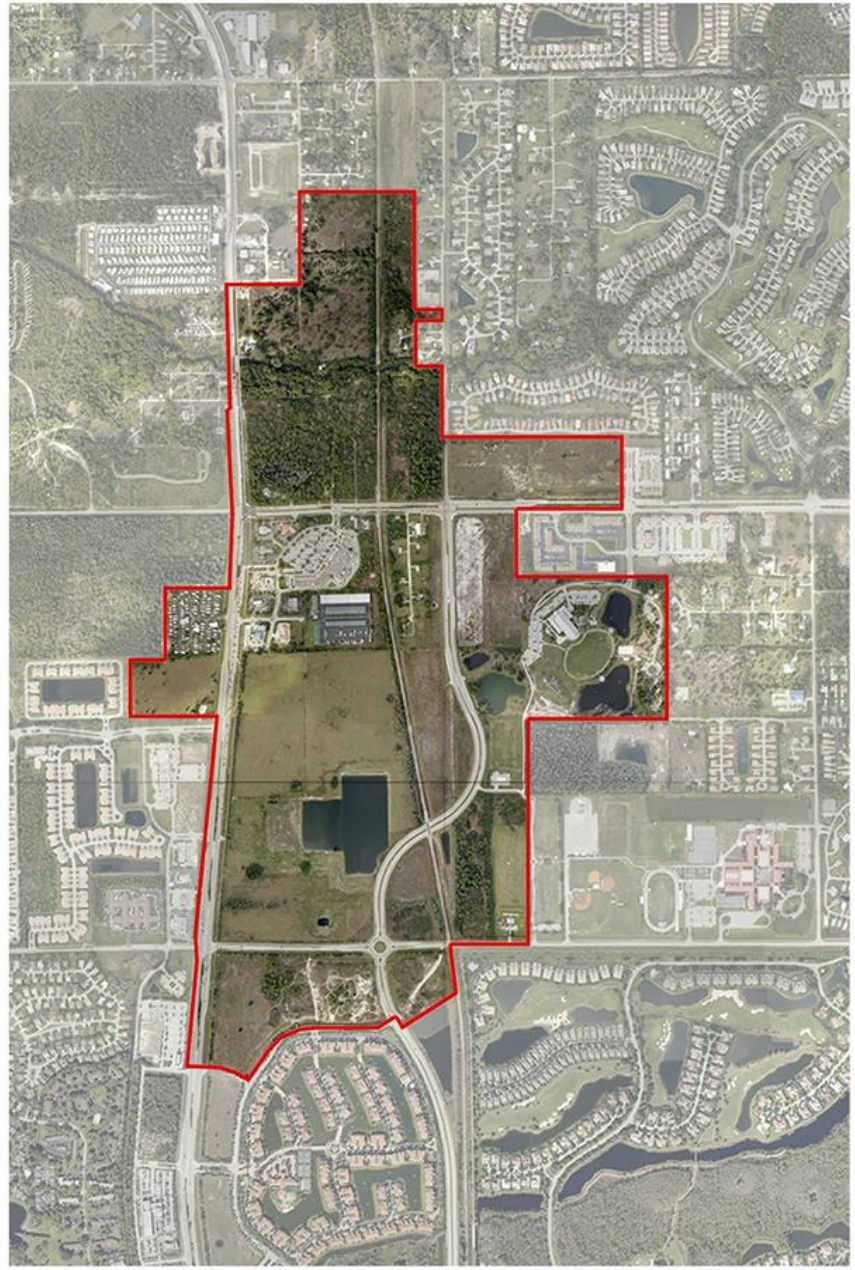
GENOVA

Coconut Point

Village Center Overlay District



LAND ARCHITECTS INC.

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Town Center Overlay District
Appendix 1 - Map 3

ESTERO PLANNING COMMUNITY

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

SOURCE:
LEE COUNTY GIS

NORTH
SCALE: N.T.S.

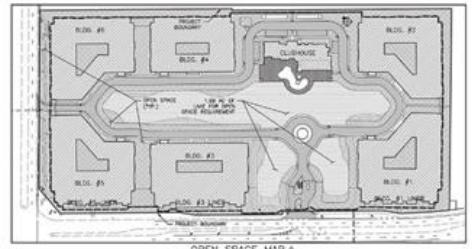
Village Center Connectivity Map

The Site Concept

Genova
Conceptual Site Plan

Genova 3D Site Plan

Genova Master Concept Plan



OPEN SPACE MAP
NTS

MASTER CONCEPT PLAN LEGEND	
LAKE	CONCRETE SIDEWALK
4:1 LAKE BANK	ASPHALT PAVEMENT
BUILDING	WAIVER 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 ROAMHOER 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 15' IN WIDTH AND INCLUDES 6.69 AC OF OPEN AIR AREAS LOCATED AT INTERIOR OF BUILDINGS

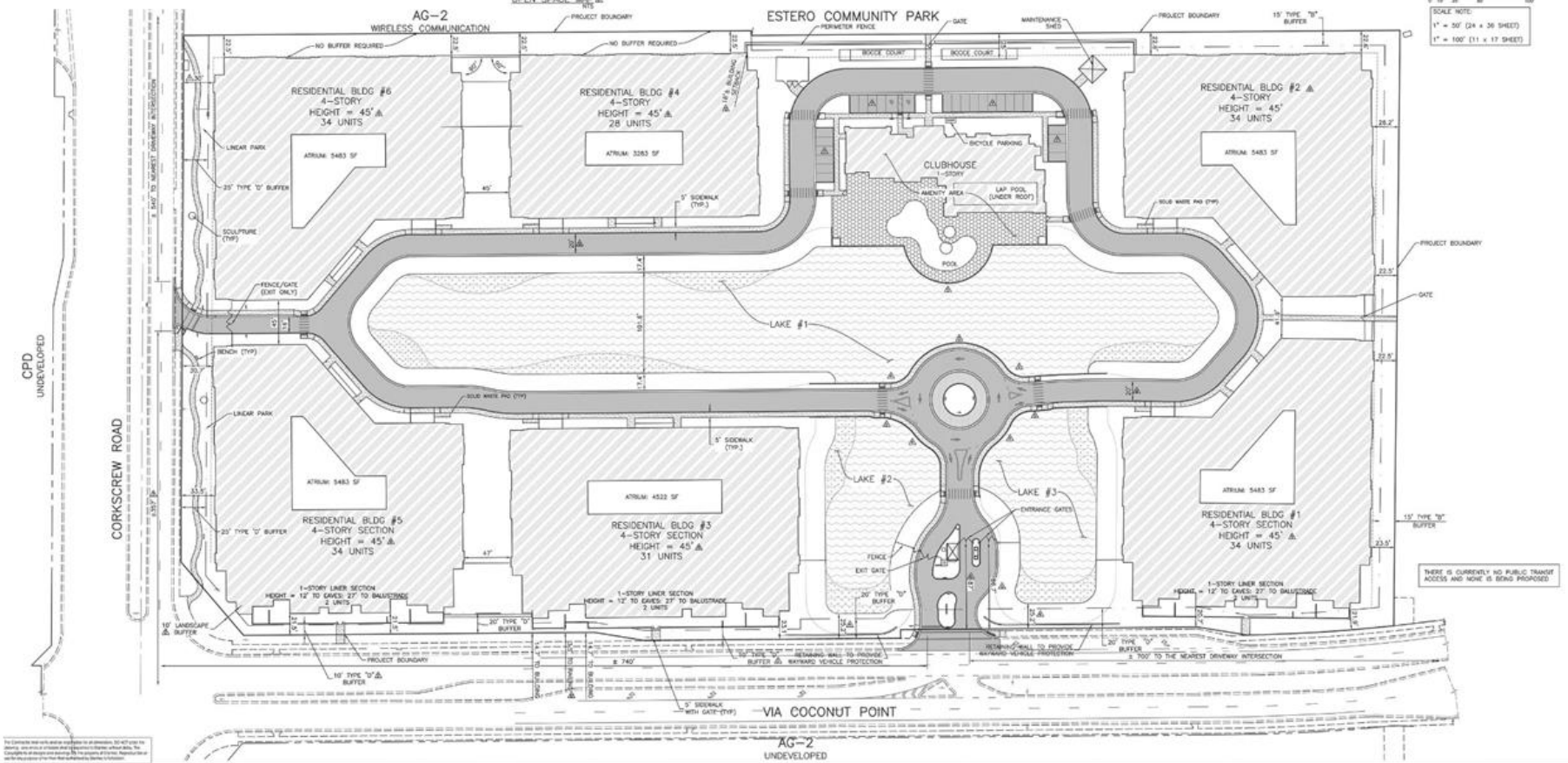
PARKING TABLE	
REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	
2 SPACES PER UNIT PLUS 10% ADDITIONAL FOR GUEST	228 UNITS X2 = 456 SPACES 10% GUEST PARKING = 46 SPACES TOTAL PROVIDED = 502 SPACES
AMENITY PARKING	
FITNESS CENTER (7 SPACES PER 1,000 SF): 22 SPACES	10 SPACES
CLUB/RECREATION (4 SPACES PER 1,000 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	
10% OF AMENITY VEHICULAR PARKING: 3 SPACES	3 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	15,638	0.36 AC.	2.1%
PAVEMENT	68,931	1.54 AC.	9.1%
SIDEWALK/CURBY	21,301	0.49 AC.	2.9%
PERVIOUS AREAS:			
OPEN SPACE	222,975	5.11 AC.	30.2%
TOTAL:	** 737,035	16.92 AC	100%

** INCLUDES OPEN SPACE AREAS LESS THAN 15' IN WIDTH AND EXCLUDES IMPERVIOUS OPEN SPACE AREAS

SCALE NOTE:
1" = 50' (24 x 36 SHEET)
1" = 100' (11 x 17 SHEET)



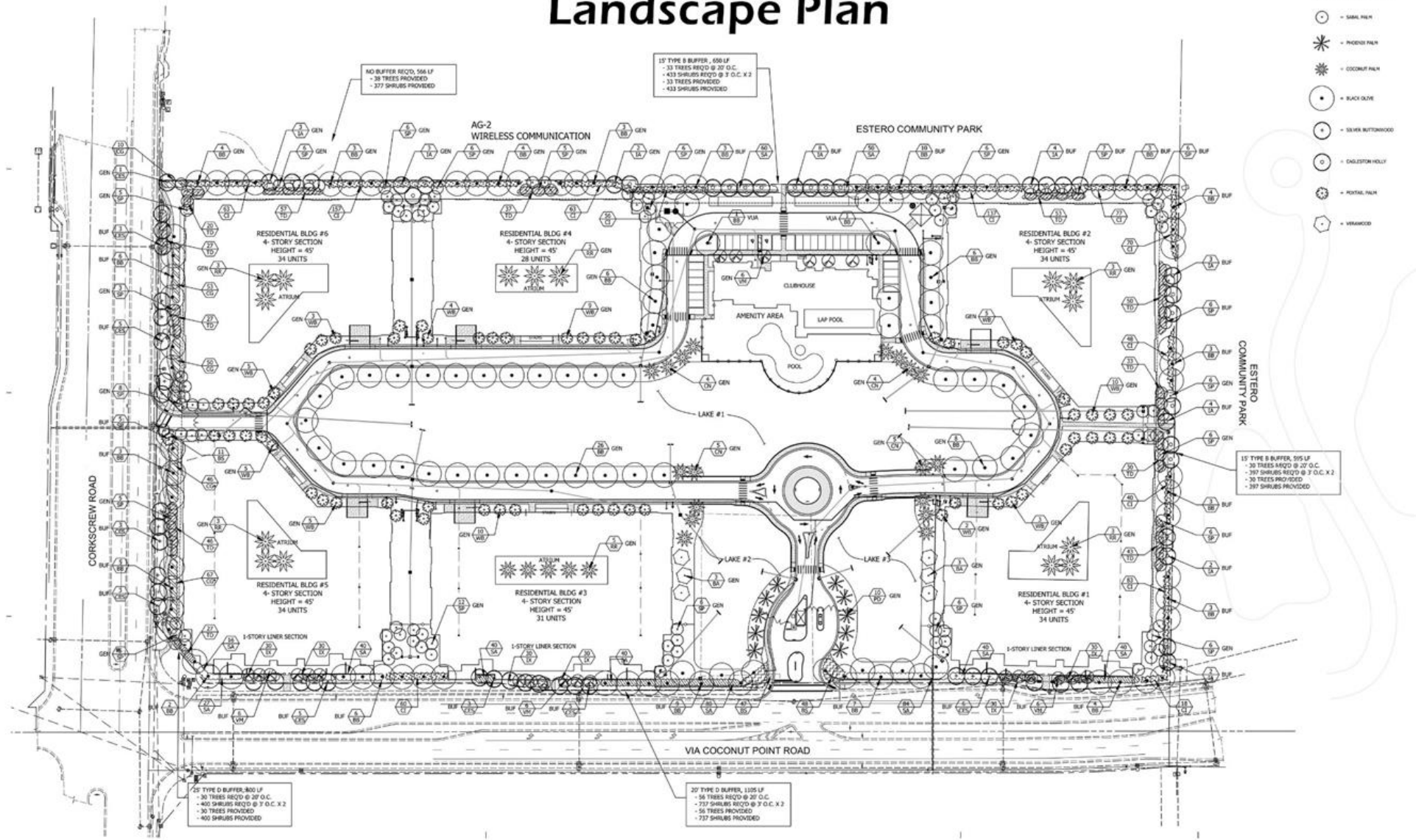
C	REVISED PER ENGINEER	12/7/15	L.WILLIAMS
B	REVISED PER LEE COUNTY ZONING REVIEW	8/20/15	R.LARUE
A	REVISED PER LEE COUNTY ZONING REVIEW	5/08/15	R.LARUE

GENOVA PARTNERS, LLC
3798 CRACKER WAY
BONITA SPRINGS, FL 34134

Stantec

ISSUE DATE: 04/07/15
ISSUE DESCRIPTION: LEE COUNTY REVIEW
PROJECT: GENOVA
TITLE: MASTER CONCEPT PLAN
PROJECT NUMBER: 215612546
SHEET NUMBER: 1 of 3

Genova Common Area Landscape Plan



LEGEND

- MONTGOMERY PALM
- SABAL PALM
- PHOENIX PALM
- COCONUT PALM
- BLACK OLIVE
- SILVER BUTTONWOOD
- EAGLESTON HOLLY
- PONTAIL PALM
- VERAWOOD

URBAN GREEN Studio
P.O. BOX 111841, NAPLES, FLORIDA 34108
PHONE (239) 260-4029 FAX (239) 594-3991

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

REV	DATE	DESCRIPTION
1		
2		
3		

SCALE: 1" = 50'
DATE: DECEMBER 21, 2015
PROJECT #:

NORTH 0 25' 50' 100' 1" = 50'

CODE LANDSCAPE PLAN

DAYNA L. PENDRICK, RLA #0001234

SHEET #
LA-1

Architecture

STREET FRONT Elevation
Facing Via Coconut Point Road

PARK-FRONT Elevation
Facing Estero Community Park

LAKE-FRONT Elevation
Facing the Internal Loop Road

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

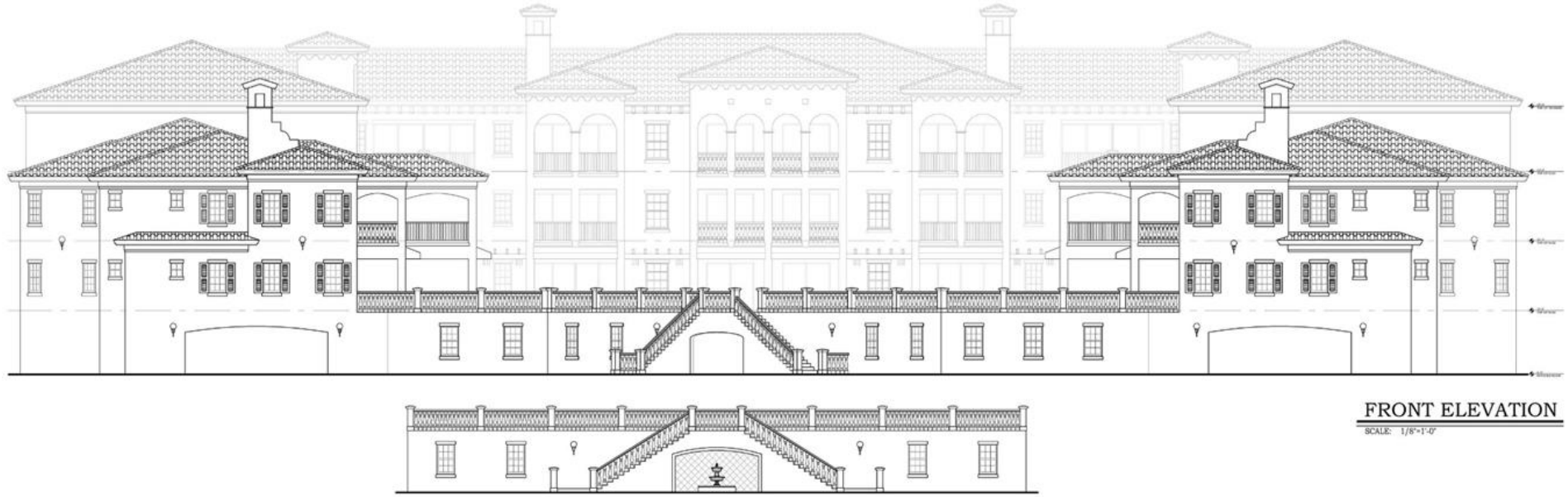
Aerial View of the Lake & Six Buildings

Aerial View of
Lake at Main Entry and Amenity Area

Architectural Elevation of Building Fronting on Via Coconut Road

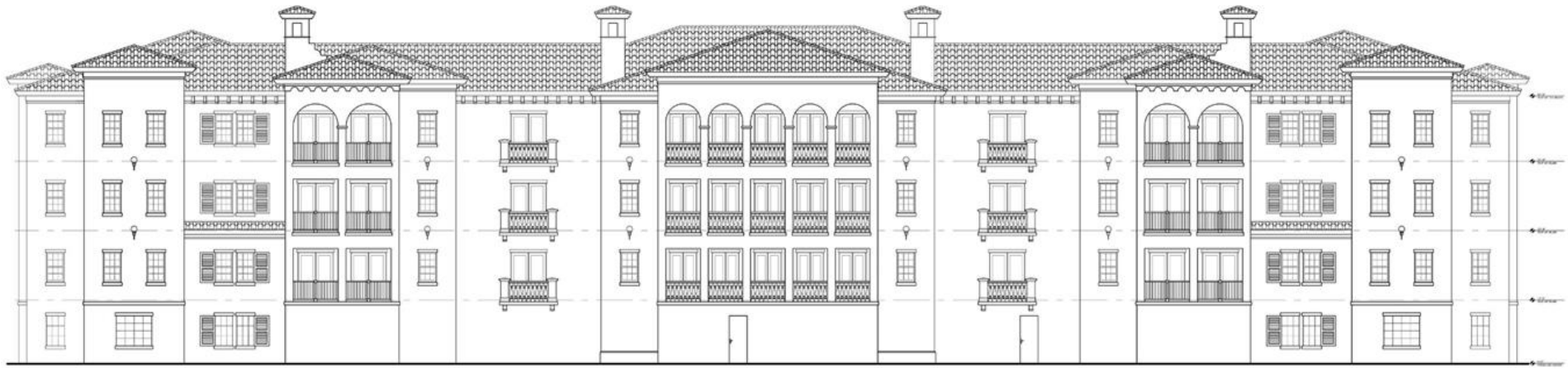
Architectural Elevation of Building Fronting on Corkscrew Road

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"

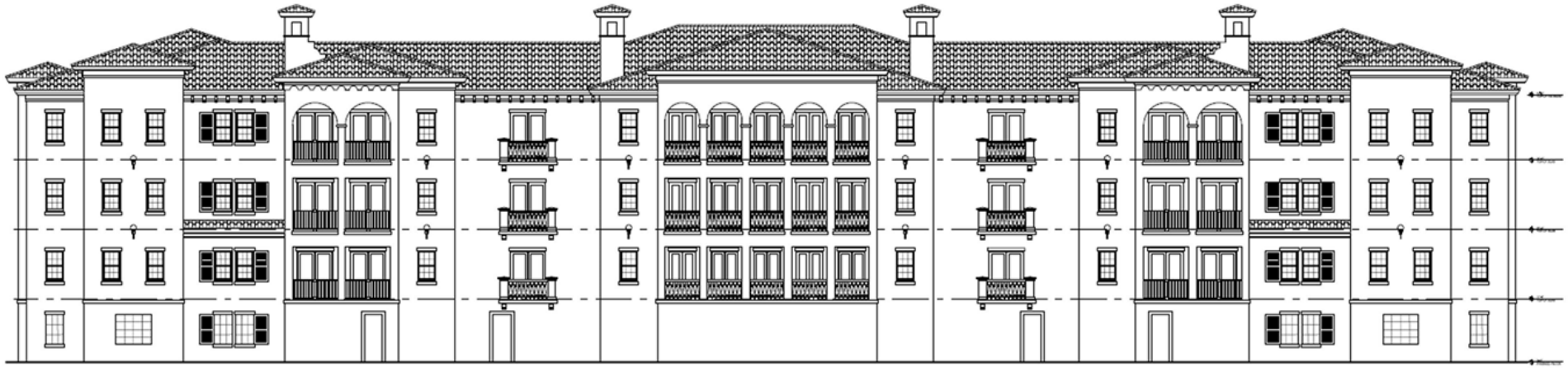
REAR ELEVATION

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

Architectural Elevation of Building "D"

FRONT ELEVATION

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



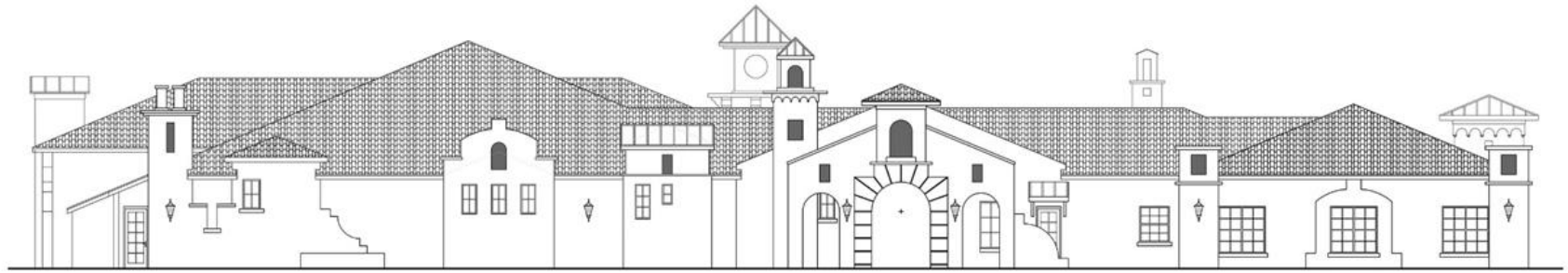
REAR ELEVATION

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"

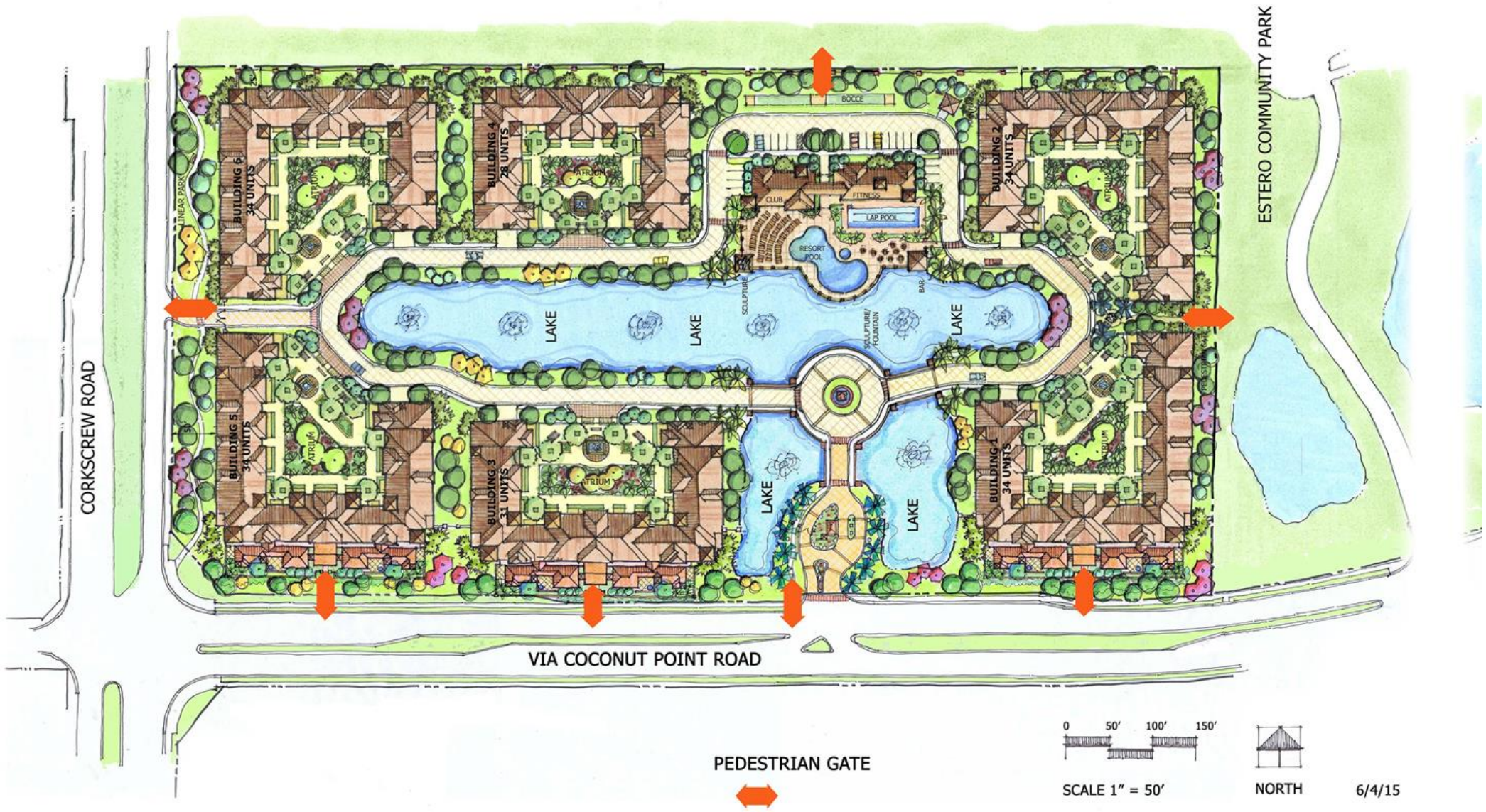
SOUTH ELEVATION

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

Tangible Benefits & Incentive Offerings

Precedent Setting Concepts and Design

Pedestrian Gates
Connecting to Mixed-Use Shed

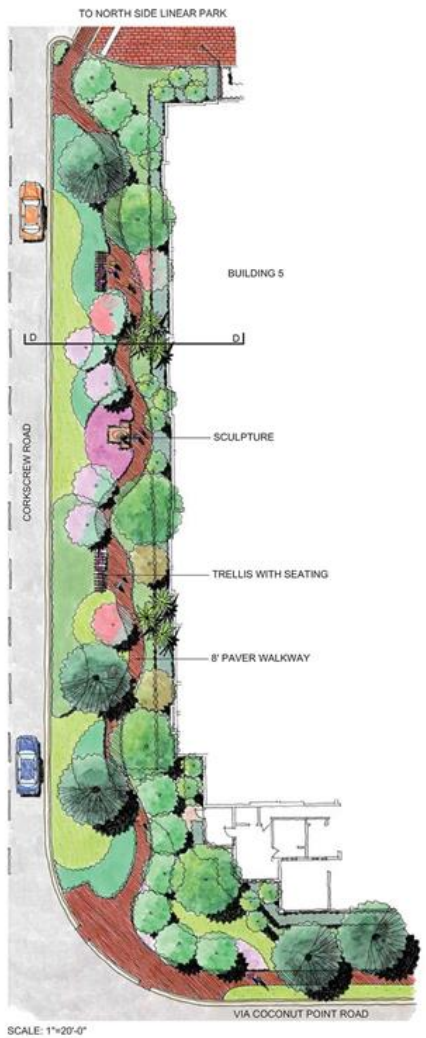


Sustainable Design
along Via Coconut Point Road

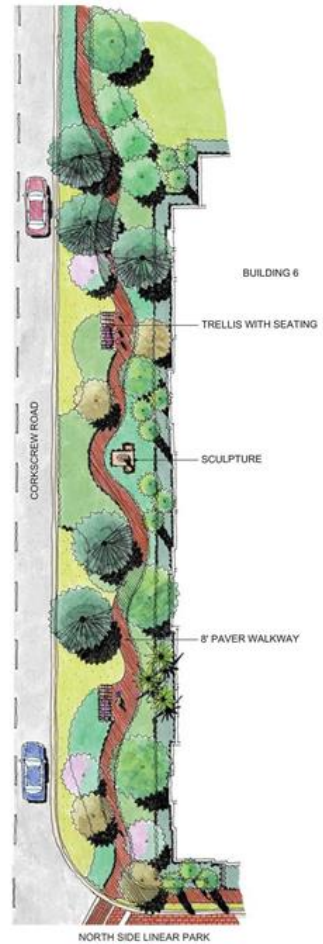
0 20' 30' 50'

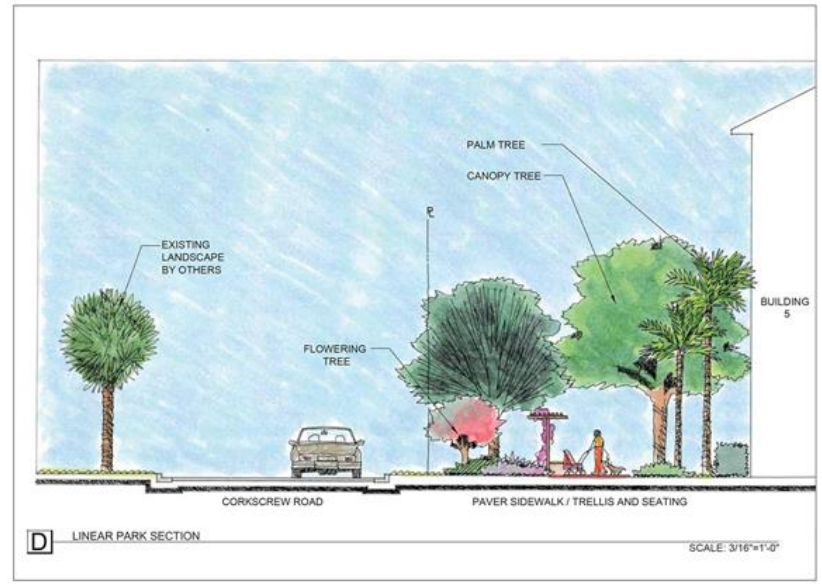
SCALE 1" = 20'

Linear Park along Corkscrew Road



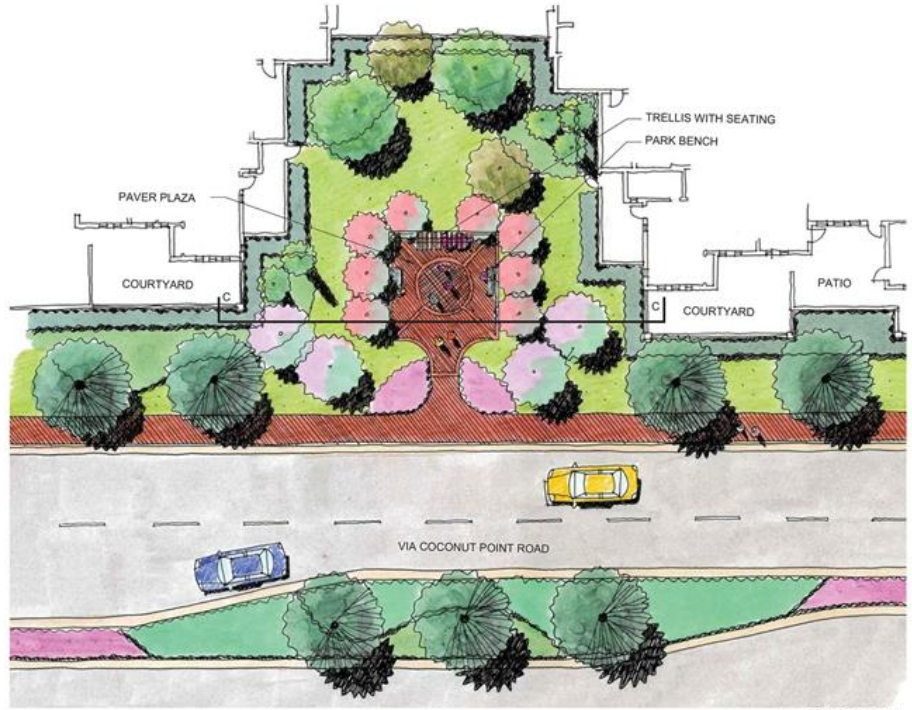
SCALE: 1"=20'-0"





GENOVA PARTNERS, LLC
GENOVA
LINEAR PARK
17 JUNE 2016
Stantec

Pocket Park on Via Coconut Point Road



SCALE: 1"=10'-0"

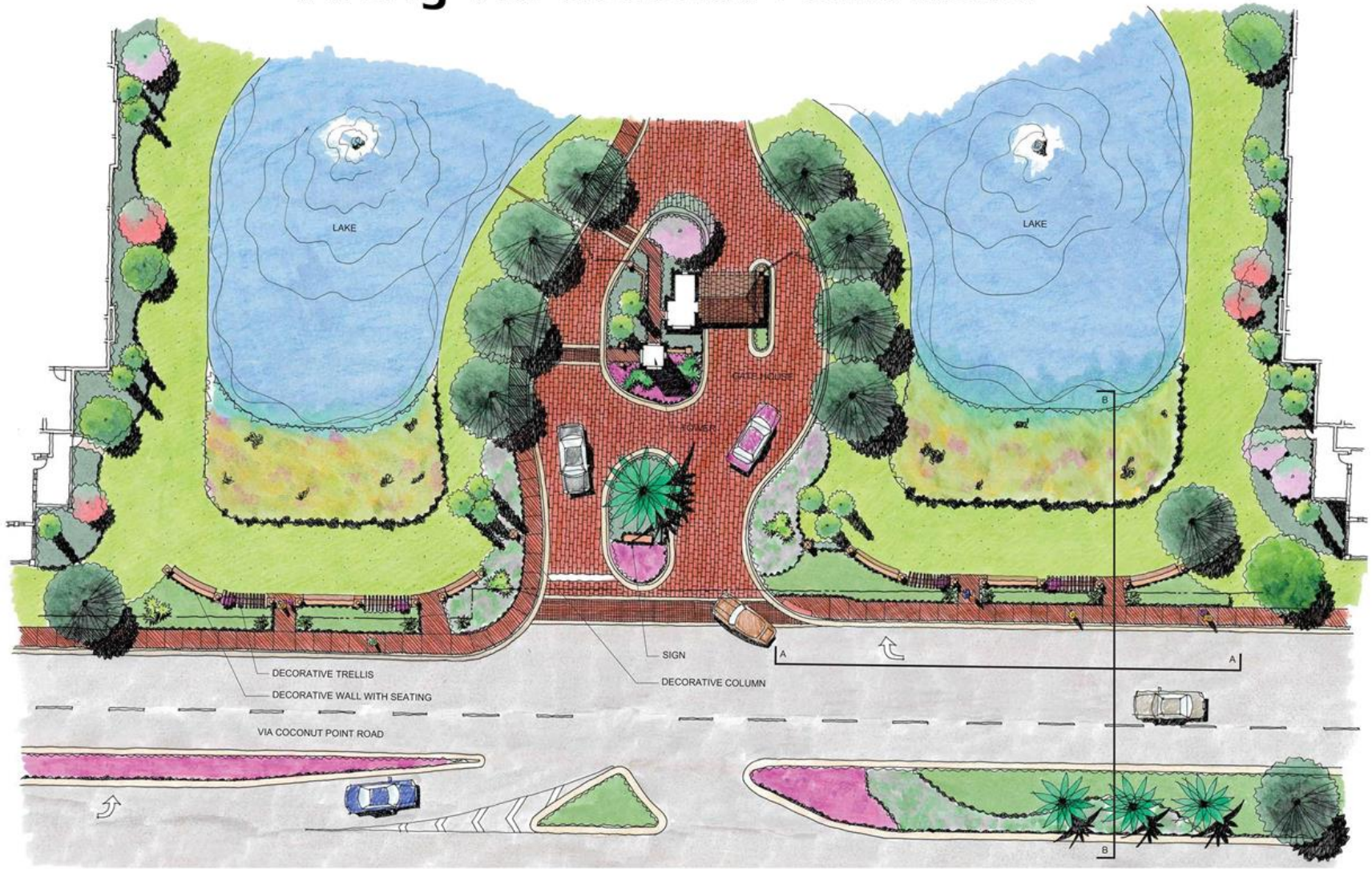
C POCKET PARK SECTION

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

GENOVA PARTNERS, LLC
GENOVA
POCKET PARK

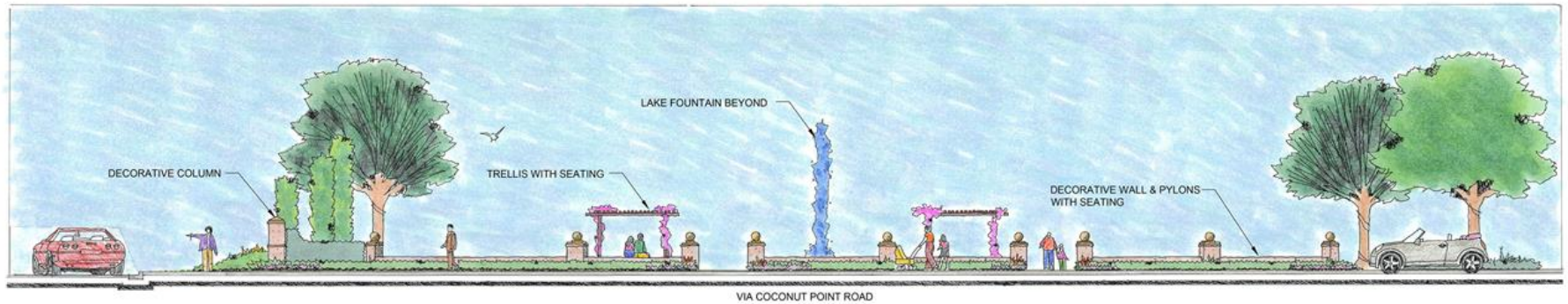
AS SHOWN 17 JUNE 2016 Stantec

Main Entry Lakeside Seating
Along Via Coconut Point Road



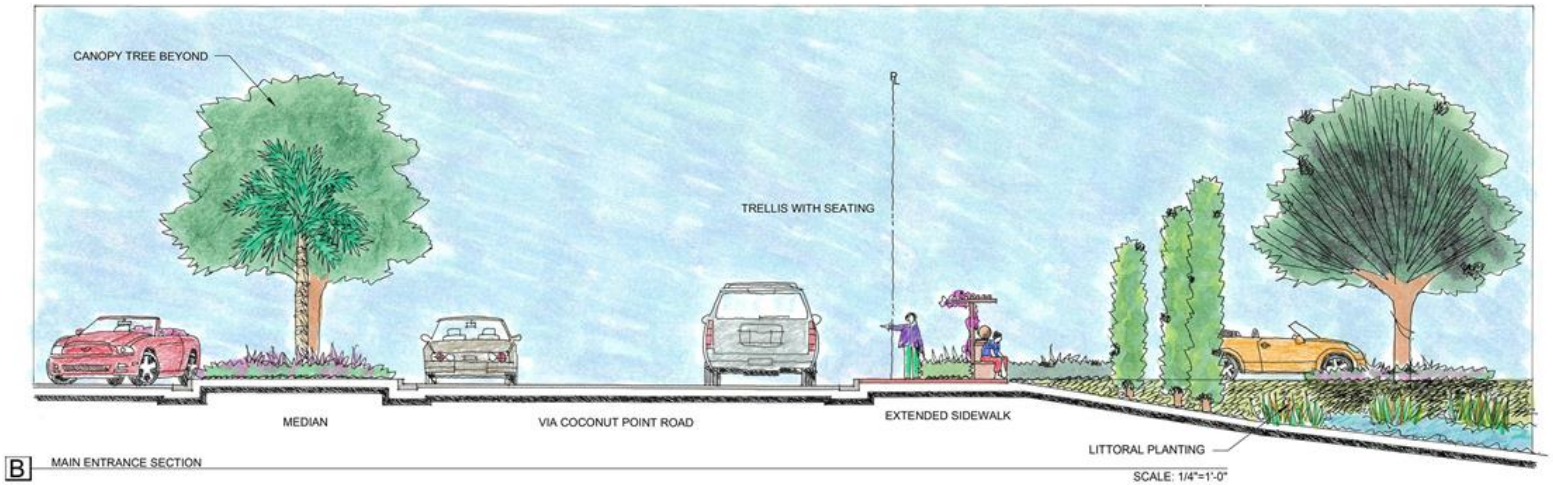
GENOVA PARTNERS, LLC
GENOVA
MAIN ENTRANCE
17 JUNE 2016
Stantec

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"

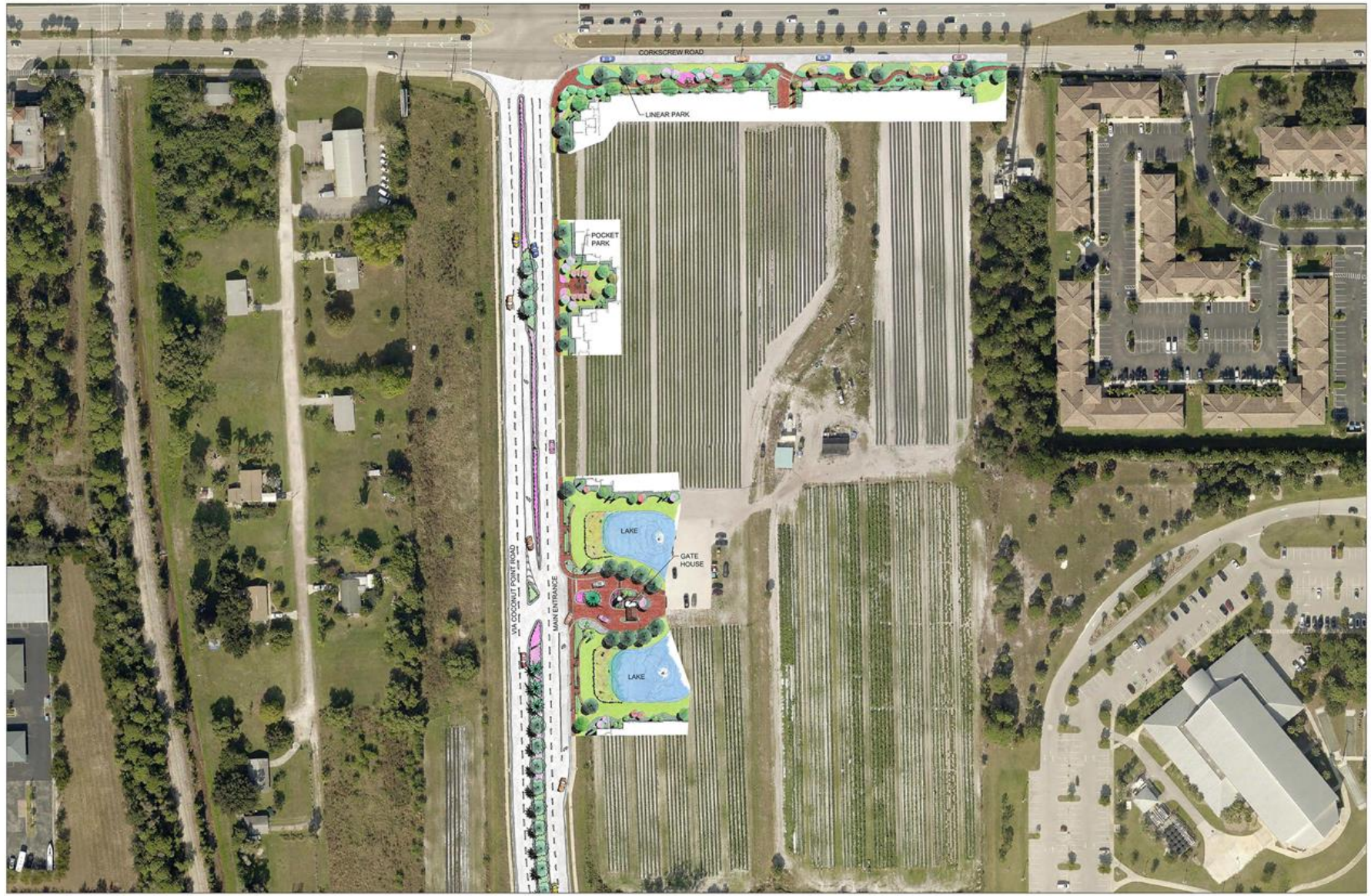
GENOVA PARTNERS, LLC

GENOVA

MAIN ENTRANCE SECTIONS

SCALE AS SHOWN 17 JUNE 2016 Stantec

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).

ECONOMIC

- **Increased Local and Regional Employment** – Genova will generate $71 million (more than Hertz) of local employment and $180 million of regional employment.
- **$2.1 million in Village and County Impact Fees** – Genova will pay a total of $2,170,000 in impact fees. $820,000 to Lee County and $1,350,000 to the Village of Estero.
- **Annual Property Tax Revenue** – Genova homeowners will pay $1.2 million annually in property taxes.
- **Primary Residents' Local Spending** - Most Genova homeowners will be primary residents spending year-round in the local Estero market.