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**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2022 - 16**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING THE ESTERO PLANNED DEVELOPMENT ZONING ADOPTED BY ORDINANCE 2016-08 FOR “GENOVA”, FOR A 3.6-ACRE PROPERTY PARCEL WITHIN THE GENOVA EPD AT THE SOUTHEAST CORNER OF CORKSCREW ROAD AND VIA COCONUT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Genova Partners LLC represented by Pavese Law Firm (the “Applicant”) filed an application for an amendment to the Estero Planned Development zoning for “Genova” which was adopted by Ordinance 2016-08, as amended, for the unbuilt portion of the Genova EPD; and

WHEREAS, the property STRAP numbers for the unbuilt property (“Project”) are 34-46-25-E1-23000.0010 and 34-46-25-E1-23000.0020 and the unbuilt property is legally described in Exhibit A; and

WHEREAS, at a duly noticed public hearing held on September 13, 2022, the Planning, Zoning, and Design Board recommended approval with conditions of the zoning amendment; and

WHEREAS, a duly noticed first reading on the zoning amendment was held before the Village Council on October 19, 2022; and

WHEREAS, a duly noticed second reading and public hearing on the zoning amendment was held before the Village Council on November 2, 2022 for adoption of the Ordinance.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Rezoning.

The Village Council approves the zoning amendment to the Genova EPD for the Property, subject to the following conditions.

46 **Section 2. Conditions.**

47
48 1. Master Concept Plan

49 Development of this Project (Final Phase of Genova) must be consistent with
50 the Master Concept Plan for “Genova” by Peninsula Engineering, stamped
51 Received August 18, 2022, and incorporated as Exhibit B.

52
53 2. Project Maximum Units and Building Height

54 The Project is approved for 31 residential units (20 single family villas and 11
55 townhomes) with a maximum height of 35 feet and two stories.

56
57 3. Uses and Site Development Regulations

58 The approved uses and site development regulations for the Project are listed
59 on the attached Exhibit D.

60
61 4. Pattern Book

62 Condition 12 of Ordinance 2016-08 is supplemented by the following
63 condition: Notwithstanding, development of the Final Phase of Genova must be
64 in substantial compliance with the “Genova Supplemental Pattern Book” dated
65 July 15, 2022, and incorporated as Exhibit C.

66
67 Buffers for the Final Phase of Genova are as shown on the Master Concept Plan
68 stamped received August 18, 2022 and in the Genova Supplemental Pattern
69 Book. The hedge along Corkscrew Road will be 5 feet tall at time of planting
70 and will be planted in front of the fence. The buffer will be enhanced with 11
71 Shady Ladies that are 18 feet tall at time of planting.

72
73 Details of the linear park will be provided at time of development order.

74
75 5. Prior Conditions of Ordinance 2016-08

76 The conditions and deviations of Ordinance 2016-08 remain in full force and
77 effect except as modified herein by the conditions for the Final Phase of
78 Genova.

79
80 6. The following items will be reviewed at time of development order:

- 81
82 A. Solid waste
83 B. Fire hydrants, auto turn analysis
84 C. Electric gate, emergency exit, transit
85 D. Final gate design
86 E. Construction Traffic Plan and Staging Area Plan

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88 7. The pocket park/bus stop area shown in the original Pattern Book shall be
89 deleted and must be replaced by supplemental landscaping in the linear park
90 along Corkscrew Road and a bench along Via Coconut Point Road.

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- 8. There must be active pursuit of the Project, as required by Land Development Code Section 2-502 A.3.B. Significant construction will include the linear park and amenities, as well as 50% of the Final Phase residential buildings.

Section 3. Findings and Conclusions

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes the application is consistent with the general criteria of the Estero Planned Development Zoning District as follows:

- a. Goals: Different housing types will create variety which is a goal of the Village Center.
- b. Reasonable Standards: The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.
- c. Accessibility: The linear park/sidewalk area will provide an improved and accessible public space.
- d. Streets: There is a connection to the existing street network and Corkscrew Road.
- e. Street Design: Pedestrian connection is provided to Corkscrew Road to improve connectivity and walkability.
- f. Lots and Blocks: The linear site does not allow for a standard grid lot and block layout but does provide hidden parking.
- g. The Visual Edge: A visual edge is created by the landscaping and linear park/sidewalk along Corkscrew Road.
- h. Architecture: The building design and colors are consistent with the Village architectural standards, and similar to the colors of existing Genova buildings. The architecture, while not the same as the existing buildings, is complementary to the design and of high quality.
- i. Quality of Buildings: Concrete block construction is proposed.

Section 4. Exhibits

The following exhibits are attached to this Ordinance and incorporated by reference:

- 136 Exhibit A Legal Description
- 137 Exhibit B Master Concept Plan, dated August 18, 2022
- 138 Exhibit C Genova Supplemental Pattern Book, dated July 15, 2022
- 139 Exhibit D Schedule of Uses and Property Development Regulations

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Section 5. Severability.

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Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

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Section 6. Effective Date.

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This Ordinance shall take effect upon adoption at second reading.

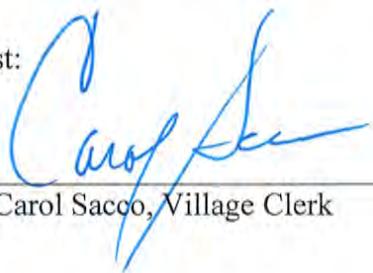
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PASSED on first reading this 19th day of October, 2022.

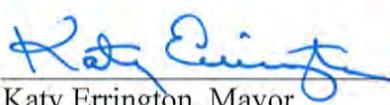
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PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 2nd day of November, 2022.

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158 Attest: 
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161 By: _____
162 Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

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165 By: 
166 Katy Errington, Mayor

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Reviewed for legal sufficiency:

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168 By: 
169 Nancy Stroud, Esq., Village Land Use Attorney

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171

172 Vote:	173 AYE	174 NAY
175 Mayor Errington	<u> X </u>	_____
176 Vice Mayor McLain	<u> X </u>	_____
177 Councilmember Ribble	<u> X </u>	_____
178 Councilmember Fiesel	<u> X </u>	_____
179 Councilmember Boesch	_____	<u> X </u>
180 Councilmember Ward	<u> X </u>	_____
	<u> X </u>	_____

Part of Section 34, Township 46 South, Range 25 East,
Lee County, Florida
(Genova 3 Land Condominium)

All that Part of Section 34, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of Section 34, Township 46 South, Range 25 East, Lee County, Florida;

Thence along the West line of said Section 34, South 01°10'57" West 1,353.37 feet to a point of intersection with the centerline of Corkscrew Road as recorded in FDOT Map Section 12640-2601;

Thence along said centerline, North 89°38'03" East 663.00 feet;

Thence leaving said centerline, South 01°09'27" East 40.00 feet to the Northeast corner of Genova Three, a Condominium, as recorded in Instrument #2020000240688, Public Records of Lee County, Florida, also being the POINT OF BEGINNING;

Thence along the boundary of said Genova Three, in the following described courses:

1. South 01°09'27" East, 303.84 feet;
2. South 88°50'33" West, 197.17 feet;
3. North 01°09'27" West, 75.97 feet;
4. Northwesterly, 57.64 feet along a curve to the left having a radius of 67.00 feet and a central angle of 49°17'27", being subtended by a chord which bears North 25°48'10" West 55.88 feet;
5. North 50°26'54" West, 35.82 feet;

Thence leaving said boundary, Westerly, 94.64 feet along a non tangent curve to the left having a radius of 65.67 feet, and a central angle of 82°34'02", being subtended by a chord which bears South 88°50'33" West 86.66 feet to a point on the boundary of said Genova Three;

Thence along said boundary in the following described courses:

1. South 48°08'00" West, 32.44 feet;
2. Southwesterly, 57.64 feet along a curve to the left having a radius of 67.00 feet and a central angle of 49°17'27", being subtended by a chord which bears South 23°29'16" West 55.88 feet;
3. South 01°09'27" East, 49.51 feet;
4. Southerly, 22.77 feet along a curve to the right having a radius of 103.00 feet and a central angle of 12°39'52", being subtended by a chord which bears South 05°10'29" West 22.72 feet;
5. South 11°30'25" West, 3.01 feet;
6. Southerly, 0.92 feet along a curve to the left having a radius of 147.00 feet and a central angle of 00°21'32", being subtended by a chord which bears South 11°19'39" West 0.92 feet;
7. South 88°49'04" West, 218.75 feet;
8. North 01°10'56" West, 246.51 feet;

9. North 48°49'04" East, 97.16 feet;
10. North 89°38'03" East, 530.04 feet to the POINT OF BEGINNING.

Containing 3.60 acres, more or less.
Subject to easements and restrictions of record.
Bearings are based on the West line of Section 34 being South 01°10'57" East.



Lance T. Miller, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479
REFERENCE: 2-P-CRKW-010-SK01

August 16, 2022
DATE



OPEN SPACE CALCULATION

REQUIRED	PROVIDED	
40% OF SITE AREA	LAKE*	2.88 AC.
18.92 AC. X 40% = 7.57 AC.	RECREATIONAL AREAS*	0.89 AC.
	OPEN SPACE	4.27 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.94 AC. (40%)

* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 10% OF OVERALL REQUIRED OPEN SPACE (40.0% AS SHOWN). MINIMUM AVERAGE WIDTH OF OPEN SPACE = 12'. MINIMUM AREA OF OPEN SPACE = 150 SF.

EXISTING PARKING TABLE

EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 30 SPACES	37 SPACES
EX. RESIDENTIAL BLDG #2 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 30 SPACES	37 SPACES
EX. RESIDENTIAL BLDG #3 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 30 SPACES	37 SPACES
EX. RESIDENTIAL BLDG #4 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 30 SPACES	37 SPACES
TOTAL	TOTAL 120 SPACES	148 SPACES

EX. AMENITY PARKING	REQUIREMENT	PROVIDED
FITNESS CENTER	7 SPACES/1,000 SF = 22 SPACES	22 SPACES
CLUB/RECREATION	4 SPACES/1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE/300 SF = 4 SPACES	4 SPACES
TOTAL	TOTAL 36	36 PER DEVIATION

EX. BICYCLE PARKING	REQUIREMENT	PROVIDED
5% OF AGENT VEHICULAR PARKING	2 SPACES	TOTAL 3 SPACES

PROPOSED PARKING TABLE

MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (8 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 14 SPACES	12 SURFACE SPACES + 2 SURFACE PARKING
TH BLDG #2 (8 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 14 SPACES	10 SURFACE SPACES + 2 SURFACE PARKING
TOTAL	TOTAL 28 SPACES	24 SPACES

LUXURY VILLA RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
LV-1 - LV-2 (8 UNITS)	3 SPACES/UNIT = 43 SPACES	40 SPACES



PROJECT:
GENOVA

TITLE:
MASTER CONCEPT PLAN

CONTRACTOR CONSULTANT:
CREEKSIDE WEST

REVISIONS

No.	Description	Date

NOTES

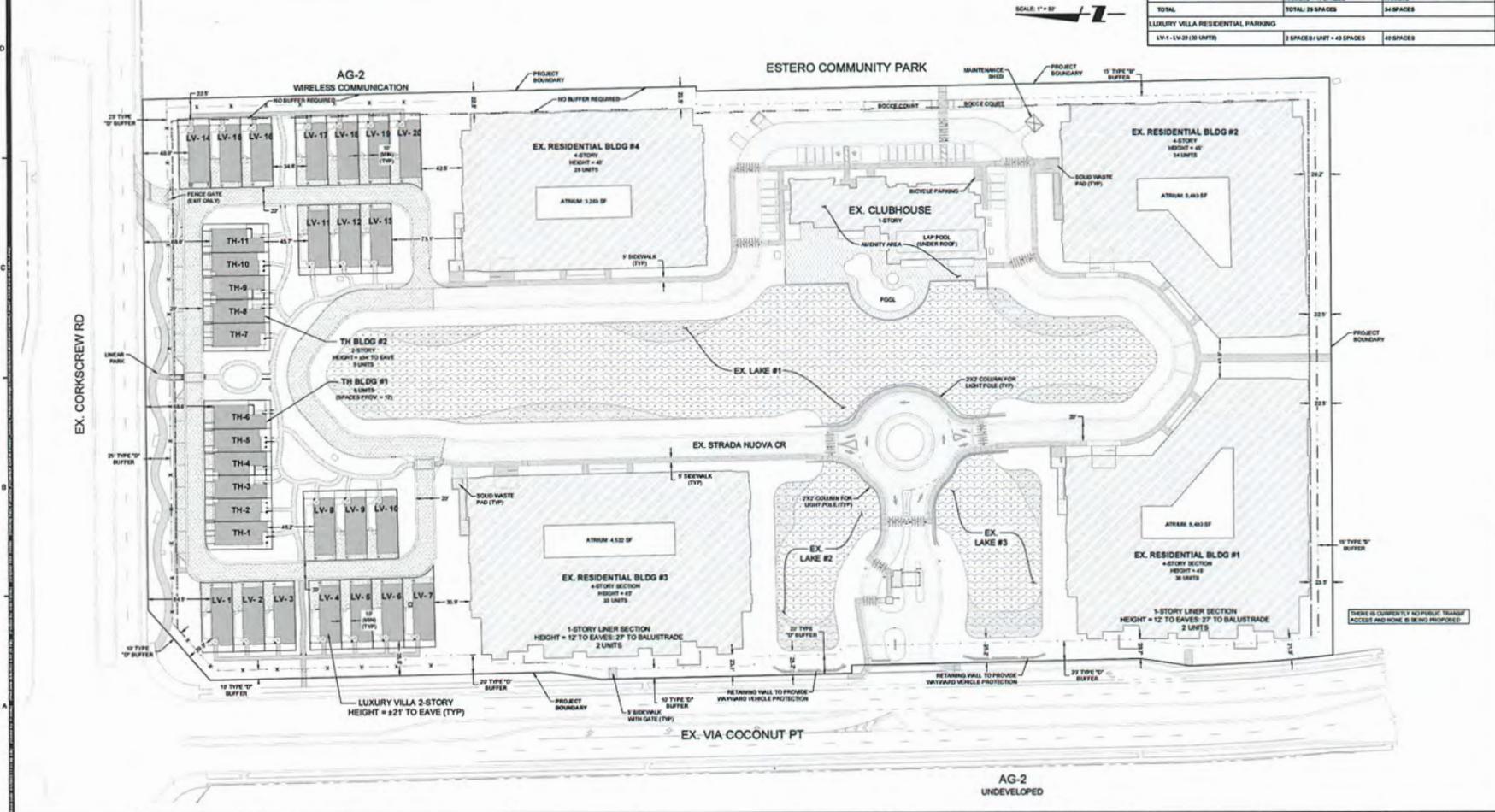
PROFESSIONAL SEALS

EXEMPTION NUMBER: _____
 LICENSE NUMBER: _____

STREAM NOTE:
 ALL ELEVATIONS ARE BASED ON NAVD 83
 NORTH AMERICAN VERTICAL DATUM OF 1983.

Scale: 1" = 50'

SEC. ESTERO TWP. R5E
 City: ESTERO County: LEE
 Designed by: JOHN ENGLISH, P.E.
 Drawn by: JASON LICHTHILL
 Date: AUGUST 2021
 Horizontal Scale: 1" = 50'
 Vertical Scale: N.T.S.
 Project Number: P-CRWK-010
 File Number: P-CRWK-010-001-X04-1
X04-1
 Sheet Number: 01 of 05



GENOVA

Coconut Point

SUPPLEMENTAL PATTERN BOOK

July 15, 2022



**BARRON
COLLIER**
COMPANIES

A LEGACY OF VISION



CC HOMES

A CODINA+CARR COMPANY

Proposed Genova Master Concept Plan



MASTER CONCEPT PLAN LEGEND			
[White Box]	EX. BUILDING	[Grey Box]	PROPOSED BUILDING
[White Box]	EX. PAVERS	[White Box]	PROPOSED PAVERS
[White Box]	LAKE	[Yellow Box]	TH TOWNHOME
		[Green Box]	LV LUXURY VILLA

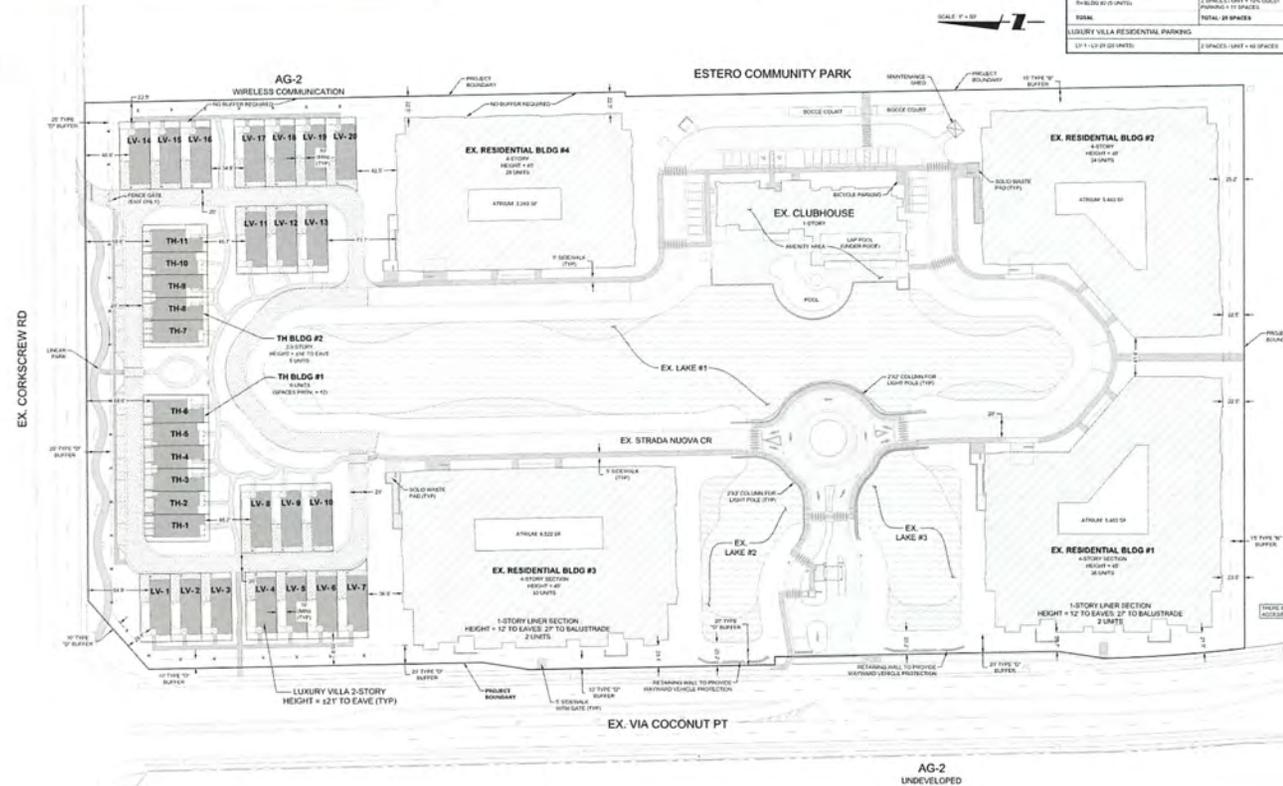
OPEN SPACE MAP LEGEND		
[Blue Box]	LAKE	[Yellow Box]
[Light Green Box]	RECREATIONAL AREA	[Dark Green Box]
[White Box]	OPEN SPACE	

OPEN SPACE CALCULATION	
REQUIRED	PROVIDED
LAKE*	2.88 AC.
RECREATIONAL AREAS*	0.89 AC.
OPEN SPACE	4.27 AC.
TOTAL REQUIRED = 8.17 AC. (48%)	TOTAL 7.64 AC. (46%)

*LAKE AND RECREATIONAL AREAS SHOULD EXCEED 10% OF OVERALL DEVELOPED OPEN SPACE (33% IN RES. SECTION) MINIMUM AREA: 1000 SF OPEN SPACE = 10' MINIMUM AREA OF OPEN SPACE = 100 SF

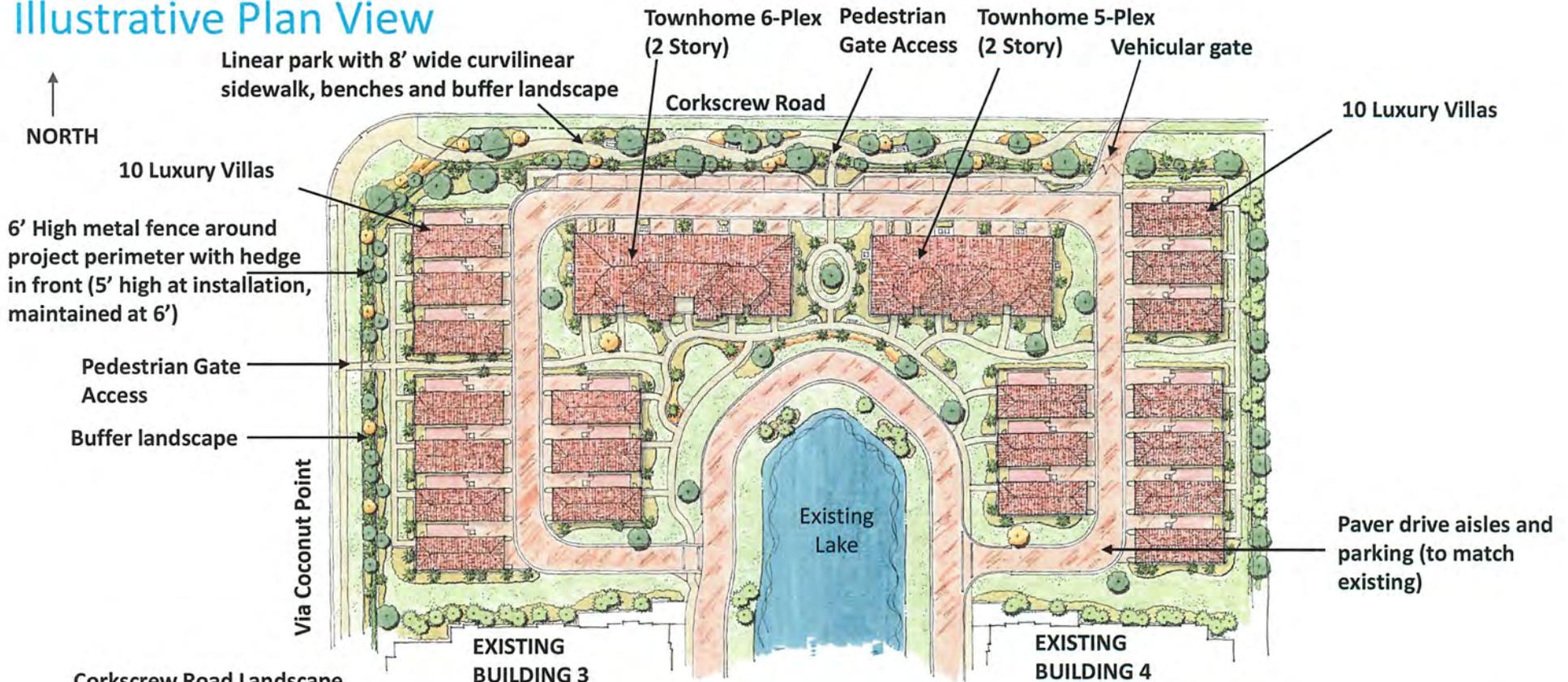
EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (20 UNITS)	2 SPACES / UNIT + 10% GARAGE PARKING = 40 SPACES	47 SPACES
EX. RESIDENTIAL BLDG #2 (20 UNITS)	2 SPACES / UNIT + 10% GARAGE PARKING = 40 SPACES	47 SPACES
EX. RESIDENTIAL BLDG #3 (20 UNITS)	2 SPACES / UNIT + 10% GARAGE PARKING = 40 SPACES	47 SPACES
EX. RESIDENTIAL BLDG #4 (20 UNITS)	2 SPACES / UNIT + 10% GARAGE PARKING = 40 SPACES	47 SPACES
TOTAL	TOTAL 160 SPACES	188 SPACES
EX. AMENITY PARKING		
STREET CENTER	7 SPACES / 100 SF = 10 SPACES	10 SPACES
CLUB-RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 800 SF = 4 SPACES	4 SPACES
TOTAL	TOTAL 24	24 PER DEVELOPMENT
EX. BICYCLE PARKING		
5% OF AMENITY VEHICULAR PARKING = 2 SPACES	TOTAL 2 SPACES	TOTAL 2 SPACES

PROPOSED PARKING TABLE		
NEW FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TOWNHOMES (11 UNITS)	2 SPACES / UNIT + 10% GARAGE PARKING = 24 SPACES	24 SPACES
LUXURY VILLAS (20 UNITS)	2 SPACES / UNIT + 10% GARAGE PARKING = 40 SPACES	40 SPACES
TOTAL	TOTAL 64 SPACES	64 SPACES
LUXURY VILLA RESIDENTIAL PARKING		
LV-1 - LV-21 (20 UNITS)	2 SPACES / UNIT + 10% GARAGE PARKING = 40 SPACES	40 SPACES



- 131 Current Genova Units
- 31 Townhomes / Luxury Villa Units Proposed (11 TH, 20 LV)
- 162 Total Units Proposed for the Project versus 205 units approved

Illustrative Plan View



Corkscrew Road Landscape

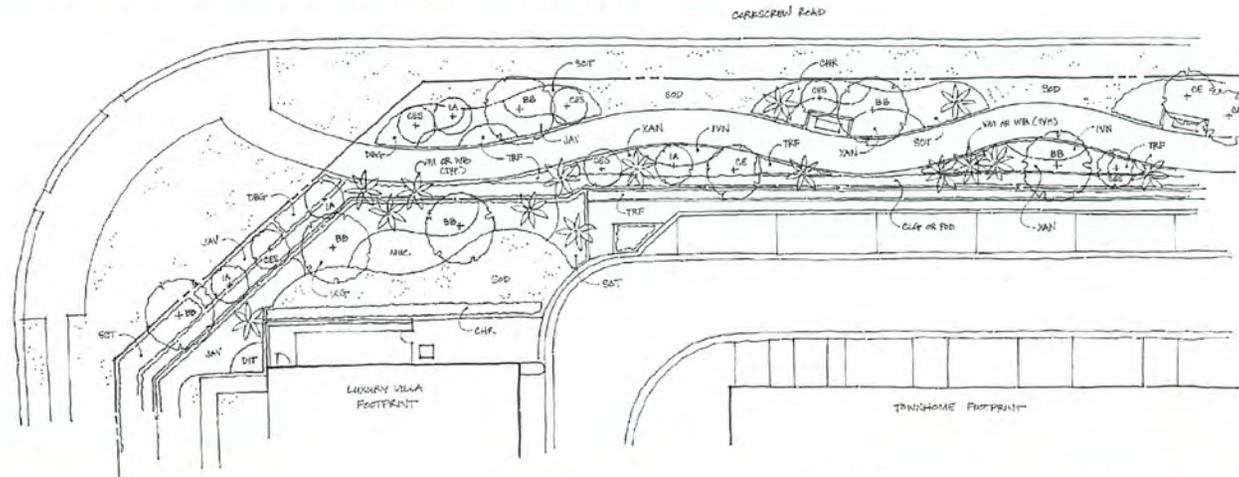
- Code minimum requirement of 1 tree 20' on center plus double staggered row of shrubs at 3' on center
- May be enhanced where space allows with more trees and accent understory plantings
- Shady Lady Black Olive, Silver Buttonwood, Montgomery Palm
- Eleven (11) Shady Lady Black Olive trees will be planted at 18' height to accelerate a mature urban look.

Via Coconut Point Landscape

- Code minimum requirement of 1 tree 20' on center plus double staggered row of shrubs at 3' on center
- May be enhanced where space allows with more trees and accent understory plantings
- Silver Buttonwood, Eagleston Holly, Montgomery Palm

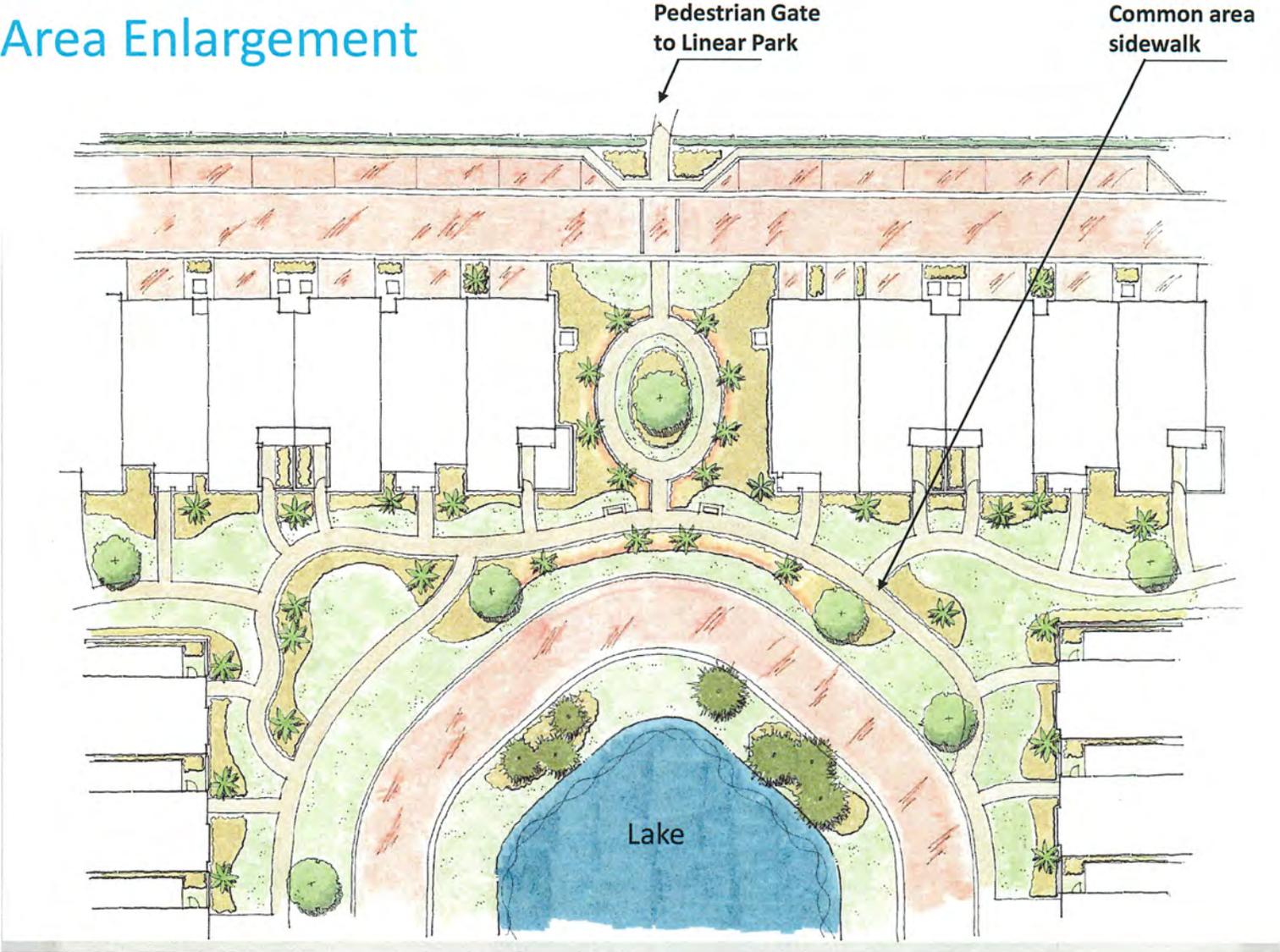
Note: The following illustrative sketches and architectural perspective renderings are conceptual in nature and subject to change at time of final design and permitting.

Conceptual Enhanced Landscaping with buffers



Note: Final landscape design to be determined at time of Development Order. Plant images shown are potential species that may be included.

Park Area Enlargement



View looking north between townhomes
with central park area



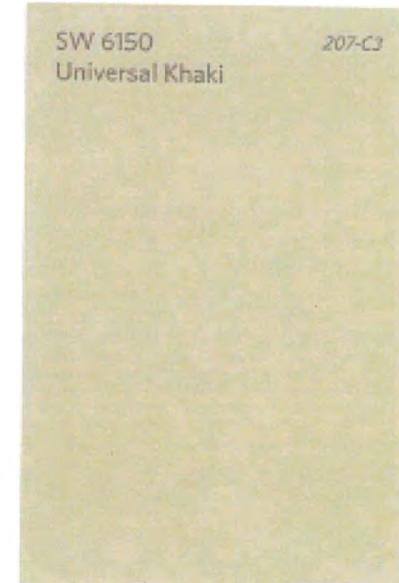
Complimentary building colors



Shutter Color



Base Body Color



Trim Color

- The base body, shutter and trim colors to be utilized on the Townhome and Luxury Villas are taken directly from the approved colors used on the existing multi-family buildings
- Options of decorative stone/tile available

Luxury Villas

- Product of CC Homes, a luxury home top builder in the US
- 2 Stories, +/- 2,500 SF total
- Minimum 2 parking spaces per unit

- Shallow roof pitches with barrel tile as material and little overhang
- Square openings with occasional archway
- Architectural features with shutters, trim, clay tile vents
- Decorative wall for massing effect



Townhomes

- Product of CC Homes, , a luxury home top builder in the US
- 2 Stories, +/- 2,500 SF total
- 2 garage spaces per unit
- Mediterranean style architecture
- Varied massing, multiple building volumes and varied building heights
- Shallow roof pitches with barrel tile as material and wide overhangs
- Attached balconies with decorative metal railings
- Square openings with an occasional archway
- Architectural features with roof cupolas, corbels and clay tile vents



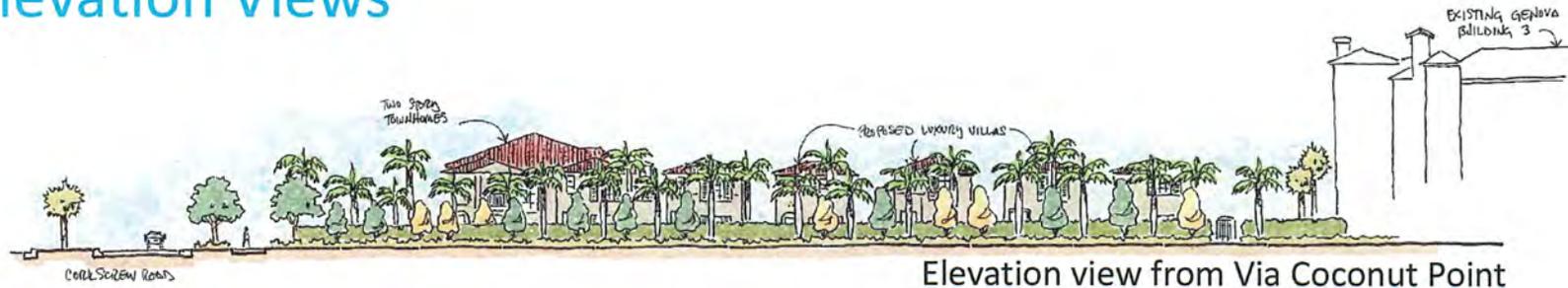


View looking northeast



View looking east

Elevation Views



Elevation view from Via Coconut Point



Elevation view from Corkscrew Road

- Relationships of the proposed landscape to the proposed buildings, and the proposed buildings to the existing buildings.
- Landscape proposed is based on the approved D.O. landscape plan but may be enhanced further with some taller trees along Corkscrew Road and additional accent understory plantings where space allows to accelerate a mature urban look and soften the architecture.

Tangible Benefits

Architecture

- Precedent Setting Design – Mediterranean Style provided
- 360 Degree Urban Look – provided
- Stealth Parking – all resident parking is indoors, hidden, or screened. Guest parking exceeds code and will be buffered
- Sustainable Design – provided through existing buildings

Social Vitality

- Public Pedestrian Greenway – provided through existing and proposed greenway
- Public Linear Park along Corkscrew Road – to be provided as proposed
- Public Lakeside Sitting Areas – previously provided
- No Age Restriction – provided

Landscaping

- Canopy Trees/Picnic Areas in Estero Community Park – previously provided
- Larger Trees in Streetscapes – provided through existing and proposed greenways
- Via Coconut Point Road Median Landscape – previously provided
- Via Coconut Point Median Jack and Bore – previously provided
- Interweaving Public ROW and Genova Setbacks – previously provided

Tangible Benefits

Connectivity

- Pedestrian Gates/Walkability – provided through existing and proposed
- Transit Ready – previously provided
- Front Doors on Via Coconut Point Road – previously provided
- Interconnected Sidewalks – provided through existing and proposed
- Within Vibrant Mixed-Use Pedestrian Shed – previously provided
- Non-resident Main Gate Access – previously provided
- \$100,000 Contribution to Future Estero Community Park Entry – previously provided

Economic

- Increased Employment – provided
- Impact Fees – provided
- Tax Revenue – provided
- Local Spending – provided

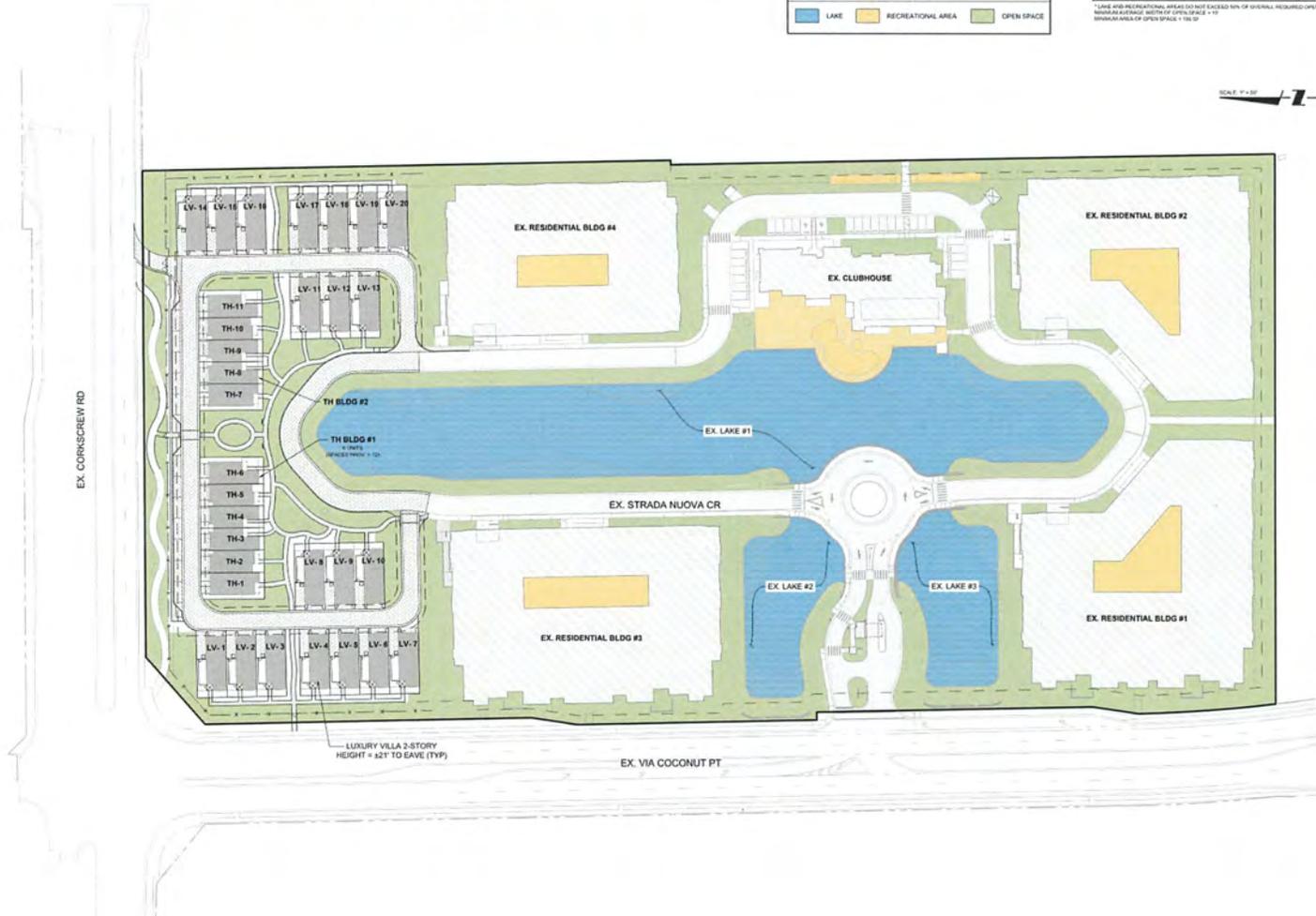
Open Space Exhibit

MASTER CONCEPT PLAN LEGEND			
	EX. BUILDING		PROPOSED BUILDING
	EX. PAVERS		PROPOSED PAVERS
	LAKE		TH TOWNHOME
			LV LUXURY VILLA
OPEN SPACE LEGEND			
	LAKE		RECREATIONAL AREA
			OPEN SPACE

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA	LAKE*	2.61 AC.
15.92 AC. X 40% = 6.37 AC.	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.27 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.54 AC. (44%)

*LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (40% AS SHOWN). MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'. MINIMUM AREA OF OPEN SPACE = 100 SF.

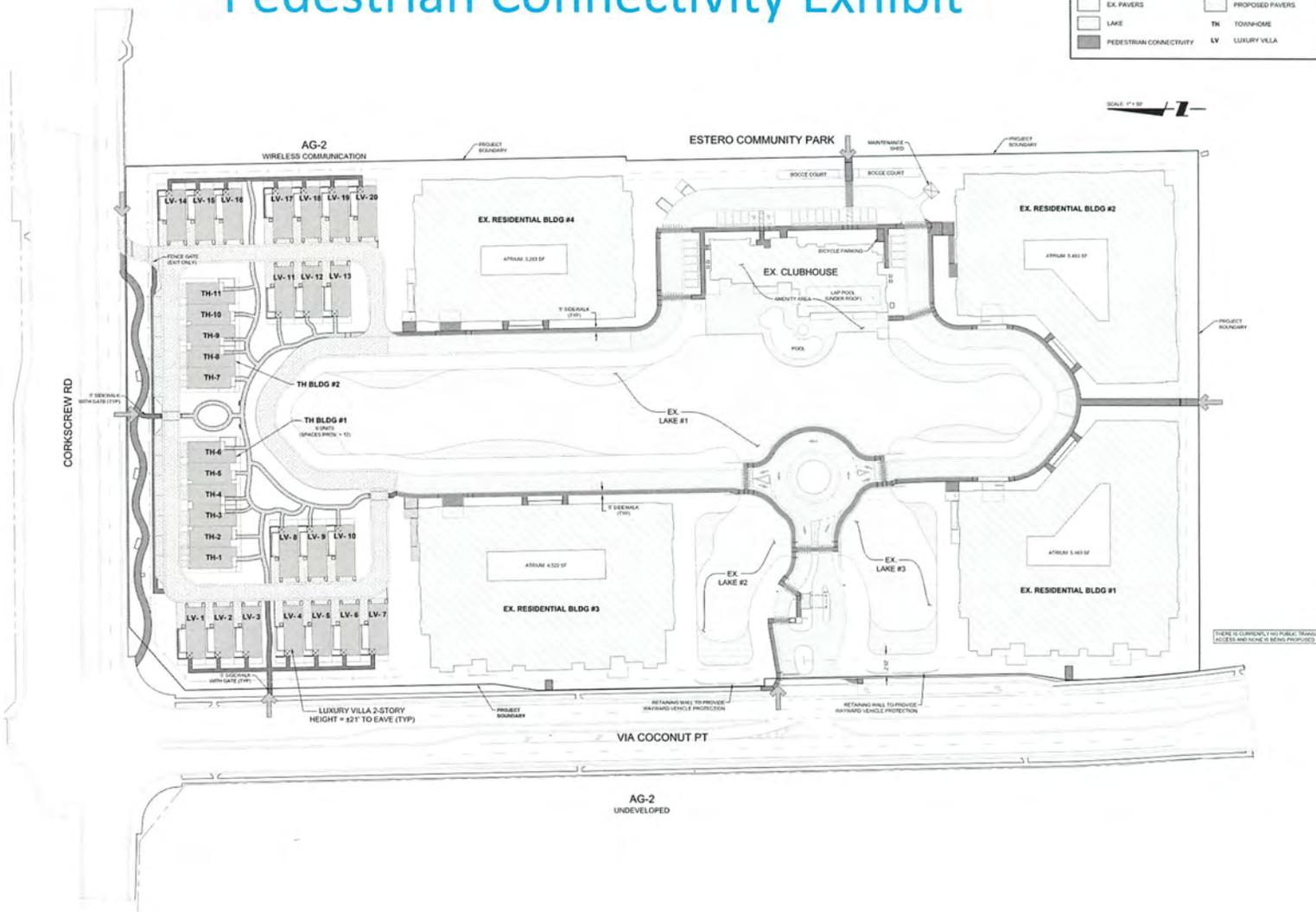
SCALE: 1" = 40'



- 6.77 Acres (40%) of open space required
- 7.48 Acres (44%) of open space provided

Pedestrian Connectivity Exhibit

MASTER CONCEPT PLAN LEGEND			
	EX. BUILDING		PROPOSED BUILDING
	EX. PAVERS		PROPOSED PAVERS
	LAKE		TN TOWNHOME
	PEDESTRIAN CONNECTIVITY		LV LUXURY VILLA



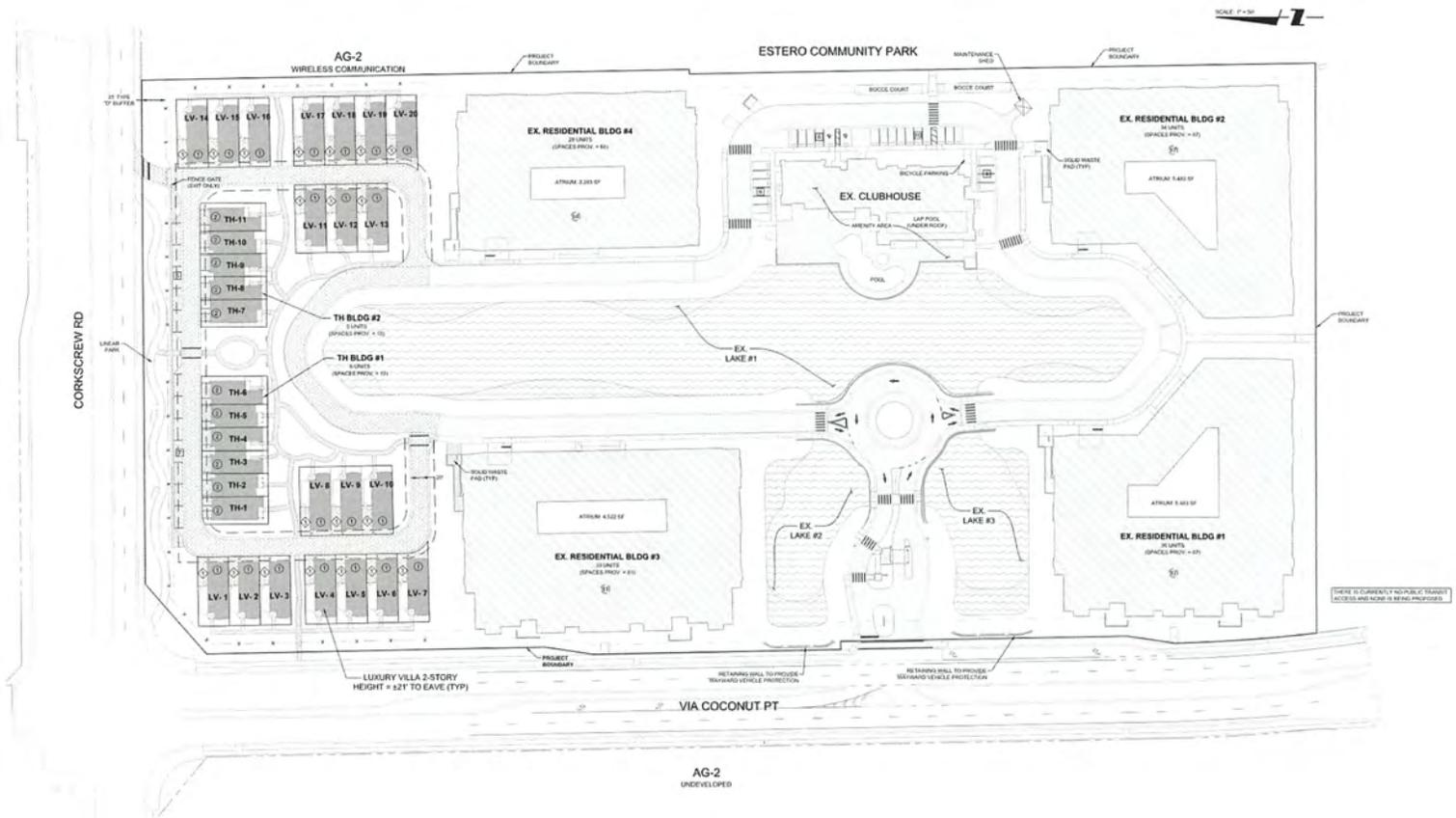
Parking Exhibit

MASTER CONCEPT PLAN LEGEND	
[Symbol]	EX. BUILDING
[Symbol]	EX. PAVERS
[Symbol]	LAKE
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED PAVERS
[Symbol]	TH TOWNHOME
[Symbol]	LV LUXURY VILLA

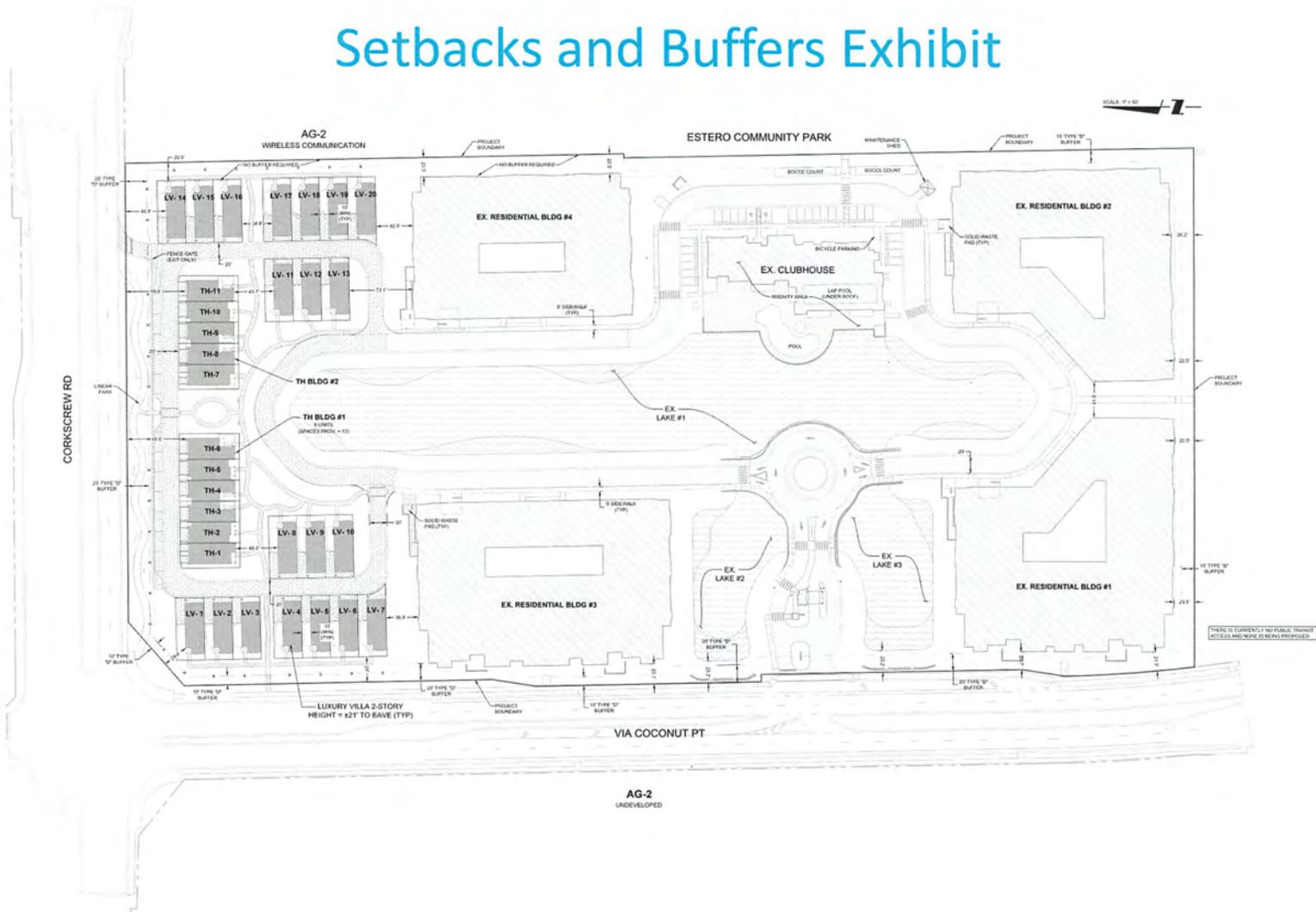
PARKING LEGEND	
[Symbol]	TH GARAGE PARKING
[Symbol]	EXISTING GARAGE PARKING
[Symbol]	LV GARAGE PARKING
[Symbol]	LV EXTERIOR PARKING
[Symbol]	EXISTING SURFACE PARKING

PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (8 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 18 SPACES	12 GARAGE SPACES + 7 SURFACE PARKING
TH BLDG #2 (8 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 18 SPACES	2 GARAGE SPACES + 5 SURFACE PARKING
TOTAL	TOTAL 36 SPACES	34 SPACES
LUXURY VILLA RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
LV 1 - LV 3 (20 UNITS)	2 SPACES/UNIT + 80 SPACES	40 SPACES

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 50 SPACES	37 SPACES
EX. RESIDENTIAL BLDG #2 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 50 SPACES	37 SPACES
EX. RESIDENTIAL BLDG #3 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 50 SPACES	37 SPACES
EX. RESIDENTIAL BLDG #4 (24 UNITS)	2 SPACES/UNIT + 10% GUEST PARKING = 50 SPACES	37 SPACES
TOTAL	TOTAL 200 SPACES	150 SPACES
EX. AMENITY PARKING	REQUIREMENT	PROVIDED
FINNISH CENTER	2 SPACES/1,000 SF + 20 SPACES	20 SPACES
CLUB RECREATION	2 SPACES/1,000 SF + 10 SPACES	10 SPACES
OFFICE	1 SPACE/1,000 SF + 4 SPACES	4 SPACES
TOTAL	TOTAL 76	34 PER BEHAVIOR
EX. BICYCLE PARKING	REQUIREMENT	PROVIDED
2% OF AMENITY VEHICULAR PARKING (2 SPACES)	TOTAL 2 SPACES	TOTAL 2 SPACES



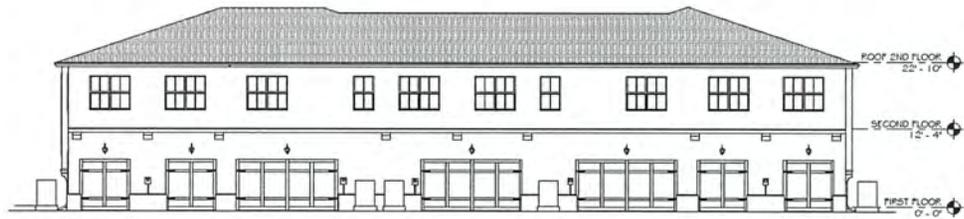
Setbacks and Buffers Exhibit



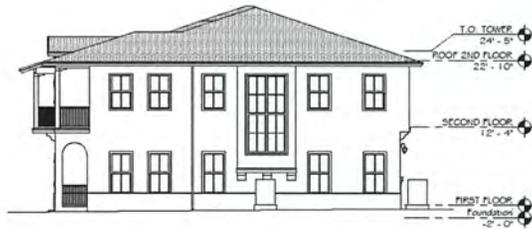
5 Unit Townhome



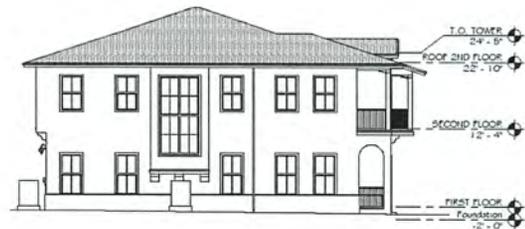
FRONT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



REAR ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



RIGHT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"

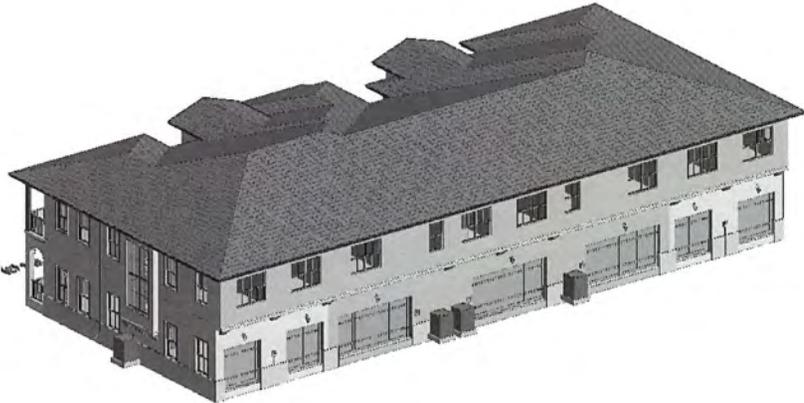


LEFT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"

5 Unit Townhome

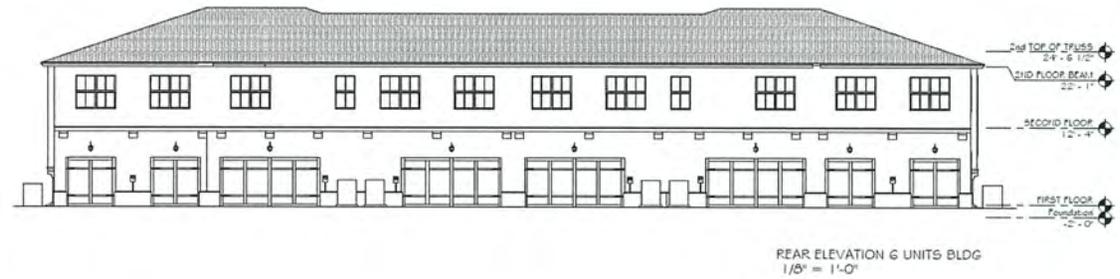


GENOVA 5 UNITS BLDG FRONT 3DVIEW



GENOVA 5 UNITS BLDG REAR 3DVIEW

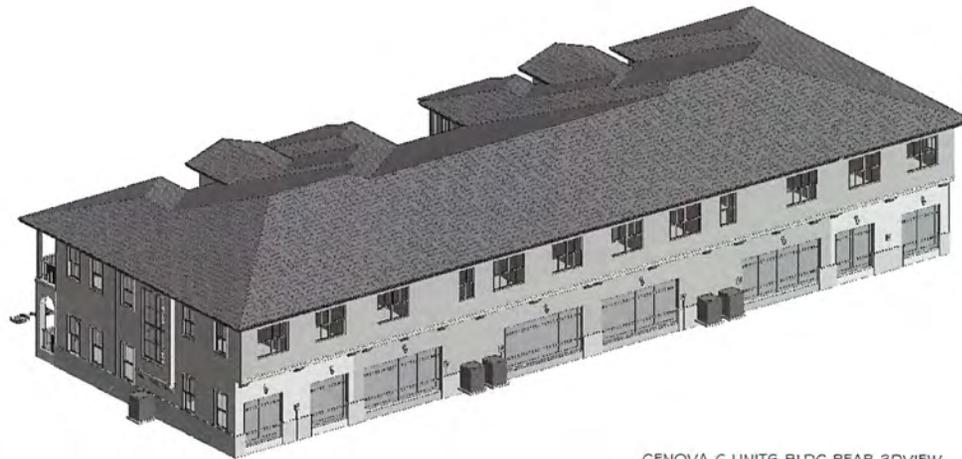
6 Unit Townhome



6 Unit Townhome



GENOVA 6 UNITS BLDG FRONT 3DVIEW

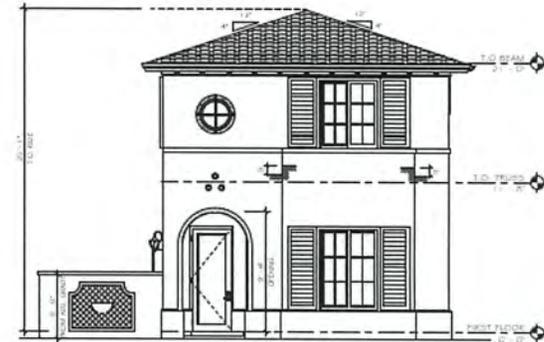


GENOVA 6 UNITS BLDG REAR 3DVIEW

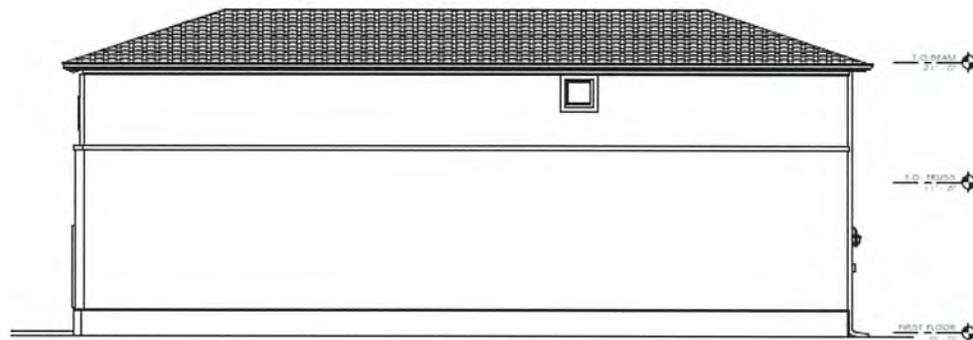
Luxury Villa Alternate 1



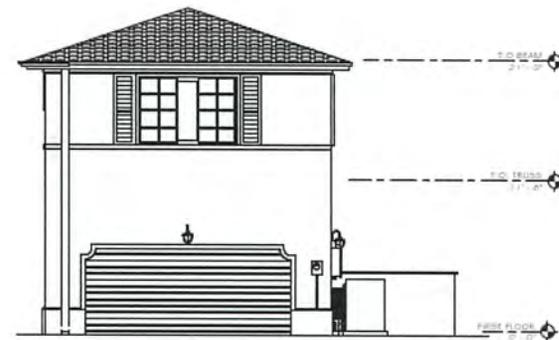
LEFT ELEVATION-ALT 1



FRONT ELEVATION-ALT 1



RIGHT ELEVATION-ALT 1



REAR ELEVATION-ALT 1

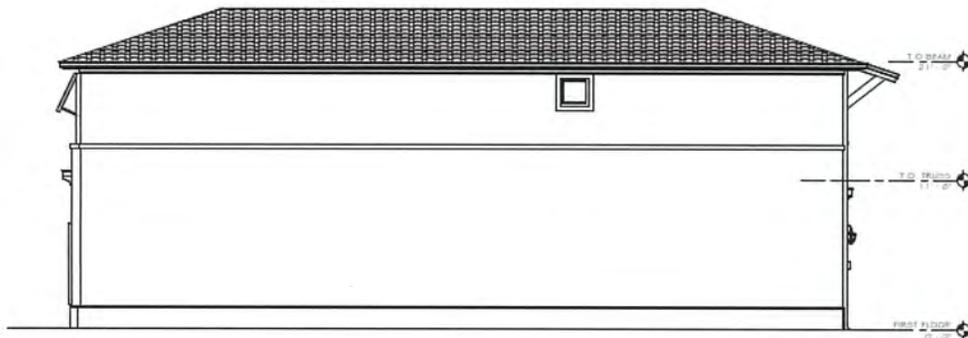
Luxury Villa Alternate 2



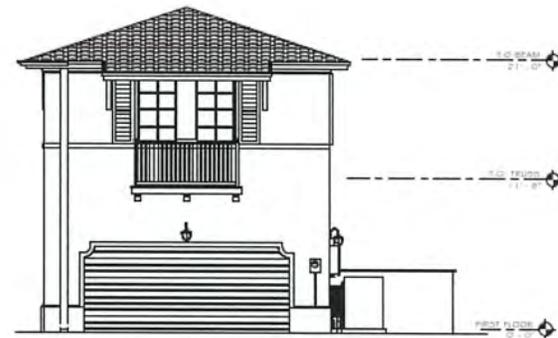
LEFT ELEVATION-ALT 2



FRONT ELEVATION-ALT 2



RIGHT ELEVATION-ALT 2



REAR ELEVATION-ALT 2

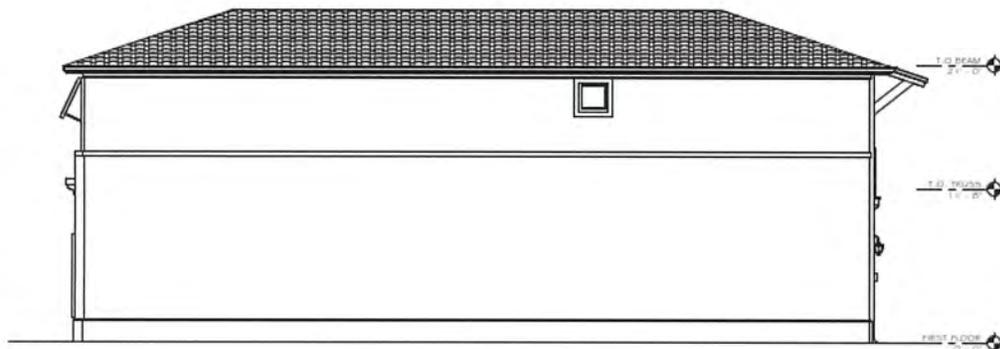
Luxury Villa Alternate 3



LEFT ELEVATION-ALT 3



FRONT ELEVATION-ALT 3

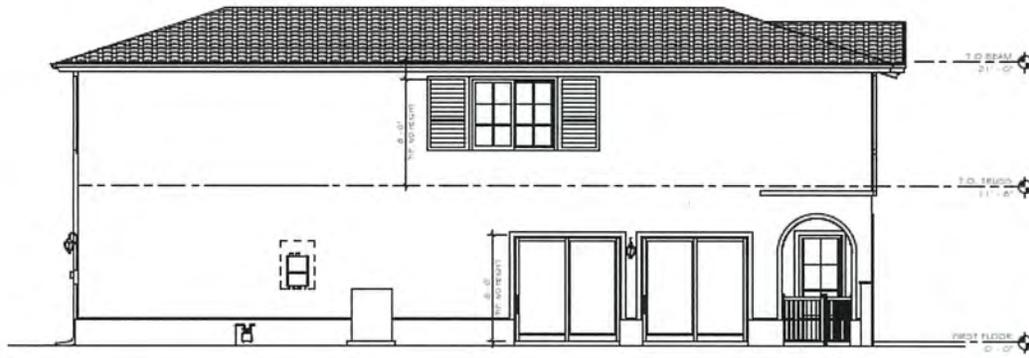


RIGHT ELEVATION-ALT 3



REAR ELEVATION-ALT 3

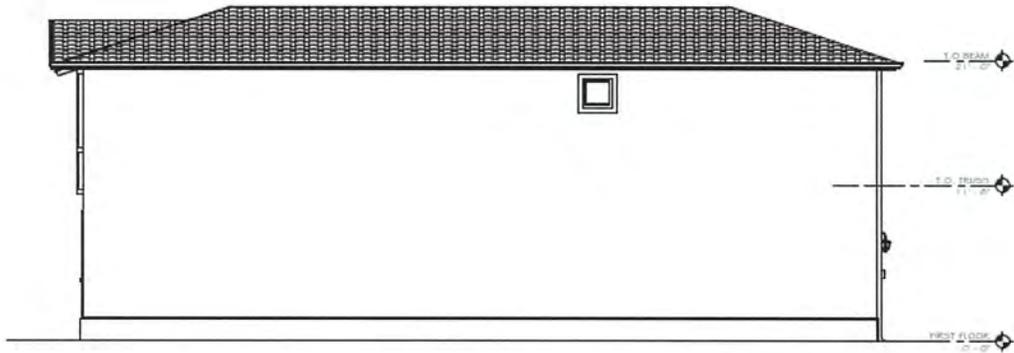
Luxury Villa Alternate 4



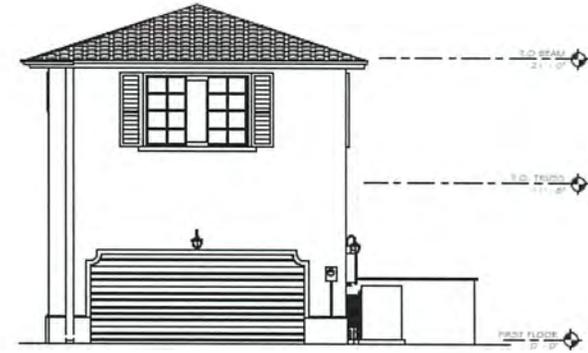
LEFT ELEVATION-ALT 4



FRONT ELEVATION-ALT 4



RIGHT ELEVATION-ALT 4



REAR ELEVATION-ALT 4

Luxury Villa Facade Options



Exhibit D

Genova

Schedule of Uses and Property Development
Regulations

Property Development Regulations

	Detached Villa*	Townhome*	Multifamily*
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Minimum Lot Depth	N/A	N/A	N/A
Building Separation	10 ft.	15 ft	N/A
Maximum Lot Coverage	N/A	N/A	N/A
Maximum Height	2 stories / 35 ft	2 stories / 35 ft	4 stories / 45 ft
Street Setback			
Corkscrew Road	25 ft	25 ft	N/A
Via Coconut Point	25 ft	25 ft	5 ft ¹
Internal Roads	5 ft	5 ft	5 ft
PD Perimeter	20 ft	20 ft	20 ft
Water Body Setback	25 ft	25 ft	25 ft
Minimum Open Space ²	40%	40%	40%

* Genova will be developed as a condominium and will not include individual platted lots for the Luxury Villa, Townhome or Multifamily products; therefore, typical development standards that apply to individual lots are listed as N/A

¹ Multifamily buildings have a maximum setback of 30' to Via Coconut Point right-of-way

² Open Space applies to entire development

Note: Multifamily applies to existing Genova only

Schedule of Uses

Accessory Uses and Structures

Dwelling Units: Multiple-Family, Townhouse, Detached Villa

Villa Entrance gates and gatehouse (gatehouse applies to existing Genova only)

Essential service facilities, (34-622(c)(13)), Group I (a/k/a utility, minor)

Excavation: Water retention, detention

Fences and Walls (not visible from roadway)

Model Display Unit (for units in this development only) Parks

Real Estate Sales and Rental Office – limited to sales and/or rental of units within the development

Recreation facilities: Personal, Private, Private On-site

Signs in accordance with Chapter 6

Temporary Uses in accordance with LDC Section 4-3
Temporary contractor's office and equipment storage shed
Temporary telephone distribution equipment
Temporary storage facilities (during construction only)