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: 395.6 ACRES

STRAP NUMBERS: 19-44-60-00001-0000, 20-44-60-00001-0000, 21-44-60-00001-0000

STREET ADDRESS: 12840 AND 12970 CORSCREW ROAD

MAXIMUM DWELLING UNITS: 625

TOTAL SITE AREA: 395.6 ACRES

DEVELOPMENT AREA: 177.6 ACRES (45%)

OPEN SPACE: 218.1 ACRES (55%)

INDIGENOUS PRESERVE:

REQUIRED: 158.4 ACRES (50%)

PROVIDED: 177.6 ACRES (55%)

NOTES:

1. THE PROPERTY IS NOT LOCATED ON A LEE TRAN ROUTE. ROUTE 60 SERVES MIROMAR OUTLETS, APPROXIMATELY 3 MILES WEST OF THE PROJECT.

2. ALL INTERNAL ROADS ARE TWO LANE PRIVATE LOCAL ROADS.

## Required documentation

- Site plan and layout
- Land survey and boundary description
- Engineering reports (e.g., hydrologic studies, drainage plans)
- Environmental impact assessment
- Zoning and permitting documents
## SITE SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>APPROVED</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td><strong>Total Site</strong></td>
<td>396 +/- Acres</td>
<td>396 +/- Acres</td>
</tr>
<tr>
<td><strong>Units</strong></td>
<td>724</td>
<td>625</td>
</tr>
<tr>
<td><strong>Preserve</strong></td>
<td>231 +/- Acres</td>
<td>218 +/- Acres</td>
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<tr>
<td><strong>Development Area</strong></td>
<td>165 +/- Acres</td>
<td>178 +/- Acres</td>
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**Types of Dwelling Units**

- Single Family
- Multi-Family
- Townhouse
- Single Family
- Multi-Family
- Townhouse
- Two-Family Attached
- Single Family Zero Lot Line
ARGO CORKSCREW CROSSING LLP
WETLAND QUALITY MAP WITH SITE PLAN OVERLAY
Figure 1. Locations of all радиocollared Florida panthers in southern Florida from 1 July 2014 to 30 June 2015. Data collected via aerial telemetry by FWC and NPS.
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