OPEN SPACE	19.08 ACRES
PARK AREA OPEN SPACE	1.08 ACRES
TOTAL PROVIDED:	33.20 ACRES

B) INDIGENOUS SPACE (ONLY INDIGENOUS ON SITE) = (APPROX.) 231.17 ACRES

APPROVED
Master Concept Plan
Site Plan • Z-07-047 Page 4 of 14
Subject to conditions in Resolution Z-07-047
Case • DCI 2005-00071

RECEIVED
FEB 01 2008
COMMUNITY DEVELOPMENT

REVISIONS:
DATE
7/17/06
9/25/06
3/05/07
3/30/07
6/28/07
9/02/07
7/17/07

REVISED PER LEE COUNTY ZONING
REVISED PER LEE COUNTY ZONING
REVISED PER LEE COUNTY ZONING
REVISED PER LEE COUNTY ZONING
REVISED PER LEE COUNTY ZONING
REVISED PER LEE COUNTY ZONING
REVISED PER LEE COUNTY ZONING

MONTA CRISTO
CTE Project # 04091740
LEE COUNTY, FLORIDA
SECTION 14, TOWNSHIP 45 S, RANGE 25 E

SITE PLAN

NEWPORT BAY CORPORATION
7413 MELDIN COURT
NAPLES, FLORIDA 34104
(239) 348-0020

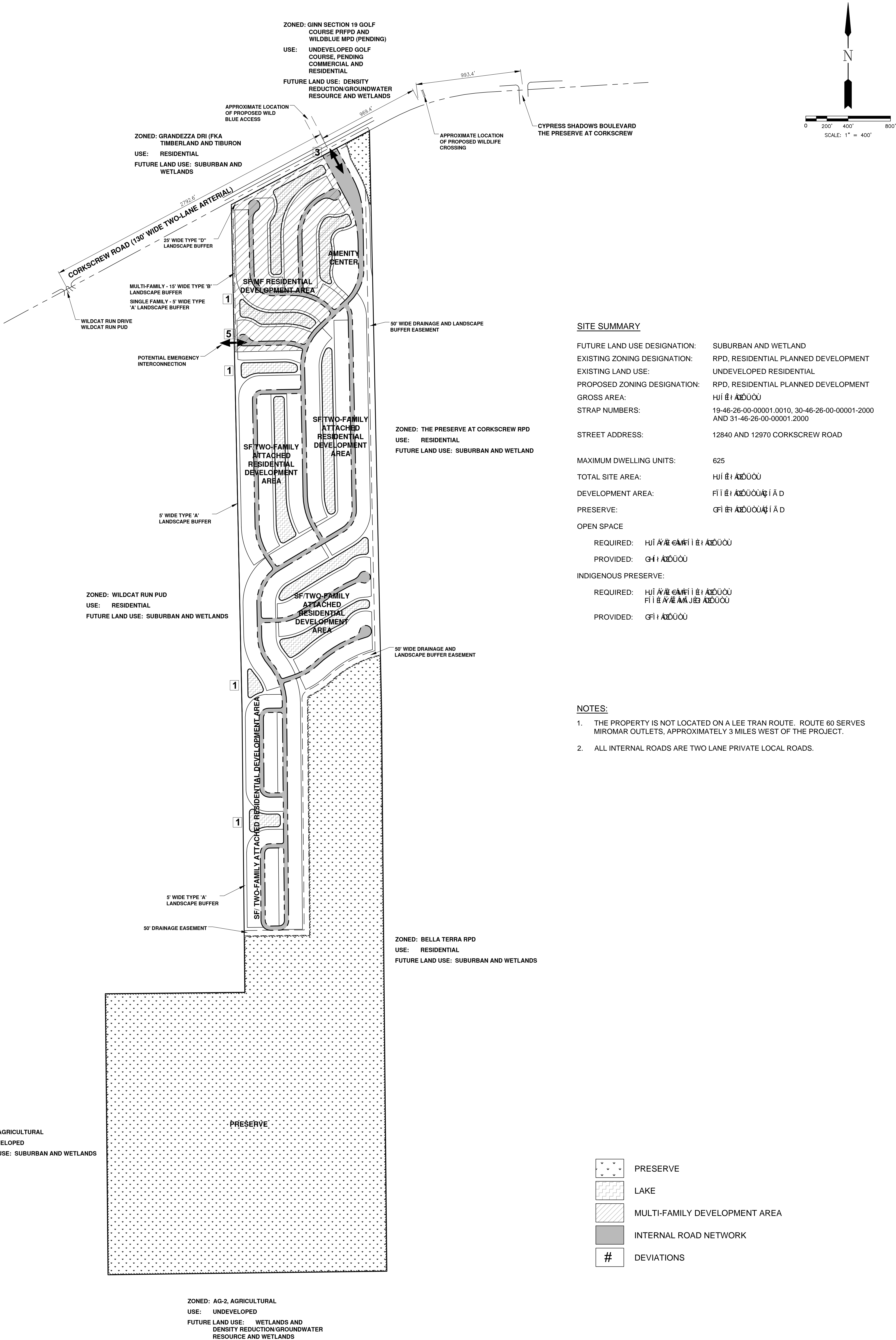
NOTE: This is a preliminary map and is not to be used for any purpose other than to show the general location of the project. It is not to be used for any purpose other than to show the general location of the project. It is not to be used for any purpose other than to show the general location of the project.

CONSULT
Development Services, Inc.
Consulting Engineers, Land Planners, Land Surveyors
24831 Old 41 Road, Bonita Springs, Florida 34135
Phone (239) 947-0266 Fax (239) 947-1323 E-Mail: bonita@cte.com
Certificate of Authorization #00000605

DESIGN BY: PAW
DRAWN BY: PAW
CHECKED BY: G.E.O.
DATE: 08/22/2006

SCALE: 1"= 200'
C-1004
C-1004
C-3

GABRIEL E. OLIVARES, P.E.
PROFESSIONAL ENGINEER
P.E. #2004 STATE OF FLORIDA



SITE SUMMARY

FUTURE LAND USE DESIGNATION:	SUBURBAN AND WETLAND
EXISTING ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
EXISTING LAND USE:	UNDEVELOPED RESIDENTIAL
PROPOSED ZONING DESIGNATION:	RPD, RESIDENTIAL PLANNED DEVELOPMENT
GROSS AREA:	11,100,000 sq. ft.
STRAP NUMBERS:	19-46-26-00-00001.0010, 30-46-26-00-00001-2000 AND 31-46-26-00-00001.2000
STREET ADDRESS:	12840 AND 12970 CORKSCREW ROAD
MAXIMUM DWELLING UNITS:	625
TOTAL SITE AREA:	11,100,000 sq. ft.
DEVELOPMENT AREA:	11,100,000 sq. ft.
PRESERVE:	11,100,000 sq. ft.
OPEN SPACE	
REQUIRED:	11,100,000 sq. ft.
PROVIDED:	11,100,000 sq. ft.
INDIGENOUS PRESERVE:	
REQUIRED:	11,100,000 sq. ft.
PROVIDED:	11,100,000 sq. ft.

NOTES:

- THE PROPERTY IS NOT LOCATED ON A LEE TRAN ROUTE. ROUTE 60 SERVES MIOMAR OUTLETS, APPROXIMATELY 3 MILES WEST OF THE PROJECT.
- ALL INTERNAL ROADS ARE TWO LANE PRIVATE LOCAL ROADS.

	PRESERVE
	LAKE
	MULTI-FAMILY DEVELOPMENT AREA
	INTERNAL ROAD NETWORK
	DEVIATIONS

LEGEND

Revision	Date	Description
1	02/2015	REVISED PER REVIEW #2 COMMENTS
1	11/2014	REVISED PER REVIEW #1 COMMENTS

DESIGNED BY:	S.U.
DRAWN BY:	S.U.
APPROVED:	D.W.A.
JOB CODE:	AMC
SCALE:	1" = 1000'



Civil Engineers	Land Surveyors	Planners	Landscape Architects
Cert. of Auth. EB 0005151	Cert. of Auth. LB 0005151		Business LC 26000266
Bonita Springs: 239.947.1144	www.GradyMinor.com	Fort Myers: 239.690.4380	

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

CORKSCREW CROSSING RPD

MASTER CONCEPT PLAN

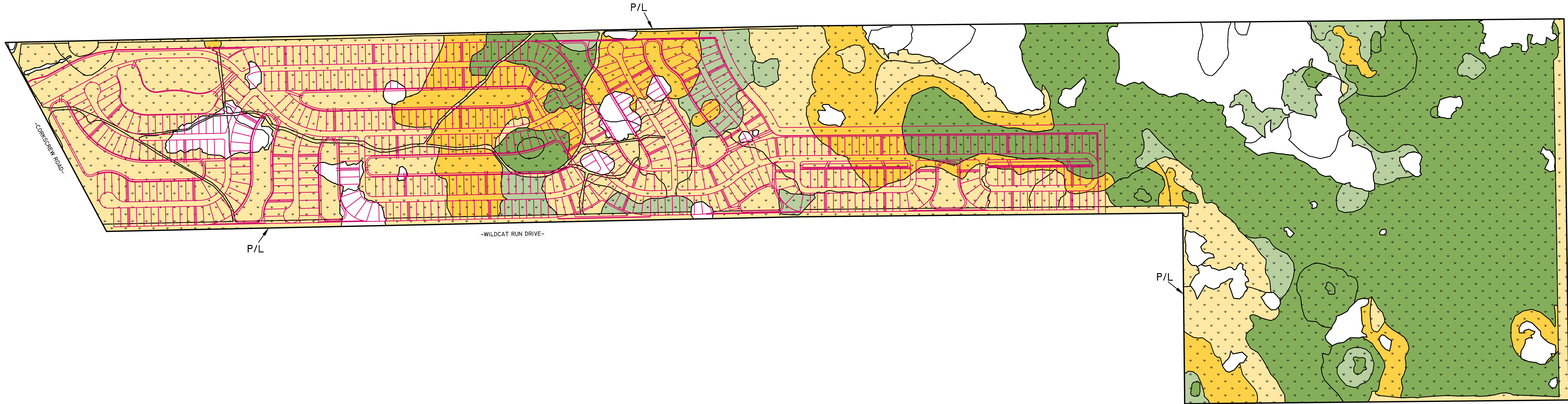
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1888 (NAVD '88)
CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+/-)0.000

MUNICIPALITY:	LEE COUNTY
SEC/TWN/RGE:	19, 30, 31/46/21E
DATE:	SEPTEMBER 2014
FILE NAME:	AMC MASTER PLAN (REV)
SHEET	1 OF 1



SITE SUMMARY

	<u>APPROVED</u>	<u>PROPOSED</u>
Total Site	396 +/- Acres	396 +/- Acres
Units	724	625
Preserve	231 +/- Acres	218 +/- Acres
Development Area	165 +/- Acres	178 +/- Acres
Types of Dwelling Units	Single Family Multi-Family Townhouse	Single Family Multi-Family Townhouse Two-Family Attached Single Family Zero Lot Line



LEGEND:

- SFWMD WETLANDS
(343.52 AC.±)
- HIGH QUALITY WETLANDS
(132.98 AC.±)
- MODERATE QUALITY WETLANDS
(22.43 AC.±)
- LOW QUALITY WETLANDS
(48.53 AC.±)
- POOR QUALITY WETLANDS
(139.58 AC.±)
- SURVEYED WETLAND LINE

NOTES:

SITE PLAN PER Q. GRADY MINOR AND ASSOCIATES
DRAWING NO. AMC-BASE-SFWMD.DWG DATED
JANUARY 15, 2015.

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

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

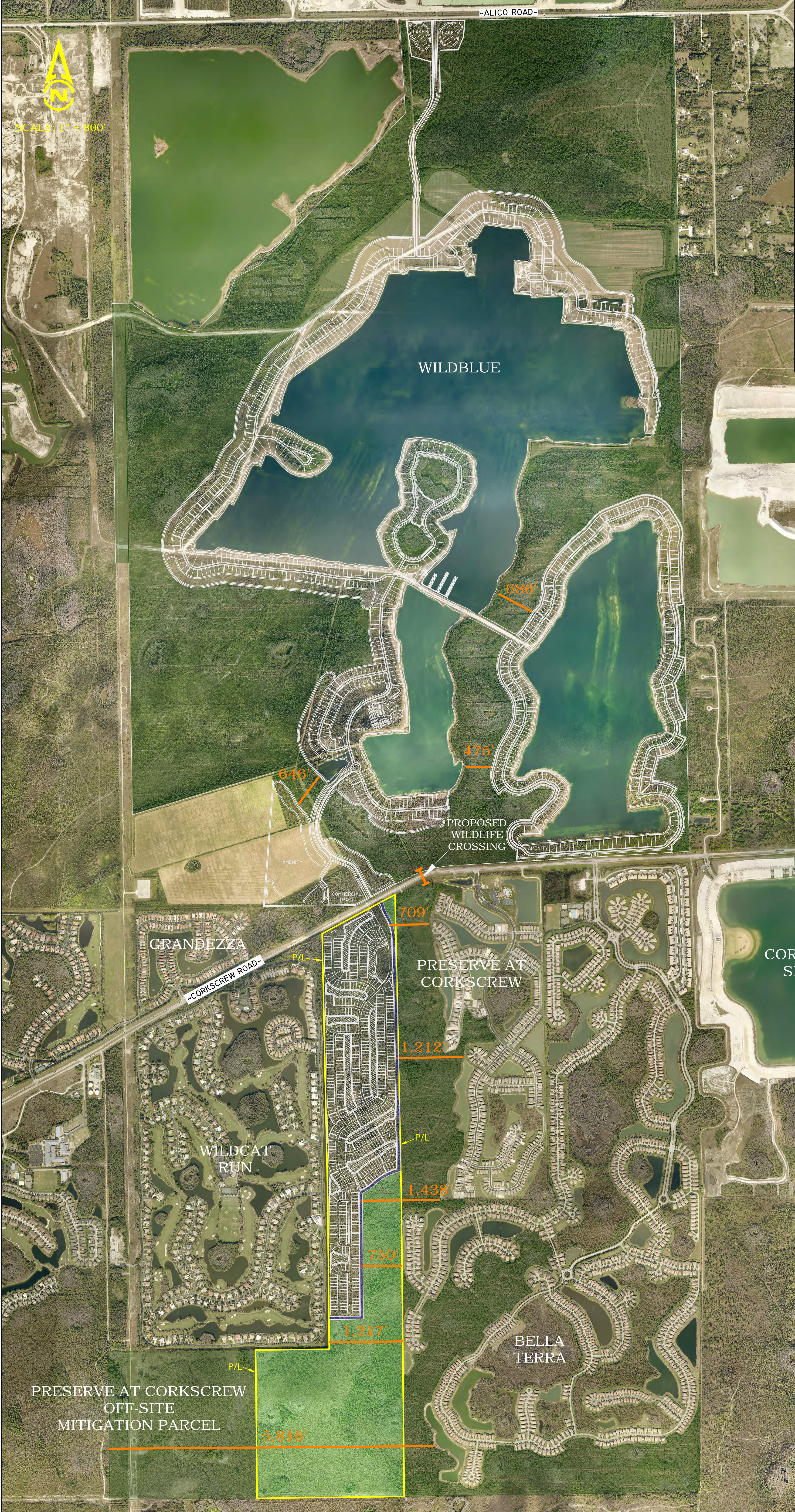
PROPERTY BOUNDARY AND SURVEYED WETLAND
LINES PER Q. GRADY MINOR AND ASSOCIATES, INC.
DRAWING NO. 14-82-BSI.DWG DATED OCTOBER 22, 2014.

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

DRAFT

J:\2004\10\04\01029\ESTERO MEETING\WETLAND QUALITY MAP WITH SITE PLAN OVERLAY.DWG TAB: 36X24-M Nov 05, 2015 - 7:24AM PLOTTED BY: DOB

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069		ARGO CORKSCREW CROSSING LLLP WETLAND QUALITY MAP WITH SITE PLAN OVERLAY	DRAWING No.
		D.B.	11/4/15				04OAN1029
		DESIGNED BY	DATE				
		M.M.	11/4/15				
		REVIEWED BY	DATE				SHEET No.



LEGEND:

ON-SITE CONSERVATION AREA

ADJACENT OFF-SITE CONSERVATION AREAS

FLOW-WAY

DRAFT

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER Q. GRADY MINOR AND ASSOCIATES DRAWING No. AMC-PLNI.DWG DATED SEPTEMBER 26, 2014.

SITE PLAN AND ON-SITE PRESERVES PER Q. GRADY MINOR AND ASSOCIATES DRAWING NO. AMC-BASE-SFWMD.DWG DATED SEPTEMBER 26, 2014.

PRESERVE AT CORKSCREW CONSERVATION AREAS PER PERMIT 36-05393-P.

BELLA TERRA CONSERVATION AREAS PER PERMIT 36-03269-P.

WILDBLUE CONSERVATION AREAS PER BANKS ENGINEERING, INC. DRAWING NO. 2843_BASE.DWG DATED APRIL 6, 2015.

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

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069



PASSARELLA & ASSOCIATES CONSULTING ECOLOGISTS

ARGO CORKSCREW CROSSING LLLP AERIAL WITH SITE PLAN AND PROPOSED WILDLIFE CORRIDOR, AND OFFSITE ADJACENT CONSERVATION LANDS	DRAWING No. 04OAN1029
	SHEET No.

J:\2004\04OAN1029\2015\ESTERO MEETING\AERIAL WITH SITE PLAN - PROPOSED WILDLIFE CORRIDOR - OFFSITE ADJ CONS AREAS 11-5-15.DWG TAB: 24X36-C TB NOV 05, 2015 - 11:02AM PLOTTED BY: FELIPEL

J:\2004\040AN\029\2015\ESTERO MEETING\AERIAL WITH SITE PLAN - PROPOSED WILDLIFE CORRIDOR II-5-15.DWG TAB: 24X36-C TB NOV 05, 2015 - 11:00AM PLOTTED BY: FELIPEL



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

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069



ARGO CORKSCREW CROSSING LLLP

AERIAL WITH SITE PLAN AND
PROPOSED WILDLIFE CORRIDOR

DRAWING No.
040AN1029
SHEET No.

Annual Report on the Research and Management of Florida Panthers: 2014-2015



Florida Fish and Wildlife Conservation Commission

6 October 2015

Argo Corkscrew
Crossing LLLP

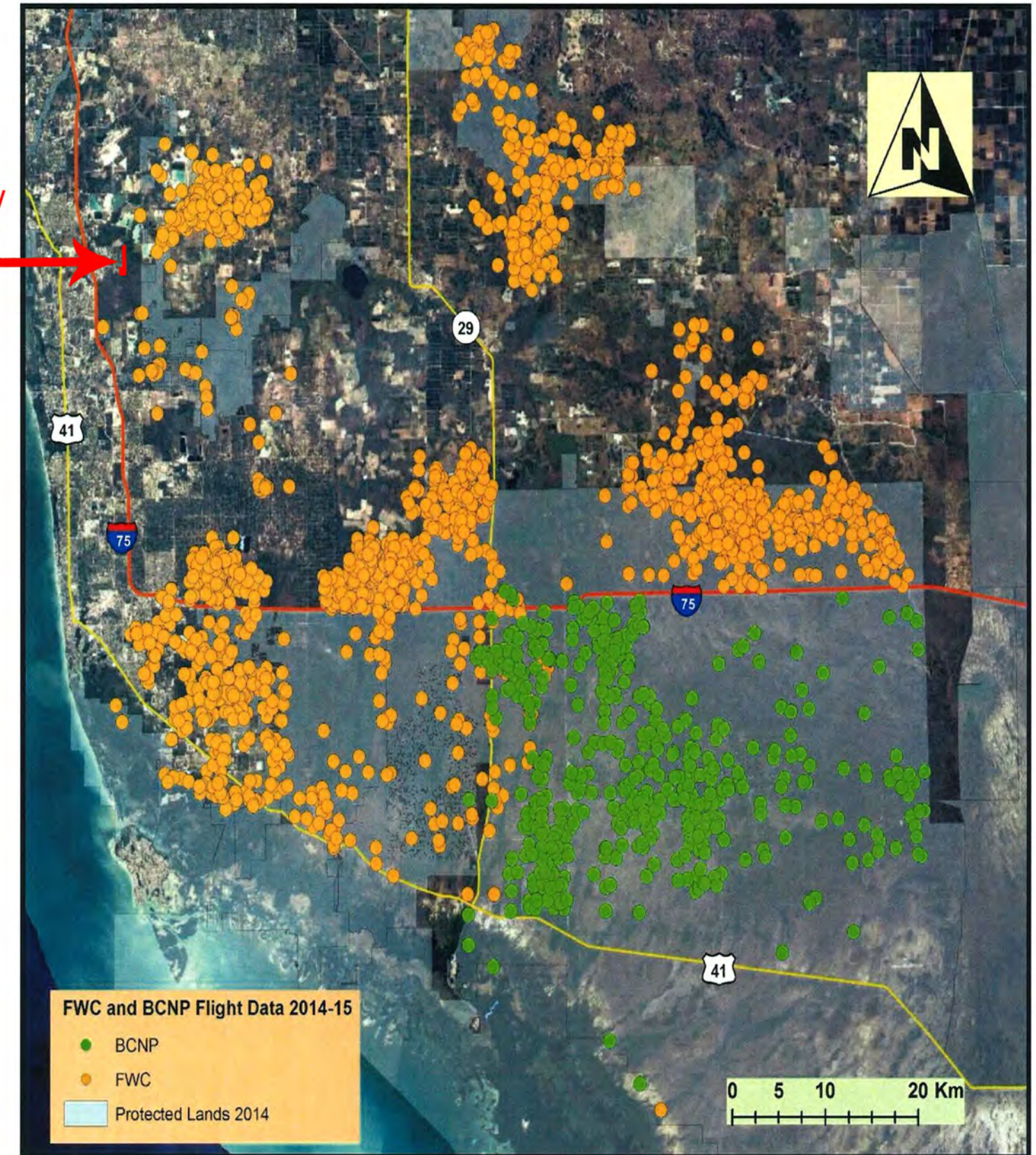
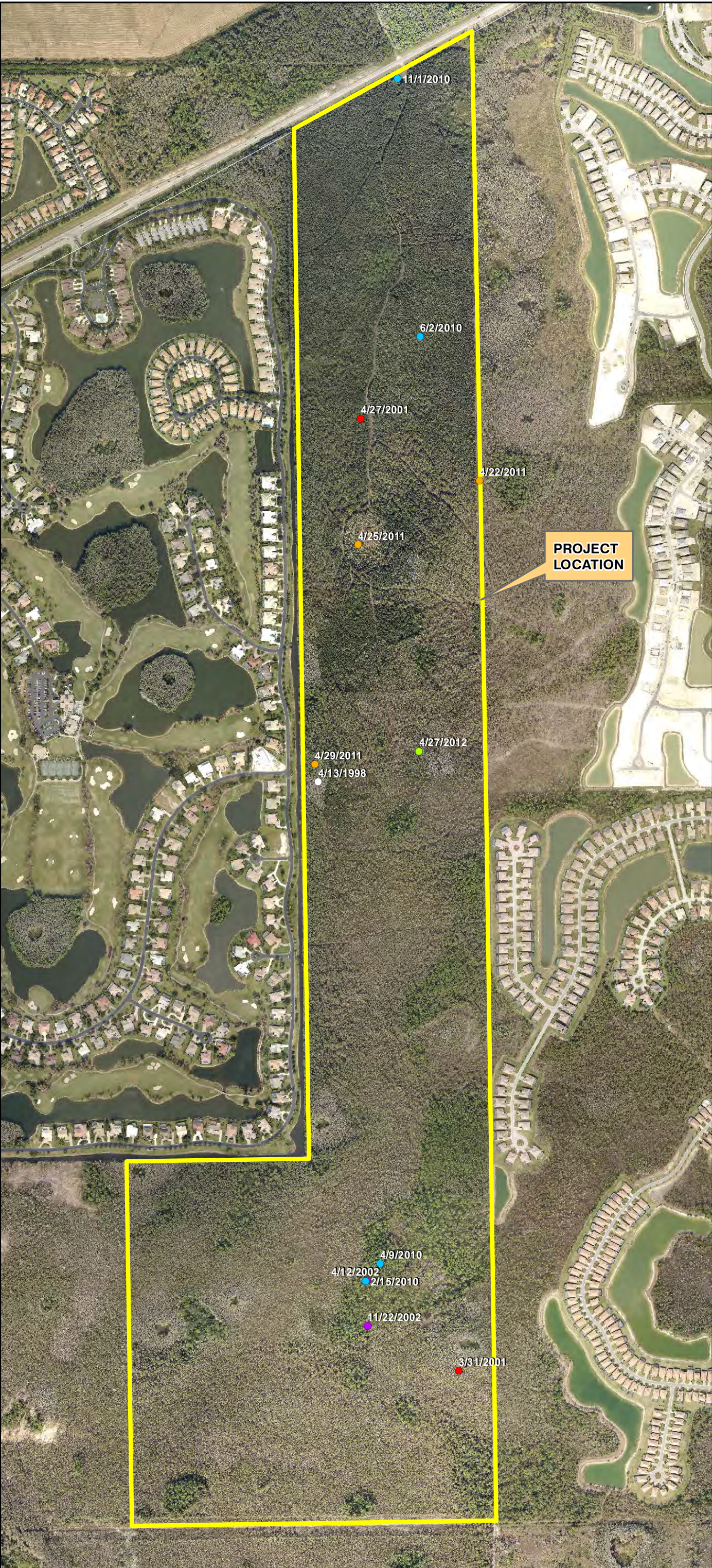


Figure 1. Locations of all radiocollared Florida panthers in southern Florida from 1 July 2014 to 30 June 2015. Data collected via aerial telemetry by FWC and NPS.



LEGEND

ARGO CORKSCREW CROSSING LLLP

FLORIDA PANTHER NUMBER AND STATUS

159, ACTIVE

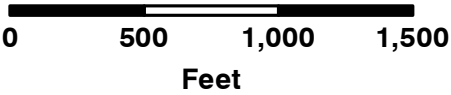
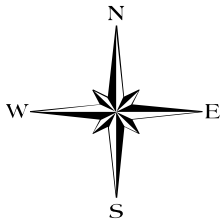
173, DECEASED

186, DECEASED

64, DECEASED

92, DECEASED

99, DECEASED



DRAFT

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY THROUGH MARCH 2014.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC SEPTEMBER 2014 AND IS CURRENT TO JUNE 2014.

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

J:\2004\040AN1029\GIS\2015\ESTERO_MEETING\FIGURES\AERIAL WITH FLORIDA PANTHER TELEMETRY II-4-14.MXD - 11/5/2015 @ 7:03:27 AM

DRAWN BY	DATE
F.L.	11/4/14
REVIEWED BY	DATE
K.C.P.	11/4/14
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069



PASSARELLA
& ASSOCIATES

ARGO CORKSCREW CROSSING LLLP
AERIAL WITH ON-SITE PANTHER TELEMETRY

DRAWING No.
04OAN1029
SHEET No.

Zoning:

- Infill site - previously approved for 724 units
- Zoning Amendment to reduce density to a maximum of 625 units
- Compatible development with existing neighboring communities

Environment:

- 2/3 of wetland impacts consists of highly degraded wetlands
- Over 50% preservation lands maintained
- On-site wetland restoration
- Wildlife Corridor widths in excess of neighboring communities
- Protected Species Management and Wildlife Coexistence Plan
- On-site Habitat enhancement

Water Management:

- Site not located within a regulatory flow-way
- Stormwater Quality - 150% of required
- Stormwater Attenuation – discharge rates lower than permitted
- Flow Conveyance – Post construction flow rates match Pre construction rates
- Site designed to meet and or exceed all water quality and quantity requirements