

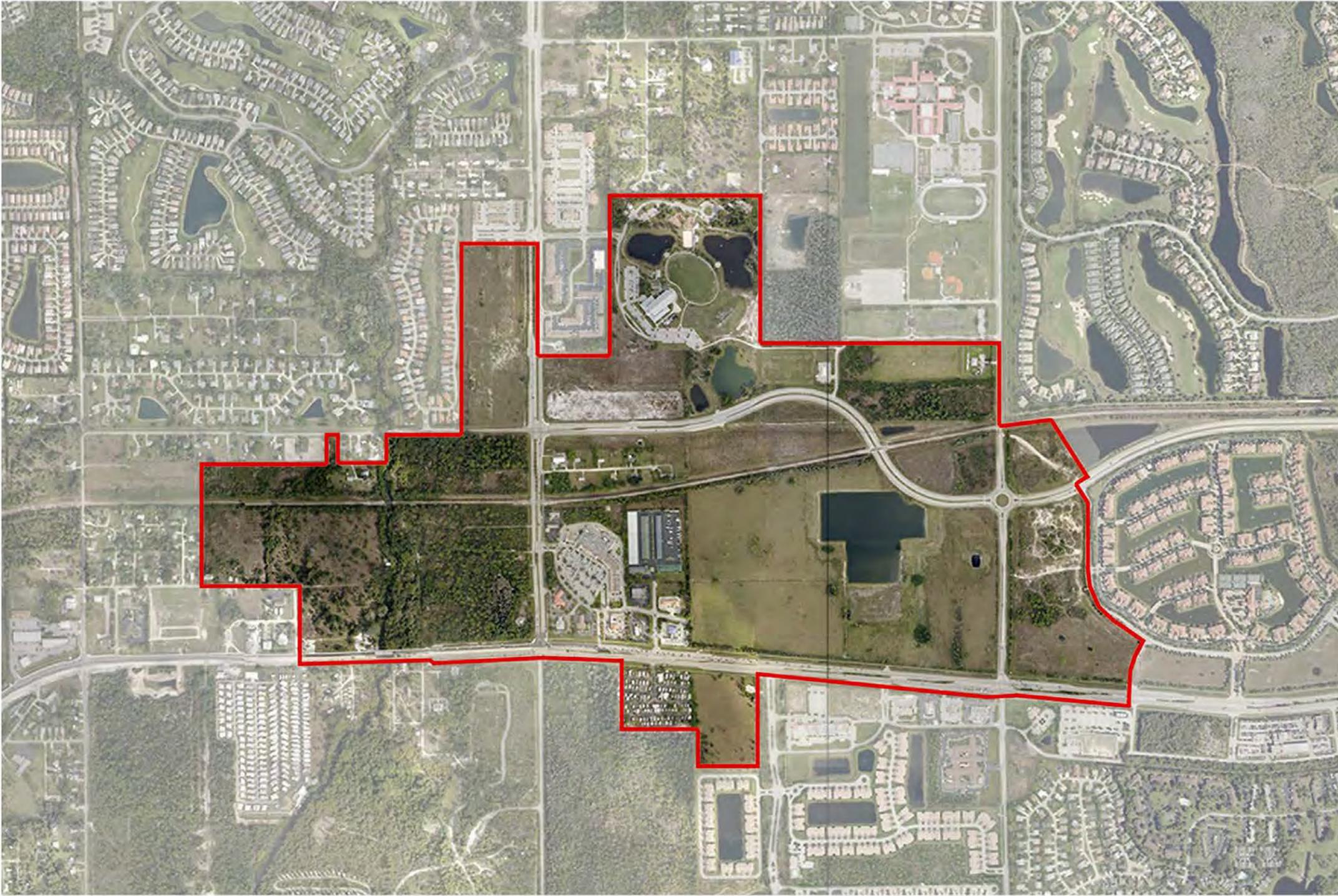
# GENOVA

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Coconut Point

# Village Center Overlay District

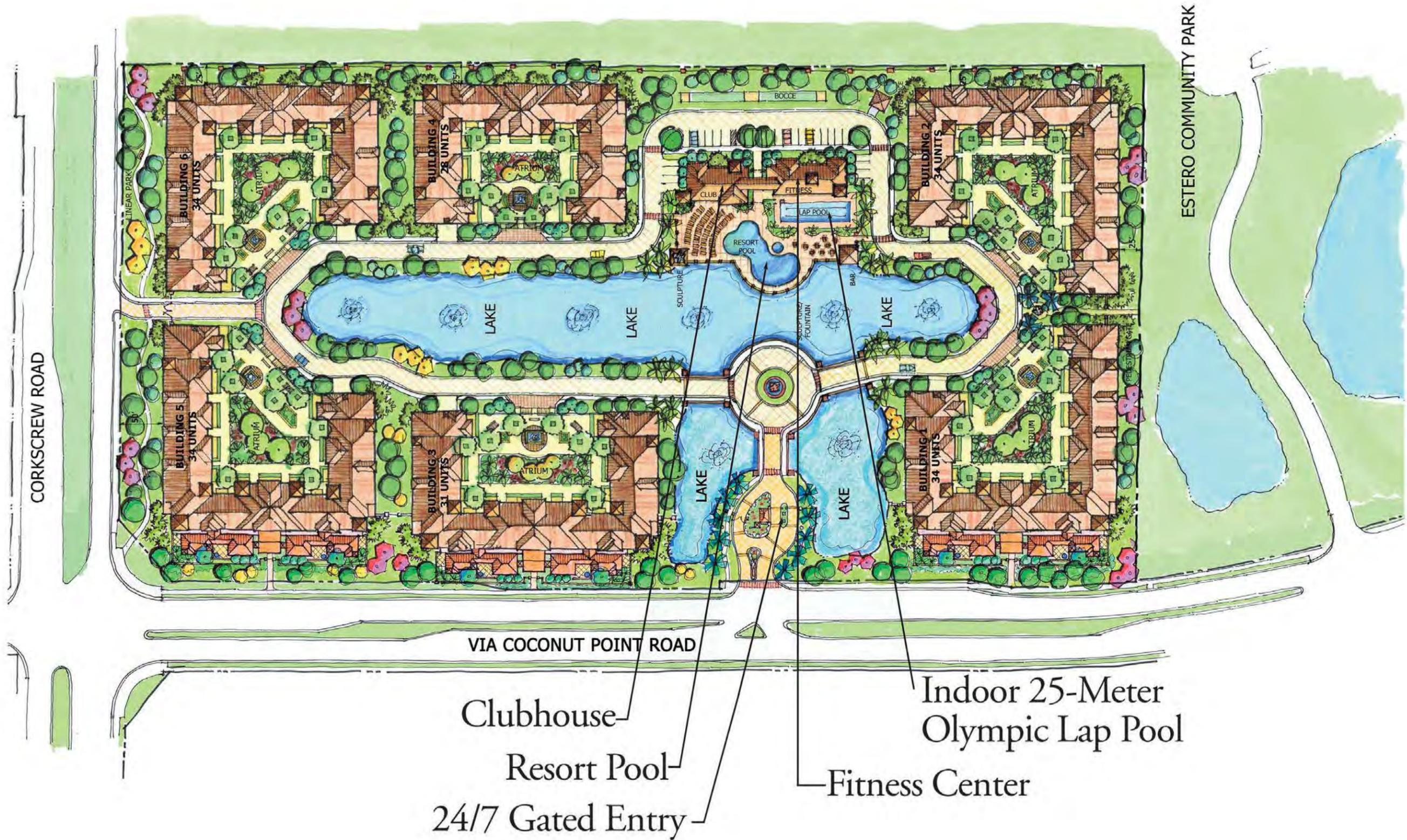


**Town Center Overlay District  
Appendix 1 - Map 3**



**Village Center  
Connectivity Map**

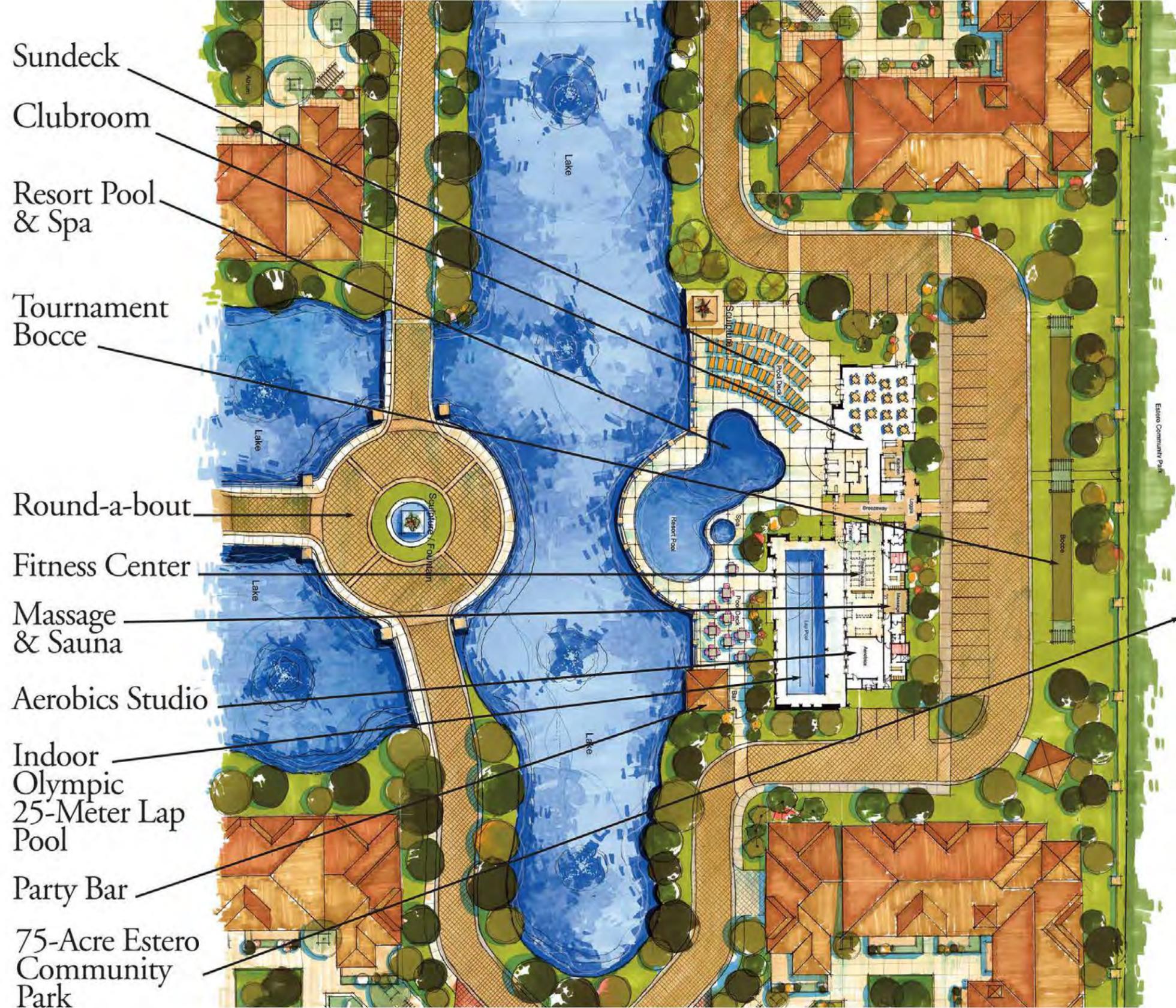
# Genova Conceptual Site Plan



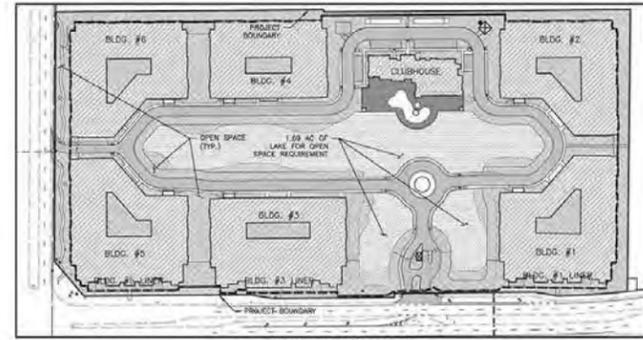
# Genova 3D Site Plan



# Genova Amenity Area Plan



# Genova Master Concept Plan



**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
15.92 AC x 40% = 6.37 AC	6.76 AC x 25% = 1.69 AC
	OPEN SPACE WITHIN SITE = 5.77 AC
TOTAL REQUIRED = 6.37 AC (40%)	TOTAL PROVIDED 1.69 + 5.77 = 7.46 AC (44.3%)

\* EXCLUDES OPEN SPACE AREAS LESS THAN 10' IN WIDTH AND INCLUDES 0.68 AC OF OPEN AIR ATRIUMS LOCATED AT INTERIOR OF BUILDINGS

**PARKING TABLE**

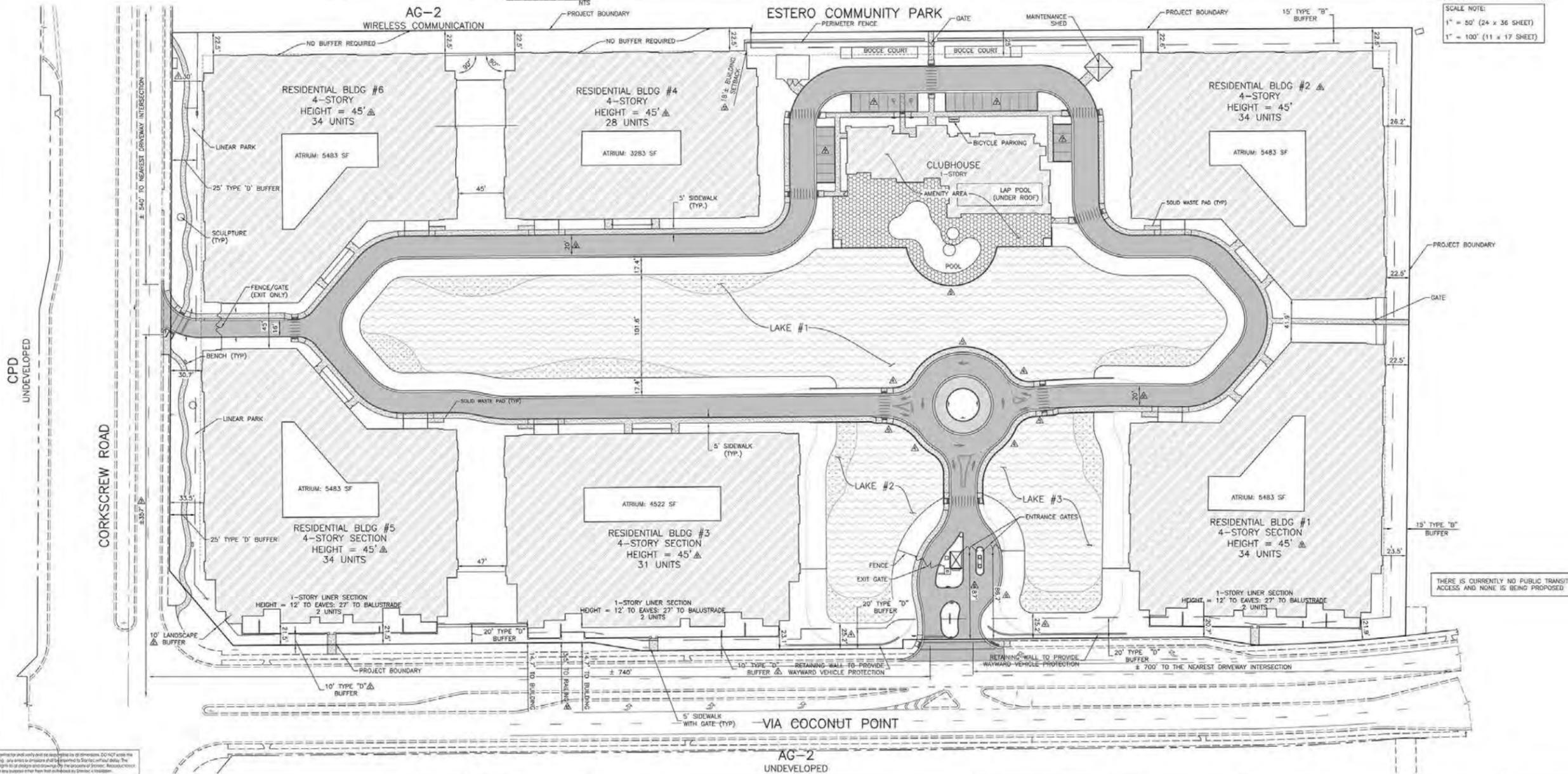
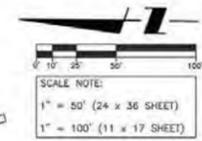
REQUIREMENT	PROVIDED
<b>RESIDENTIAL PARKING</b>	
2 SPACES PER UNIT PLUS 10% ADDITIONAL FOR GUEST	225 UNITS x 2 = 450 SPACES 10% GUEST PARKING = 45 SPACES TOTAL PROVIDED = 495 SPACES
<b>AMENITY PARKING</b>	
FITNESS CENTER (7 SPACES PER 1,000 SF): 22 SPACES	12 SPACES
CLUB/RECREATION (4 SPACES PER 1,000 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)
<b>BICYCLE PARKING</b>	
(2% OF AMENITY VEHICULAR PARKING): 2 SPACES	2 SPACES

TOTAL FLOOR AREA OF AMENITY CENTER = 6,462 SF

**DRAINAGE BASIN & LAND USE TABLE**

CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
<b>IMPERVIOUS:</b>			
LAKE	118,441	2.74 AC	10.2%
BLDG (WOOD)	291,329	6.68 AC	30.9%
HARDSCAPE	15,838	0.36 AC	2.1%
PAVEMENT	66,951	1.54 AC	9.1%
SIDEWALK/DRIVE	21,301	0.48 AC	2.0%
<b>PERVIOUS AREAS:</b>			
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



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any error in omission shall be reported to the architect immediately. The Contractor is to all design and drawings by the architect of record. Responsibility for any error in omission shall be the responsibility of the Contractor.

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>12/7/15</td> <td>REVISED PER ENGINEER</td> <td>L.WILLIAMS</td> <td></td> </tr> <tr> <td>B</td> <td>6/30/15</td> <td>REVISED PER LEE COUNTY ZONING REVIEW</td> <td>R.LARUE</td> <td></td> </tr> <tr> <td>A</td> <td>5/08/15</td> <td>REVISED PER LEE COUNTY ZONING REVIEW</td> <td>R.LARUE</td> <td></td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	APP	C	12/7/15	REVISED PER ENGINEER	L.WILLIAMS		B	6/30/15	REVISED PER LEE COUNTY ZONING REVIEW	R.LARUE		A	5/08/15	REVISED PER LEE COUNTY ZONING REVIEW	R.LARUE		<table border="1"> <tr> <td>PROJECT MANAGER</td> <td>PROJECT ENGINEER</td> </tr> <tr> <td>LEAD DESIGNER</td> <td>LEAD TECHNICIAN</td> </tr> <tr> <td>REVIEWED BY</td> <td></td> </tr> </table>	PROJECT MANAGER	PROJECT ENGINEER	LEAD DESIGNER	LEAD TECHNICIAN	REVIEWED BY		<p>GENOVA PARTNERS, LLC 3798 CRACKER WAY BONITA SPRINGS, FL 34134</p>	<p>300 Central Expressway, Suite 200, Fort Myers, FL 33908 889-429-8200 • Fax 889-539-3412</p>	<table border="1"> <tr> <td>REV. DATE</td> <td>04/07/15</td> <td>REV. DESCRIPTION</td> <td>LEE COUNTY REVIEW</td> </tr> <tr> <td>PROJECT</td> <td colspan="3">GENOVA</td> </tr> </table>	REV. DATE	04/07/15	REV. DESCRIPTION	LEE COUNTY REVIEW	PROJECT	GENOVA			<table border="1"> <tr> <td>TITLE</td> <td>MASTER CONCEPT PLAN</td> </tr> <tr> <td>PROJECT NUMBER</td> <td>215612546</td> </tr> <tr> <td>SHEET NUMBER</td> <td>1 OF 3</td> </tr> </table>	TITLE	MASTER CONCEPT PLAN	PROJECT NUMBER	215612546	SHEET NUMBER	1 OF 3
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**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



# SETH HARRY SUGGESTION

## Building Cross-Section Along Via Coconut Point Road



**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

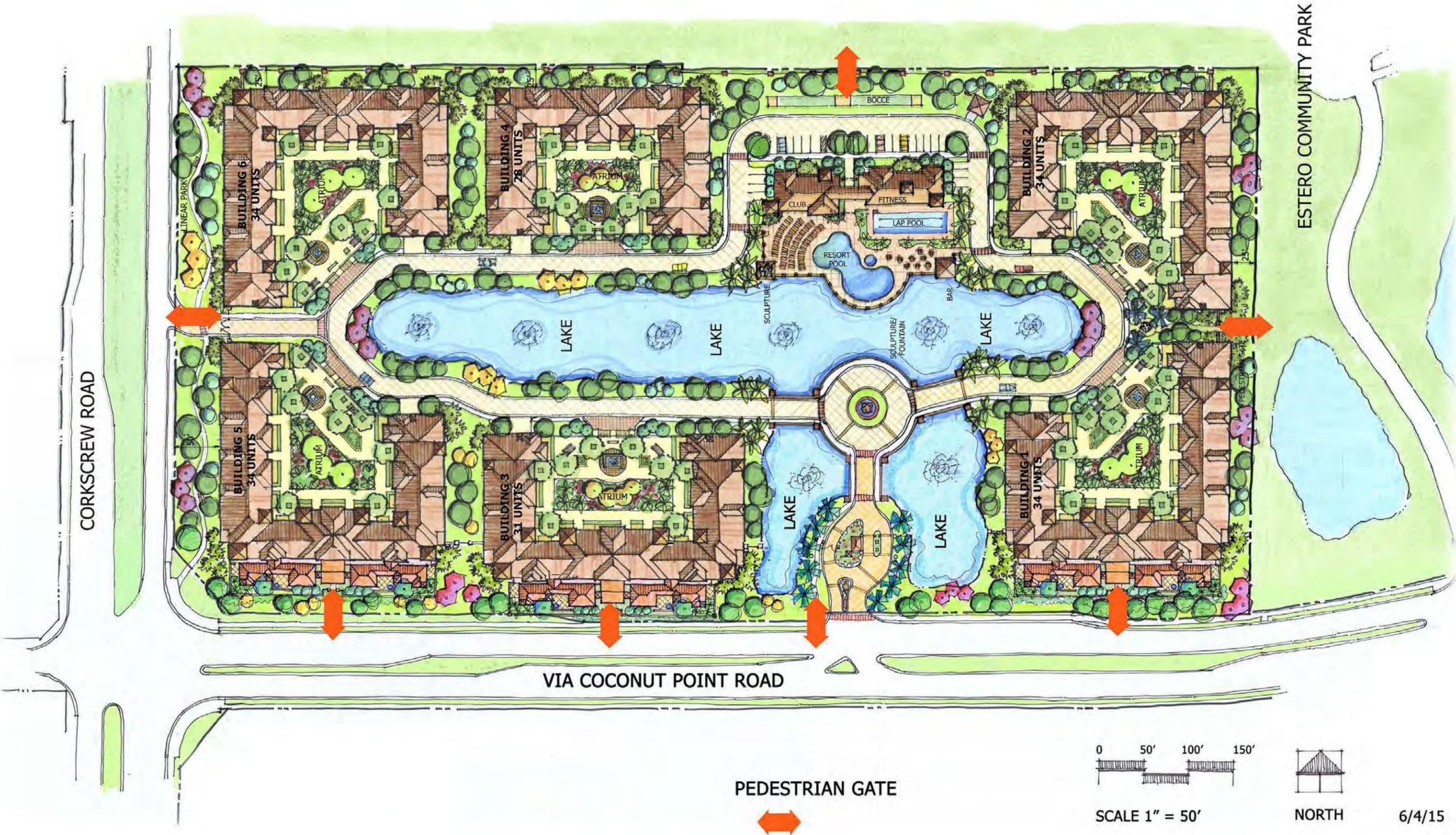


# Architectural Elevation of Building Fronting on Corkscrew Road



# ***Incentive Offerings***

# Pedestrian Gates Connecting to Mixed-Use Shed

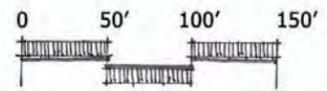


CORKSCREW ROAD

ESTERO COMMUNITY PARK

VIA COCONUT POINT ROAD

PEDESTRIAN GATE



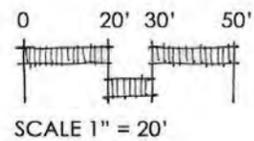
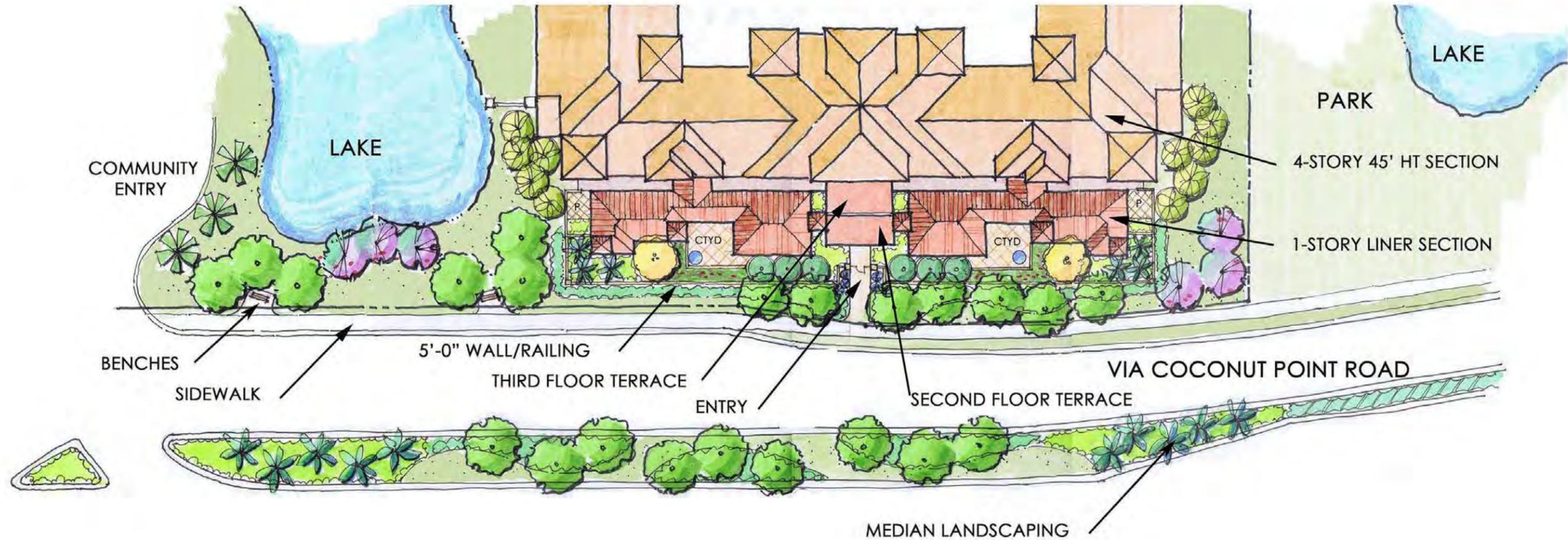
SCALE 1" = 50'



NORTH

6/4/15

# Sustainable Design along Via Coconut Point Road



# Public Linear Park along Corkscrew Road



# Incentive Offerings & Tangible Benefits

## ARCHITECTURE

1. **Precedent-setting Design** – The Italianate architecture will set a quality standard for the Village Center.
2. **360-Degree Urban Look. No rear Elevations** – The 4-sided design creates street-front, lake-front and park-front elevations without any rear elevation. Truly urban.
3. **Stealth Parking. No Parking Lots.** – Buildings are 3 residential levels over a parking level. All resident and visitor parking is indoors, hidden from public view.
4. **Stealth Security. No Perimeter Walls.** – In lieu of walls Genova uses residential buildings, fencing hidden in landscaping and lakes to provide security.
5. **Sustainable Design for Future Mixed-use.** – The liner buildings provide for possible future conversion to low-impact commercial uses (professional office or shops) whenever Via Coconut Point Road becomes a local urban streetscape with on-street parking.

## SOCIAL VITALITY

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

# Incentive Offerings & Tangible Benefits

## LANDSCAPING

1. **Canopy Trees & Picnic Areas within Estero Community Park** – Along the east and south side of Genova.
2. **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.
3. **Landscaping of Via Coconut Point Road Median** – Canopy trees, palms and under-plantings of 1/4 mile from Corkscrew Road to the proposed new park entry (just south of Genova).
4. **Jack-and-bore and Irrigation of Via Coconut Point Road Median** – 1/4 mile from Corkscrew Road to the proposed new park entry.
5. **Interweaving Public ROW and Genova Setbacks** – Integrating the Corkscrew Road and Via Coconut Point Road ROWs with Genova's hardscape and landscape to create a more inviting environment.

## CONNECTIVITY

1. **7 Pedestrian Gates Promote Walk-ability** – 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.
2. **Transit Ready** - Four pedestrian gates along Via Coconut Point make Genova ready for mass transit whenever it arrives.
3. **Front Doors on Via Coconut Point Road** - 3 residential building entrances along Via Coconut Point provide direct connection to the public realm.
4. **Sidewalks are Interconnected** – All Genova roads are lined with sidewalks and all Genova sidewalks interconnect with public sidewalks.
5. **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.
6. **Non-resident Access Without Compromising Security** – Main-entry access is available to non-resident pedestrians between 9am and 5pm and to non-resident vehicular traffic by appointment, both subject to a valid driver's license, no felony convictions and no outstanding warrants.
7. **\$50,000 Contribution to Future Estero Community Park Entry** – \$50,000 towards the construction of the new entrance to Estero Community Park from Via Coconut Point (just south of Genova) conditional upon entrance construction commencing by January 31, 2018.