

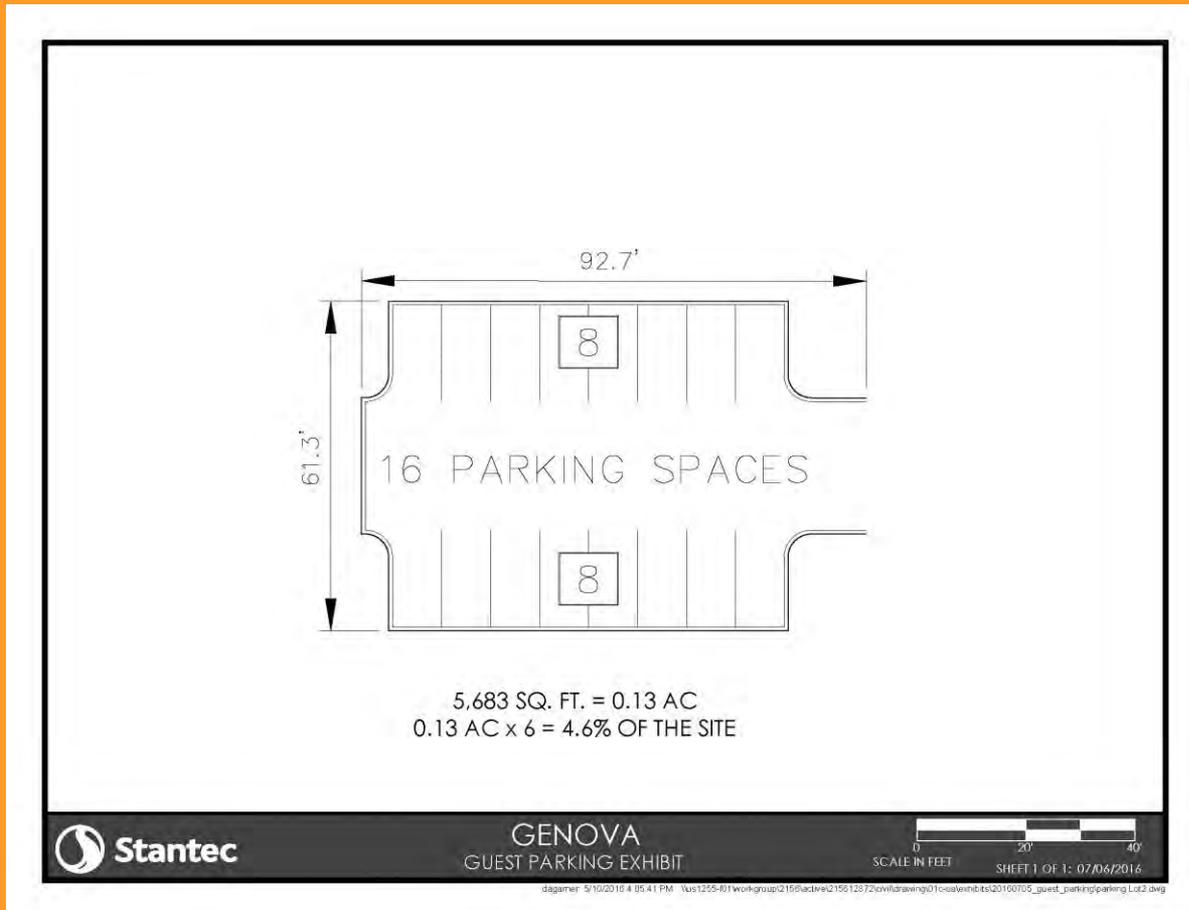
Genova EPD Rezoning
DCI-2015-00009
Village Council Second Reading
July 13, 2016

GENOVA



Coconut Point

Condition #3 / Deviation #11 is a request to reduce the required open space from 40% to 37%. The basis lies in the concept of stealth parking which locates all of both resident and guest parking indoors. No parking lots but less open space.



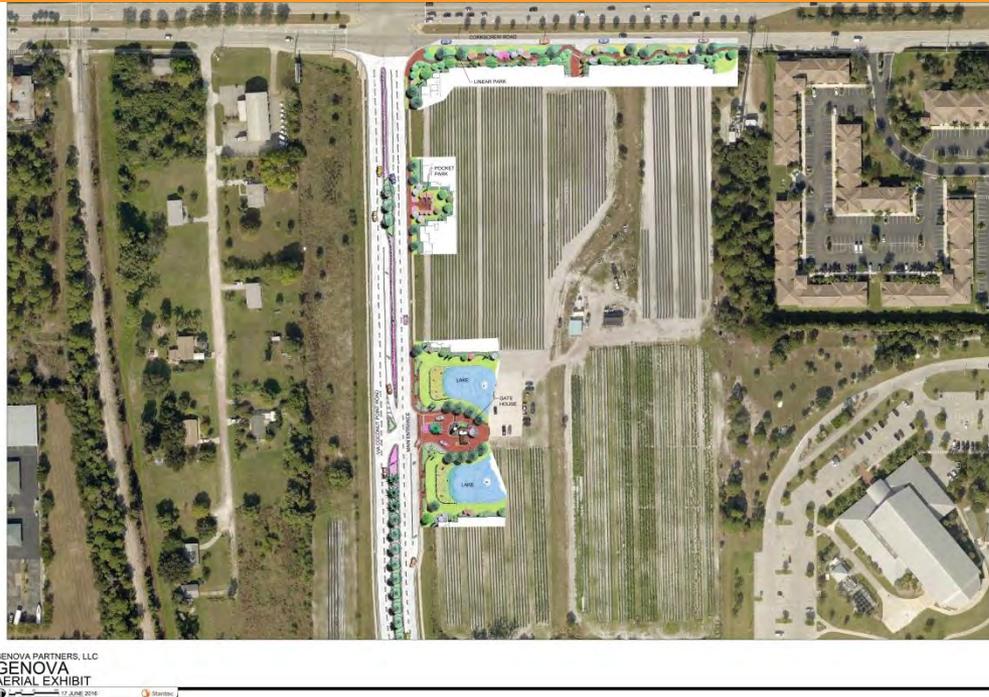
Condition #5 PEDESTRIAN CONNECTIONS TO ESTERO COMMUNITY PARK should be clarified to read:

“Pedestrian connections and sidewalks will be provided as shown on the Master Concept Plan. The south pedestrian gate will be constructed prior to the issuance of a certificate of occupancy of building 2 and the east pedestrian gate will be constructed prior to the issuance of the certificate of occupancy of building 4.”



Condition #15 MAINTENANCE should be clarified to read:

“The applicant will maintain the linear park, pocket park, entry lake parks and the median landscaping of Via Coconut Point Road from Corkscrew Road to the proposed new entrance to Estero Community Park in perpetuity. The linear park will in constructed in two parts - a west section and an east section. Each section must be constructed prior to the issuance of a certificate of occupancy of the residential building adjacent to that section. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a certificate of occupancy of the first residential building.”



Deviation #6(a) and (b) address the amount of stacking for vehicles at the project entrance and seeks a setback deviation from 100' to 92' from the property line.



GENOVA PARTNERS, LLC
GENOVA
MAIN ENTRANCE

17 JUNE 2016



Some PZB members expressed concern about stacking interfering with the travel lanes on Via Coconut Point Rd.



Rapallo, a community of 450 residences in Estero has no history of impeding traffic due to stacking issues and Rapallo has much less entry stacking depth than Genova

Deviation 6(c) is to allow the required turn-around to be provided after the gate (at the round-a-bout). The gate will be manned 24 hours a day, 7 days a week.

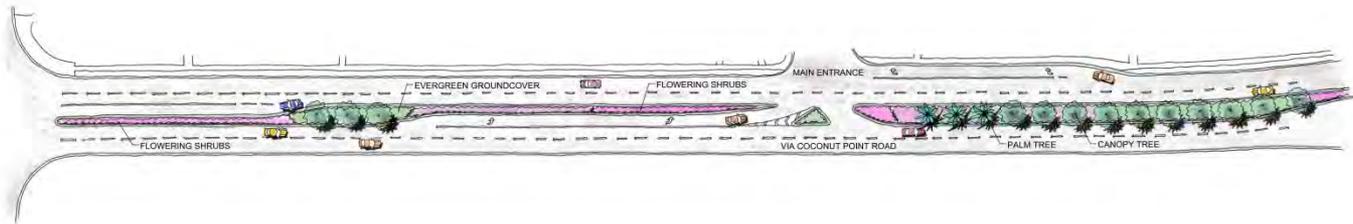
Aerial View of Main Entry, Lakes, Amenity Area & Estero Community Park



Additional Questions posed by staff

Median Landscaping

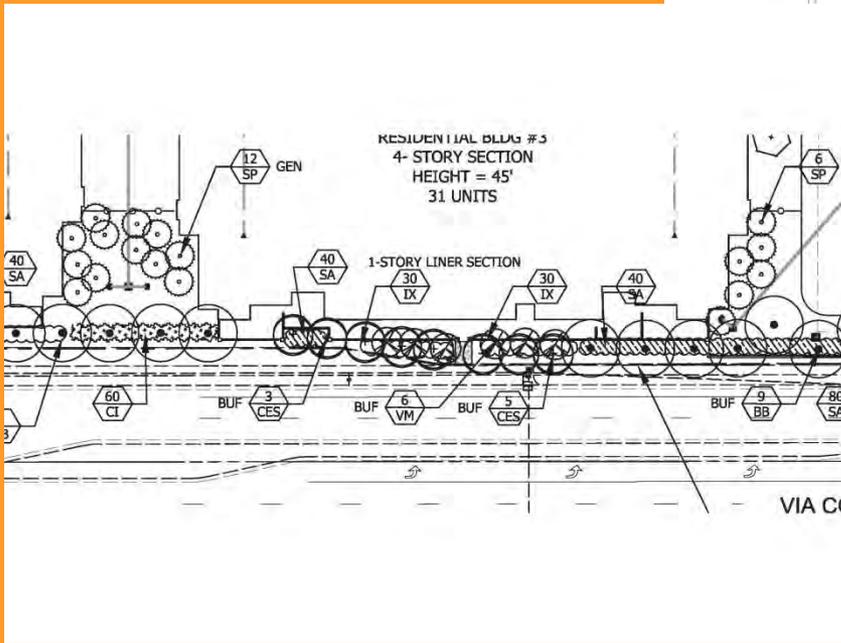
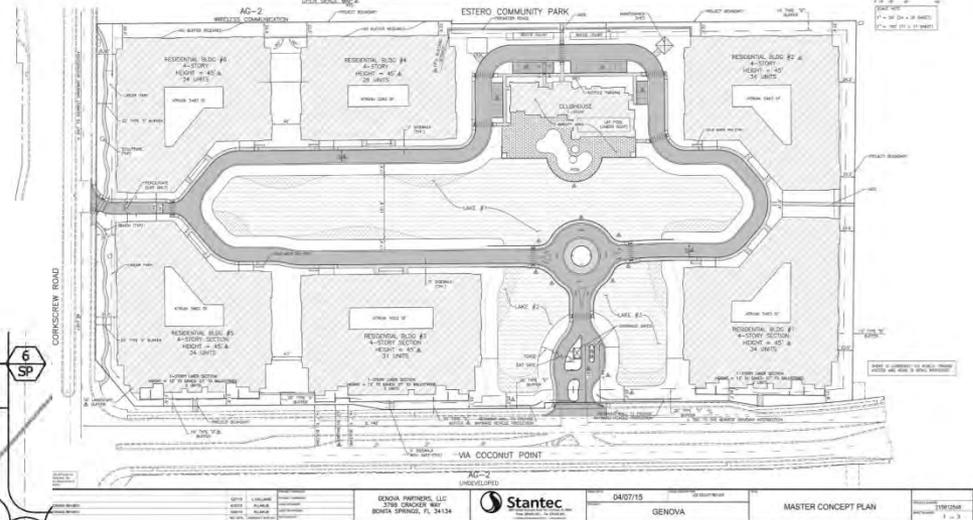
- Palm Trees like Twin Adonidas to be provided at 8 per 100 linear feet
- Canopy Trees like 18' Black Olives provided at 4 per 100 linear feet
- Groundcover examples include:
 - Indian Hawthorne
 - Green Island Ficus
 - Wax Jasmine, Spider lily
- Flowering Shrubs examples include:
 - Dwarf Bougainvilla
 - Society Garlic



- Additional Plants to provide variety may include:
 - Ligustrum
 - Wax Myrtle
 - Cattley Guava
 - All selections subject to Estero and Lee County approval

Project Buffers and Fencing (Decorative Railings) will be woven together with landscaping provided on both sides of a 18" knee wall with 48" railing to create a seamless project perimeter.

Genova Master Concept Plan



Internal Road Widths:

1. Minimum width of 20'

2. Requires certification by a professional engineer at the time of DO that the road design provides adequate traffic safety for wayward vehicles.

3. Sufficient width for emergency vehicles, even with a vehicle parked on one side of the street.

The number of Littoral Plantings are being increased by 50% due to the increase in hardened shoreline