

EXHIBIT A

Stantec Consulting Services Inc.
3800 Colonial Blvd., Suite 100
Fort Myers FL 33966
Tel: (239) 939-1020
Fax: (239) 939-3412



nc, 2015-00009.



LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
Section 34, Township 46 South, Range 25 East
Lee County, Florida

COMMUNITY DEVELOPMENT

A parcel of land lying in Section 34, Township 46 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of the aforementioned Section 34; thence, along the West line of the Northwest one-quarter of said Section 34, S.01° 10'57"E., 1,353.36 feet to an intersection with the centerline of Corkscrew Road, according to the survey of said right-of-way prepared by Jeffrey C. Cooner & Associates dated December 29, 2000 and according to the Florida Department of Transportation right-of-way Map Section 12640-2601; thence, along said centerline, N.89° 38'03"E., 663.00 feet; thence S.01° 09'27"E., 40.00 feet to an intersection with the South right-of-way of Corkscrew Road and the **POINT OF BEGINNING**; thence, along the Easterly line of lands described in Official Records Book 3159, page 3433 of the Public Records of Lee County, Florida, for the following two (2) courses:

1. S.01° 09'27"E., 571.64 feet;
2. S.88° 59'56"W., 4.80 feet;

thence S.01° 07'57"E., 653.52 feet to an intersection with the South line of the Northwest one-quarter of the aforementioned Section 34; thence, along said South line for the following two (2) courses:

1. S.89° 55'17"W., 326.18 feet;
2. S.89° 55'17"W., 273.13 feet

to the Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records; thence, along said Easterly right-of-way for the following two (2) courses:

1. along the arc of a non-tangent circular curve concave to the East having for its elements a radius of 1,622.00 feet, a central angle of 01° 03'58", a chord distance of 30.18 feet, a chord bearing of N.06° 22'48"W., an arc distance of 30.18 feet;
2. along the arc of a tangent circular curve concave to the East, having for its elements a radius of 1622.00 feet, a central angle of 04° 09'58", a chord distance of 117.91 feet, a chord bearing of N.03° 45'50"W., an arc distance of 117.94 feet;

thence, along the Easterly line of additional right-of-way for Via Coconut (formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:

Applicant's Legal Checked
by  12/18/15



DATE: March 23, 2015
Page 2 of 2

Reference: Genova CPA & PD Re-Zone

1. N.08°23'52"E., 50.73 feet;
2. N.01°10'56"W., 298.99 feet;
3. S.88°49'04"W., 8.50 feet;

thence, along the aforementioned Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records, N.01°10'56"W., 258.75 feet; thence, along the aforementioned Easterly line of additional right-of-way for Via Coconut (formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:

1. N.08°27'57"E., 50.72 feet;
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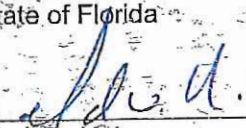
to an intersection with the aforementioned South right-of-way of Corkscrew Road; thence, along said South right-of-way, N.89°38'03"E., 530.04 feet to the **POINT OF BEGINNING**.

Said parcel contains 16.923 acres, more or less.

SEE ATTACHED SKETCH

This description and the attached sketch are not valid without the signature and raised seal of a Florida licensed Surveyor and Mapper. Bearings shown hereon are based on the State Plane Coordinate System, Florida West Zone, fixing the West line of the Northwest one-quarter of Section 34, Township 46 South, Range 25 East, Lee County, Florida as S.01°10'57"E.

Stantec Consulting Services Inc.
Licensed Business No. LB7866
State of Florida

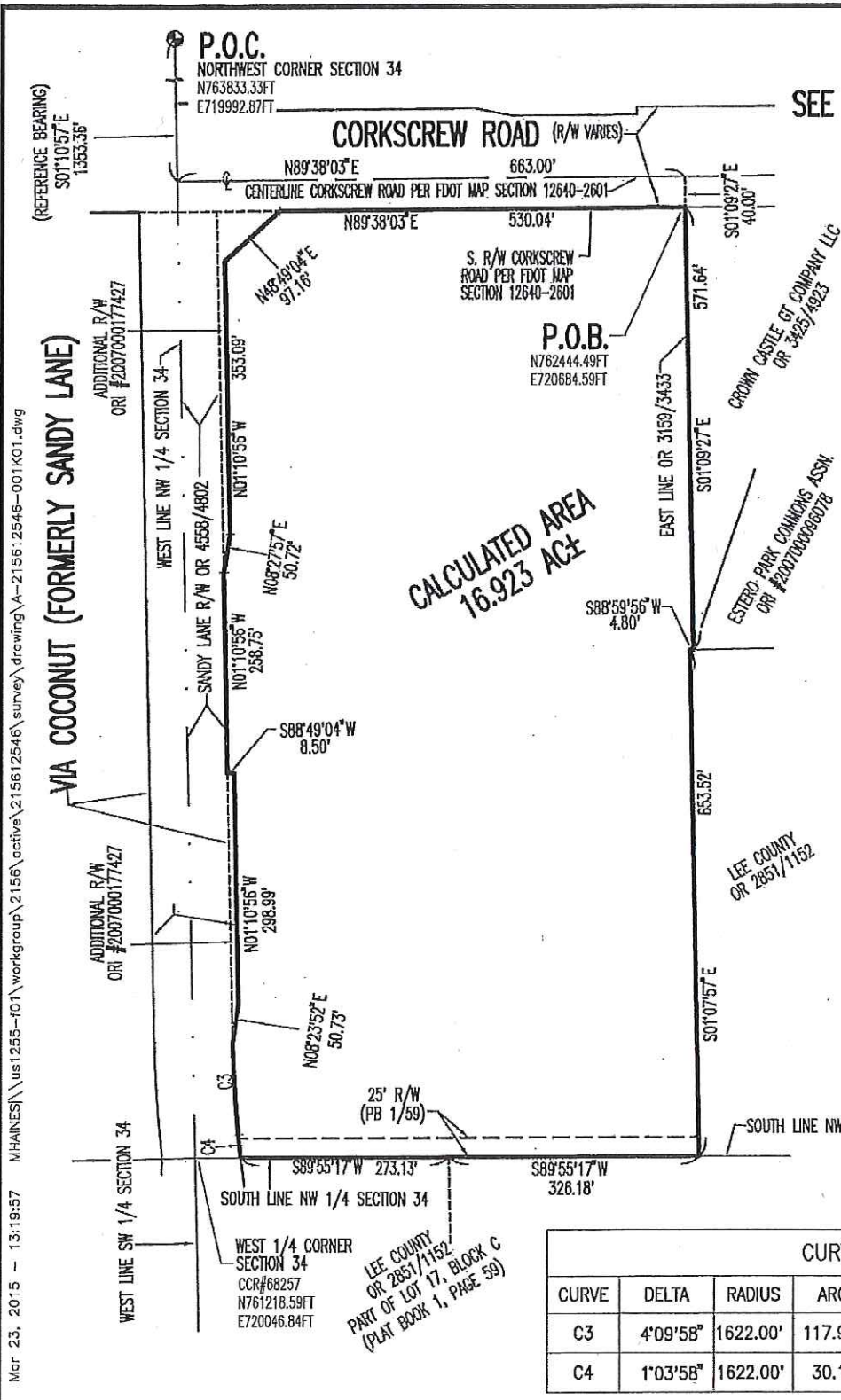


Mark D. Haines
Professional Surveyor and Mapper No. LS5312
State of Florida

3/23/15
Date:

Proj: 215612546 Task 210
Ref: 215612546001-K01.dwg
Date: March 23, 2015
File: \\us1255-f01\workgroup\2156\active\215612546\survey\docs\Veg_genova_cpa_pd-rezone_21560323.docx

THIS IS NOT A SURVEY.
SEE ATTACHED LEGAL DESCRIPTION



SCALE: 1"=200'

0 50 100 200 400

RECEIVED

DEC 17 2015

SURVEYOR'S NOTES

THIS SKETCH IS NOT VALID WITHOUT THE ATTACHED LEGAL DESCRIPTION BEARING THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CORNER MONUMENTS WERE NOT PLACED IN CONJUNCTION WITH THE PREPARATION OF THIS SKETCH.

THIS SKETCH DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.

BEARINGS HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, FIXING WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS S.01°10'57\"/>

COORDINATES SHOWN HEREON ARE IN FEET AND ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE.

- LEGEND
- CCR - CERTIFIED CORNER RECORD
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R/W - RIGHT OF WAY
 - OR - OFFICIAL RECORDS BOOK/PAGE
 - ORI - OFFICIAL RECORDS INSTRUMENT#

CALCULATED AREA
16.923 AC±

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C3	4°09'58"	1622.00'	117.94'	117.91'	58.99'	N03°45'50"W
C4	1°03'58"	1622.00'	30.18'	30.18'	15.09'	N06°22'48"W

FOR: GENOVA PARTNERS, LLC

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
SECTION 34, TOWNSHIP 46S., RANGE 25E.
LEE COUNTY, FLORIDA



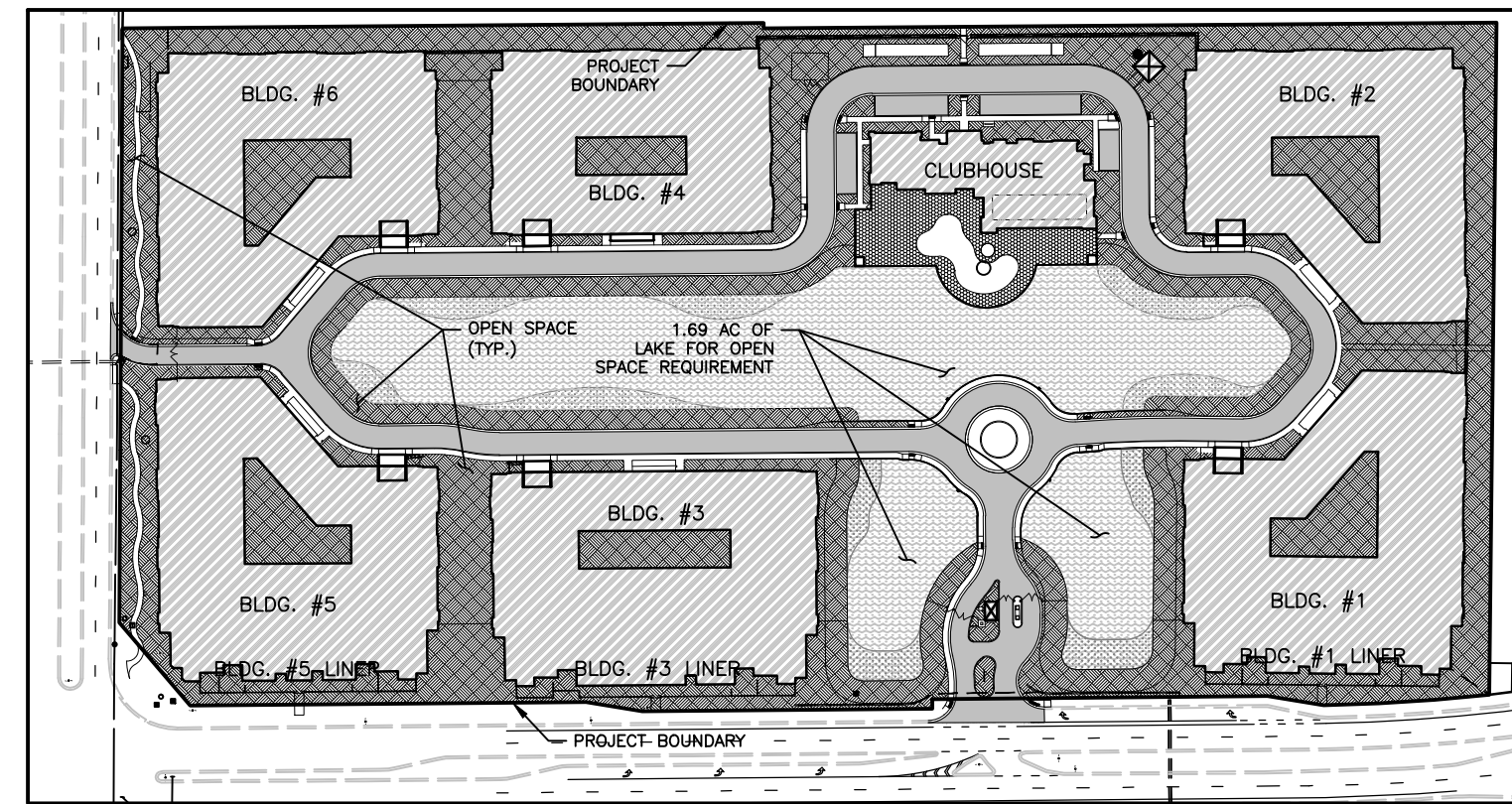
Stantec

3800 Colonial Blvd., Suite 100, Fort Myers, FL 33966
Phone 239-939-1020 • Fax 239-939-3412
Certificate of Authorization #27013 • Licensed Business No. LB17866 • www.stantec.com

TASK CODE: 420	DRAWN BY: MDH	CHKD BY: MDH	CAD FILE: 210	PROJECT NO: 215612546	SHEET 1 OF 1	DRAWING INDEX NO: A-215612546-001-K01	REV:
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EXHIBIT B



MASTER CONCEPT PLAN LEGEND

- LAKE
- 4:1 LAKE BANK
- BUILDING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- INDICATES REQUESTED DEVIATION

REFERENCE SHEET 3 FOR DEVIATION SCHEDULE

OPEN SPACE MAP LEGEND

- OPEN SPACE
- LAKE FOR OPEN SPACE ONLY

OPEN SPACE TABLE

REQUIRED	PROVIDED
40% OF SITE AREA	25% FROM LAKES REMAINDER WITHIN SITE
16.92 AC x 40% = 6.76 AC	6.76 AC x 25% = 1.69 AC
	OPEN SPACE WITHIN SITE = 5.77 AC
TOTAL REQUIRED = 6.76 AC (40%)	TOTAL PROVIDED 1.69 + 5.77 = 7.46 AC (44.1%)

* EXCLUDES OPEN SPACE AREAS LESS THAN 10' IN WIDTH AND INCLUDES 0.69 AC OF OPEN AIR ATRIUMS LOCATED AT INTERIOR OF BUILDINGS

PARKING TABLE

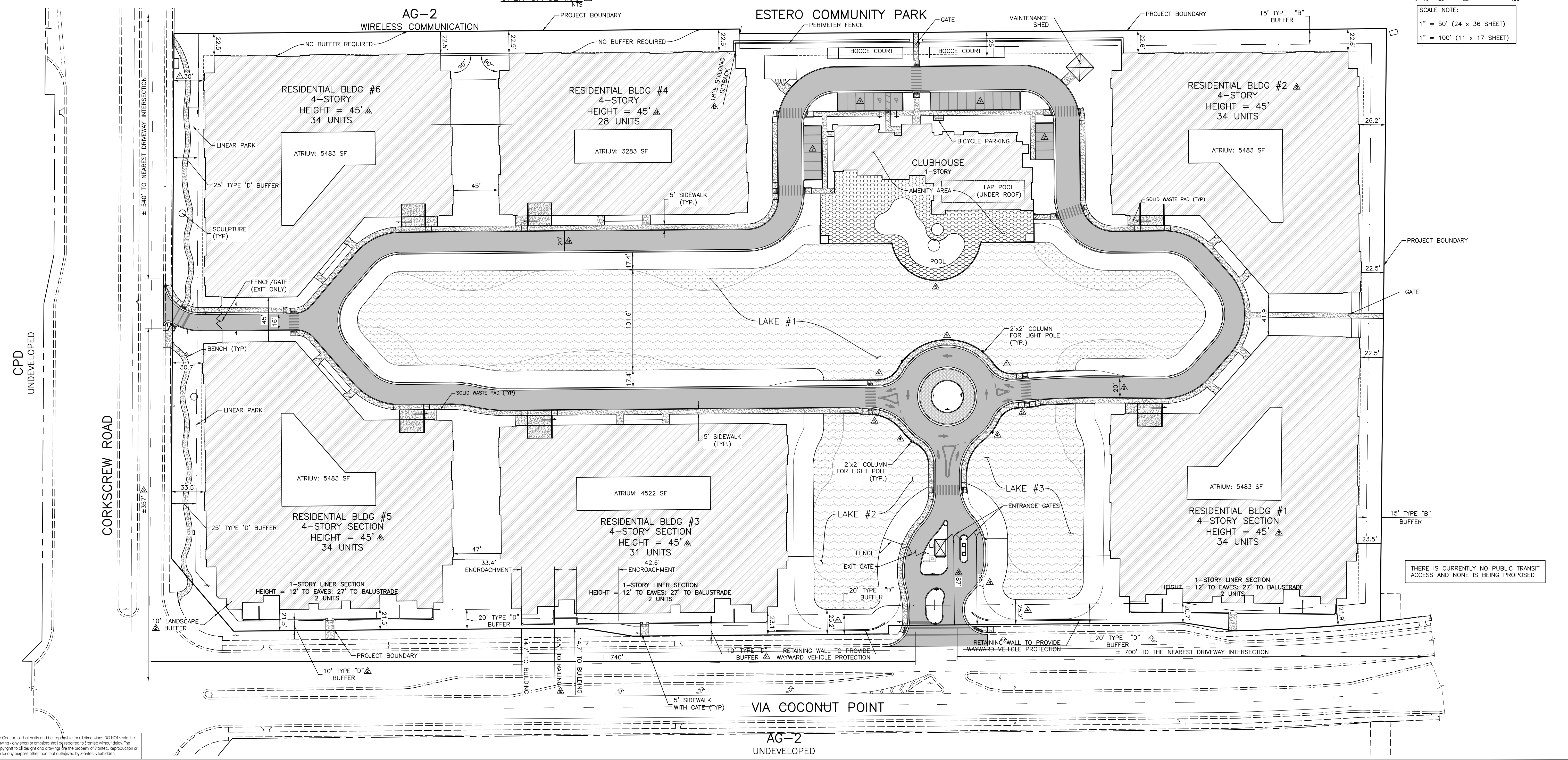
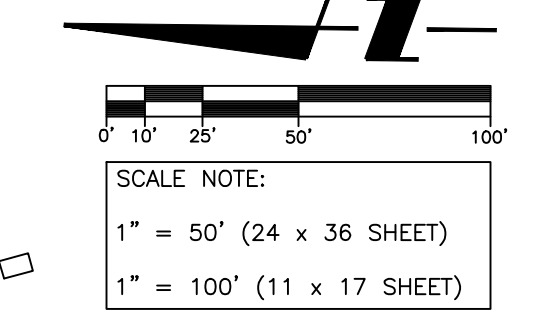
REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	
2 SPACES PER UNIT PLUS 10% ADDITIONAL FOR GUEST	205 UNITS X 2 = 410 SPACES 10% GUEST PARKING = 41 SPACES TOTAL PROVIDED = 451 SPACES
AMENITY PARKING	
FITNESS CENTER (7 SPACES PER 1,000 SF): 22 SPACES	12 SPACES
CLUB/RECREATION (4 SPACES PER 1,000 SF): 10 SPACES	10 SPACES
OFFICE (1 SPACE PER 300 SF): 4 SPACES	4 SPACES
TOTAL AMENITY REQUIRED: 36	TOTAL AMENITY PROVIDED: 26 (PER DEVIATION)
BICYCLE PARKING	
(5% OF AMENITY VEHICULAR PARKING): 2 SPACES	2 SPACES

TOTAL FLOOR AREA OF AMENITY CENTER = 6,482 SF

DRAINAGE BASIN & LAND USE TABLE

CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS:			
LAKE	119,441	2.74 AC.	16.2%
BLDG (ROOF)	291,329	6.69 AC.	39.5%
HARDSCAPE	15,658	0.36 AC.	2.1%
PAVEMENT	66,951	1.54 AC.	9.1%
SIDEWALK/DRWY	21,301	0.49 AC.	2.9%
PERVIOUS AREAS:			
OPEN SPACE	222,375	5.11 AC.	30.2%
TOTAL:	737,035	16.92 AC	100%

** INCLUDES OPEN SPACE AREAS LESS THAN 10' IN WIDTH AND EXCLUDES IMPERVIOUS OPEN SPACE AREAS



Saved: 12/9/2015 12:24:58 PM LAUWILLIAMS | Plotter: 6/17/2016 11:19:44 PM LBLIVAR | V:\2156\active\215612872\civil\drawing\01-c-861\ex.dwg | MASTER CONCEPT PLAN
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The copyright to all design and drawings shall be reported to Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.
 © Stantec, 2015

<table border="1"> <tr> <th>REV. NO.</th> <th>REVISION DESCRIPTION</th> <th>REV. DATE</th> <th>DRAWN BY / EMP. NO.</th> <th>REVIEWED BY</th> </tr> <tr> <td>C</td> <td>REVISED PER ENGINEER</td> <td>12/7/15</td> <td>L.WILLIAMS</td> <td>PROJECT MANAGER</td> </tr> <tr> <td>B</td> <td>REVISED PER LEE COUNTY ZONING REVIEW</td> <td>6/30/15</td> <td>R.LARUE</td> <td>PROJECT ENGINEER</td> </tr> <tr> <td>A</td> <td>REVISED PER LEE COUNTY ZONING REVIEW</td> <td>5/06/15</td> <td>R.LARUE</td> <td>LEAD DESIGNER</td> </tr> </table>	REV. NO.	REVISION DESCRIPTION	REV. DATE	DRAWN BY / EMP. NO.	REVIEWED BY	C	REVISED PER ENGINEER	12/7/15	L.WILLIAMS	PROJECT MANAGER	B	REVISED PER LEE COUNTY ZONING REVIEW	6/30/15	R.LARUE	PROJECT ENGINEER	A	REVISED PER LEE COUNTY ZONING REVIEW	5/06/15	R.LARUE	LEAD DESIGNER	PROJECT: GENOVA ISSUE DATE: 04/07/15 ISSUE DESCRIPTION: LEE COUNTY REVIEW TITLE: MASTER CONCEPT PLAN	PROJECT NUMBER: 215612546 SHEET NUMBER: 1 OF 3
REV. NO.	REVISION DESCRIPTION	REV. DATE	DRAWN BY / EMP. NO.	REVIEWED BY																		
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A	REVISED PER LEE COUNTY ZONING REVIEW	5/06/15	R.LARUE	LEAD DESIGNER																		

EXHIBIT C & D

Genova Schedule of Uses and Property Development Regulations

Property Development Regulations

Minimum Lot Area:	7,500 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	75 feet
Minimum Building Separation:	15 feet
Maximum Lot Coverage:	50%
Maximum Height:	4 stories / 45 feet

Minimum Building Setbacks

Street:	5 feet min – 30 feet max. (See Deviation for Buildings along Via Coconut)
Side:	25 feet
Rear:	25 feet
Water Body:	25 feet
Minimum Open Space:	40%

Schedule of Uses

Accessory of Uses and Structures

Agricultural uses, continuation of bona fide use only (see zoning condition)

Dwelling Units: Multiple-Family

Entrance gates and gatehouse (not visible from roadway)

Essential service facilities, (34-622© (13)), Group I

Excavation: Water retention, detention

Fences and Walls (not visible from roadway)

Model Display Unit (for units in this development only)

Parks

Parking lot: Accessory, Temporary, Garage (temporary parking lot during construction only)

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 30 and Chapter 33

Temporary Uses in accordance with LDC Section 34-3041:

Temporary contractor's office and equipment storage shed

Temporary telephone distribution equipment

Temporary storage facilities (during construction only)

EXHIBIT E

**BONA FIDE AGRICULTURAL USE AT THE TIME
OF ZONING APPLICATION AFFIDAVIT**

WHEREAS, Section 34-202(b)(7), Village of Estero Land Development Code, requires property located in an agricultural zoning district at the time a zoning application is filed to include an existing agricultural use affidavit; and

WHEREAS, the affidavit, pursuant to the Land Development Code, must identify the property in question with specificity, and the affidavit must identify whether or not a bona fide agricultural use is in existence on the property at the time the application was filed.

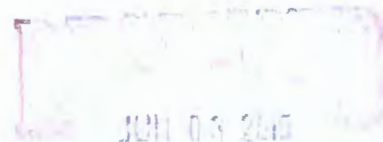
STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned notary public on this th 27 day of MAY, 2015, personally appeared James "Jim" Wallace, Managing Partner of Genova Partners, LLC, who is personally known to me or who produced a Drivers License as identification and who, after first being duly sworn, deposes and says that:

1. The property that is subject of the zoning application is described more completely on the attached Exhibit "A".
2. That I am the authorized representative of the Limited Liability Company that owns the property described in Exhibit "A".
3. The property in question is zoned AG-2 and CPD. Section 34-202(b)(7) does not require an agricultural affidavit for property that is not located in an agricultural district at the time of zoning.
4. The property is currently in an agricultural use and the use is a legal non-conforming use on the CPD portion of the property.
5. The agricultural use of the subject property is row crops.
6. The row crops are occurring within the area identified on the attached Exhibit "B".
7. The affiant intends to continue the existing agricultural activity subsequent to the rezoning.

DCI 2015-00009

FURTHER AFFIANT SAYETH NAUGHT.



COMMUNITY DEVELOPMENT

A handwritten signature in black ink, appearing to read "Jim Wallace".

GENOVA PARTNERS, LLC

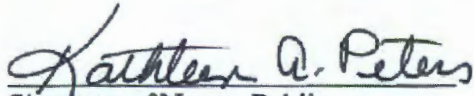
By: 

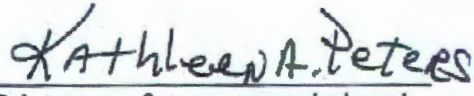
Name: James "Jim" Wallace
Title: Managing Partner

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)




Signature of Notary Public


(Print, type of stamp commissioned name of Notary Public)

Commission No. # PP 180270

DCI 2015-00009



COMMUNITY DEVELOPMENT

EXHIBIT "A"



Stantec Consulting Services Inc.
3800 Colonial Blvd., Suite 100
Fort Myers FL 33966
Tel: (239) 939-1020
Fax: (239) 939-3412

LEGAL DESCRIPTION GENOVA CPA & PD RE-ZONE Section 34, Township 46 South, Range 25 East Lee County, Florida

A parcel of land lying in Section 34, Township 46 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

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2. S.89°55'17"W., 273.13 feet

to the Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records; thence, along said Easterly right-of-way for the following two (2) courses:

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Reference: Genova CPA & PD Re-Zone

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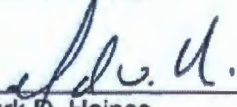
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Mark D. Haines
Professional Surveyor and Mapper No. LS5312
State of Florida

3/23/15
Date:

Proj: 215612548 Task 210
Ref: 215612548001-001.dwg
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File: \\us1255-01\workgroup\2156\active\215612548\survey\docs\leg_genova_cpa_pd-rezone_21560323.docx

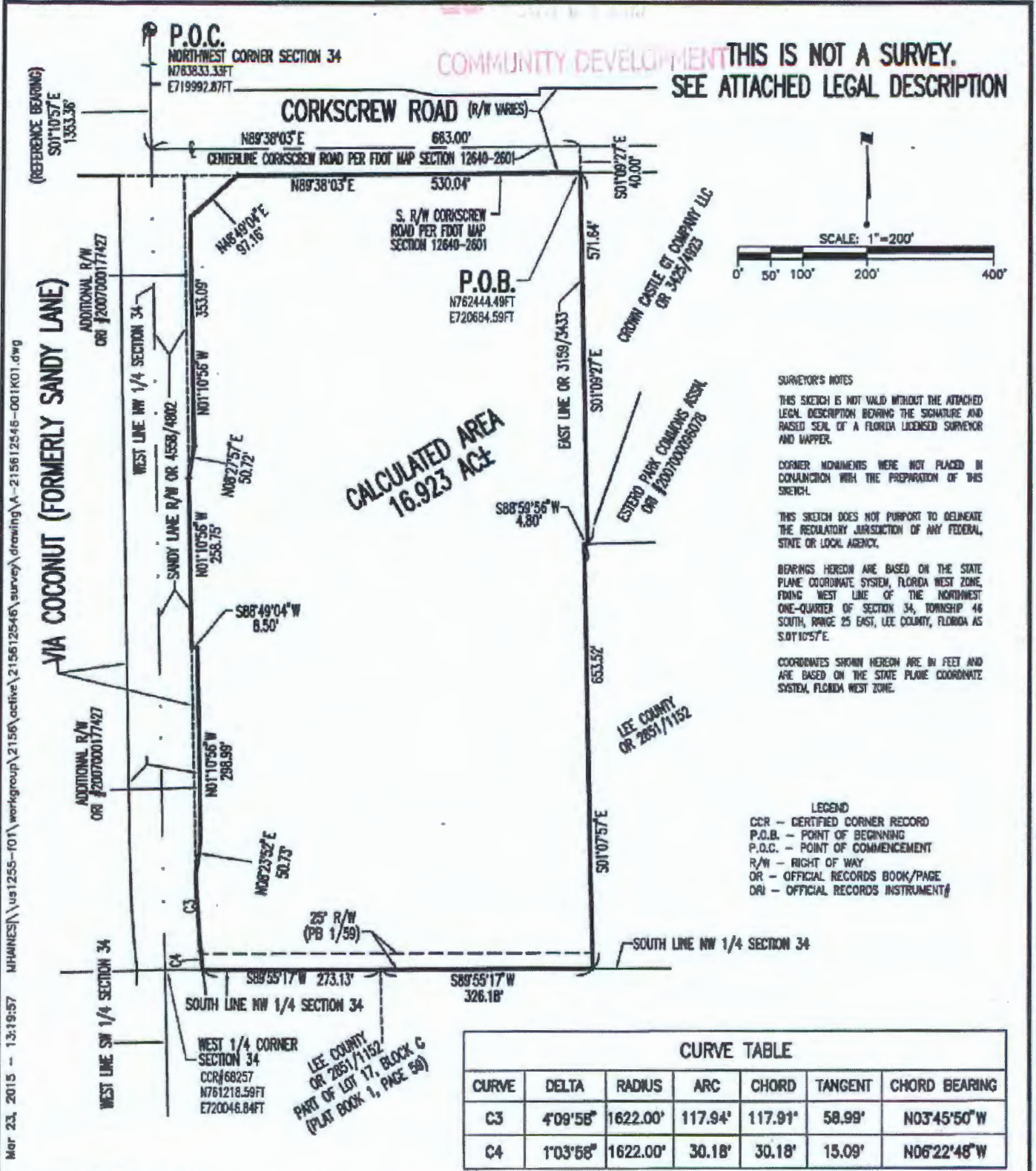


Design with community in mind

COMMUNITY DEVELOPMENT

DCI 2015-00009

COMMUNITY DEVELOPMENT THIS IS NOT A SURVEY.
SEE ATTACHED LEGAL DESCRIPTION



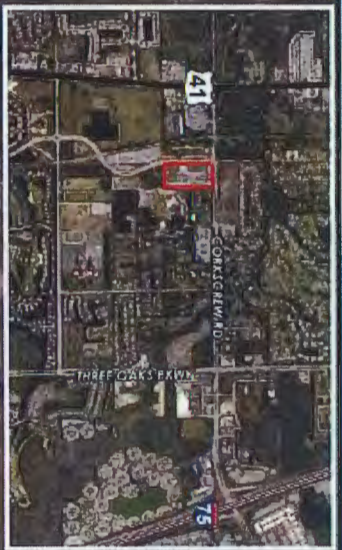
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FOR: GENOVA PARTNERS, LLC

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GENOVA CPA & PD RE-ZONE
SECTION 34, TOWNSHIP 46S., RANGE 25E.
LEE COUNTY, FLORIDA

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JUN 03 2015
COMMUNITY DEVELOPMENT

DCI 2015-00009



Stantec
10000 North Central Expressway, Suite 1000
Dallas, Texas 75243
Tel: 972.382.8600
Fax: 972.382.8601
www.stantec.com

Genova Rezoning

Location Map
February 2015

Project: Community Development
20000 North Central Expressway, Suite 1000
Dallas, Texas 75243
Tel: 972.382.8600
Fax: 972.382.8601



1 inch = 150 feet
Approved by: C.A. 02/20/15

EXHIBIT F

GENOVA INCENTIVE OFFERINGS

ARCHITECTURE

1. **Exceptional Design** – The Italianate architecture depicted in the pattern book sets a high quality standard for the Village Center.
2. **360-Degree Urban Look. All the building elevations will have architectural design elements typical of front elevations so it will appear there are no rear elevations** – The 4-sided building design creates street-front, lake-front and park-front elevations without any rear elevation.
3. **Stealth Parking. No Parking Lots.** – The buildings are 3 residential levels over a parking level. All resident and visitor parking is indoors, completely hidden from public view.
4. **Stealth Security. No Perimeter Walls.** – The garage level of the residential buildings and vertical rail fencing located amongst the landscaping (instead of the typical perimeter walls) will be used to create the necessary security. The entry lakes will provide separation between the public realm and the private realm while maintaining views and the necessary security. There will be pedestrian gates and two vehicular gates in the locations depicted on the Master Concept Plan
5. **Sustainable Design for Future Mixed-use.** – The design of the liner buildings provides for possible future conversion to low-impact commercial uses (professional office or low-traffic shops) if and whenever Via Coconut Point Road becomes a local urban streetscape with on-street parking. It is understood the conversion cannot occur without a parking review by the Village.

SOCIAL VITALITY

1. **1/3 Mile of Public Pedestrian Greenway** – The landscaped frontage along Corkscrew Road and Via Coconut Point Road provides 9 trellised areas for sitting, gazing and conversation and invites personal interaction within the public space.

2. **Public Linear Park along Corkscrew Road** – The applicant will provide a 600 ft long public linear park with an 8 ft wide meandering sidewalk, 2 sculptures, 4 trellised sitting areas (each 12 ft. wide) and landscaping consisting of 18 black olive canopy trees, plus shrubs and ground cover. Approximately 1/3 acre of newly created public space. The linear park is depicted on the Master Concept Plan.
3. **Public Pocket Park and Future Bus Stop on Via Coconut Point Road** – A pocket park is provided in the location depicted on the Master Concept Plan. The pocket park will be a landscaped 35 ft. by 35 ft. paver-stone area with a 12 ft. wide trellised sitting area and 9 Black Olive canopy trees. If a transit stop is located on Via Coconut Point Road the pocket park can be used as a future transit waiting area.
4. **Public Lakeside Sitting Areas** – The sitting areas consists of two 80 ft. wide sitting walls with a combined total of 4 trellises, each 12 ft. wide, plus 8 columns and 4 carriage lamps. The sitting areas will overlook the entry lakes, faux bridges and roundabout sculpture at the main entry to Genova along a 300 ft section of Via Coconut Point Road between buildings A and C, as shown on the Master Concept Plan
5. **Not Age-Restricted. Diverse Housing** – Genova is designed as a housing alternative for working professionals without children (Empty-nesters and DINK Millennials) as well as aging Baby Boomers downsizing. The community will not be age restricted.

LANDSCAPING

1. **Canopy Trees & Picnic Areas within Estero Community Park** – The applicant will plant a total of 12 Black Olive canopy trees and provide 4 picnic tables within the park along the east and south sides of Genova. (It is understood that the applicant must secure the necessary review and approvals from Lee County as long as the park is in County ownership.)
2. **Larger Trees for More Mature Streetscapes** – All of the canopy trees as depicted on the submitted common area landscape plan will be 18 ft. Black Olive canopy trees along Corkscrew Road and Via Coconut Point Road. The provision of larger than code minimum trees accelerates the creation of a mature urban look and provides shade for pedestrians.
3. **Plantings, Irrigation and Maintenance of Via Coconut Point Road Median Landscaping** – The applicant will provide 4 Black Olive Canopy trees per

100 linear feet or, if the Village of Estero prefers, 8 palm trees per 100 linear feet, plus appropriate shrubs and under-plantings within the Via Coconut Point Road median from Corkscrew Road to the proposed new Estero Community Park entry (just south of Genova). (It is understood that the applicant will have to obtain the necessary review and approval from the county to locate the vegetation in the county right of way.)

4. **Jack-and-bore and Irrigation for Via Coconut Point Road Median** – The applicant will design, permit, install, and maintain 1/4 mile of irrigation from Corkscrew Road to the proposed new park entry to irrigate the Via Coconut Point Road median landscaping.
5. **Interweaving Public ROW and Genova Setbacks** – Integrating the Corkscrew Road and Via Coconut Point Road ROWs with Genova’s hardscape and landscaping to create a seamless ROW and a more inviting street-side environment.

CONNECTIVITY

1. **Pedestrian Gates Promote Walkability** –The community will include 7 pedestrian gates which connect residents to Corkscrew Road, Estero Community Park and Via Coconut Point Road.
2. **Transit Ready** –The four pedestrian gates along Via Coconut Point will facilitate the use of mass transit whenever it arrives.
3. **Front Doors on Via Coconut Point Road** – The street-front elevations and 3 residential building entrances along Via Coconut Point Road as depicted in the Pattern Book provide direct connections to the public realm.
4. **Sidewalks are Interconnected** – All Genova internal roads will include 5 foot sidewalks and all Genova sidewalks will interconnect with public sidewalks external to the community on Corkscrew Road and Via Coconut Point Road.
5. **Mixed-Use Pedestrian Shed** – Genova is located within 200 ft. of two office parks, immediately adjacent to Estero Community Park and one block from a Publix supermarket, 4 banks, 2 gas stations, stores and restaurants.
6. **Non-resident Access Without Compromising Security** –The main-entry access will be available to non-resident pedestrians during daylight hours. The main entry access will be available to non-resident vehicular traffic by appointment. Access to the community will require proof of a valid driver’s license with photo ID.

7. **\$100,000 Contribution to Future Estero Community Park Entry** – Genova Partners LLC will contribute \$100,000 towards the construction of the new entrance to Estero Community Park from Via Coconut Point (just south of Genova). The \$100,000.00 will be paid to the Village prior to the issuance of the building permit for the 3rd residential building. The Village will ensure the funds are retained in escrow and used solely for the construction of the proposed new entry road to Estero Community Park from Via Coconut Point Road south of the Genova community.

EXHIBIT F

GENOVA



Coconut Point

Genova Pattern Book June 17, 2016

Village Center Overlay District



Town Center Overlay District Appendix 1 - Map 3



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ESTERO PLANNING COMMUNITY

GENERAL NOTE:
THIS MAP IS FOR REFERENCE ONLY
DATA PROVIDED ARE: DERIVED FROM
MULTIPLE SOURCES WITH VARYING
LEVELS OF ACCURACY

SOURCE:
LEE COUNTY GIS





**Village Center
Connectivity Map**

The Site Concept

Genova Conceptual Site Plan



CORKSCREW ROAD

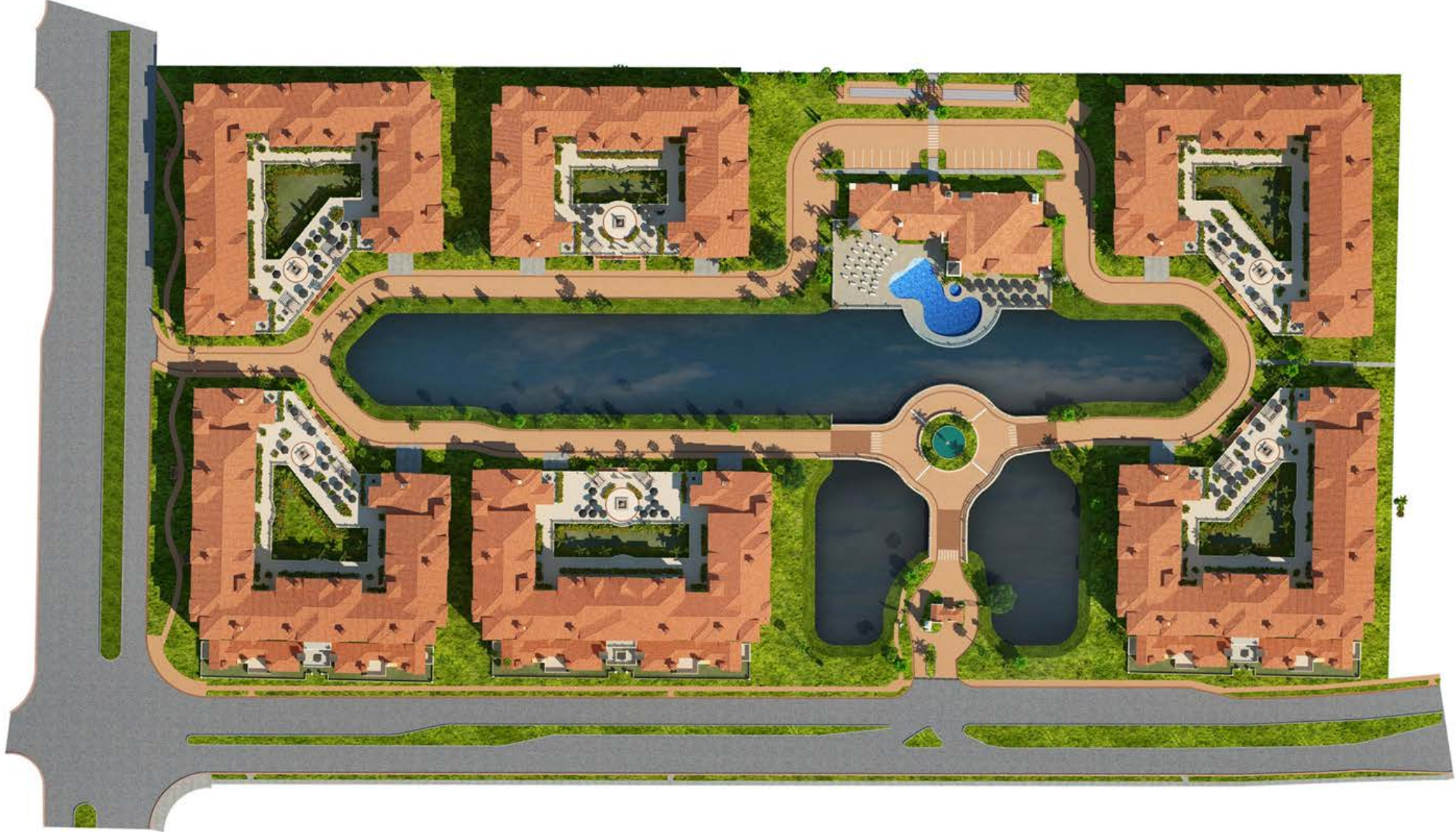
ESTERO COMMUNITY PARK

VIA COCONUT POINT ROAD

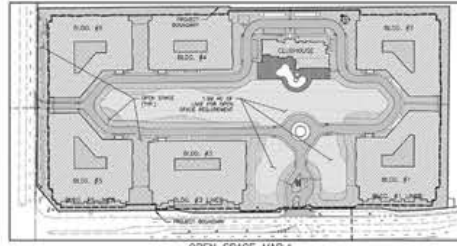
Clubhouse
Resort Pool
24/7 Gated Entry

Indoor 25-Meter
Olympic Lap Pool
Fitness Center

Genova 3D Site Plan



Genova Master Concept Plan



MASTER CONCEPT PLAN LEGEND

[Symbol]	LAKE	[Symbol]	CONCRETE SIDEWALK
[Symbol]	1:1 LAKE BANK	[Symbol]	TRUCK PAD/STREET
[Symbol]	BUILDING	[Symbol]	RECORDS REQUIRED
[Symbol]	OPEN SPACE	[Symbol]	RECORDS REQUIRED
[Symbol]	LAKE (NO OPEN SPACE ONLY)	[Symbol]	RECORDS REQUIRED

REFERENCE SHEET 3 FOR DETAIL SCHEDULE

OPEN SPACE TABLE

REQUIRED	PROVIDED
MIN OF SITE AREA	MIN FROM LINES SHOWN WITHIN SITE
6.75 AC ± 40% ± 5.75 AC	6.75 AC ± 20% ± 1.51 AC
6.75 AC ± 40% ± 5.75 AC	OPEN SPACE WITHIN SITE = 6.17 AC
TOTAL REQUIRED = 6.75 AC (MIN)	TOTAL PROVIDED = 6.17 AC (MAX)

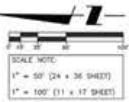
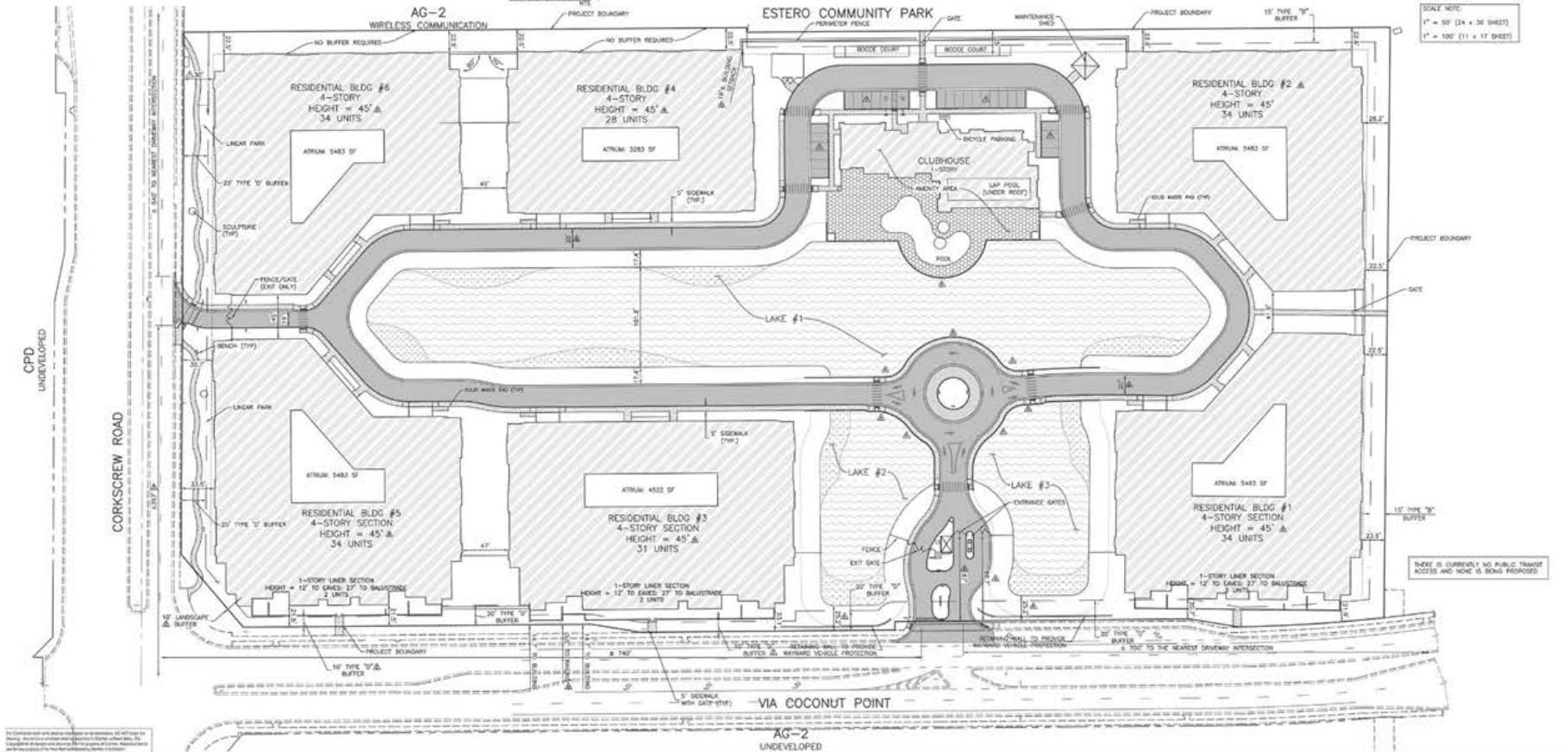
EXCLUDED OPEN SPACE AREAS (SEE TABLE 1) IN WITHIN AND EXCLUSIVE OF OPEN SPACE AREA (SEE TABLE 1) IN WITHIN AND EXCLUSIVE OF OPEN SPACE AREA

PARKING TABLE

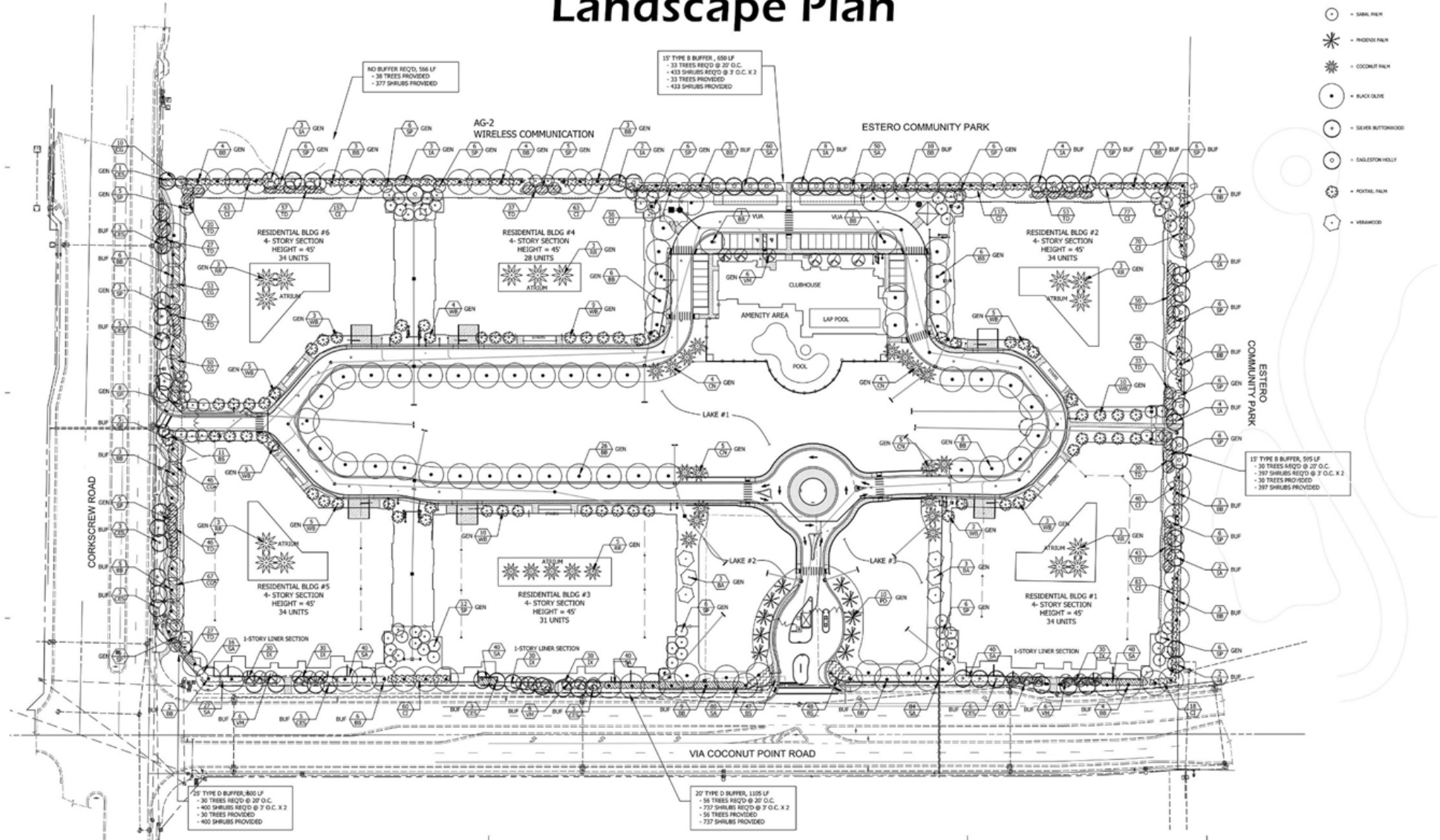
REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	RESIDENTIAL PARKING
2 SPACES PER UNIT PLUS 10% ADDITIONAL	20 UNITS @ 4 SPACES PER UNIT = 80 SPACES
AMENITY PARKING	AMENITY PARKING
1 SPACE PER 100 SF OF GROSS AREA	10 SPACES
CLUBHOUSE (20,000 SF) = 20 SPACES	CLUBHOUSE (20,000 SF) = 20 SPACES
AMENITY AREA (10,000 SF) = 10 SPACES	AMENITY AREA (10,000 SF) = 10 SPACES
TOTAL AMENITY REQUIRED = 30 SPACES	TOTAL AMENITY PROVIDED = 30 SPACES
BIKE PARKING	BIKE PARKING
1 SPACE PER 100 SF OF GROSS AREA	1 SPACE
TOTAL AMENITY BIKE PARKING = 1 SPACE	TOTAL AMENITY BIKE PROVIDED = 1 SPACE

DRAINAGE BASIN & LAND USE TABLE



CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS			
LAKE	178,000	2.54 AC	4.28%
PAVEMENT	300,000	4.35 AC	7.91%
CONCRETE	15,000	0.22 AC	0.41%
ASPHALT	80,000	1.16 AC	2.15%
GRAVEL	20,000	0.29 AC	0.54%
LANDSCAPE	1,000,000	14.55 AC	26.87%
TOTAL	1,593,000	23.05 AC	42.66%



Genova Common Area Landscape Plan



- LEGEND**
- ⊗ = HONEYCREEPER PALM
 - = SAKI PALM
 - ✱ = PINNACLE PALM
 - ✱ = COCONUT PALM
 - = BLACK OLIVE
 - = SILVER BUTTERNUT
 - = ENGLISH HOLLY
 - ✱ = PORTUL PALM
 - ⬠ = VIRAWOOD

 <small>P.O. BOX 12184, MIAMI, FLORIDA 33166 PHONE (305) 553-3333 FAX (305) 553-3333</small>	IN COORDINATION WITH: STANTEC 3800 COLONIAL BLVD, SUITE 100 FORT MYERS, FL 33966	PREPARED FOR: GENOVA PARTNERS, LLC 3798 CRACKER WAY BONITA SPRINGS FL 34134	GENOVA	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px;">SCALE:</td> <td style="text-align: center;">1" = 50'</td> </tr> <tr> <td>DATE:</td> <td style="text-align: center;">DECEMBER 21, 2015</td> </tr> <tr> <td>PROJECT #:</td> <td></td> </tr> </table>	SCALE:	1" = 50'	DATE:	DECEMBER 21, 2015	PROJECT #:		 NORTH 0 25' 50' 100' 1" = 50'	CODE LANDSCAPE PLAN	SHEET # LA-1
SCALE:	1" = 50'												
DATE:	DECEMBER 21, 2015												
PROJECT #:													

DANA L. RENDROK, R.A. #0001234

Architecture

STREET FRONT Elevation Facing Via Coconut Point Road



PARK-FRONT Elevation Facing Estero Community Park



US 41 (WEST) ELEVATION

LAKE-FRONT Elevation Facing the Internal Loop Road



FRONT ELEVATION

Courtyard Atrium Concept



Residential Courtyard Level View



Residential Third Level View



Penthouse Level View



SETH HARRY SUGGESTION
Linear Buildings
Along Via Coconut Point Road



Actual Genova Building on Via Coconut Point Road at Corkscrew Road



Street View of Via Coconut Point Road at Corkscrew Road



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



Aerial View of the Lake & Six Buildings



Aerial View of Lake at Main Entry and Amenity Area



Architectural Elevation of Building Fronting on Via Coconut Road



Architectural Elevation of Building Fronting on Corkscrew Road

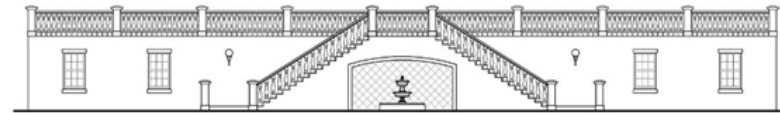


Architectural Elevation of Building "B"



FRONT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

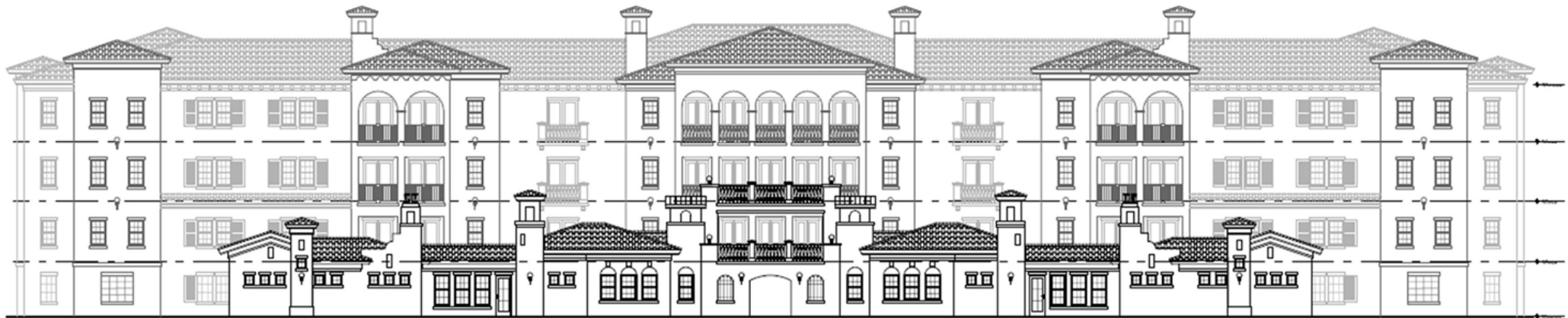
SCALE: 1/8"=1'-0"

Architectural Elevation of Building "C"



FRONT ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

Architectural Elevation of Building "D"



FRONT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

Architectural Elevation of "Clubhouse"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

ORIGINAL WINDOWS



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

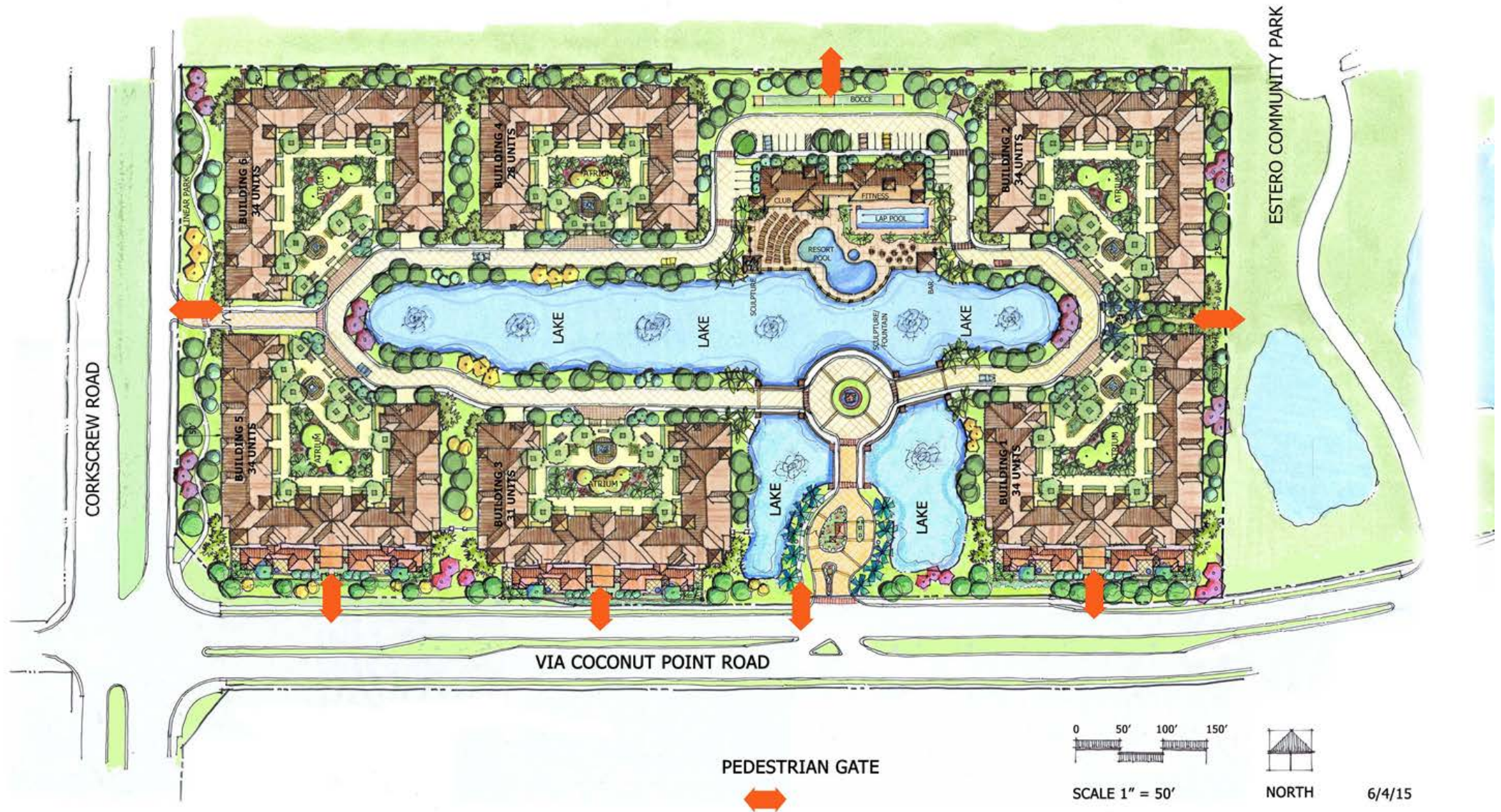
SCALE: 1/8" = 1'-0"

Tangible Benefits & Incentive Offerings

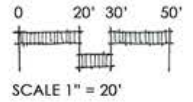
Precedent Setting Concepts and Design



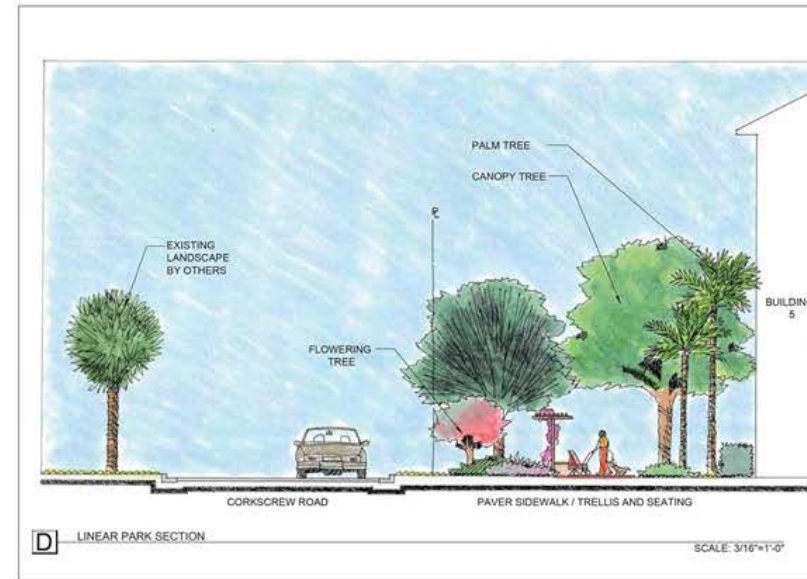
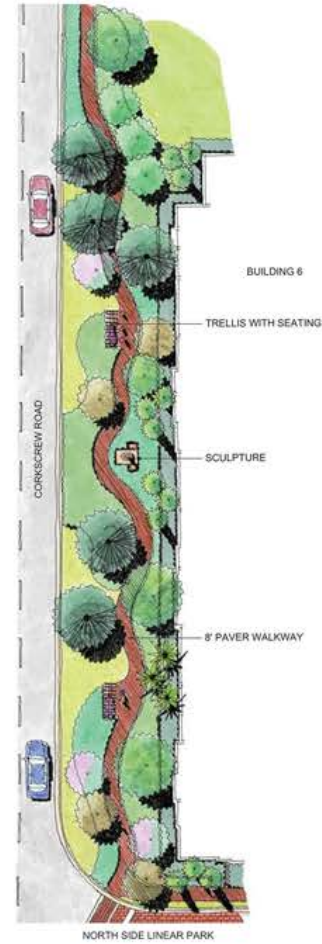
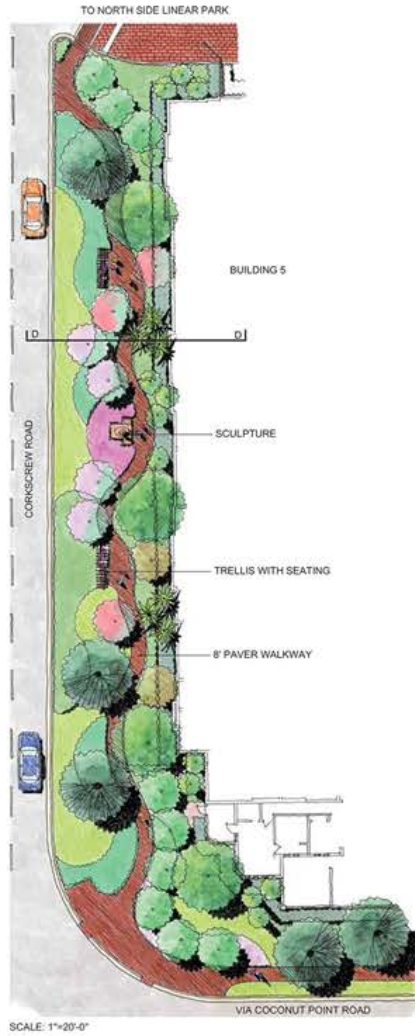
Pedestrian Gates Connecting to Mixed-Use Shed



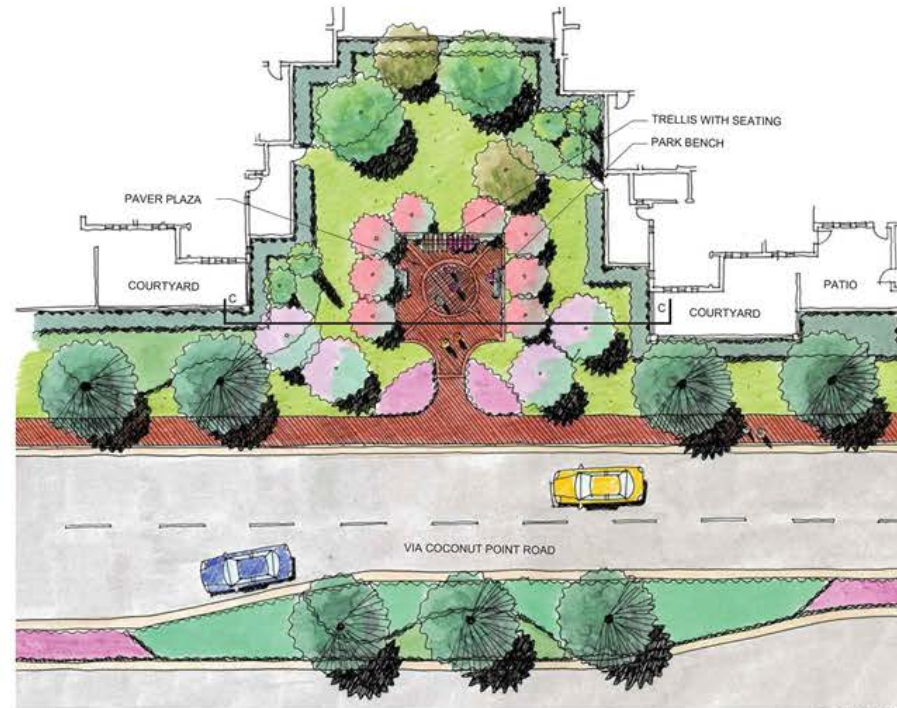
Sustainable Design along Via Coconut Point Road



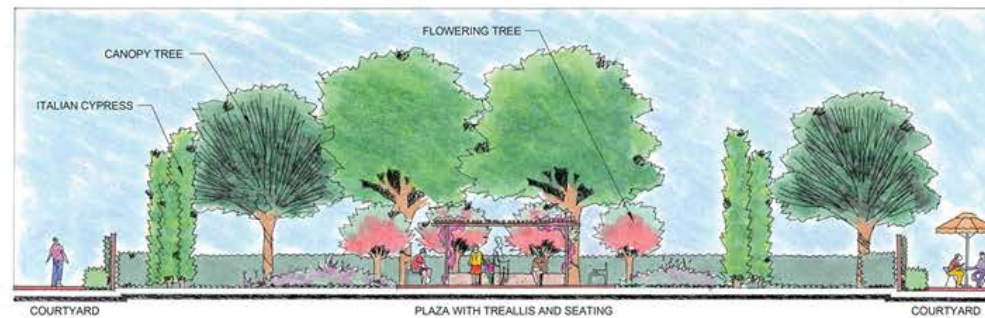
Linear Park along Corkscrew Road



Pocket Park on Via Coconut Point Road



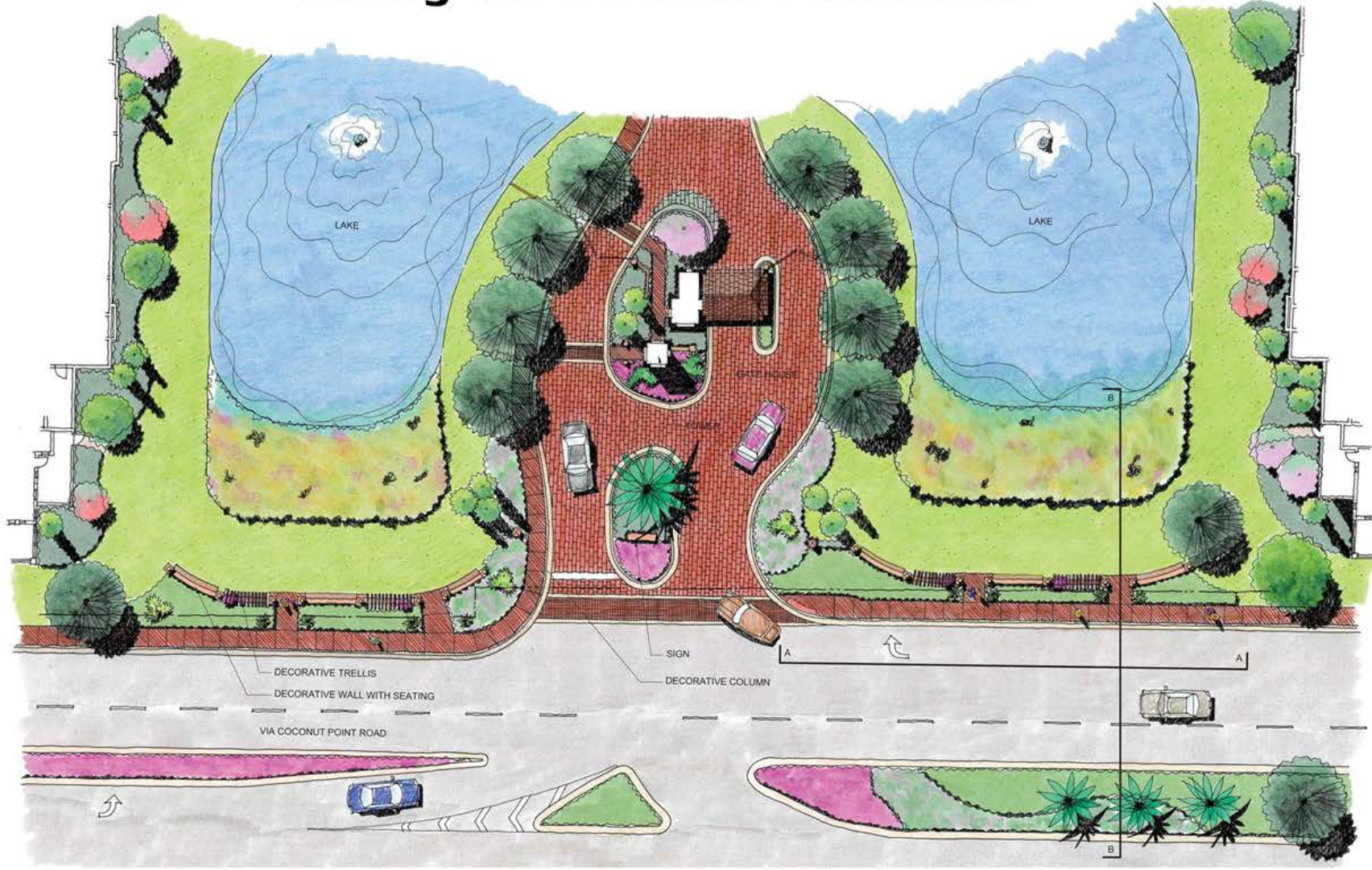
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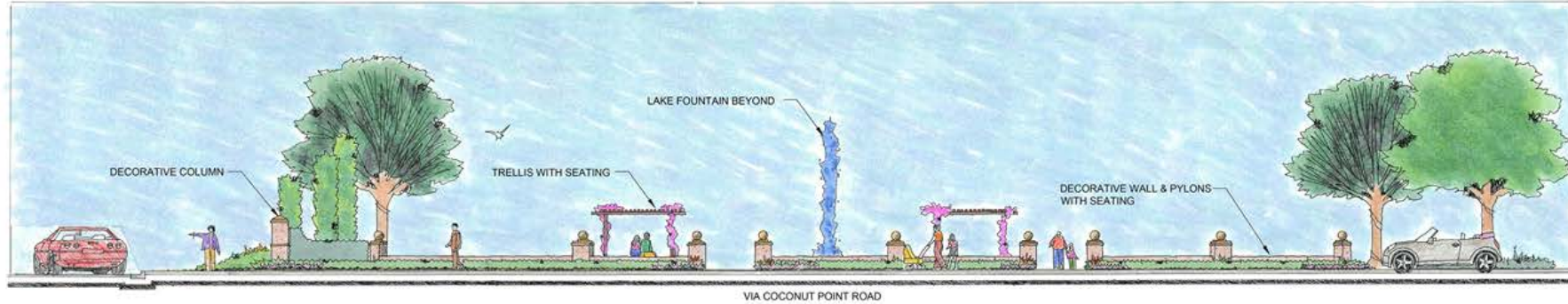
C POCKET PARK SECTION

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

Main Entry Lakeside Seating Along Via Coconut Point Road

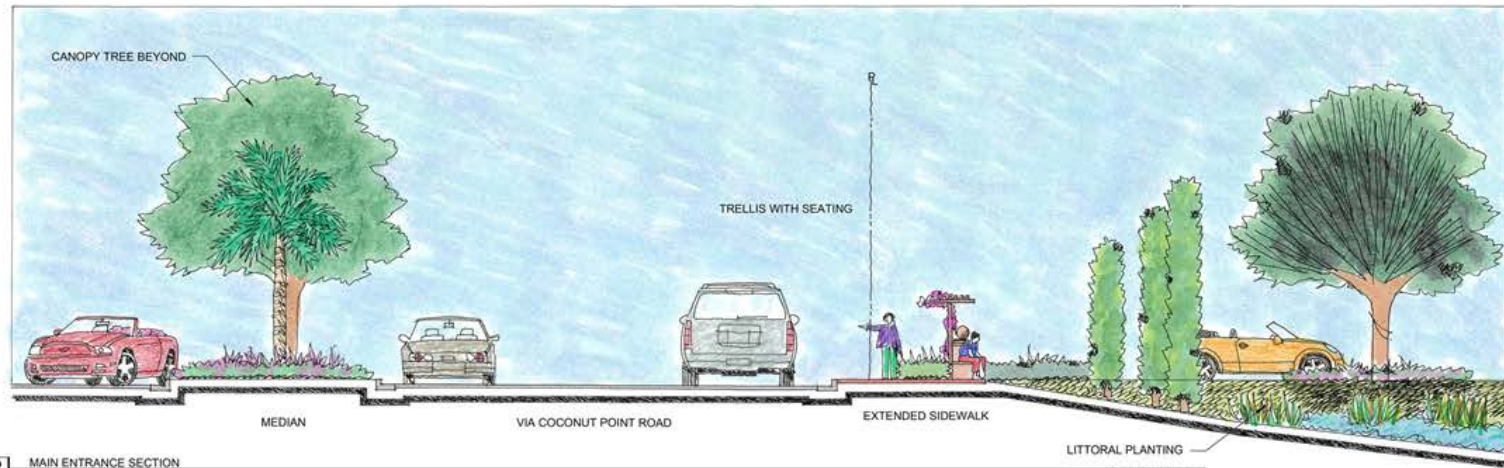


Cross Section of Lakeside Seating Along Via Coconut Point Road



A MAIN ENTRANCE ELEVATION

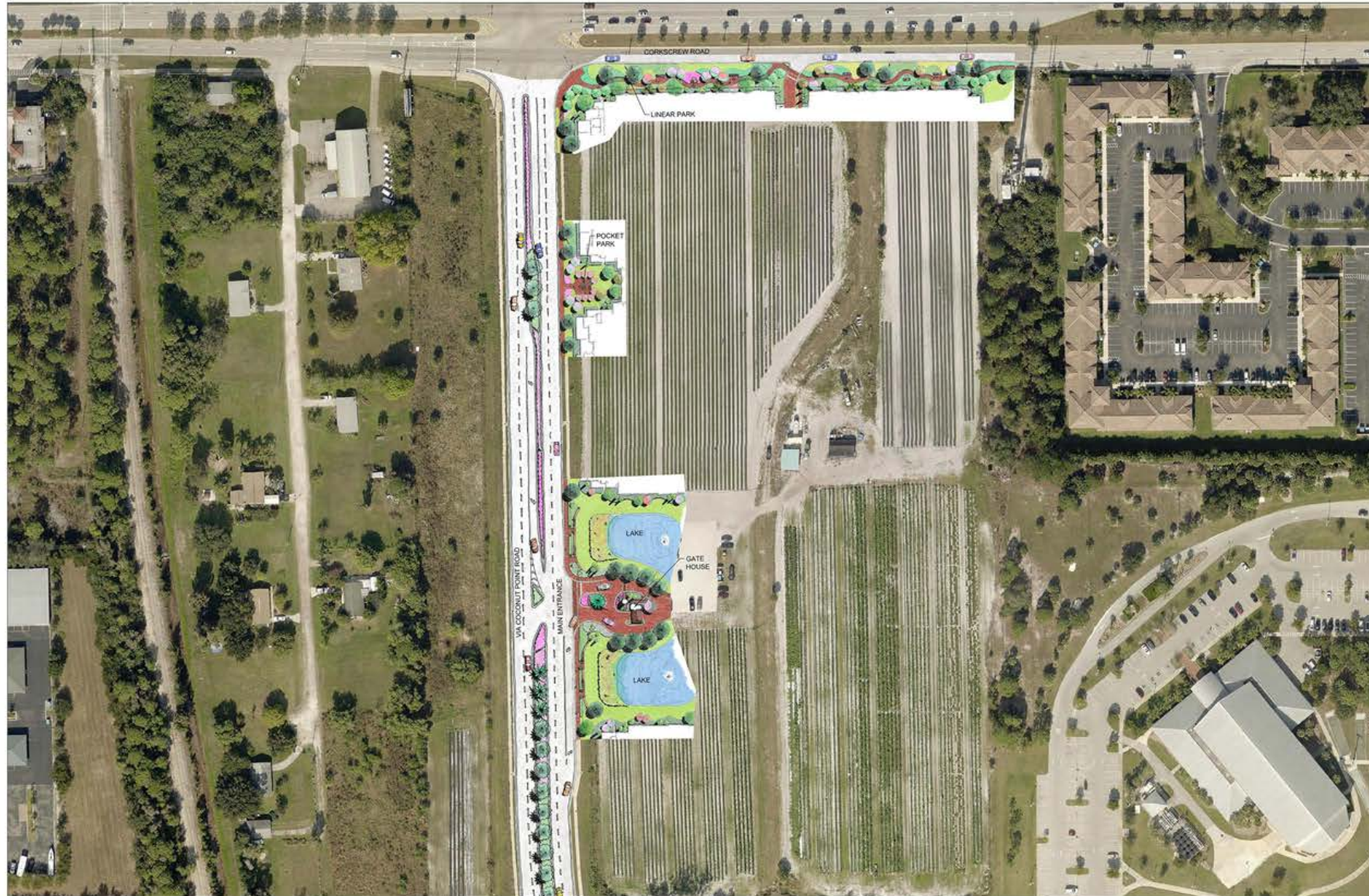
SCALE: 1/4"=1'-0"



B MAIN ENTRANCE SECTION

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

Pedestrian Greenway Along Corkscrew Road & Via Coconut Point Road



ARCHITECTURE

- **Precedent-setting Design** – The Italianate architecture will set a quality standard for the Village Center.
- **360-Degree Urban Look. No rear Elevations** – The 4-sided building design creates street-front, lake-front and park-front elevations without any rear elevation. A truly urban look.
- **Stealth Parking. No Parking Lots.** – Buildings are 3 residential levels over a parking level. All resident and visitor parking is indoors, completely hidden from public view.
- **Stealth Security. No Perimeter Walls.** – In lieu of walls Genova uses the garage level of residential buildings, fencing hidden in landscaping and lakes to provide necessary security.
- **Sustainable Design for Future Mixed-use.** – The design of the liner buildings provides for possible future conversion to low-impact commercial uses (professional office or low-traffic shops) if and whenever Via Coconut Point Road becomes a local urban streetscape with on-street parking.

SOCIAL VITALITY

- **1/3 Mile of Public Pedestrian Greenway** – The landscaped “walk & stop” frontage along Corkscrew Road and Via Coconut Point Road with 9 trellised areas for sitting, gazing, painting and conversation invites personal interaction within the public space.
- **Public Linear Park along Corkscrew Road** - 1/8 mile linear park with meandering sidewalk, sculptures, 4 trellised sitting areas and extensive landscaping. Approximately 1/3 acre of newly created public space.
- **Public Pocket Park and Future Bus Stop on Via Coconut Point Road** – A beautifully landscaped and trellised sitting area and possible future transit stop.
- **Public Lakeside Sitting Areas** – 4 sitting/viewing/painting areas along Via Coconut Point Road overlooking 2 acres of lakes, bridges and sculpture.
- **Not Age-Restricted. Diverse Housing** – Housing alternatives for working professionals without children (Empty-nesters and DINK Millennials) as well as aging Baby Boomers downsizing.

LANDSCAPING

- **Canopy Trees & Picnic Areas within Estero Community Park** – Along the east and south sides of Genova.
- **Larger Trees for More Mature Streetscapes** – 18 ft Black Olive canopy trees along Corkscrew Road and Via Coconut Point Road to accelerate a mature urban look and provide shade for pedestrians.
- **Plantings, Irrigation and Maintenance of Via Coconut Point Road Median Landscaping** – Canopy trees, palms, bushes and under-plantings of the Via Coconut Point Road median from Corkscrew Road to the proposed new park entry (just south of Genova).
- **Jack-and-bore and Irrigation for Via Coconut Point Road Median** – 1/4 mile from Corkscrew Road to the proposed new park entry.
- **Interweaving Public ROW and Genova Setbacks** – Integrating the Corkscrew Road and Via Coconut Point Road ROWs with Genova's hardscape and landscaping to create a more inviting street-side environment.

CONNECTIVITY

- **Pedestrian Gates Promote Walkability** – 7 pedestrian gates connect residents to Corkscrew Road, Estero Community Park and Via Coconut Point Road and discourage “use of a car” for neighborhood trips.
- **Transit Ready** - Four pedestrian gates along Via Coconut Point make Genova ready for mass transit whenever it arrives.
- **Front Doors on Via Coconut Point Road** - 3 residential building entrances along Via Coconut Point provide direct connection to the public realm.
- **Sidewalks are interconnected** – All Genova roads are lined with sidewalks and all Genova sidewalks interconnect with public sidewalks.
- **Within a Vibrant Mixed-Use Pedestrian Shed** – Genova is within 200 ft of two office parks, one block from Publix, 4 banks, gas stations and restaurants and adjacent to Estero Community Park.
- **Non-resident Access Without Compromising Security** – Main-entry access is available to non-resident pedestrians during daylight hours and to non-resident vehicular traffic by appointment, both subject to proof of a valid driver’s license with photo ID.
- **\$100,000 Contribution to Future Estero Community Park Entry** – Genova Partners LLC will contribute \$100,000 towards the construction of the new entrance to Estero Community Park from Via Coconut Point (just south of Genova).