

Genova Planned Development / Rezoning
DCI-2015-00009
Planning and Zoning Board Meeting (Continuance)
June 21, 2016

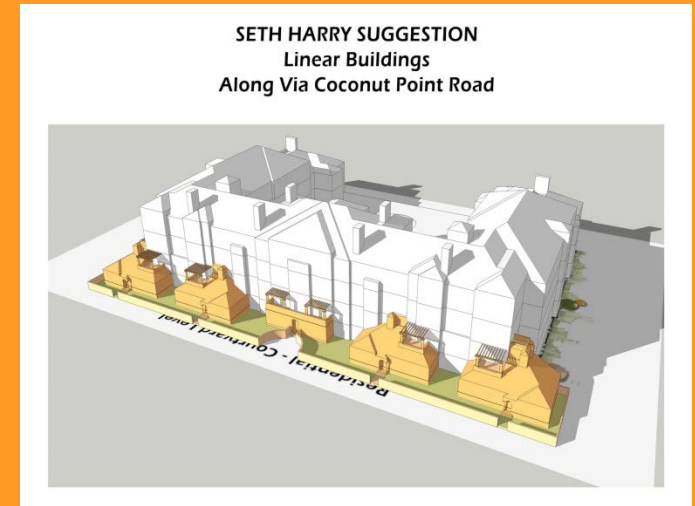
GENOVA



Coconut Point

Deviation #2: A request to reduce the buffer width from 20' to 10' while maintaining the required planting materials.

This deviation is in response to the addition of the liner buildings to buildings 3 and 5 along Via Coconut which provides for a greatly improved 'Visual Edge' treatment as outlined in LDC Section 33-502 (g) which requires consideration of how the enclosure of the street is defined.

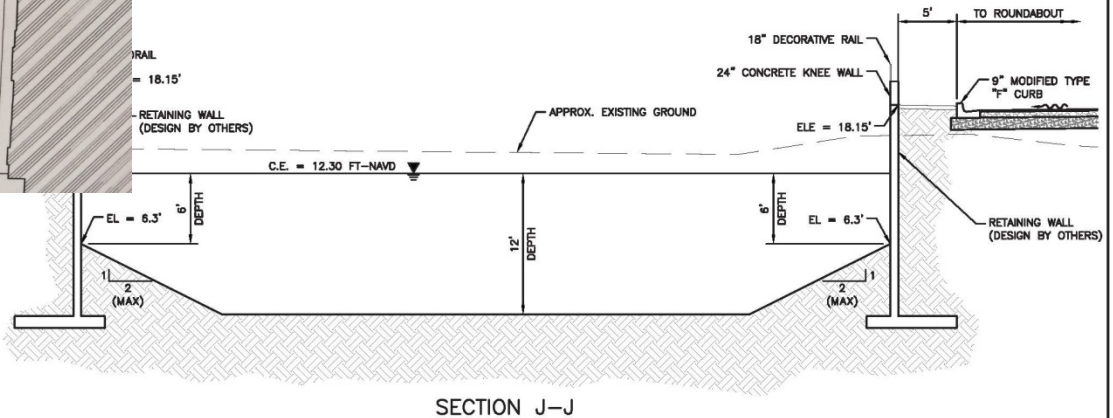
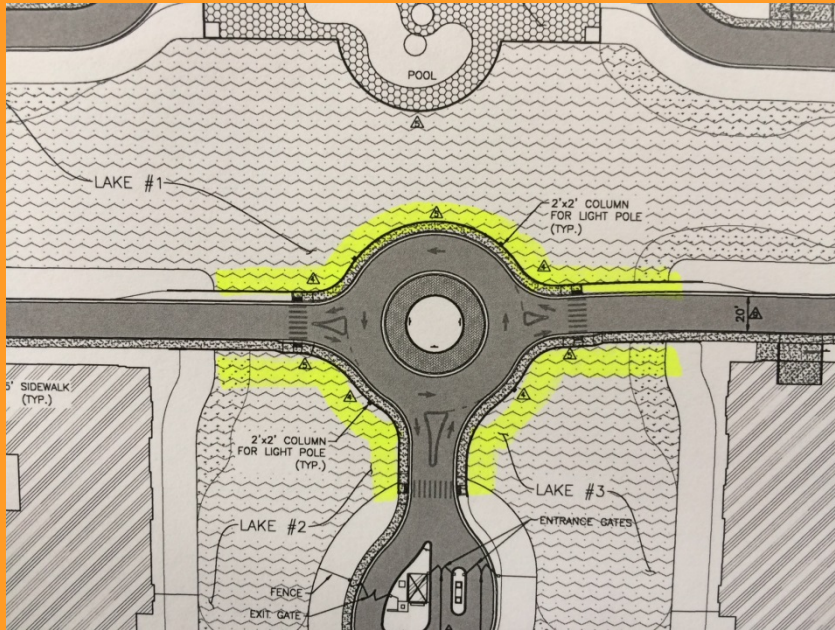


Actual Genova Building on
Via Coconut Point Road at Corkscrew Road

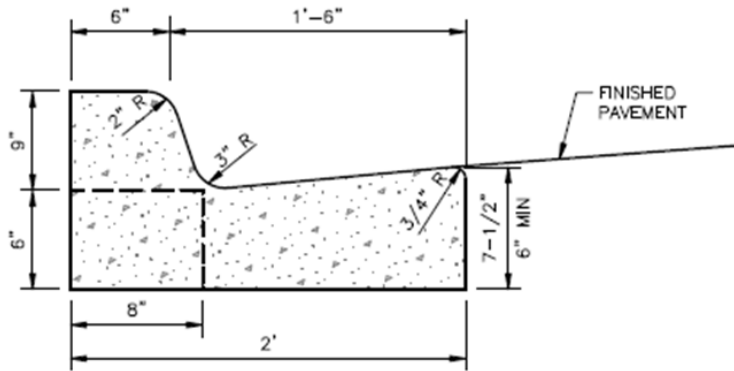


In order to maintain a consistent and attractive building frontage along Via Coconut, the reduction in buffer width allows the buildings to be pulled closer to the ROW, better defining the public space and improving on the building design, both of which are basic tenets in the LDC changes as proposed.

Deviation #4 is a request to reduce the required lake setback from 25' to 0' for internal roads and also a reduction from 50' to 25' along Via Coconut.



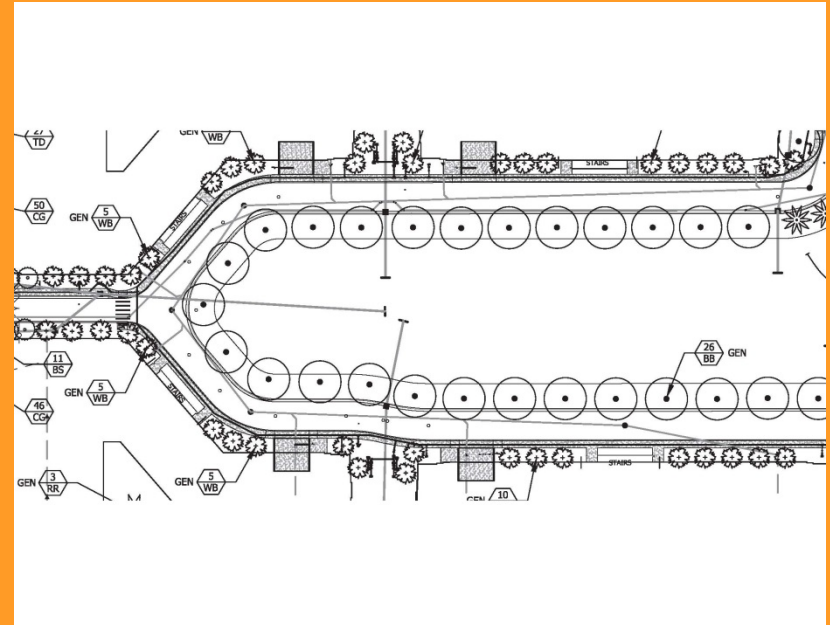
Where the 17'4" setback exists, there are two additional levels of protection. The first is a FDOT Type 'F' curb which is 9" in height to steer vehicles back toward the travel lane should it be necessary. This is higher than a typical curb and offers far more protection than a valley gutter would. Additionally, 12-14' Black Olive trees will be planted around the lake to provide a visual guide and further deterrent for wayward vehicles at slow speeds.



(FDOT REF. INDEX #300)

FDOT TYPE "F" (MODIFIED) CURB AND GUTTER DETAIL

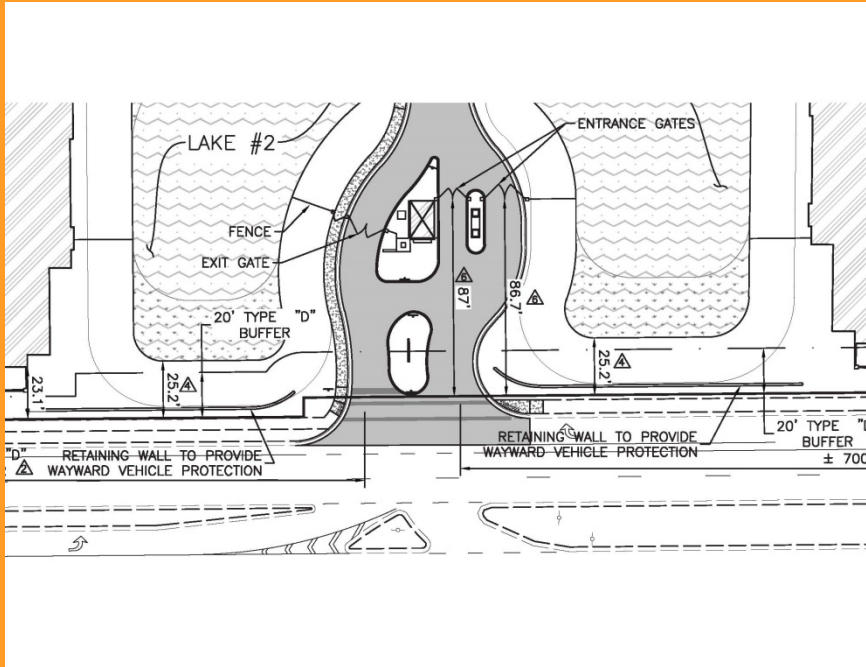
N.T.S.



Reduced setbacks for residential projects is not something new. Examples of 15' waterbody setbacks in Rapallo.

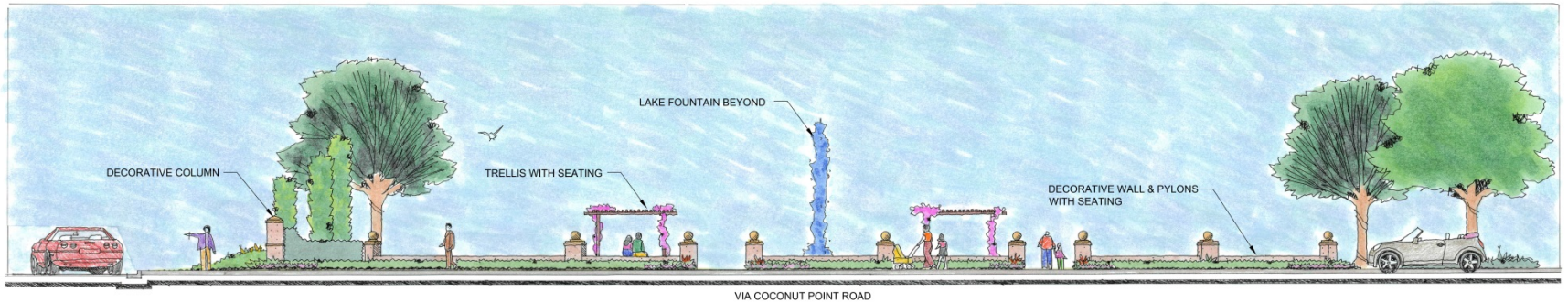


Deviation 4(b): a reduction in lake setback from 50' to 25' along Via Coconut Road.



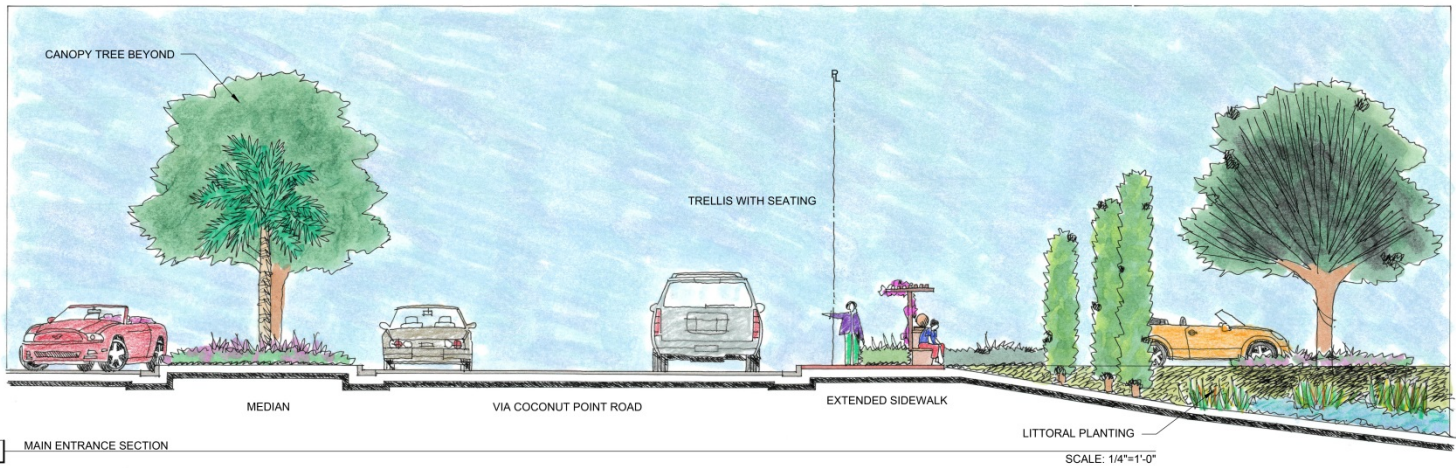
GENOVA PARTNERS, LLC
GENOVA
MAIN ENTRANCE

17. APRIL 2018



A MAIN ENTRANCE ELEVATION

SCALE: 1/4"=1'-0"



B MAIN ENTRANCE SECTION

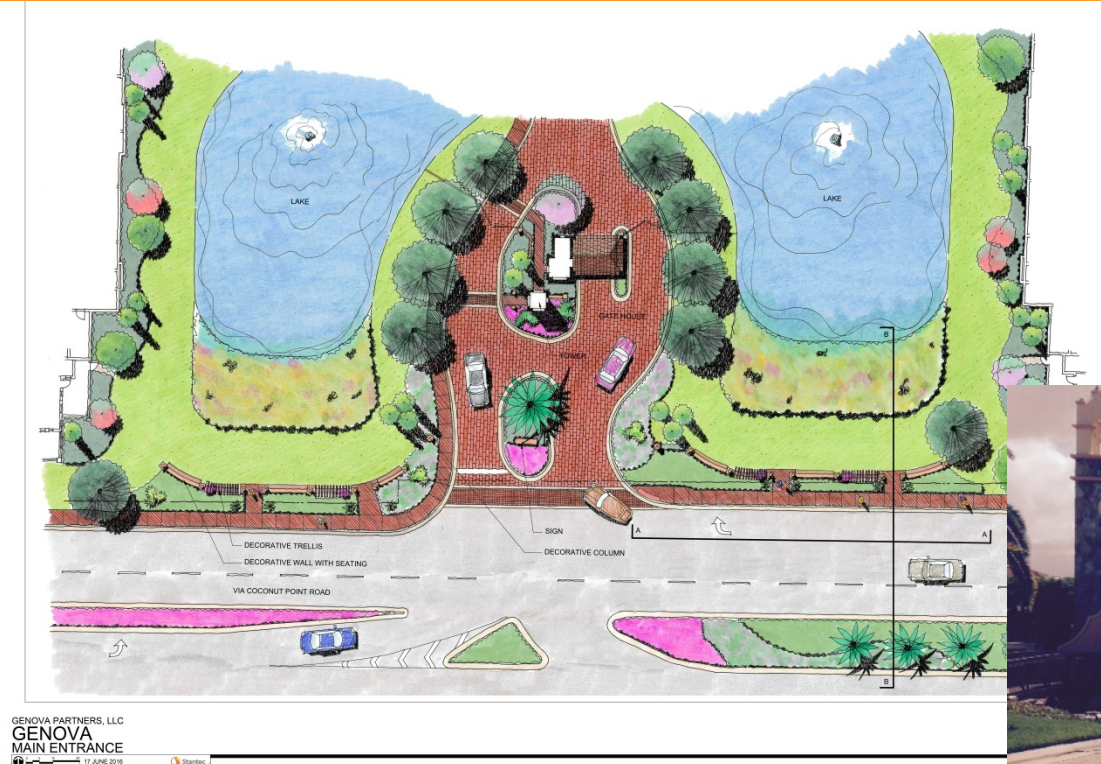
SCALE: 1/4"=1'-0"

Deviation #5 is allow for an increase in the amount of hardened shoreline from 20% to a maximum of 30%.

This deviation is directly supported by LDC Section 33-511(c) which encourages deviations for Tier 2 projects from Chapter 10 to include steeper slopes and a higher percentage of bulkheads.

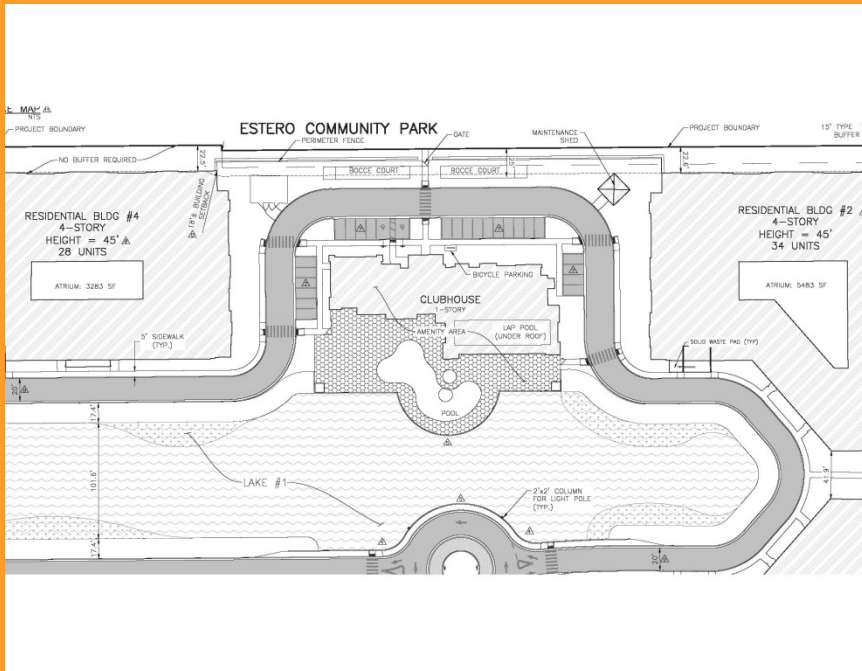
This deviation is intended to bring the project into compliance with the proposed LDC and also to provide a superior visual appearance of the project entry features which are visible from Via Coconut which serve to enhance the Planned Development.

Deviation #6 addresses the amount of stacking for vehicles at the project entrance and seeks a deviation from 100' to 87' from the property line.



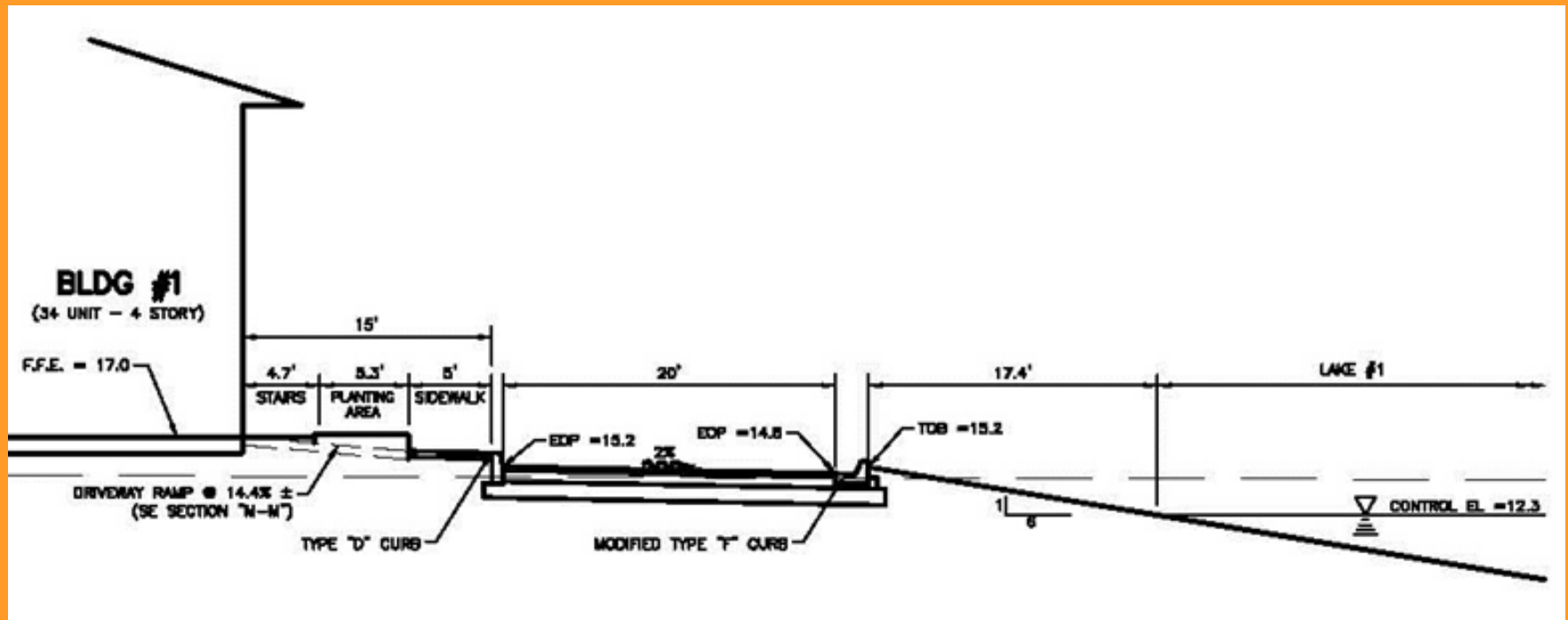
Deviation #7 addresses an internal parking requirement for the clubhouse, seeking a reduction in the required parking from 36 spaces to 26 and requests that the parking be allowed to be located directly off the internal drive in a 90 degree configuration.

The street in this location has been widened to 24' to provide additional safety measures and is located in the least trafficked area of the project.

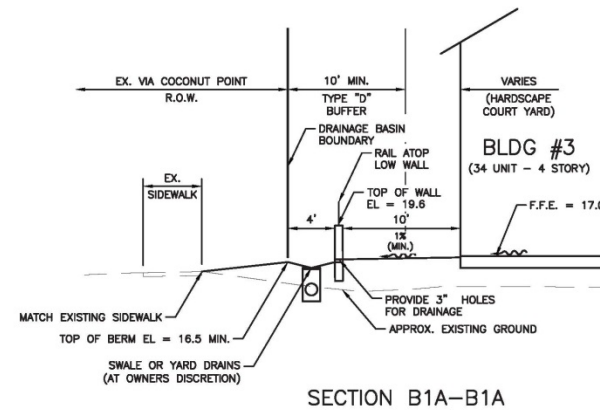


Deviation #9 and #14 are to be considered together to reduce the minimum pavement width of 24' to 20' to promote a less-suburban cross section.

Safety is addressed with an elevated TYPE 'F' curb along the top of the lake bank.



This cross section further illustrates the position of the wall and railing in this limited area.



Deviation #10 Should be revised to read as follows:

10. A deviation from Section 34-1743 which requires perimeter fences and walls to be setback 7.5' from the right-of-way, to allow a setback of 3.5 feet for a portion of the perimeter railing adjacent to the northern portion of Building 3, as shown on the MCP.

Questions?

Aerial View of Main Entry, Lakes, Amenity Area & Estero Community Park



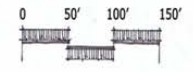
Location Map



Pedestrian Gates Connecting to Mixed-Use Shed



PEDESTRIAN GATE



SCALE 1" = 50'



NORTH

6/4/15

Genova 3D Site Plan



Location Map



Genova Rezoning
Location Map
February 2015

Stantec Consulting Services Inc.
2000 Kennedy Ave., Suite 200
Naples, FL 34105
Tel: 239.444.4600
Fax: 239.444.3215



1 inch = 150 feet

Prepared by: C.J.E. 02/09/15

Actual Genova Building on Via Coconut Point Road at Corkscrew Road



Sustainable Design along Via Coconut Point Road



Street View of
Via Coconut Point Road at Corkscrew



External Orientation vs. Internal Orientation

Street View of Via Coconut Point Road at Corkscrew Road



Pedestrian Shed - Existing

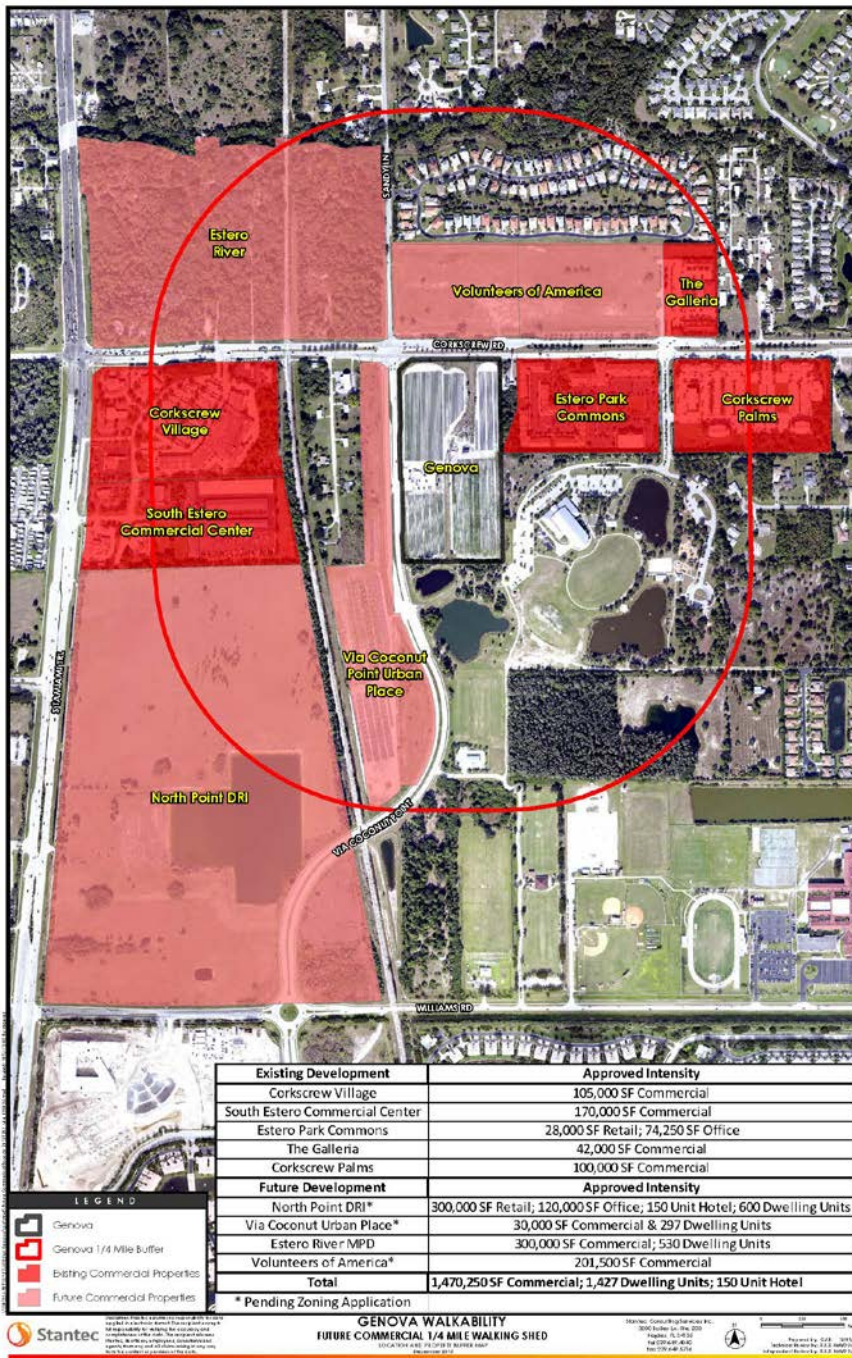


Existing Development	Approved Intensity
Corkscrew Village	105,000 SF Commercial
South Estero Commercial Center	170,000 SF Commercial
Estero Park Commons	28,000 SF Retail; 74,250 SF Office
The Galleria	42,000 SF Commercial
Corkscrew Palms	100,000 SF Commercial
Total	519,250 SF Commercial

LEGEND

- Genova
- Genova 1/4 Mile Buffer
- Existing Commercial Properties

Pedestrian Shed – Existing and Approved



Location Map



Genova Rezoning
Location Map
February 2015

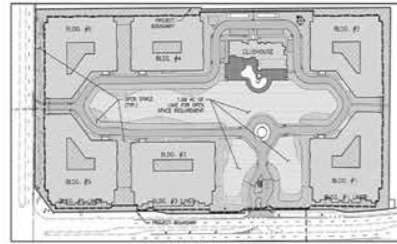
Stantec Consulting Services Inc.
2000 Highway 101, Suite 200
Windsor, ON, Canada
N9A 7P9
Tel: 227.447.3715



1 inch = 150 feet

Prepared by: C.J.E. 02/09/15

Genova Master Concept Plan



MASTER CONCEPT PLAN LEGEND

[Symbol] LAKE	[Symbol] PRIVATE STORAGE
[Symbol] 1/2 LANE BULK	[Symbol] OFF-STREET PARKING
[Symbol] BUILDING	[Symbol] HIDDEN REQUIRED BUFFER

OPEN SPACE MAP LEGEND

[Symbol] OPEN SPACE	[Symbol] LAKE WITH OPEN SPACE ONLY
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OPEN SPACE TABLE

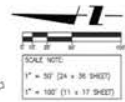
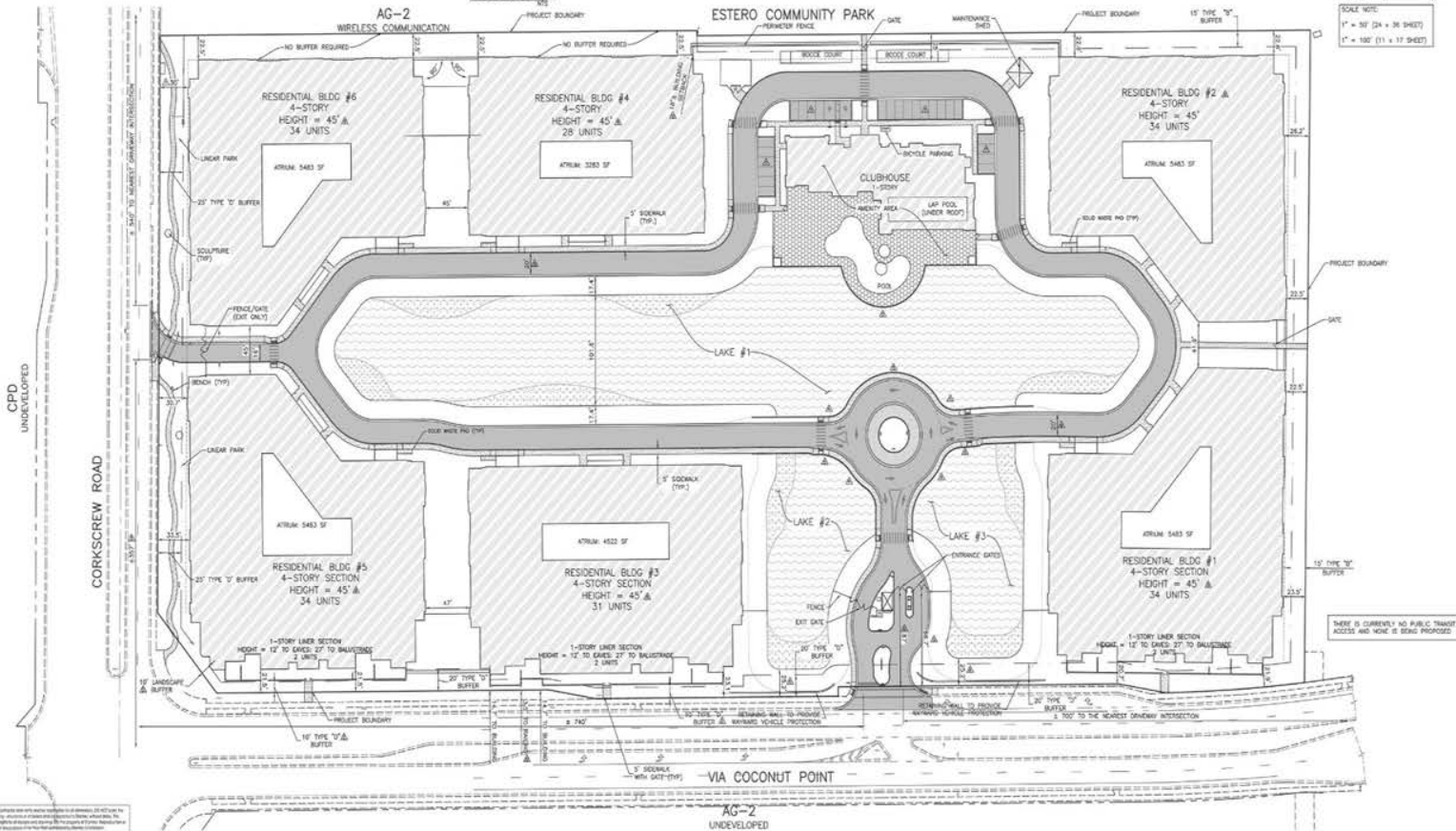
REQUIRED	PROVIDED
SIZE OF SITE AREA	SEE FINAL LINED DRAWING WITH SITE
LAKE AC = 408 + 6.76 AC	4.76 AC @ 2.08 = 9.81 AC
TOTAL REQUIRED = 6.76 AC	TOTAL PROVIDED LAKE = 9.81 AC

PARKING TABLE

REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	RESIDENTIAL PARKING
2 SPACES PER UNIT PLUS ONE ADDITIONAL PER 1000 SQ FT GARAGE + 100 SPACES TOTAL REQUIRED = 405 SPACES	100 UNITS @ 4.00 SPACES = 400 SPACES 1000 SQ FT GARAGE + 100 SPACES TOTAL PROVIDED = 405 SPACES
AMENITY PARKING	AMENITY PARKING
CLUBHOUSE (10 SPACES PER 1000 SF)	10 SPACES
CLUBHOUSE/AMENITY (4 SPACES PER 1000 SF)	10 SPACES
LAPOOL (2 SPACES PER 200 SF) + 4 SPACES	4 SPACES
TOTAL AMENITY REQUIRED 36	TOTAL AMENITY PROVIDED 36 (SEE DRAWING)
BICYCLE PARKING	BICYCLE PARKING
10% OF AMENITY (36) = 3.6 SPACES	3 SPACES
TOTAL SQUARE AREA OF AMENITY SPACES = 4.68 SF	

DRAINAGE BASIN & LAND USE TABLE

CATEGORY	SQUARE FOOTAGE	ADJUSTED	PERCENTAGE OF TOTAL
IMPERVIOUS			
LAKE	11,644	6.76 AC	30.08
LAKE BUFFER	29,329	4.94 AC	20.08
IMPERVIOUS	16,848	1.36 AC	5.16
PARKING	36,800	1.04 AC	3.16
SEWER/STORM	3,300	0.46 AC	1.84
PERVIOUS AREAS			
OPEN SPACE	22,076	4.14 AC	16.04
TOTAL	114,997	18.82 AC	100%



Location Map



Genova Rezoning
Location Map
February 2015

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Naples, FL 34105
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1 inch = 150 feet

Prepared by: C.J.E. 02/09/15

SETH HARRY SUGGESTION
Linear Buildings
Along Via Coconut Point Road



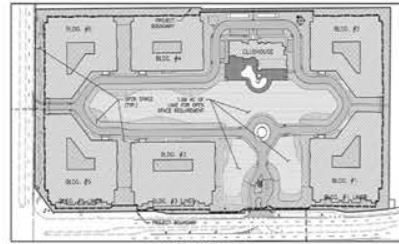
Actual Genova Building on Via Coconut Point Road at Corkscrew Road



Genova 3D Site Plan



Genova Master Concept Plan



MASTER CONCEPT PLAN LEGEND

[Symbol]	LAKE	[Symbol]	PRIVATE DRIVEWAY
[Symbol]	1-1/2' LANE BANK	[Symbol]	STREET LIGHT
[Symbol]	BUILDING	[Symbol]	WALKWAY

OPEN SPACE MAP LEGEND

[Symbol]	LAKE	[Symbol]	LAKE TYPED OPEN SPACE ONLY
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OPEN SPACE TABLE

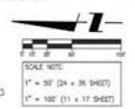
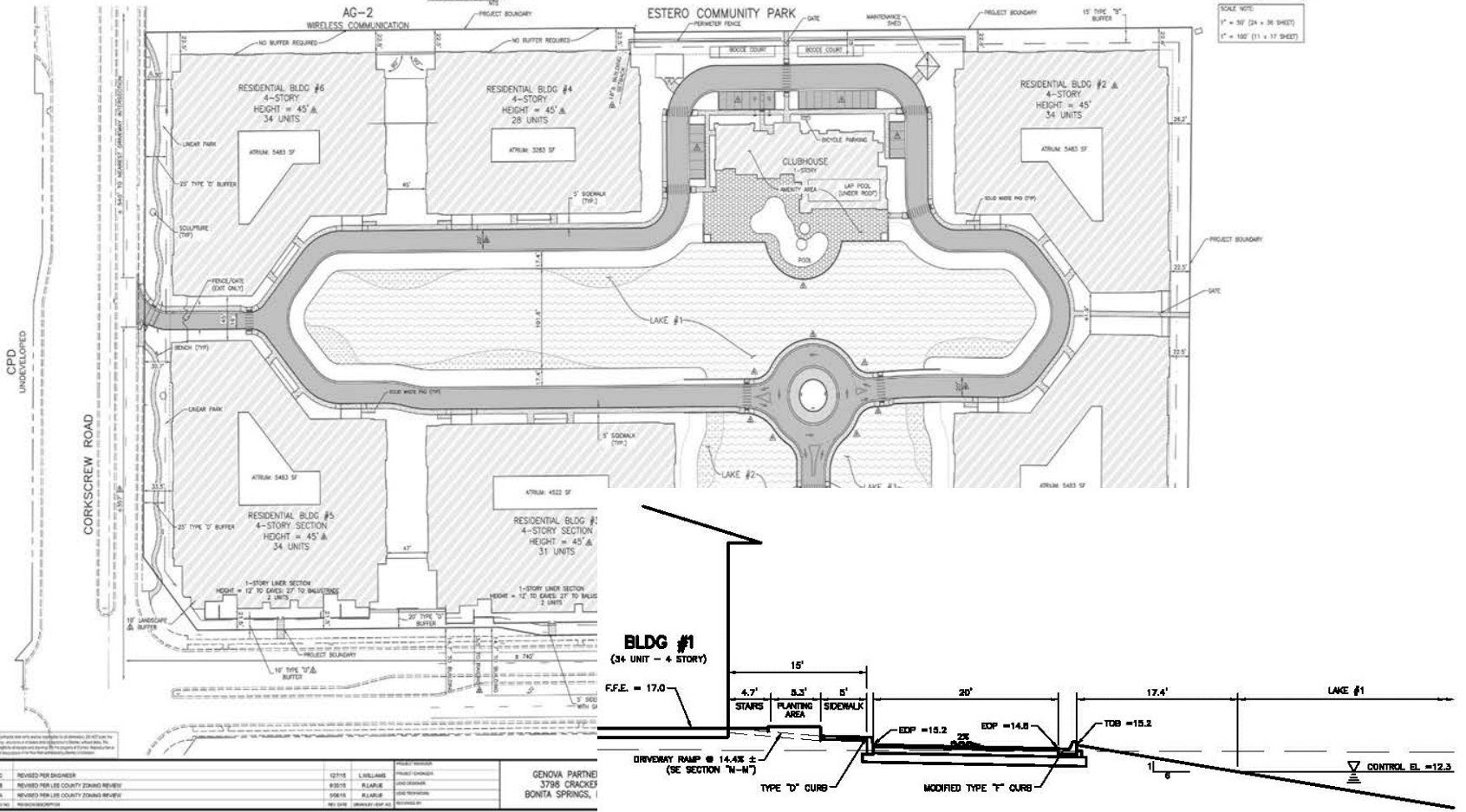
REQUIRED	PROVIDED
AREA OF SITE AREA	SEE PLAN LINED REQUIREMENT WITH SITE
WALK AC = 400' = 6.74 AC	6.74 AC @ 2.00 = 13.48 AC
TOTAL REQUIRED = 6.74 AC (SEE)	TOTAL PROVIDED LAKE = 5.27 = 7.94 AC (SEE)

PARKING TABLE

REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	12 SPACES
AMENITY PARKING	12 SPACES
BICYCLE PARKING	12 SPACES

DRAINAGE BASIN & LAND USE TABLE

CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS	11,644	0.27 AC	0.28%
LAKE	29,329	0.68 AC	0.71%
PERVIOUS	16,849	0.38 AC	0.39%
TOTAL	57,822	1.33 AC	1.38%

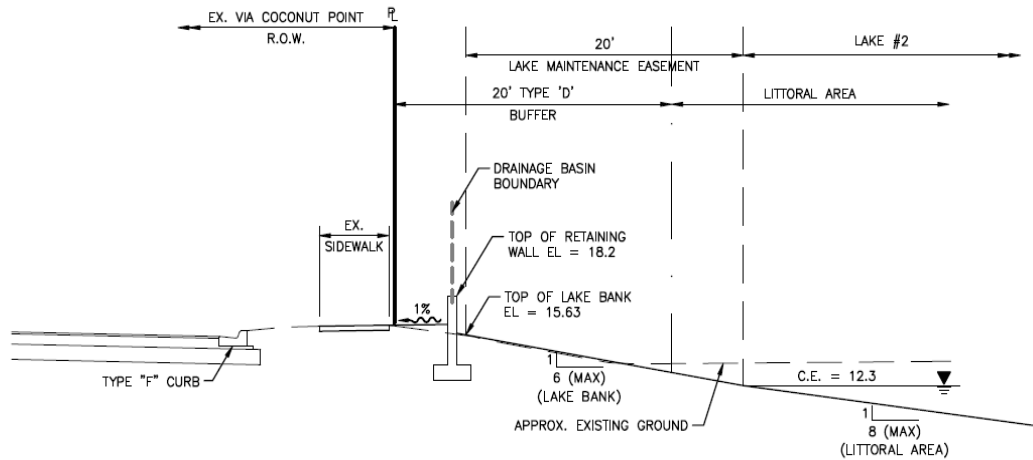


REVISED PER ENGINEER
REVISED PER LEE COUNTY ZONING REVIEW
REVISED PER LEE COUNTY ZONING REVIEW

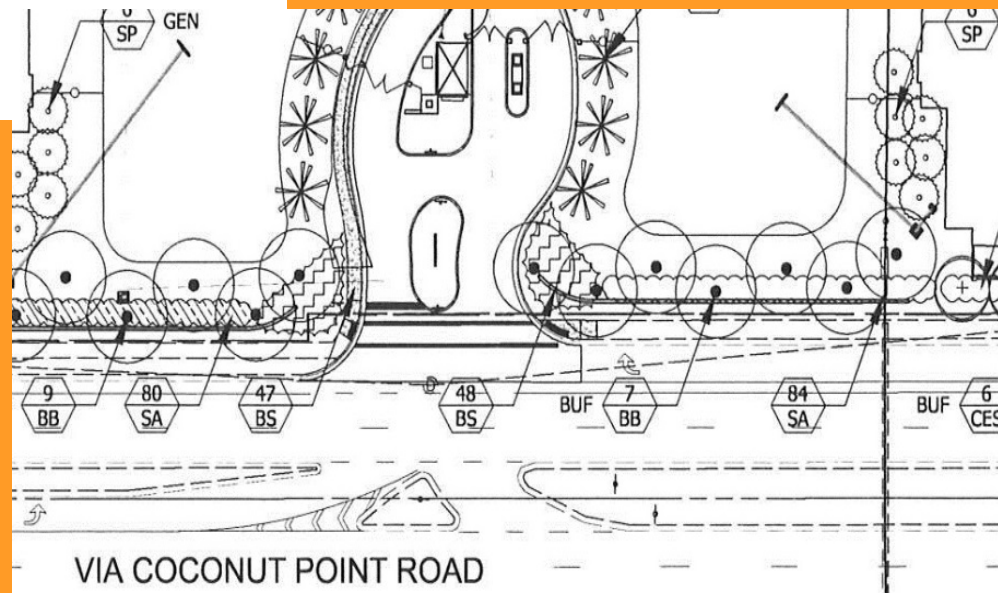
02/15 L. WILKINS
03/18 R. BLAIR
05/15 R. BLAIR

GENOVA PARTNERS
3798 CRACKER
BONITA SPRINGS, FL

Lake Proximity



SECTION B2-B2



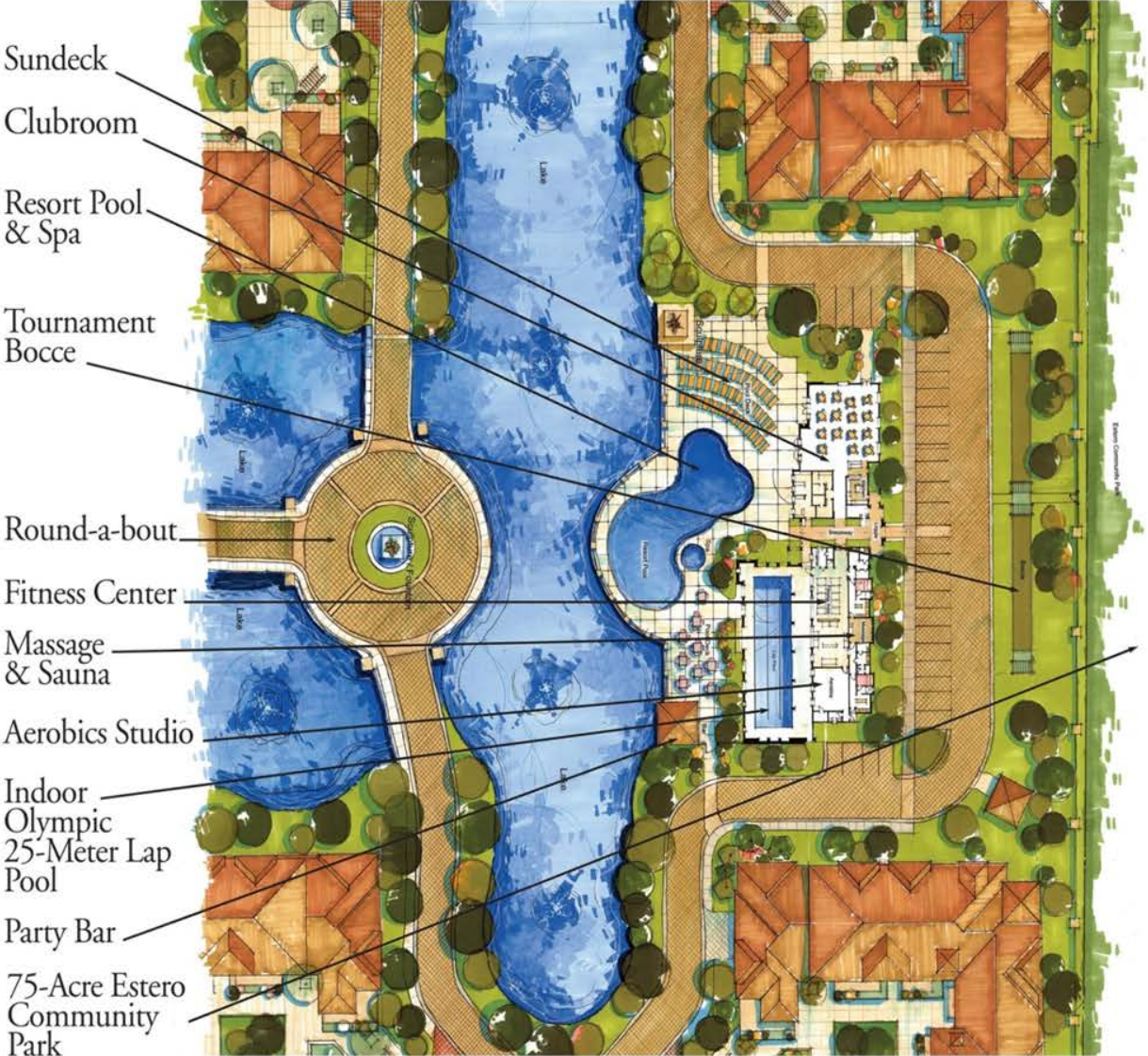
Aerial View of Lake at Main Entry and Amenity Area



Aerial View of Main Entry, Lakes, Amenity Area & Estero Community Park



Genova Amenity Area Plan



Genova 3D Site Plan



GENOVA



Coconut Point

Questions?