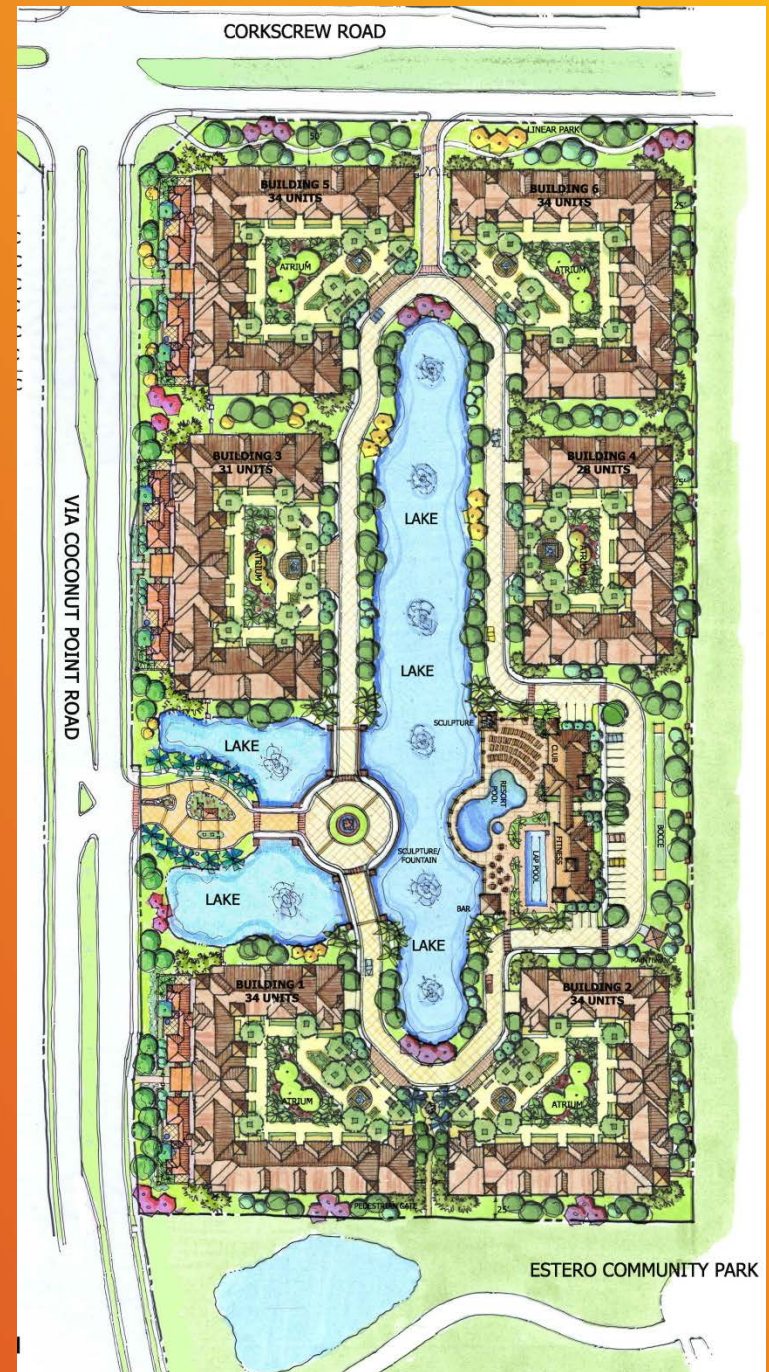


Genova Sales Center Development Order

Estero Design Review Board
Public Information Workshop
July 8, 2015



Overall Site Conditions

2015 Aerial

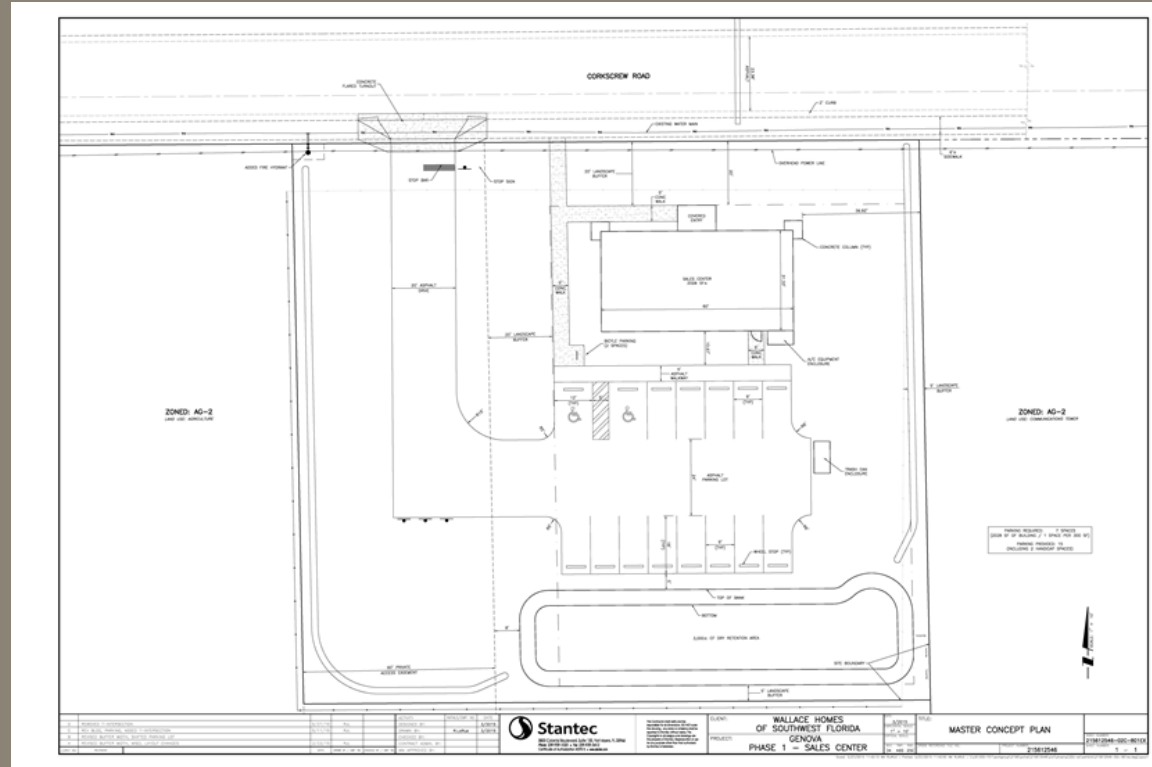
Zoning Map



Commercial Planned Development

Approved Dec 2000
(Z-00-055)

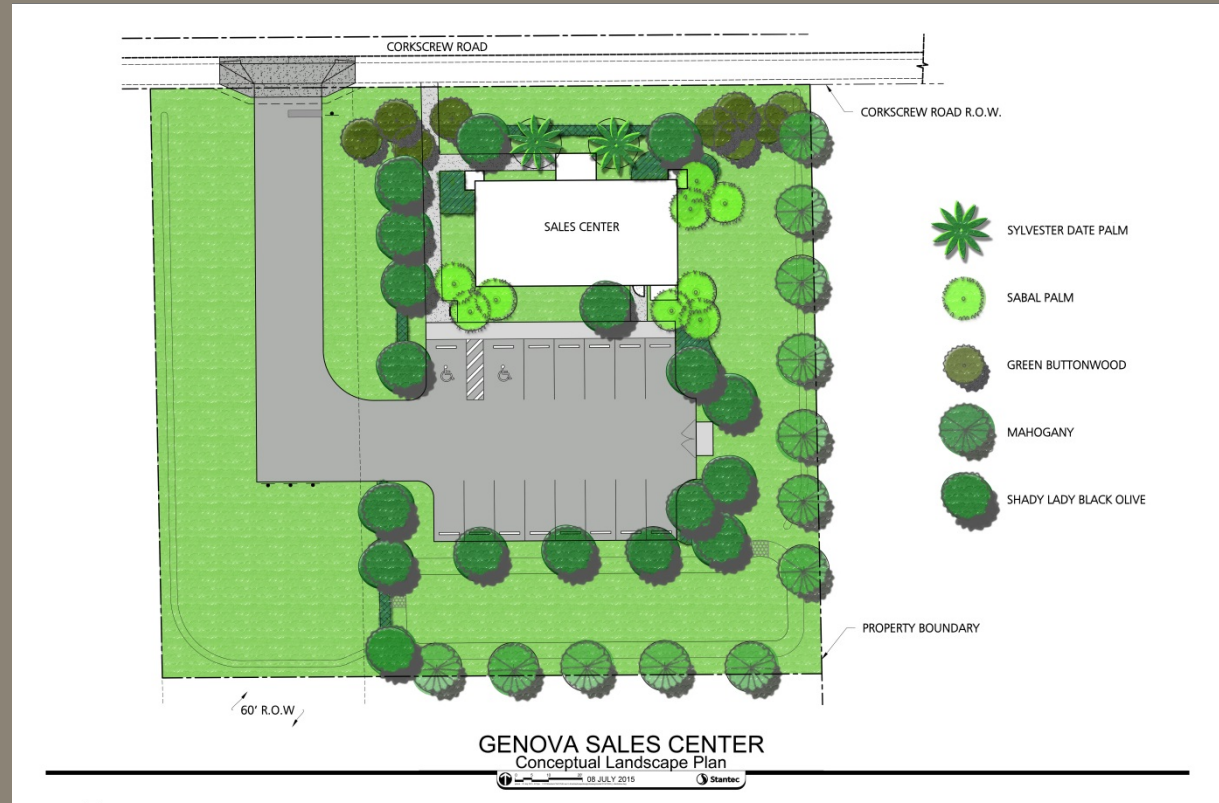
- Permits 47,800sf of Commercial
- Developed in 3 Phases
- Phase 1 for a 2,200sf Real Estate Sales Office



Genova Sales Center

Landscaping

- 20' Buffer along Corkscrew 10 Trees per 100 LF
- 20' Type D Buffer along west boundary
- 5' Type A buffer along east and south boundary
- 39 Canopy Trees
- 11 Palms



Architectural Influence



Pallazo Podesta



Pallazo Bianco



Pallazo Tursi

16th Century Palaces of Strada Nuova – Genoa, Italy

Documented by Pietro Paolo Rubens in “Palazzi di Genova”

The authority for Modern Urban Architecture throughout Europe

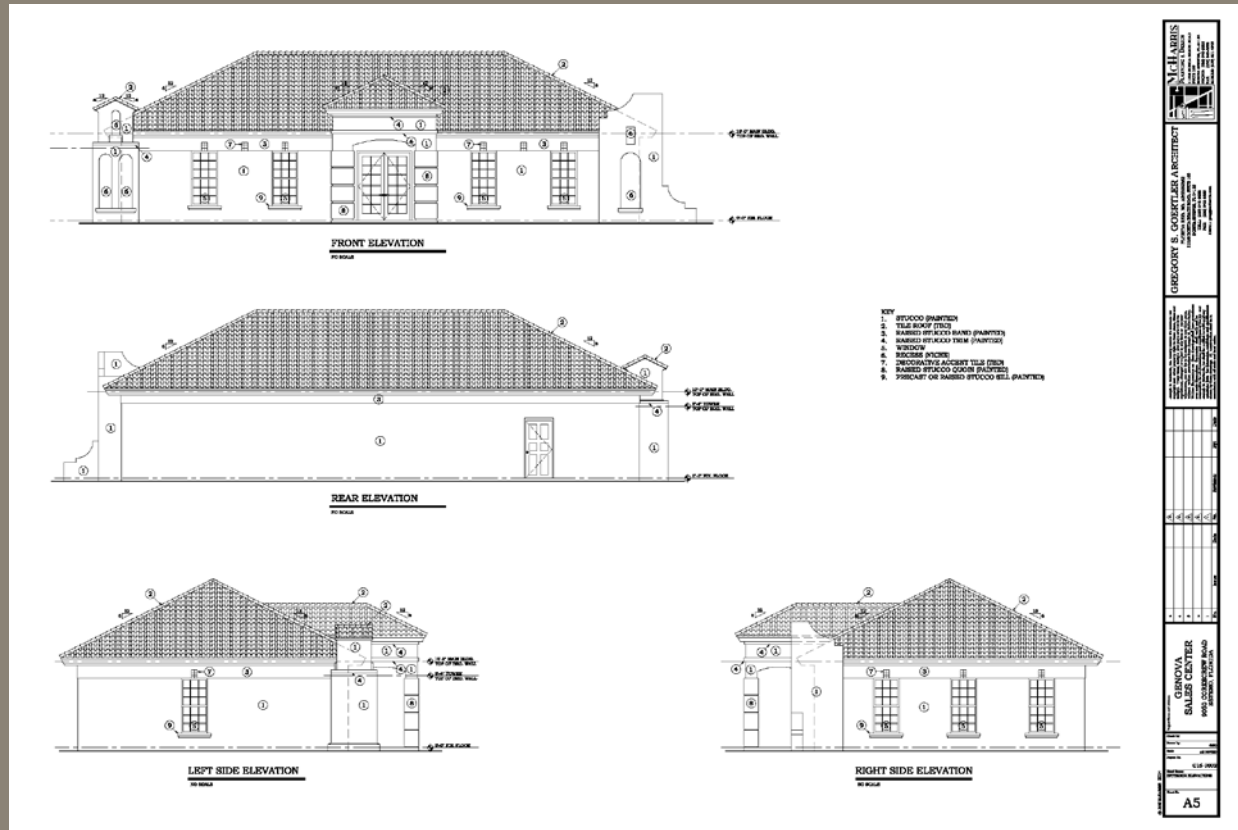


Camogli, Italy

Genova Sales Center

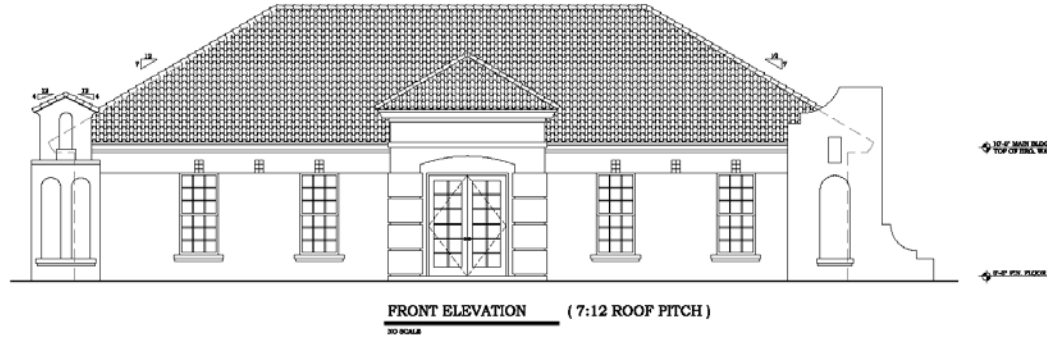
Architecture

- Accents and Decorative elements added
- Color & Design to match residential buildings
- Deviation to allow a 26° Roof Angle (6:12 Pitch)

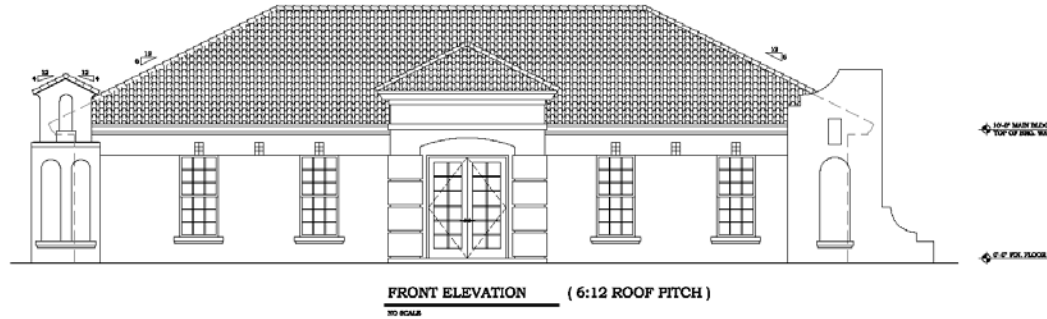


Roof Pitch Study

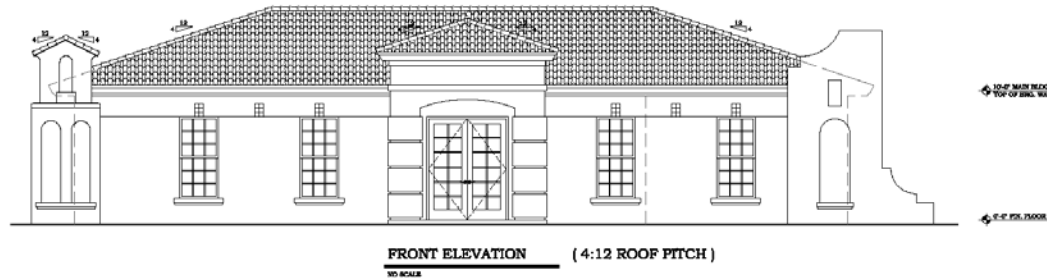
7:12 Pitch
30.3°



6:12 Pitch
26.2°



4:12 Pitch
18.4°



McHARRIS
PLANNING & DESIGN

GREGORY S. GOERTLER ARCHITECT
FLORIDA ARCH. NO. A00000000
11100 W. UNIVERSITY BLVD., SUITE 100
CORONA DEL MAR, FL 32839
TEL: 561-444-8888
WWW.GSARCHITECT.COM

NO.	DATE	DESCRIPTION	BY	CHK
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GENOVA SALES CENTER
9500 CORCORAN ROAD
SEBASTIAN, FLORIDA

Title: Date: Job No:
Scale: Plot No:
Sheet No: **C115-0002**
Drawing Description:
Scale:
A5(2)

Questions?

Genova Partners, LLC

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John Svoboda

Stantec

Josh Philpott, AICP

Steve Sammons, ASLA

McHarris Planning & Design

Joe McHarris

MCP and Revised Phase 1

