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VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2016 - 08

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING A REZONING FROM AGRICULTURAL DISTRICT (AG-2) AND COMMERCIAL PLANNED DEVELOPMENT DISTRICT (CPD) TO ESTERO PLANNED DEVELOPMENT DISTRICT (EPD) TO ALLOW A 205 UNIT MULTIFAMILY RESIDENTIAL PROJECT WITH ASSOCIATED AMENITIES FOR PROPERTY LOCATED AT 9050 CORKSCREW ROAD CONSISTING OF APPROXIMATELY 16.95 ACRES; DENYING THE APPLICATION FOR A REZONING TO RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (RPD); APPROVING A MASTER CONCEPT PLAN, CERTAIN DEVIATIONS AND CONDITIONS OF DEVELOPMENT; PROVIDING FINDINGS; DENYING THE APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN LAND USE CATEGORY TO INTENSIVE DEVELOPMENT LAND USE CATEGORY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Genova LLC (the “Applicant”, to include successors and assigns) filed applications to amend the Transitional Comprehensive Plan Future Land Use designations and to amend the zoning districts for a property located at 9050 Corkscrew Road (at the southeast corner of Corkscrew Road and Via Coconut Point), Estero, FL, consisting of approximately 16.95 acres (the “Property”); and

WHEREAS, the Property consists of parcels with STRAP numbers 34-46-25-E1-U1981.2358, 34-46-25-E1-0100C.0350, 34-46-25-E1-0100C.035B, 34-46-25-E1-0100C.035C, 34-46-25-E1-0100C.035D, 34-46-25-E1-0100C.035E, 34-46-25-E1-0100C.035G, 34-46-25-E1-0100C.035A and 34-46-25-E1-U1991.2358, and the Property is legally described in Exhibit A attached hereto; and

WHEREAS, the Applicant requested an amendment to the Transitional Comprehensive Plan Future Land Use designations from the currently designated Suburban Land Use Category to the Intensive Development Land Use Category; and

WHEREAS, the Village has subsequently amended the Future Land Use designation of the Property to Village Center; and

45 **WHEREAS**, the Applicant requested rezonings from Agricultural District (AG-2) and
46 Commercial Planned Development District (CPD) to Residential Planned Development
47 District (RPD); and
48

49 **WHEREAS**, the Village Center Land Use Category provides that in order for the
50 Property to develop at the requested density that it be rezoned to the Estero Planned
51 Development District; and
52

53 **WHEREAS**, the Applicant has requested certain deviations to the Estero Planned
54 Development District regulations pursuant to the Estero Transitional Land Development Code,
55 as amended; and
56

57 **WHEREAS**, the public information meeting for the Transitional Comprehensive Plan
58 Amendment and Rezoning was held at the Planning and Zoning Board on June 16, 2015; and
59 a duly noticed public hearing was held on May 3, 2016 and continued to June 22, 2016, and
60 the Planning and Zoning Board recommended approval with conditions of the request,
61 including certain deviations; and
62

63 **WHEREAS**, a duly noticed first reading was held before the Village Council on July
64 6, 2016; and
65

66 **WHEREAS**, a duly noticed second reading and public hearing was held before the
67 Village Council on July 13, 2016, at which time the Village Council gave consideration to the
68 evidence presented by the Applicant and the Village staff, the recommendations of the
69 Planning and Zoning Board and the comments of the public.
70

71 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
72 Florida:
73

74 **Section 1. Adoption of Recitals.**
75

76 The Village Council hereby adopts the foregoing recitals and incorporates them as a
77 part of this Ordinance.
78

79 **Section 2. Rezoning.**
80

81 The Village Council approves the rezoning of the Property from Agricultural District
82 (AG-2) and Commercial Planned Development District (CPD) to Estero Planned Development
83 District (EPD), to allow a maximum of 205 multifamily residential units not to exceed 45 feet
84 or 4 stories maximum (3 stories over parking), subject to the following conditions and
85 deviations.
86

87 **Section 3. Conditions.**
88

- 89 1. Master Concept Plan/Development Parameters

90 The development of this project must be consistent with the Master Concept Plan for
91 “Genova”, dated last revised December 7, 2015, attached as Exhibit B, except as
92 modified by the conditions below. This development must comply with all
93 requirements of the Village of Estero Transitional Land Development Code (LDC) at
94 time of local Development Order approval, except as may be granted by deviation as
95 part of this planned development. If changes to the Master Concept Plan are
96 subsequently pursued, appropriate approvals will be necessary.
97

98 Issuance of a development permit by the Village of Estero does not in any way create
99 any rights on the part of the Applicant to obtain a permit from a state or federal agency
100 and does not create any liability on the part of the Village for issuance of the permit if
101 the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a
102 state or federal agency or undertake actions that result in a violation of state or federal
103 law.
104

105 The project is approved for 205 multi-family units with a maximum building height of
106 4 stories/45 feet.
107

108 2. Uses and Site Development Regulations
109

110 The following limits apply to the project and uses:
111

- 112 a. Schedule of Uses – See Exhibit C
- 113 b. Property Development Regulations – See Exhibit D
114

115 3. Open Space
116

117 The local development order must include a minimum of 40% open space within the
118 approved planned development.
119

120 4. Buffers
121

122 Buffers must be consistent with the requirements of the Village of Estero Land
123 Development Code, as shown on the Master Concept Plan, except as granted by
124 deviation as part of this rezoning action.
125

126 5. Pedestrian Connections to Estero Community Park
127

128 Pedestrian connections and sidewalks will be provided as shown on the Master Concept
129 Plan and will be constructed prior to the approval of the first certificate of compliance
130 for the development order.
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6. Traffic Conditions

Connections to Corkscrew Road and to Via Coconut Point are subject to the review and approval of the Lee County Department of Transportation, unless the road is turned over to the Village of Estero for maintenance.

7. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project’s vehicular or pedestrian traffic impacts. Additional conditions consistent with the Village of Estero LDC may be required to obtain a local development order.

8. Transitional Comprehensive Plan

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Transitional Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as may be amended from time to time.

9. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Village of Estero Transitional Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

10. Agricultural Uses

Agricultural Uses: Existing bona fide agricultural uses on this site are allowed:

- (a) Bona fide agricultural uses consisting of row crops that were in existence when the application for this project was filed may continue in the areas depicted on Exhibit E until a local development order is approved for the area containing the agricultural uses.
- (b) Clearing or injury of native trees or other native vegetation, including understory, in agricultural areas is prohibited. Existing areas of bona fide agricultural use that include existing grass pasture(s) may be mowed but those areas may not be cleared or expanded. Violations of this condition will require restoration in accordance with LDC 10-423. This prohibition of clearing or expansion of agricultural use is not intended to preclude Village approved requests for removal of invasive exotic vegetation.

179 (c) Prior to issuance of a local development order for the portion that
180 contains the agricultural use, the property owner must provide written proof,
181 subject to approval by the Village Attorney of the following:
182

183 (1) Termination of all agricultural use on the property included in
184 the development order application/approval. Proof must include a sworn
185 affidavit from the person or entity holding title to the property that
186 specifically provides:
187

188 (a) the date the agricultural uses ceased;

189
190 (b) the legal description of the property subject to the development
191 order approval;

192
193 (c) an affirmative statement that the owner acknowledges and
194 agrees that all agricultural uses are illegal and prohibited on the property
195 and that the owner covenants with the Village that they will not allow
196 agricultural uses on the property until the property is re-zoned to permit
197 agricultural uses; and
198

199 (d) that the affidavit constitutes a covenant between the owner and
200 the county that is binding on the owner, their assignees and successors
201 in interest.
202

203 The affidavit must be properly recorded in the public records of the
204 county at the owner's expense.
205

206 (2) Proof of termination of the agricultural tax exemption for the
207 portion of the property included in the development order
208 application/approval. Proof of termination must include a copy of the
209 owner's request to terminate the tax exemption provided to the Property
210 Appraiser.
211

212 11. Solid Waste Management

213
214 As part of any local development order approval for vertical development, the
215 development order plans must include facilities in compliance with LDC Section 10-
216 261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and
217 recyclables. The minimum area required for, and specific locations of, these facilities
218 will be reviewed at the time of local development order application.
219

220 12. Pattern Book

221
222 This project must be developed in substantial compliance with the Genova Pattern
223 Book dated June 17, 2016. The Pattern Book will be reviewed by the Design Review

224 Board and may be required to be amended pursuant to that review, prior to issuance of
225 any development order.

226

227 13. Gates and Walls

228 Perimeter walls will not be used. The project will use stealth security measures
229 including the use of decorative fencing and landscaping in lieu of perimeter walls to
230 provide screening.

231

232 14. Incentive Offerings

233

234 The Applicant's incentive offerings, and the time by which each offering must be
235 completed, are incorporated into this zoning approval as Exhibit F. Location and
236 details are shown on the Master Concept Plan and in the Pattern Book.

237

238 15. Maintenance

239

240 The Applicant will maintain the linear park, pocket park and median landscaping of
241 Via Coconut Point in perpetuity from Corkscrew Road to the proposed new entrance
242 to Estero Community Park. The linear park must be constructed prior to the issuance
243 of a Certificate of Occupancy for the buildings adjacent to the linear park. The median
244 landscaping, which will extend from Corkscrew Road to the proposed new entrance to
245 the Community Park, must be completed prior to the approval of the first Certificate of
246 Compliance for the development order.

247

248 16. Cash Contribution

249

250 The cash contribution offered by the Applicant for a future park entry road will be
251 provided prior to issuance of the building permit for the third residential building. The
252 funds will be deposited into a Village escrow account as approved by the Village
253 attorney.

254

255 17. Public Park Disclosure

256

257 The owner shall provide disclosure on sale documents for unit owners that the project
258 is located next to a public park with potential for events that include noise, lights and
259 congestion.

260

261 18. Vacation of Easements

262

263 The Applicant must obtain approval from the Village Council of the vacation of the
264 following easements:

265

266 (a) A R.O.W. Easement located along the southerly side of Corkscrew
267 Road and within the northeasterly section of the property. This R.O.W.

268 Easement is 60 feet in width and extends to a length of approximately 1300±
269 feet; and
270 (b) A R.O.W. Easement located and set back from the southerly property
271 line. The width at this R.O.W. Easement varies from 25 to 30 feet and extends
272 to a length of approximately 60 feet from the southeast corner to the southwest
273 corner of the property.
274

275 **Section 4. Deviations.**
276

277 1. Deviation from LDC Section 33-403 which requires that buildings must have a
278 maximum setback of 25 feet from Corkscrew Road ROW, to allow a building setback
279 of 30.7 feet is approved.
280

281 2. Deviation from LDC Section 33-351 which requires a 20 foot Type D Buffer
282 for Multi-Family Development adjacent to right-of-ways, to allow a 10 foot buffer
283 along a portion of Via Coconut Road adjacent to Building 3 and 5, as shown on the
284 Master Concept Plan, is approved.
285

286 3. Deviation from LDC Section 10-285 which requires driveway connections on
287 arterial roads to have a minimum separation of 660 feet, to allow a driveway separation
288 of 350 feet for the egress onto Corkscrew Road, is approved subject to it being found
289 acceptable by Lee County DOT.
290

291 4. Deviations from LDC Section 10-329(d)(1)a. as follows:
292

293 (a) Stormwater management lakes to be setback 25 feet from proposed local
294 streets, to allow a setback of 0 (zero) feet for the internal local road; and

295 (b) Stormwater management lakes to be setback 50 feet from collector
296 roads to allow stormwater management lakes to be setback 25 feet from Via
297 Coconut Point, are approved, conditioned on the Applicant providing
298 certification by a professional engineer at the time of the development order
299 that the proposed structures on the roadways provide adequate traffic safety for
300 wayward vehicles.
301

302 5. Deviation from LDC Section 10-418(3)a which states that water management
303 lakes may have a maximum of 20% of hardened shoreline to allow:
304

305 (a) Lake 1 to have a maximum of 35% of hardened lake shoreline;

306 (b) Lake 2 to have a maximum of 35% of hardened lake shoreline;

307 (c) Lake 3 to have a maximum of 35% of hardened lake shoreline;

308 is approved.
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6. Deviations from LDC Section 34-1748 as follows:
 - (a) Entrance gates be located a minimum of 100 feet from the existing intersecting street, to allow the gates to be located 85± feet from the intersecting street;
 - (b) The gate to be designed in such a manner to allow a minimum of five vehicles to safely pull-off the intersecting street while waiting to enter, to allow a minimum of four vehicles to safely pull-off the intersecting street while waiting to enter;
 - (c) A paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck vehicle per the AASHTO Green Book must be provided on the ingress side of the gate, to allow a turn-around to be provided after the gate; are denied.
7. Deviation from LDC Section 34-2020 which requires a total of 36 parking spaces for the amenity center, to allow for a minimum of 26 parking spaces to be provided, is approved.
8. Deviation from LDC Section 33-229 which limits building heights outside of the Interstate Highway Interchange Area to three stories or 45 feet, whichever is less, to allow:
 - (a) A maximum height of 45 feet measured to the eave of the roof; and
 - (b) A maximum of 4 stories, with 3 stories of residential uses over a ground floor of parking; is approved.
9. Deviation from LDC Section 10-296(i)(2) which requires a minimum 24 foot wide pavement width for Category B roads with curb-and-gutter drainage, to allow a pavement width of 20 feet, is approved, conditioned on the use of pavers on all pavement surfaces and conditioned on the Applicant providing certification by a professional engineer at the time of the development order that the proposed road design provides adequate traffic safety for wayward vehicles.
10. Deviation from LDC Section 34-1743 which requires perimeter fences and walls to be setback 7.5 feet from the right-of-way, to allow a setback of 3.5 feet for a portion of the perimeter railing adjacent to Building 3, is approved.
11. Deviation from LDC Section 10-415 which requires a multi-family residential development to provide a minimum of 40% open space, to allow a minimum open space of 35%, is denied.
12. Deviation from LDC Section 34-935(b)(1)e which requires buildings to be setback from the perimeter of the project a minimum of one-half the height of the building, to allow a building setback of 18 feet for a small portion of the southeast corner of Building 4 which has a maximum height of 45 feet, is approved.

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13. A deviation from Section 33-508(b)(2) and Figure 33-508(b) as proposed, which identifies connecting streets within an overall Framework Plan described in Division 6, to allow for private streets within the project is approved.

14. A deviation from Section 10-296(d), specifically 10-296(i)(2) to allow for a minimum of 20 feet from inside edge to inside edge of curbs for internal, private access drives, is approved, conditioned on the Applicant providing certification by a professional engineer at the time of the development order that the proposed design of access drives provides adequate traffic safety for wayward vehicles. Minimum ROW widths shall not apply.

Section 5. Comprehensive Plan Amendment.

Applicant’s request to amend the Transitional Comprehensive Plan Future Land Use designation from the Suburban category to Intensive Development category is denied.

Section 6. Rezoning.

Applicant’s request to rezone the property from Agricultural and Commercial Planned Development to Residential Planned Development, is denied.

Section 7. Findings and Conclusions.

Based on the evidence in the record and its analysis of the relevant Transitional Comprehensive Plan goals, objectives and policies, Transitional Land Development Code regulations, and codes and regulations, the Village Council makes the following findings and conclusions.

1. The Applicant qualifies for rezoning by demonstrating compliance with the Transitional Comprehensive Plan for the Village Center, the Transitional Land Development Code, and other applicable codes and regulations.
2. The rezoning is consistent with the densities, intensities and general uses set forth in the Transitional Comprehensive Plan.
3. The application meets the standards for a Tier 2 density of 12.1 units per acre, based on the criteria for achieving the base density, and the Applicant’s incentive offers.
4. The request as conditioned, is compatible with existing or planned uses in the surrounding area.
5. Approval of the request will increase traffic but not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

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6. The request will not adversely affect environmentally critical area and natural resources.
7. Urban services, as defined in the Transitional Comprehensive Plan, are, or will be, available and adequate to serve the proposed land use.
8. The proposed use, as conditioned, is appropriate at the subject location.
9. The recommended conditions to the Master Concept Plan and other applicable regulations provide sufficient safeguards to the public interest.
10. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
11. The deviations recommended for approval:
 - (a) Enhance the planned development; and
 - (b) Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.
12. In accordance with Section 33-518(b) of the Land Development Code, the Village has determined that the Applicant's incentive offers:
 - (1) (meet)(do not meet) the goals and objectives of the comprehensive plan.
 - (2) (meet)(do not meet) the General Criteria under Sec. 33-502, and
 - (3) (create)(do not create) significant public benefit commensurate with the value of such incentive offers to the Village, and the appropriateness of such incentive offers to the applicable Tier and to the particular development plan.
13. The Village Council has determined that the project is (consistent)(not consistent) with the general criteria in Section 33-502 of the Land Development Code.

Section 8. Exhibits.

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

- | | |
|-----------|--|
| Exhibit A | Legal Description |
| Exhibit B | Master Concept Plan |
| Exhibit C | Schedule of Uses |
| Exhibit D | Property Development Regulations |
| Exhibit E | Agricultural Affidavit |
| Exhibit F | Applicant's Incentive Offerings and Pattern Book |

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Section 9. Conflicts.

All sections or part of Sections of the Code of Ordinances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance shall be repealed to the extent of such conflict upon the effective date of this Ordinance.

Section 10. Severability.

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.

Section 11. Effective Date.

This Ordinance shall be effective on the date the Comprehensive Plan Amendment CPA2016-01 adopted by Ordinance 2016-04 becomes effective.

PASSED on first reading this 6th day of July, 2016.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this ____ day of _____, 2016.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Kathy Hall, MMC, Village Clerk

By: _____
Nicholas Batos, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Batos	_____	_____
Vice Mayor Levitan	_____	_____
Councilmember Boesch	_____	_____
Councilmember Brown	_____	_____
Councilmember Errington	_____	_____
Councilmember Ribble	_____	_____
Councilmember Wilson	_____	_____

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;
2. N.01°10'56"W., 353.09 feet;
3. N.48°49'04"E., 97.16 feet

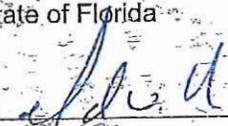
to an intersection with the aforementioned South right-of-way of Corkscrew Road; thence, along said South right-of-way, N.89°38'03"E., 530.04 feet to the **POINT OF BEGINNING**.

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

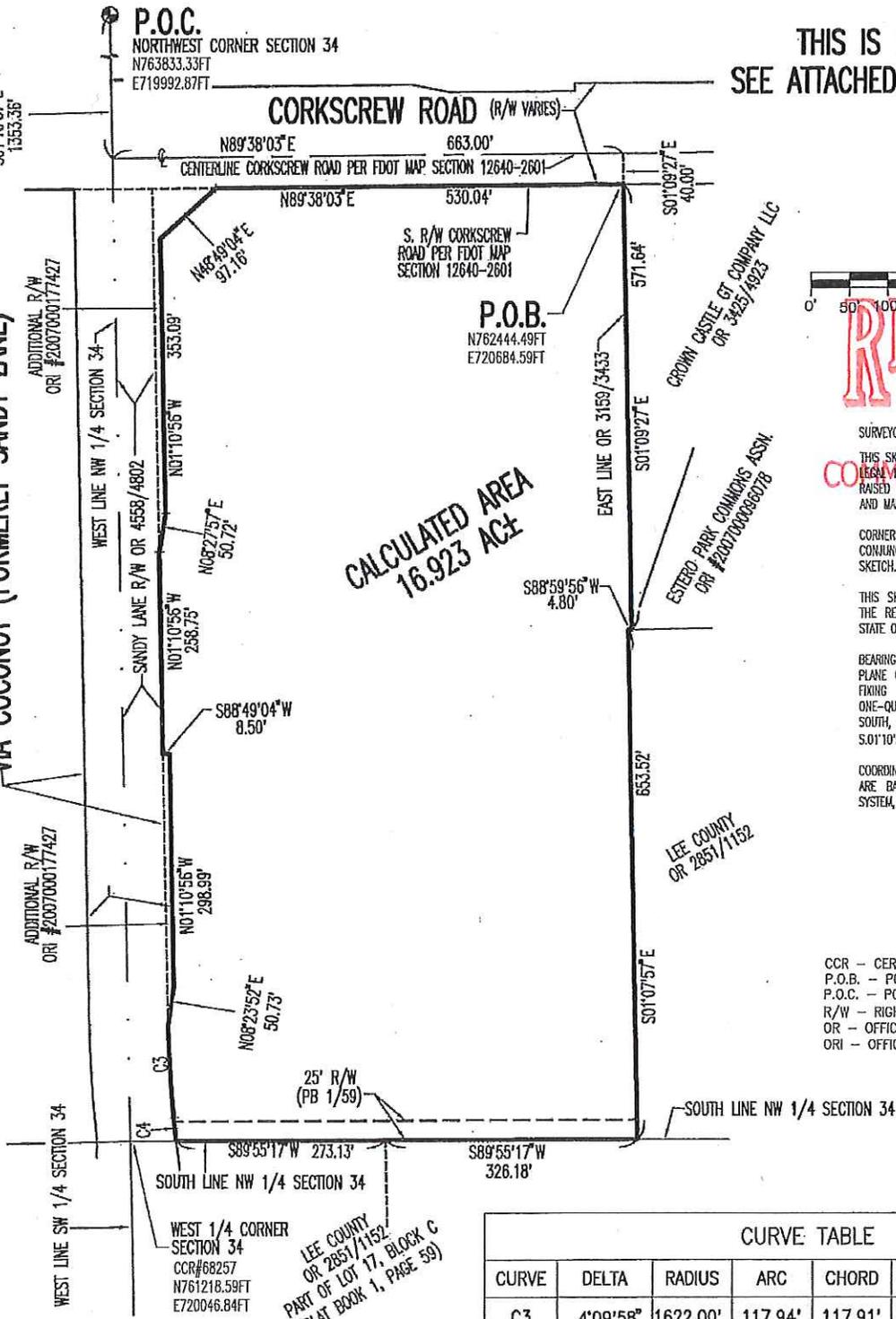
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Proj: 215612546 Task 210
Ref: 215612546001-K01.dwg
Date: March 23, 2015
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THIS IS NOT A SURVEY.
SEE ATTACHED LEGAL DESCRIPTION

Mar 23, 2015 13:19:57 M:\HAINES\us1255-f01\workgroup\215612546\survey\drawing\A-215612546-001K01.dwg

VIA COCONUT (FORMERLY SANDY LANE)



SCALE: 1"=200'

0 50 100 200 400

RECEIVED
DEC 17 2015

COMMITMENT

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"E.

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

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

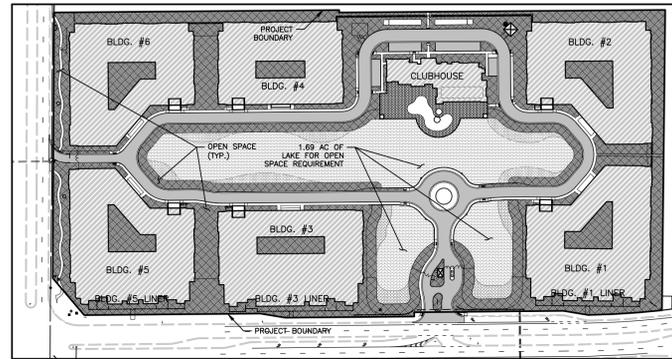
FOR: GENOVA PARTNERS, LLC

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. LB7866 • 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

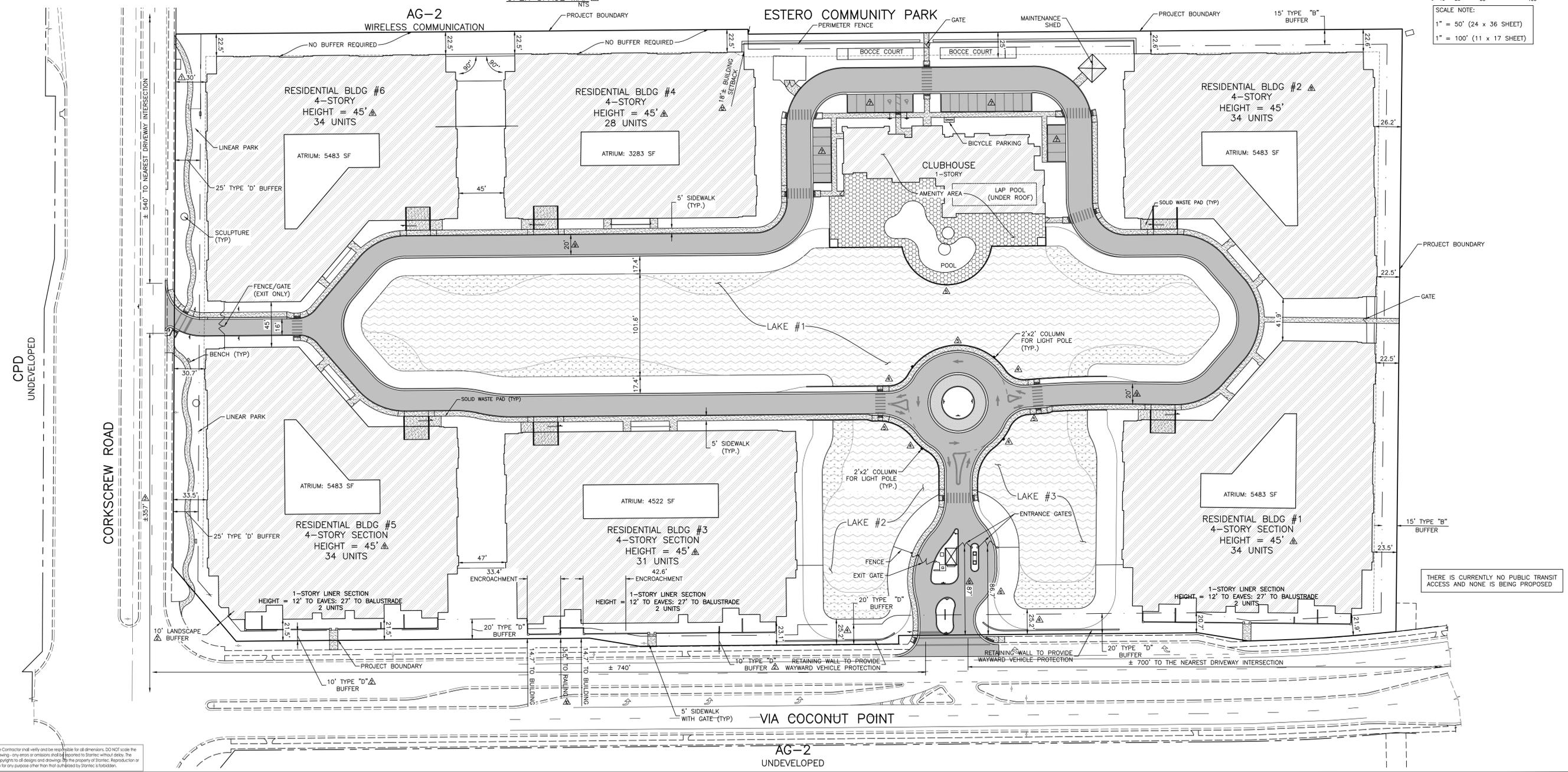
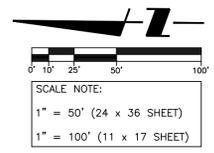
REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	
2 SPACES PER UNIT PLUS 10% ADDITIONAL FOR GUEST	205 UNITS X 2 = 410 SPACES 10% GUEST PARKING = 41 SPACES TOTAL PROVIDED = 451 SPACES
AMENITY PARKING	
FITNESS CENTER (7 SPACES PER 1,000 SF): 22 SPACES	12 SPACES
CLUB/RECREATION (4 SPACES PER 1,000 SF): 10 SPACES	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: 12/29/2015 12:24:58 PM LAUWILLIAMS | Plotter: 6/17/2016 11:19:44 PM LBOUVIAR | 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 MANAGER: L.WILLIAMS PROJECT ENGINEER: R.LARUE LEAD DESIGNER: R.LARUE LEAD TECHNICIAN: REVIEWED BY:	GENOVA PARTNERS, LLC 3798 CRACKER WAY BONITA SPRINGS, FL 34134	3800 Central Boulevard, Suite 100, Fort Myers, FL 33906 Phone: 239-659-1020 Fax: 239-659-3412 Certificate of Authorization #27013 www.stantec.com	ISSUE DATE: 04/07/15 ISSUE DESCRIPTION: LEE COUNTY REVIEW PROJECT: GENOVA	TITLE: MASTER CONCEPT PLAN	PROJECT NUMBER: 215612546 SHEET NUMBER: 1 OF 3
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																						

EXHIBIT C & D

Genova Schedule of Uses and Property Development Regulations

Note: Underlining indicates staff additions

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.

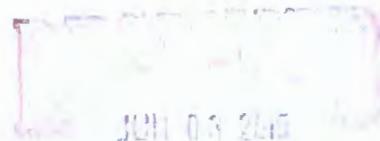
STATE OF FLORIDA
COUNTY OF LEE

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.

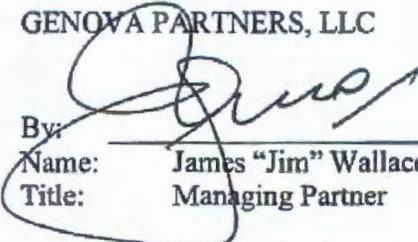
DCI 2015-00009

FURTHER AFFIANT SAYETH NAUGHT.



COMMUNITY DEVELOPMENT

GENOVA PARTNERS, LLC

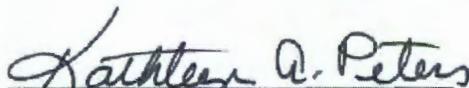
By: 

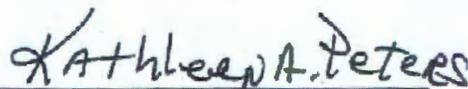
Name: James "Jim" Wallace
Title: Managing Partner

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:

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:

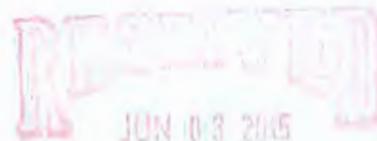
1. S.89°55'17"W., 326.18 feet;
2. S.89°55'17"W., 273.13 feet

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:

DCI 2015-00009





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;
2. N.01°10'56"W., 353.09 feet;
3. N.48°49'04"E., 97.16 feet

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**.

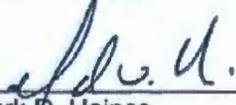
Said parcel contains 16.923 acres, more or less.

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

DCI 2015-00009



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

3/23/15
Date:

Proj: 215612548 Task 210
Ref: 215612548001-001.dwg
Date: March 23, 2015
File: \\us1255-01\workgroup\2156\active\215612548\survey\docs\leg_genova_cpa_pd-rezone_21560323.docx

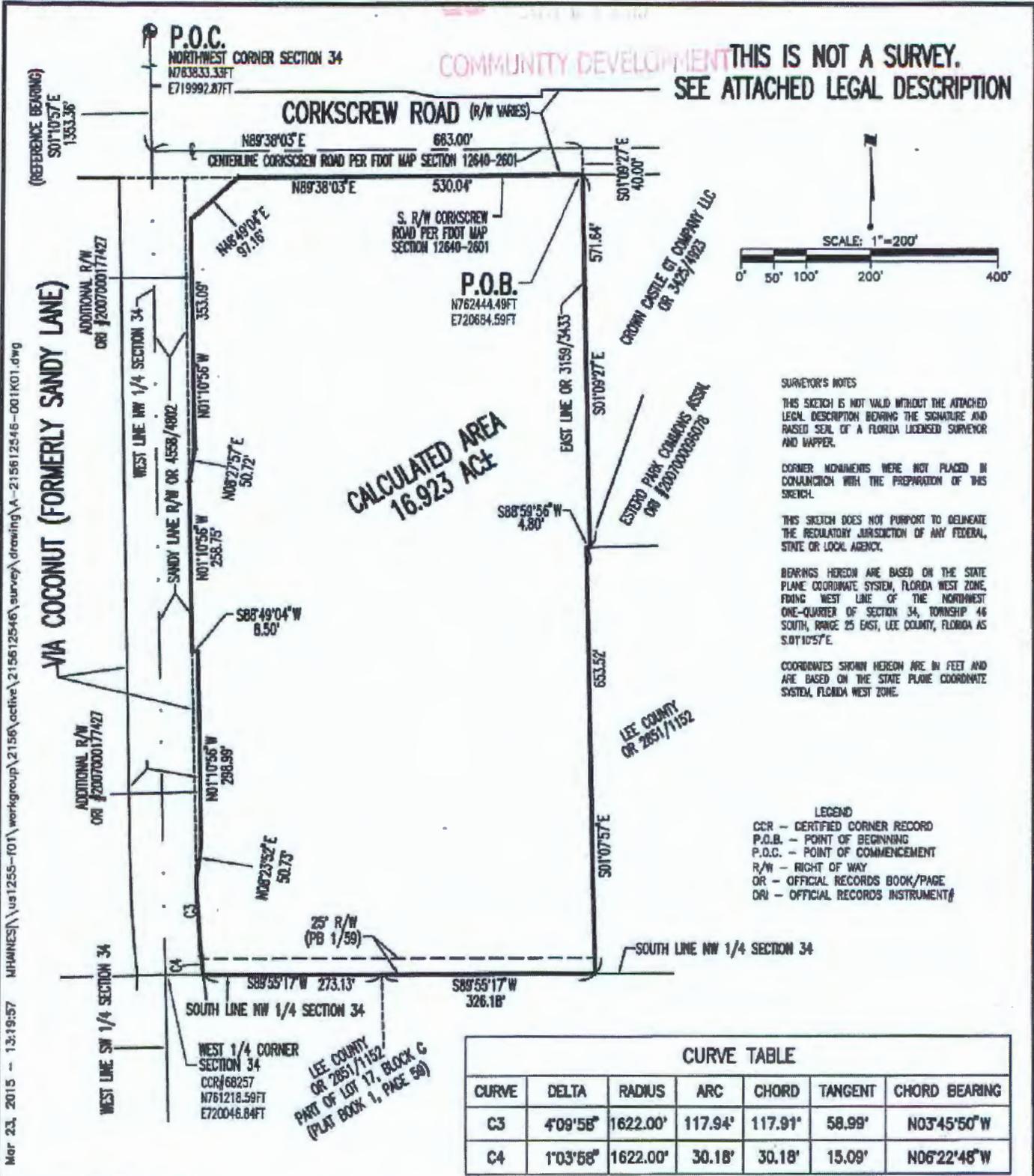


Design with community in mind

COMMUNITY DEVELOPMENT

DCI 2015-00009

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



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

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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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Mar 23, 2015 13:19:57 M:\HWRES\1\us1255-101\workgroup\2156\active\215612546\survey\drawing\A-215612546-001K01.dwg



LEGEND
Survey Boundary



Stantec
10000 North Central Expressway, Suite 1000
Dallas, Texas 75243
Tel: 972.960.8600
Fax: 972.960.8601
www.stantec.com

Genova Rezoning
Location Map
February 2015

Project: Community Development
20000 North Central Expressway, Suite 1000
Dallas, Texas 75243
Tel: 972.960.8600
Fax: 972.960.8601
www.stantec.com



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

DCI 2015-00009

JUN 03 2015
COMMUNITY DEVELOPMENT

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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All rights reserved

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

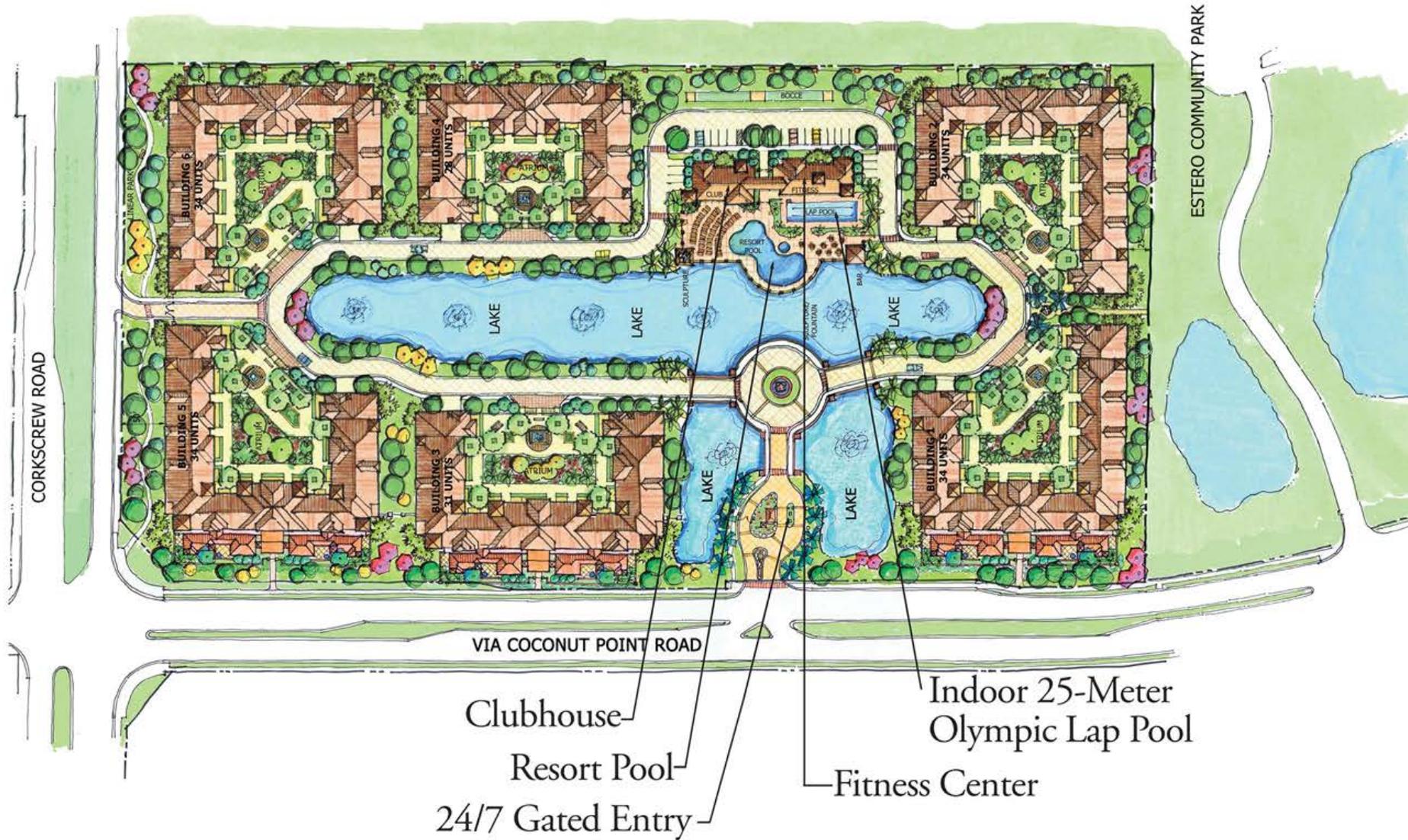




**Village Center
Connectivity Map**

The Site Concept

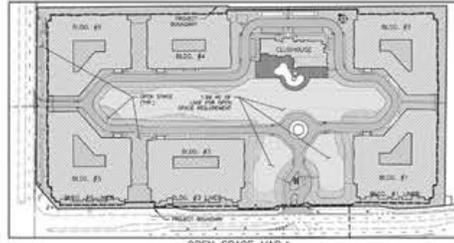
Genova Conceptual Site Plan



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

OPEN SPACE TABLE Δ

REQUIRED	PROVIDED
MIN OF SITE AREA	MIN FROM LINES REMAINED WITHIN SITE
16.92 AC ± 408 ± 5.70 AC	6.75 AC ± 208 ± 1.81 AC
	OPEN SPACE WITHIN SITE = 6.17 AC
TOTAL REQUIRED = 6.16 AC (MIN)	TOTAL PROVIDED 1.88 ± 0.17 ± 3.49 AC (MAX)

EXCLUDED OPEN SPACE AREAS LESS THAN 10' IN WIDTH AND INCLUDING THE 10' OPEN UP SPACES LOCATED AT CORNER OF BUILDING

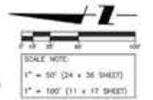
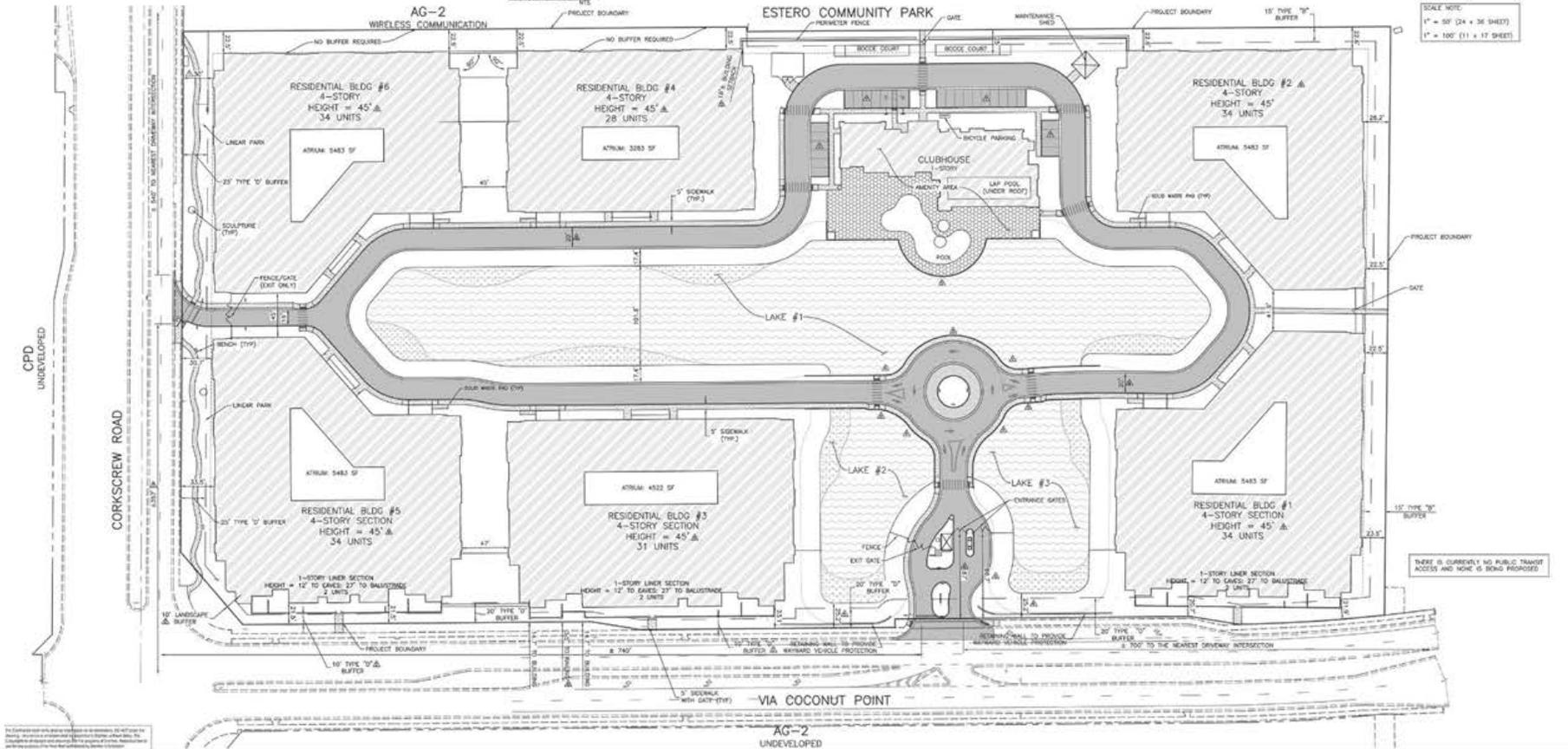
PARKING TABLE

REQUIREMENT	PROVIDED
RESIDENTIAL PARKING	
2 SPACES PER UNIT PLUS 10% ADDITIONAL	28 UNITS ± 408 SPACES
10 UNITS ± 140 SPACES	10 UNITS ± 140 SPACES
AMENITY PARKING	10 SPACES
POOL DECK (7 SPACES PER 100 SF)	10 SPACES
CLUBHOUSE (2 SPACES PER 1000 SF)	10 SPACES
AMENITY AREA (2 SPACES PER 1000 SF)	10 SPACES
AMENITY AREA (2 SPACES PER 1000 SF)	10 SPACES
TOTAL AMENITY REQUIRED: 30	TOTAL AMENITY PROVIDED: 30
BIKE PARKING	
10 SPACES	10 SPACES
TOTAL FLOOR AREA OF AMENITY COVER = 6,480 SF	

DRAINAGE BASIN & LAND USE TABLE

CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS:			
LAKE	178,841	2.54 AC	0.28
PAVEMENT	301,320	4.36 AC	3.15
CONCRETE	15,840	0.23 AC	0.19
ASPHALT	86,840	1.25 AC	0.95
GRAVEL/DIRT	2,300	0.03 AC	0.02
POROUS AREAS:			
OPEN SPACE	322,750	4.64 AC	36.09
TOTAL	1,000,000	14.82 AC	100%

LAKE OPEN SPACE AREA USE SHALL BE IN WITH AND EXCEEDS 10' WIDTH OPEN SPACE AREA

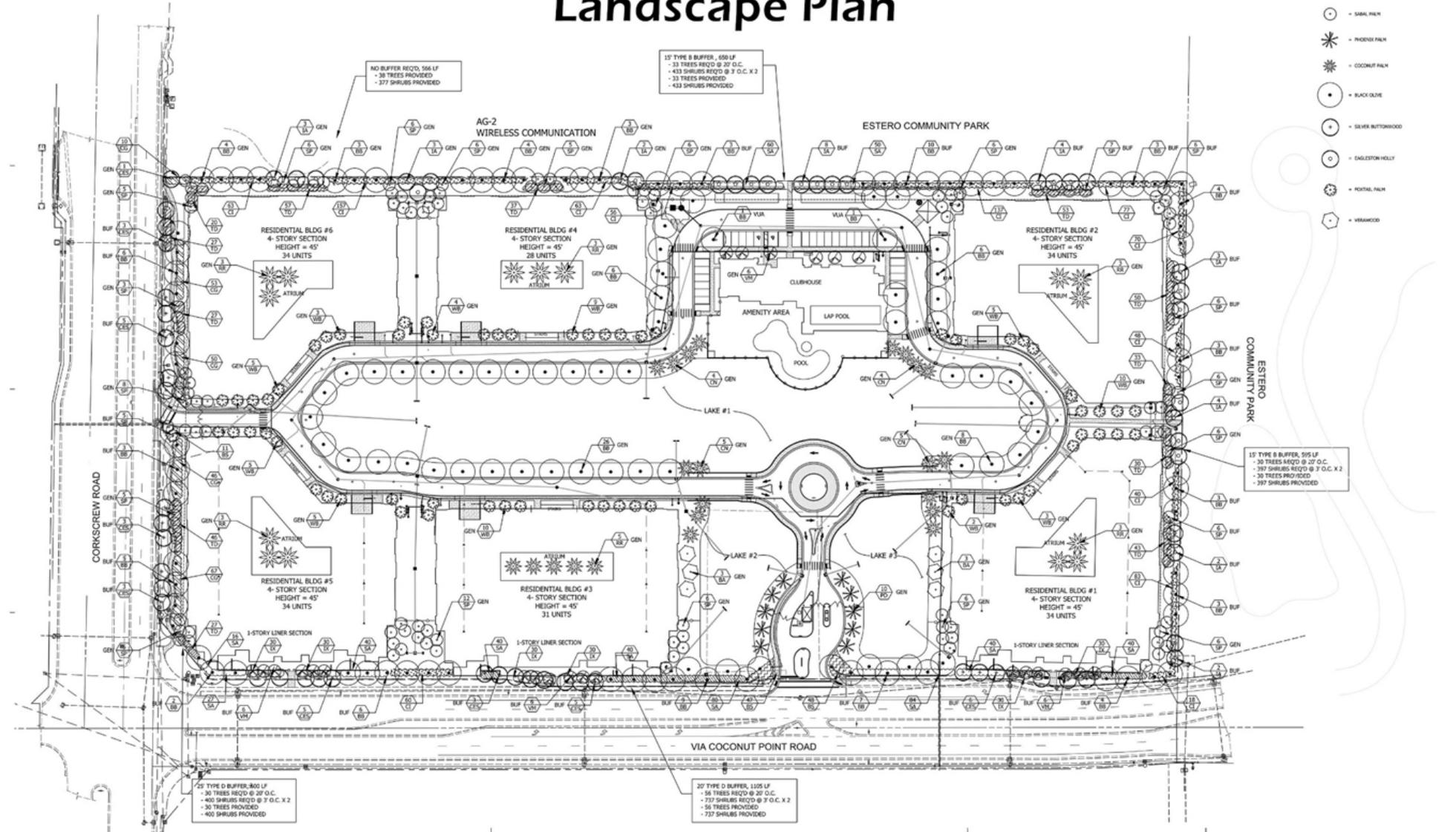


<p>131716 L.WILLIAMS</p> <p>635715 R.MARLE</p> <p>6358715 R.MARLE</p>	<p>GENOVA PARTNERS, LLC 3798 CRACKER WAY BONITA SPRINGS, FL 34134</p>	<p>04/07/15</p> <p>GENOVA</p>	<p>MASTER CONCEPT PLAN</p> <p>215612546</p> <p>1 of 3</p>
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Genova Common Area Landscape Plan

LEGEND

- MONTGOMERY PALM
- SABAL PALM
- POINSETTIA PALM
- COCONUT PALM
- BLACK OLIVE
- SILVER BUTTONWOOD
- EAGLESTON HOLLY
- FORTS YTHIA
- VERNONIA



<p>URBAN GREEN Studio</p> <p><small>P.O. BOX 12184, MIAMI, FLORIDA 33166 PHONE (305) 553-7500 FAX (305) 553-7500</small></p>	<p>IN COORDINATION WITH:</p> <p>STANTEC 3800 COLONIAL BLVD, SUITE 100 FORT MYERS, FL 33966</p>	<p>PREPARED FOR:</p> <p>GENOVA PARTNERS, LLC 3798 CRACKER WAY BONITA SPRINGS FL 34134</p>	<p>GENOVA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SCALE: 1" = 50'</td> <td rowspan="3" style="text-align: center;"> <p>NORTH 0 25' 50' 100' 1" = 50'</p> </td> </tr> <tr> <td>DATE: DECEMBER 21, 2015</td> </tr> <tr> <td>PROJECT #:</td> </tr> </table>	SCALE: 1" = 50'	<p>NORTH 0 25' 50' 100' 1" = 50'</p>	DATE: DECEMBER 21, 2015	PROJECT #:	<p>CODE LANDSCAPE PLAN</p>	<p>SHEET # LA-1</p> <p><small>CHINA L. PANDROK, R.A. #0001234</small></p>
SCALE: 1" = 50'	<p>NORTH 0 25' 50' 100' 1" = 50'</p>									
DATE: DECEMBER 21, 2015										
PROJECT #:										

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



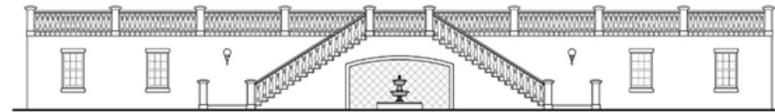
Architectural Elevation of Building Fronting on Corkscrew Road



Architectural Elevation of Building "B"



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



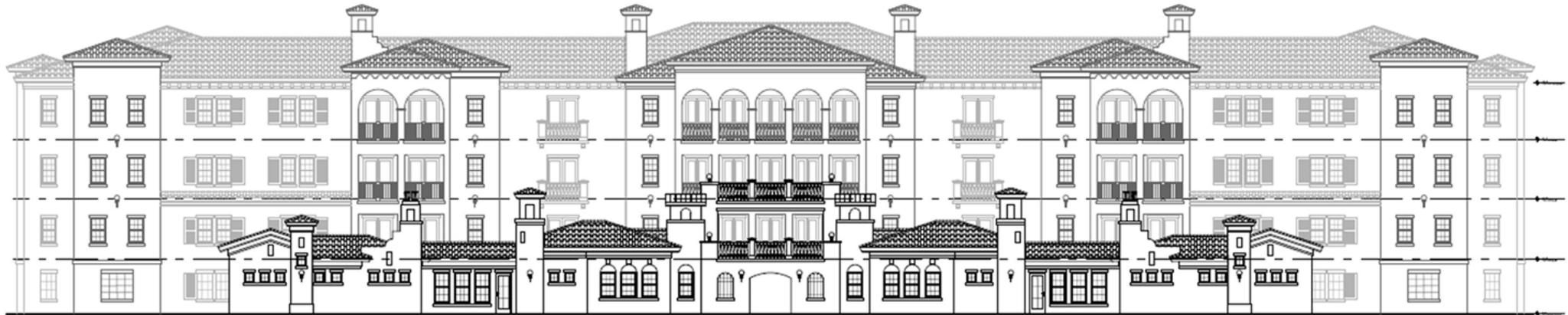
REAR ELEVATION
SCALE: 1/8"=1'-0"

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

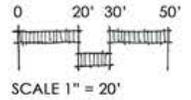
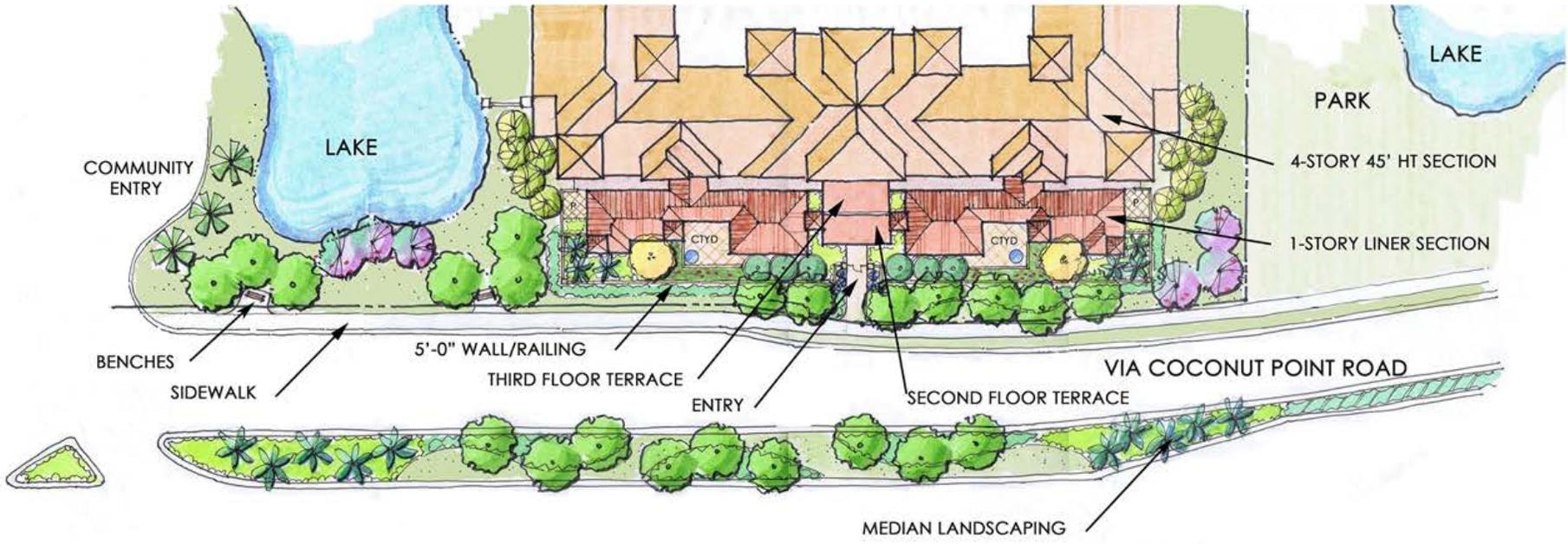
Precedent Setting Concepts and Design



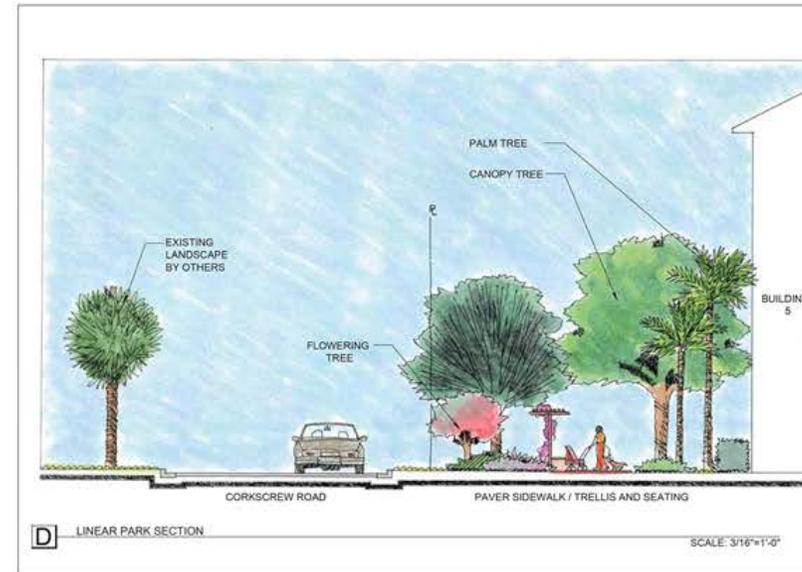
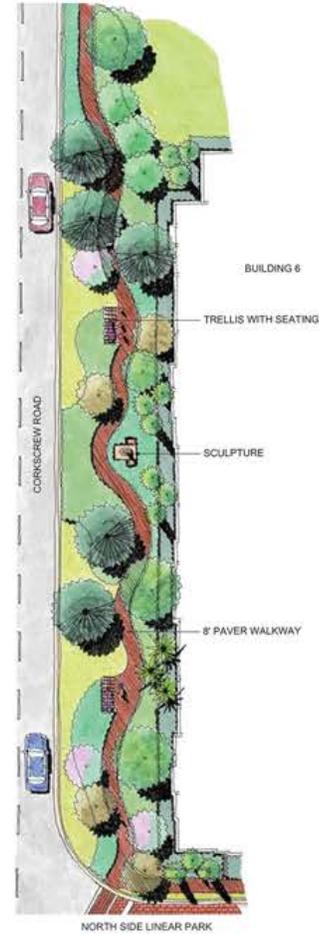
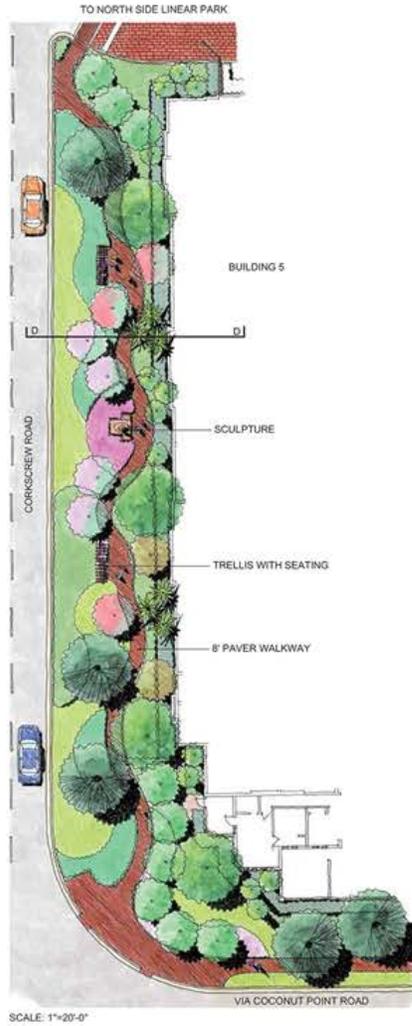
Pedestrian Gates Connecting to Mixed-Use Shed



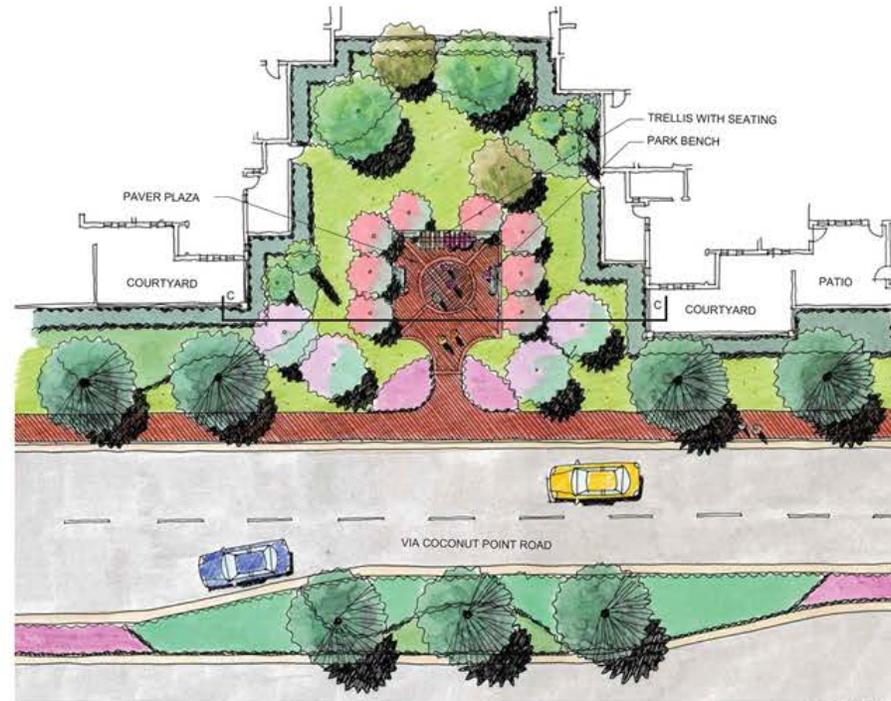
Sustainable Design along Via Coconut Point Road



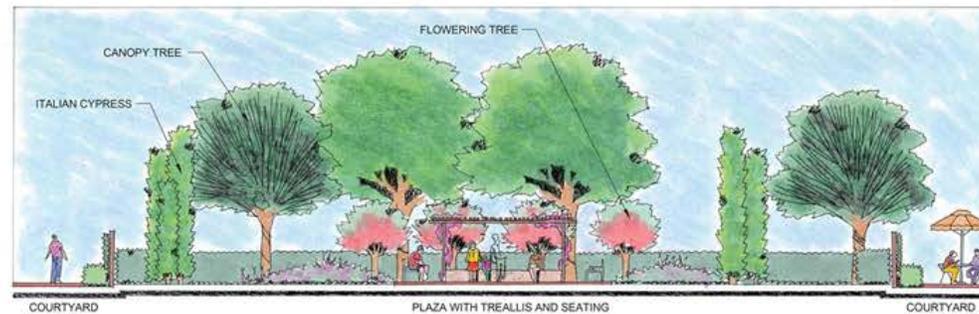
Linear Park along Corkscrew Road



Pocket Park on Via Coconut Point Road



SCALE: 1"=10'-0"



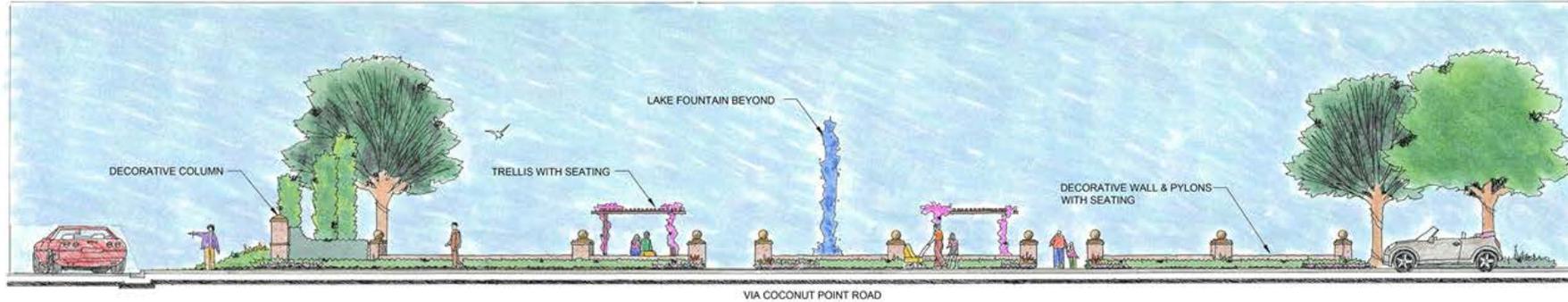
C POCKET PARK SECTION

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

Main Entry Lakeside Seating Along Via Coconut Point Road

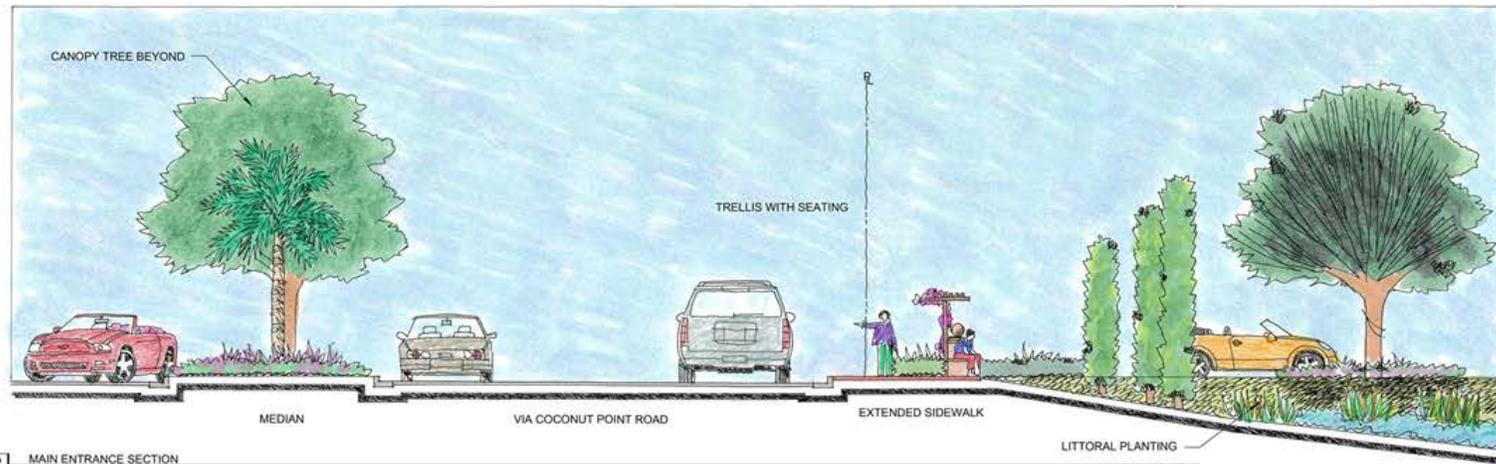


Cross Section of Lakeside Seating Along Via Coconut Point Road



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).