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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 21, 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  
88  
89

90           **Section 3.     Conditions.**

91  
92           1.       Master Concept Plan/Development Parameters

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

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

107  
108           The project is approved for 205 multi-family units with a maximum building height of  
109           4 stories/45 feet.

110  
111           2.       Uses and Site Development Regulations

112                   The following limits apply to the project and uses:

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

117  
118           3.       Open Space

119  
120           The local development order must include a minimum of 39% open space within the  
121           approved planned development.

122  
123           4.       Buffers

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

128  
129           5.       Pedestrian Connections to Estero Community Park

130  
131           Pedestrian connections and sidewalks will be provided as shown on the Master Concept  
132           Plan. The south pedestrian gate will be constructed prior to the issuance of a certificate  
133           of occupancy of building 2 and the east pedestrian gate will be constructed prior to the  
134           issuance of the certificate of occupancy of building 4. The guard at the security gate

135 shall have the ability to request a photo identification from a nonresident pedestrian or  
136 bicyclist who wishes to access the community.

137  
138 6. Traffic Conditions

139  
140 Connections to Corkscrew Road and to Via Coconut Point are subject to the review  
141 and approval of the Lee County Department of Transportation, unless the road is turned  
142 over to the Village of Estero for maintenance.

143  
144 7. Vehicular/Pedestrian Impacts

145  
146 Approval of this zoning request does not address mitigation of the project's vehicular  
147 or pedestrian traffic impacts. Additional conditions consistent with the Village of  
148 Estero LDC may be required to obtain a local development order.

149  
150 8. Transitional Comprehensive Plan

151  
152 Approval of this zoning request does not guarantee local development order approval.  
153 Future development order approvals must satisfy the requirements of the Transitional  
154 Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map  
155 16 and Table 1(b), as may be amended from time to time.

156  
157 9. Concurrency

158  
159 Approval of this rezoning does not constitute a finding that the proposed project meets  
160 the concurrency requirements set forth in LDC Chapter 2 and the Village of Estero  
161 Transitional Comprehensive Plan. The developer is required to demonstrate  
162 compliance with all concurrency requirements prior to issuance of a local development  
163 order.

164  
165 10. Agricultural Uses

166  
167 Agricultural Uses: Existing bona fide agricultural uses on this site are allowed:

168  
169 (a) Bona fide agricultural uses consisting of row crops that were in  
170 existence when the application for this project was filed may continue in the  
171 areas depicted on Exhibit E until a local development order is approved for the  
172 area containing the agricultural uses.

173  
174 (b) Clearing or injury of native trees or other native vegetation, including  
175 understory, in agricultural areas is prohibited. Existing areas of bona fide  
176 agricultural use that include existing grass pasture(s) may be mowed but those  
177 areas may not be cleared or expanded. Violations of this condition will require  
178 restoration in accordance with LDC 10-423. This prohibition of clearing or

179 expansion of agricultural use is not intended to preclude Village approved  
180 requests for removal of invasive exotic vegetation.

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

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

190  
191 (a) the date the agricultural uses ceased;

192  
193 (b) the legal description of the property subject to the development  
194 order approval;

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

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

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

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

214  
215 11. Solid Waste Management

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

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12. Pattern Book

This project must be developed in substantial compliance with the Genova Pattern Book dated June 17, 2016. The Pattern Book will be reviewed by the Design Review Board and may be required to be amended pursuant to that review, prior to issuance of any development order.

13. Gates and Walls

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

14. Incentive Offerings

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

15. Maintenance

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 be 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.

16. Cash Contribution

The cash contribution offered by the Applicant for a future park entry road will be provided prior to issuance of the building permit for the third residential building. The funds will be deposited into a Village escrow account as approved by the Village attorney. If the county does not permit the road entrance to the park, the cash contribution will be used for a public amenity in the immediate area of the project.

17. Public Park Disclosure

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

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18. Vacation of Easements

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

(a) A R.O.W. Easement located along the southerly side of Corkscrew Road and within the northeasterly section of the property. This R.O.W. Easement is 60 feet in width and extends to a length of approximately 1300± feet; and

(b) A R.O.W. Easement located and set back from the southerly property line. The width at this R.O.W. Easement varies from 25 to 30 feet and extends to a length of approximately 60 feet from the southeast corner to the southwest corner of the property.

19. Professional Offices

The Applicant shall provide in its condominium documents and construction design the ability to use the liner buildings along Via Coconut Road for professional offices if Via Coconut Road becomes a local road and onstreet parking is available.

**Section 4. Deviations.**

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

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

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

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

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

(b) Stormwater management lakes to be setback 50 feet from collector roads to allow stormwater management lakes to be setback 25 feet from Via Coconut Point, are approved, conditioned on the Applicant providing certification by a professional engineer at the time of the development order

- 314 that the proposed structures on the roadways provide adequate traffic safety for  
315 wayward vehicles.  
316
- 317 5. Deviation from LDC Section 10-418(3)a which states that water management  
318 lakes may have a maximum of 20% of hardened shoreline to allow:  
319
- 320 (a) Lake 1 to have a maximum of 35% of hardened lake shoreline;  
321 (b) Lake 2 to have a maximum of 35% of hardened lake shoreline;  
322 (c) Lake 3 to have a maximum of 35% of hardened lake shoreline;  
323 is approved since the applicant will be increasing littoral plantings by 50%.  
324
- 325 6. Deviations from LDC Section 34-1748 as follows:  
326
- 327 (a) Entrance gates be located a minimum of 100 feet from the existing  
328 intersecting street, to allow the gates to be located 85± feet from the intersecting  
329 street; and  
330 (b) The gate to be designed in such a manner to allow a minimum of five  
331 vehicles to safely pull-off the intersecting street while waiting to enter, to allow  
332 a minimum of four vehicles to safely pull-off the intersecting street while  
333 waiting to enter are denied.  
334 (c) A paved turn-around, having a turning radius sufficient to accommodate  
335 a U-turn for a single unit truck vehicle per the AASHTO Green Book must be  
336 provided on the ingress side of the gate, to allow a turn-around to be provided  
337 after the gate is approved, conditioned on the requirement that the gate must be  
338 manned 24 hours a day to allow trucks to turn around on the egress side of the  
339 gate.  
340
- 341 7. Deviation from LDC Section 34-2020 which requires a total of 36 parking  
342 spaces for the amenity center, to allow for a minimum of 26 parking spaces to be  
343 provided, is approved.  
344
- 345 8. Deviation from LDC Section 33-229 which limits building heights outside of  
346 the Interstate Highway Interchange Area to three stories or 45 feet, whichever is less,  
347 to allow:  
348 (a) A maximum height of 45 feet measured to the eave of the roof; and  
349 (b) A maximum of 4 stories, with 3 stories of residential uses over a ground  
350 floor of parking; is approved.  
351
- 352 9. Deviation from LDC Section 10-296(i)(2) which requires a minimum 24 foot  
353 wide pavement width for Category B roads with curb-and-gutter drainage, to allow a  
354 pavement width of 20 feet, is approved, conditioned on the use of pavers on all  
355 pavement surfaces and conditioned on the Applicant providing certification by a  
356 professional engineer at the time of the development order that the proposed road  
357 design provides adequate traffic safety for wayward vehicles.  
358

359 10. Deviation from LDC Section 34-1743 which requires perimeter fences and  
360 walls to be setback 7.5 feet from the right-of-way, to allow a setback of 3.5 feet for a  
361 portion of the perimeter railing adjacent to Building 3, is approved.  
362

363 11. Deviation from LDC Section 10-415 which requires a multi-family residential  
364 development to provide a minimum of 40% open space, to allow a minimum open  
365 space of 35%, is denied. A 39% deviation is approved.  
366

367 12. Deviation from LDC Section 34-935(b)(1)e which requires buildings to be  
368 setback from the perimeter of the project a minimum of one-half the height of the  
369 building, to allow a building setback of 18 feet for a small portion of the southeast  
370 corner of Building 4 which has a maximum height of 45 feet, is approved.  
371

372 13. A deviation from Section 33-508(b)(2) and Figure 33-508(b) as proposed, which  
373 identifies connecting streets within an overall Framework Plan described in Division  
374 6, to allow for private streets within the project is approved.  
375

376 14. A deviation from Section 10-296(d), specifically 10-296(i)(2) to allow for a  
377 minimum of 20 feet from inside edge to inside edge of curbs for internal, private access  
378 drives, is approved, conditioned on the Applicant providing certification by a  
379 professional engineer at the time of the development order that the proposed design of  
380 access drives provides adequate traffic safety for wayward vehicles. Minimum ROW  
381 widths shall not apply.  
382

383 **Section 5. Comprehensive Plan Amendment.**

384  
385 Applicant's request to amend the Transitional Comprehensive Plan Future Land Use  
386 designation from the Suburban category to Intensive Development category is denied.  
387

388 **Section 6. Rezoning.**

389  
390 Applicant's request to rezone the property from Agricultural and Commercial Planned  
391 Development to Residential Planned Development, is denied.  
392

393 **Section 7. Findings and Conclusions.**

394  
395 Based on the evidence in the record and its analysis of the relevant Transitional  
396 Comprehensive Plan goals, objectives and policies, Transitional Land Development  
397 Code regulations, and codes and regulations, the Village Council makes the following  
398 findings and conclusions.  
399

400 1. The Applicant qualifies for rezoning by demonstrating compliance with the  
401 Transitional Comprehensive Plan for the Village Center, the Transitional Land  
402 Development Code, and other applicable codes and regulations.  
403

- 404 2. The rezoning is consistent with the densities, intensities and general uses set  
405 forth in the Transitional Comprehensive Plan.  
406
- 407 3. The application meets the standards for a Tier 2 density of 12.1 units per acre,  
408 based on the criteria for achieving the base density, and the Applicant's incentive  
409 offers.  
410
- 411 4. The request as conditioned, is compatible with existing or planned uses in the  
412 surrounding area.  
413
- 414 5. Approval of the request will increase traffic but not place an undue burden upon  
415 existing transportation or planned infrastructure facilities and will be served by streets  
416 with the capacity to carry traffic generated by the development.  
417
- 418 6. The request will not adversely affect environmentally critical area and natural  
419 resources.  
420
- 421 7. Urban services, as defined in the Transitional Comprehensive Plan, are, or will  
422 be, available and adequate to serve the proposed land use.  
423
- 424 8. The proposed use, as conditioned, is appropriate at the subject location.  
425
- 426 9. The recommended conditions to the Master Concept Plan and other applicable  
427 regulations provide sufficient safeguards to the public interest.  
428
- 429 10. The recommended conditions are reasonably related to the impacts on the  
430 public's interest created by or expected from the proposed development.  
431
- 432 11. The deviations recommended for approval:  
433
- 434 (a) Enhance the planned development; and
  - 435 (b) Preserve and promote the general intent of the LDC to protect the public  
436 health, safety and welfare.  
437
- 438 12. In accordance with Section 33-518(b) of the Land Development Code, the  
439 Village has determined that the Applicant's incentive offers:  
440
- 441 (1) Meet the goals and objectives of the comprehensive plan.
  - 442 (2) Meet the General Criteria under Sec. 33-502, and
  - 443 (3) Create significant public benefit commensurate with the value of such  
444 incentive offers to the Village, and the appropriateness of such incentive  
445 offers to the applicable Tier and to the particular development plan.  
446
- 447 13. The Village Council has determined that the project is consistent with the  
448 general criteria in Section 33-502 of the Land Development Code.

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**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

**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 6<sup>th</sup> day of July, 2016.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this 13<sup>th</sup> day of July, 2016.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: Kathy Hall  
Kathy Hall, MMC, Village Clerk

By: Nicholas Batos  
Nicholas Batos, Mayor

495 Reviewed for legal sufficiency:

496

497

498 By: Nancy E. Stroud  
499 Nancy E Stroud, Village Land Use Attorney

500

501

502 **Vote:** AYE NAY

503 Mayor Batos ✓ \_\_\_\_\_

504 Vice Mayor Levitan ✓ \_\_\_\_\_

505 Councilmember Boesch ✓ \_\_\_\_\_

506 Councilmember Brown Absent \_\_\_\_\_

507 Councilmember Errington ✓ \_\_\_\_\_

508 Councilmember Ribble ✓ \_\_\_\_\_

509 Councilmember Wilson Absent \_\_\_\_\_

# 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

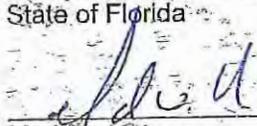
to an intersection with the aforementioned South right-of-way of Corkscrew Road; thence, along said South right-of-way, N.89°38'03"E., 530.04 feet to the **POINT OF BEGINNING**.

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

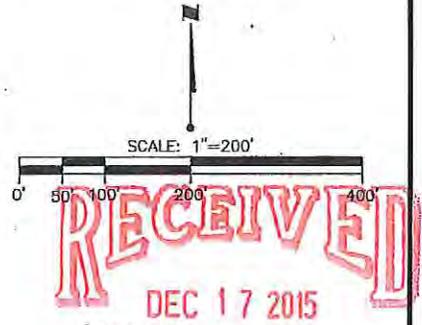
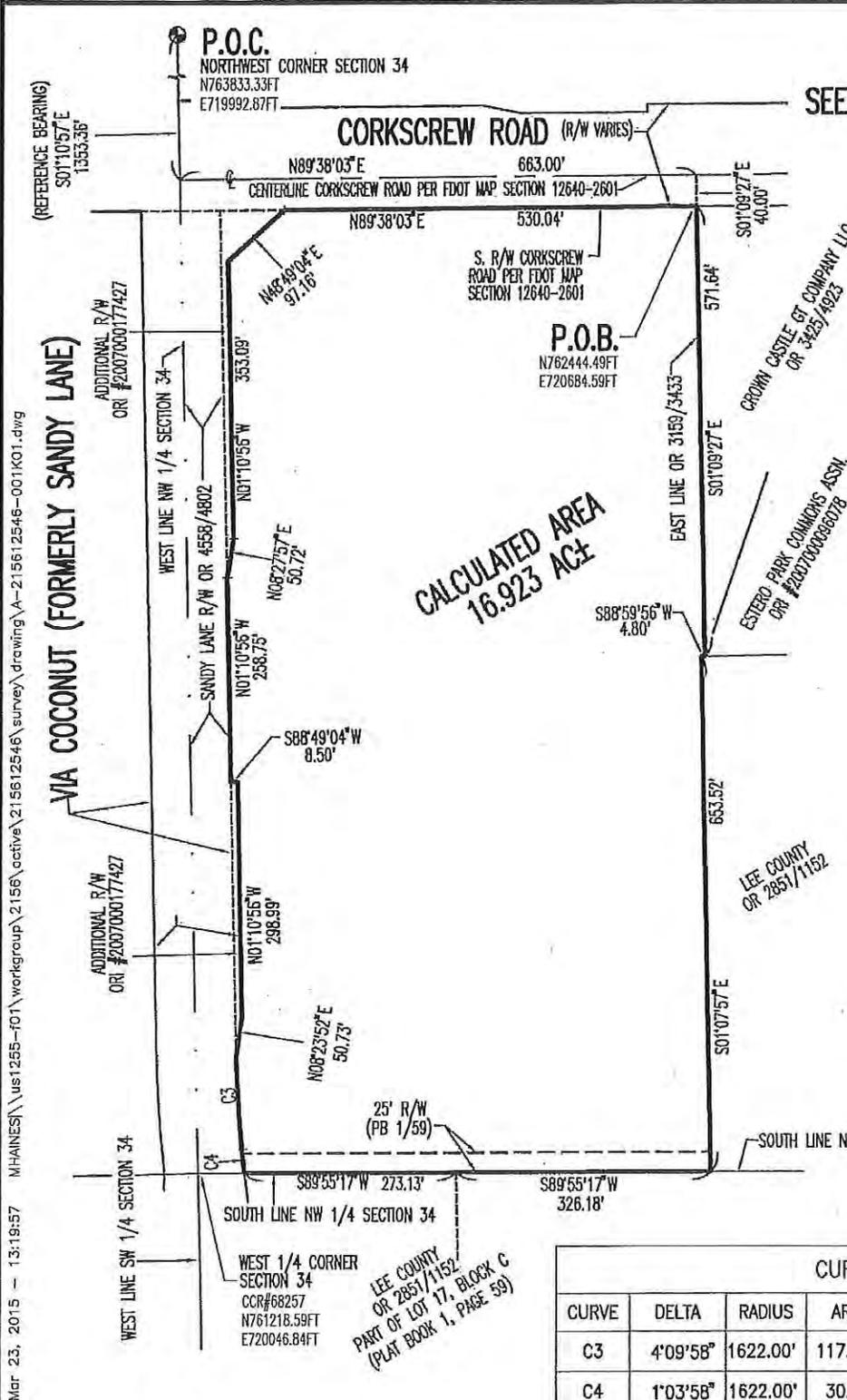
  
\_\_\_\_\_  
Mark D. Haines  
Professional Surveyor and Mapper No. LS5312  
State of Florida

3/23/15  
Date:

Proj: 215612546 Task 210  
Ref: 215612546001-K01.dwg  
Date: March 23, 2015  
File: \\us1255-f01\workgroup\2156\active\215612546\survey\docs\Veg\_genova\_cpa\_pd-rezone\_21560323.docx

DCI 2015-00009

THIS IS NOT A SURVEY.  
SEE ATTACHED LEGAL DESCRIPTION



**RECEIVED**  
DEC 17 2015

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

CORNER MONUMENTS WERE NOT PLACED IN CONJUNCTION WITH THE PREPARATION OF THIS SKETCH.  
THIS SKETCH DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.

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

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

**CALCULATED AREA  
16.923 AC±**

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

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



**Stantec**

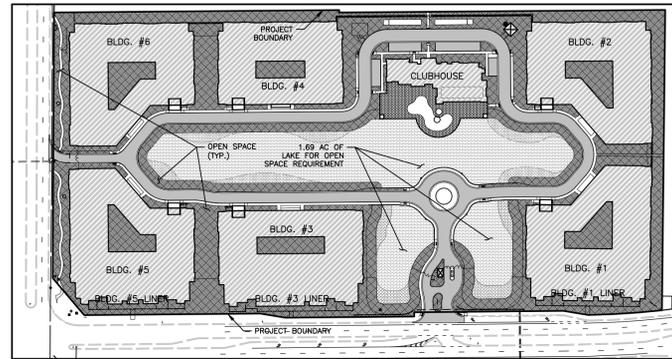
3800 Colonial Blvd., Suite 100, Fort Myers, FL 33966  
 Phone 239-939-1020 • Fax 239-939-3412  
 Certificate of Authorization #27013 • Licensed Business No. LB7866 • www.stantec.com

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**

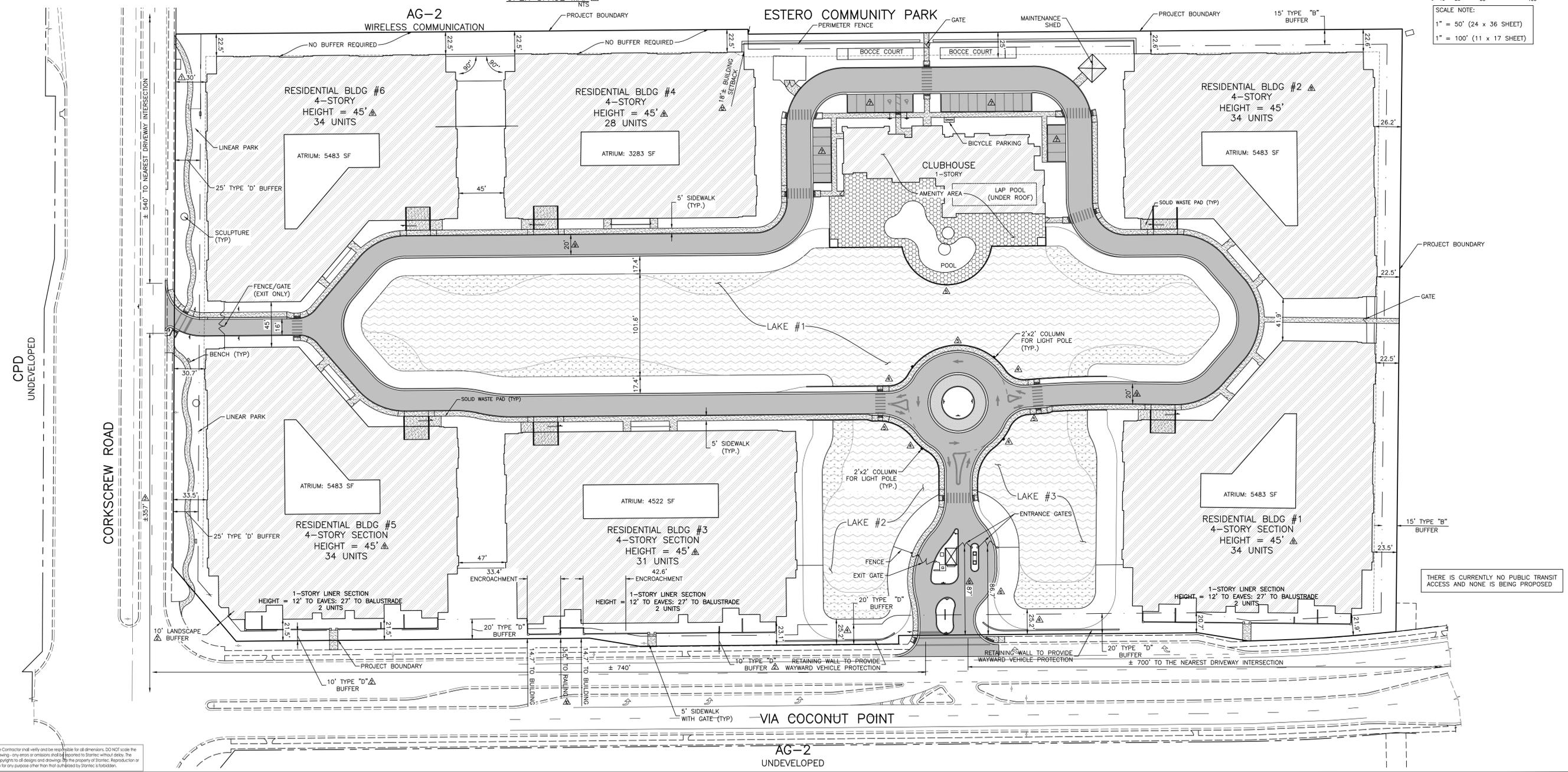
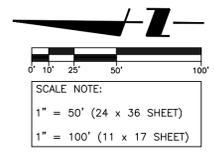
REQUIREMENT	PROVIDED
<b>RESIDENTIAL PARKING</b>	
2 SPACES PER UNIT PLUS 10% ADDITIONAL FOR GUEST	205 UNITS X 2 = 410 SPACES 10% GUEST PARKING = 41 SPACES TOTAL PROVIDED = 451 SPACES
<b>AMENITY PARKING</b>	
FITNESS CENTER (7 SPACES PER 1,000 SF): 22 SPACES	12 SPACES
CLUB/RECREATION (4 SPACES PER 1,000 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>	
(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
<b>IMPERVIOUS:</b>			
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/DRIVE	21,301	0.49 AC.	2.9%
<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



Saved: 12/9/2015 12:24:58 PM LAUWILLIAMS | Project: 6/17/2016 11:19:44 PM LBLIVAR | V:\2156\active\21561254\drawing\01-ca\exhibit\21561254-01-ca-861-ex.dwg MASTER CONCEPT PLAN  
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. any error or omission 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 Expressway, Suite 100, Fort Myers, FL 33906 Phone: 239-939-1029 Fax: 239-939-5412 Confidant of Information 477613 www.stantec.com	ISSUE DATE: 04/07/15 ISSUE DESCRIPTION: LEE COUNTY REVIEW TITLE: MASTER CONCEPT PLAN PROJECT: GENOVA	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

### 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.

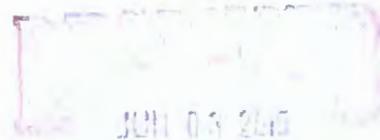
STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned notary public on this <sup>th</sup> 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.

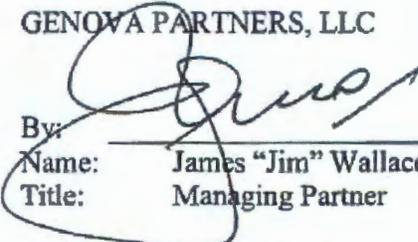
DCI 2015-00009

FURTHER AFFIANT SAYETH NAUGHT.



COMMUNITY DEVELOPMENT

GENOVA PARTNERS, LLC

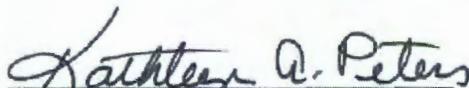
By: 

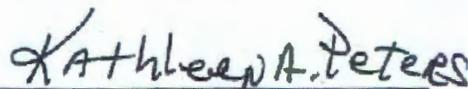
Name: James "Jim" Wallace  
Title: Managing Partner

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:

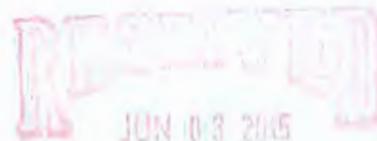
1. S.89°55'17"W., 326.18 feet;
2. S.89°55'17"W., 273.13 feet

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**.

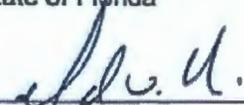
Said parcel contains 16.923 acres, more or less.

**SEE ATTACHED SKETCH**

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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

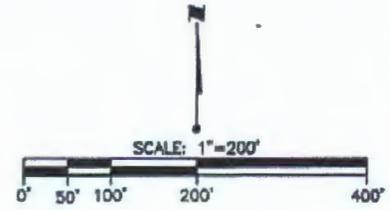
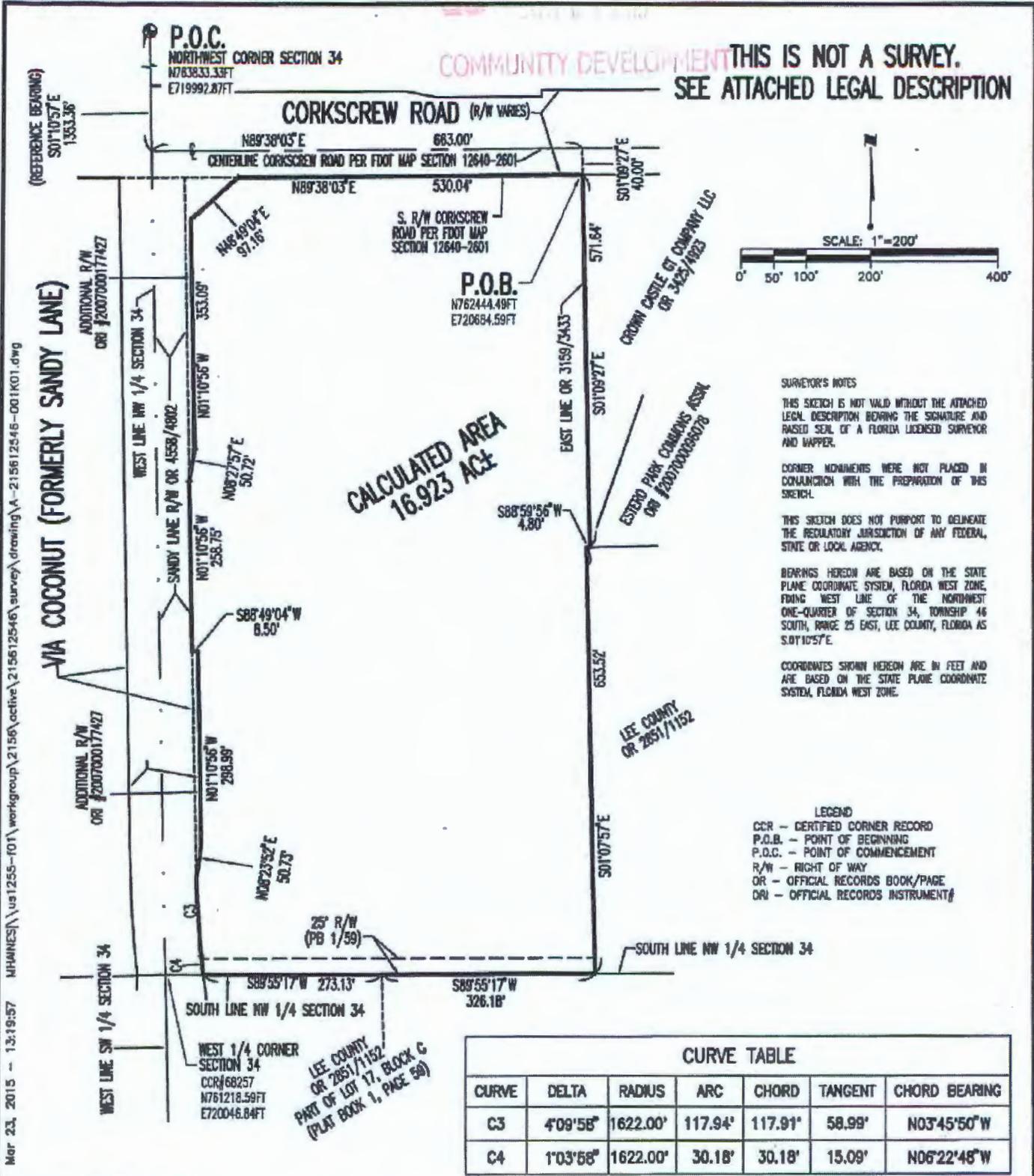


Design with community in mind

COMMUNITY DEVELOPMENT

DCI 2015-00009

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



**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 CONFORMANCE 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, FINDING 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.

**LEGEND**

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

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
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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 33908  
Phone 239-939-1020 • Fax 239-939-0412  
Certificate of Authorization #27013 • Licensee Business No. LB7166 • www.stantec.com

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LEGEND  
Survey Boundary



Stantec  
10000 North Central Expressway, Suite 1000  
Dallas, Texas 75243  
Tel: 972.962.8600  
Fax: 972.962.8601  
www.stantec.com

Genova Rezoning  
Location Map  
February 2015

Project: Community Development  
20000 North Central Expressway, Suite 1000  
Dallas, Texas 75243  
Tel: 972.962.8600  
Fax: 972.962.8601  
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

**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



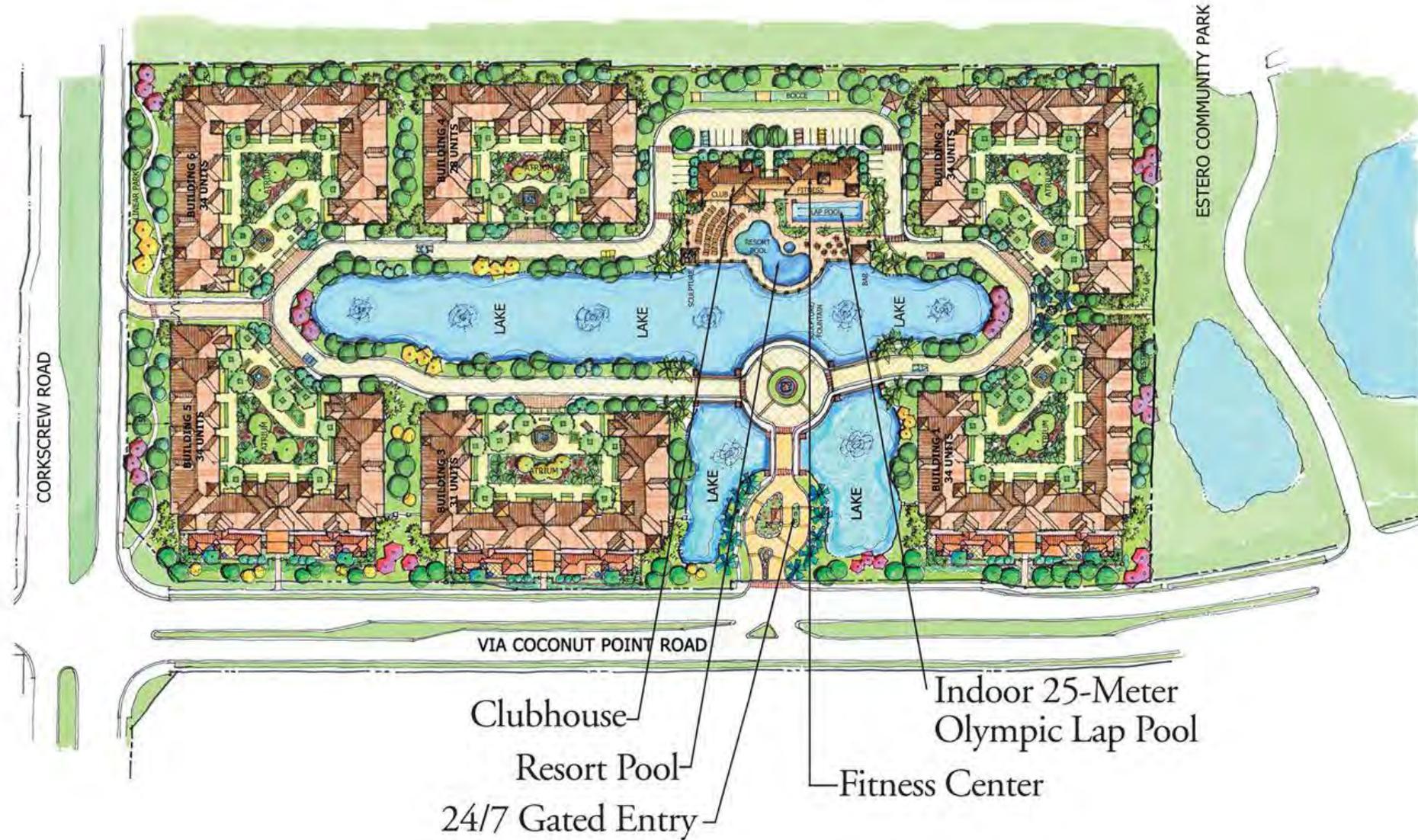
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**Village Center  
Connectivity Map**

# ***The Site Concept***

# Genova Conceptual Site Plan



# Genova 3D Site Plan

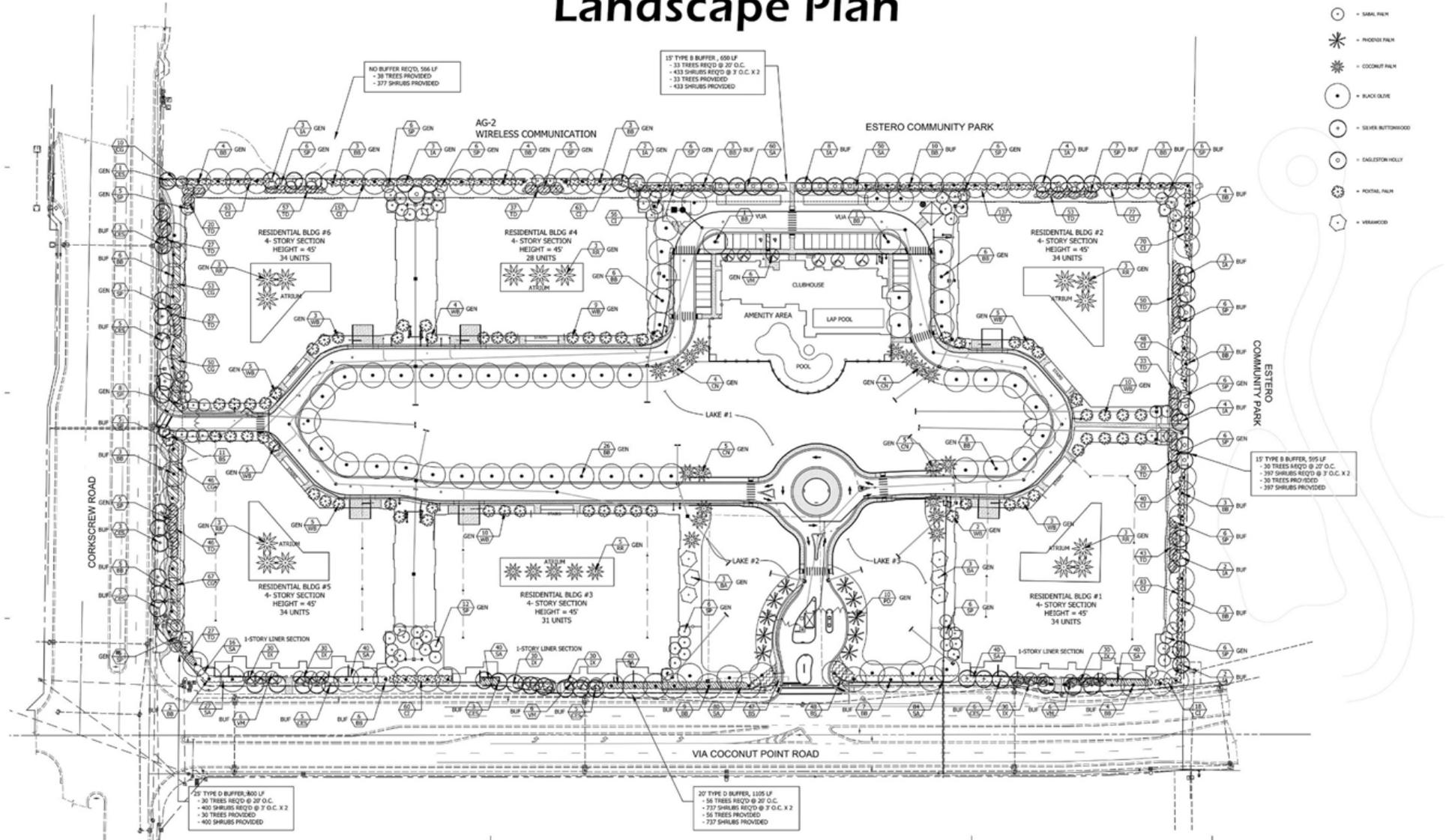




# Genova Common Area Landscape Plan

## LEGEND

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



 <small>P.O. BOX 12184, MIAMI, FLORIDA 33166 PHONE (305) 553-4529 FAX (305) 553-7852</small>	IN COORDINATION WITH: <b>STANTEC</b> 3800 COLONIAL BLVD, SUITE 100 FORT MYERS, FL 33966	PREPARED FOR: <b>GENOVA PARTNERS, LLC</b> 3798 CRACKER WAY BONITA SPRINGS FL 34134	<b>GENOVA</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px;">SCALE:</td> <td style="text-align: center;">1" = 50'</td> </tr> <tr> <td>DATE:</td> <td style="text-align: center;">DECEMBER 21, 2015</td> </tr> <tr> <td>PROJECT #:</td> <td></td> </tr> </table>	SCALE:	1" = 50'	DATE:	DECEMBER 21, 2015	PROJECT #:		 NORTH 0 25' 50' 100' 1" = 50'	<b>CODE LANDSCAPE PLAN</b>	SHEET # <b>LA-1</b>
SCALE:	1" = 50'												
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

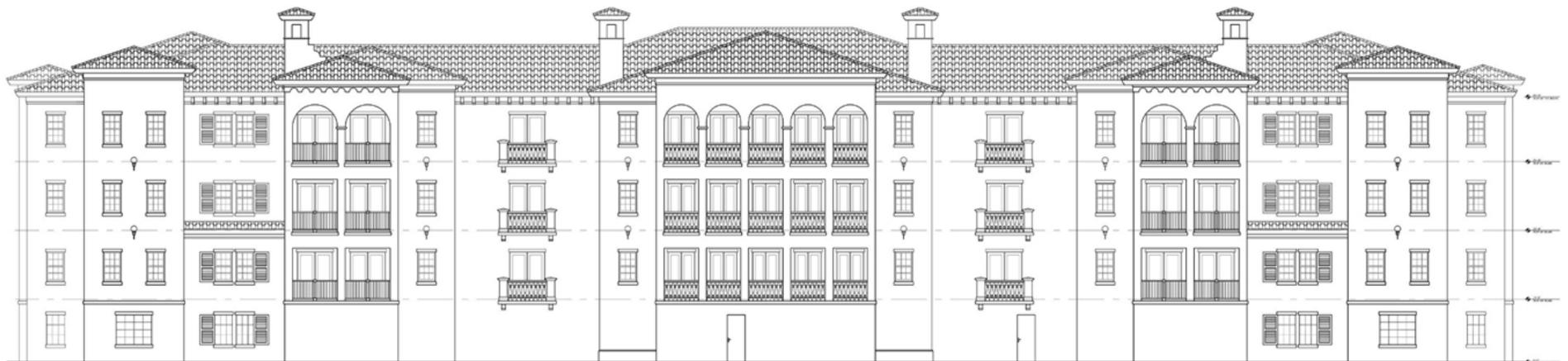
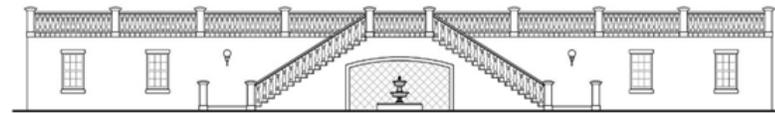


# Architectural Elevation of Building "B"



**FRONT ELEVATION**

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



**REAR ELEVATION**

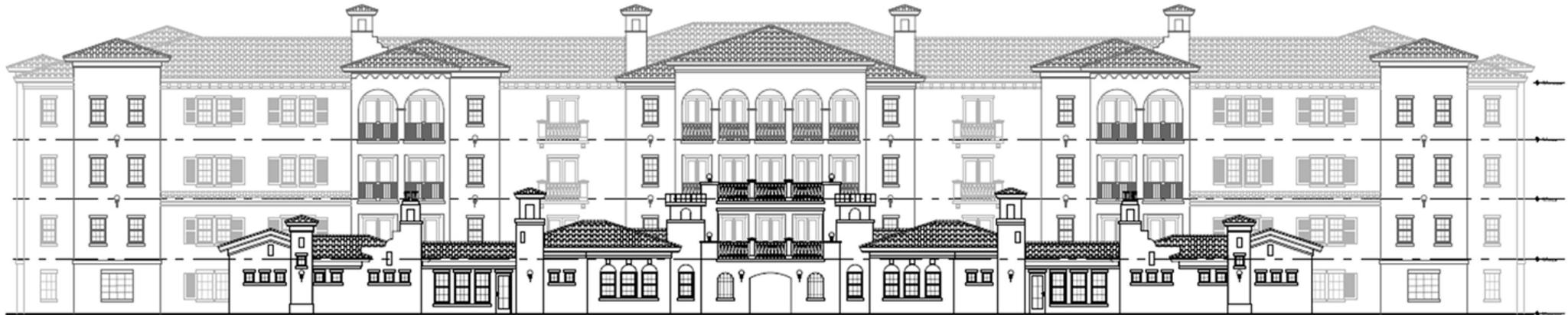
SCALE: 1/8"=1'-0"

# 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"

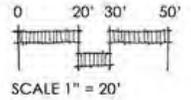
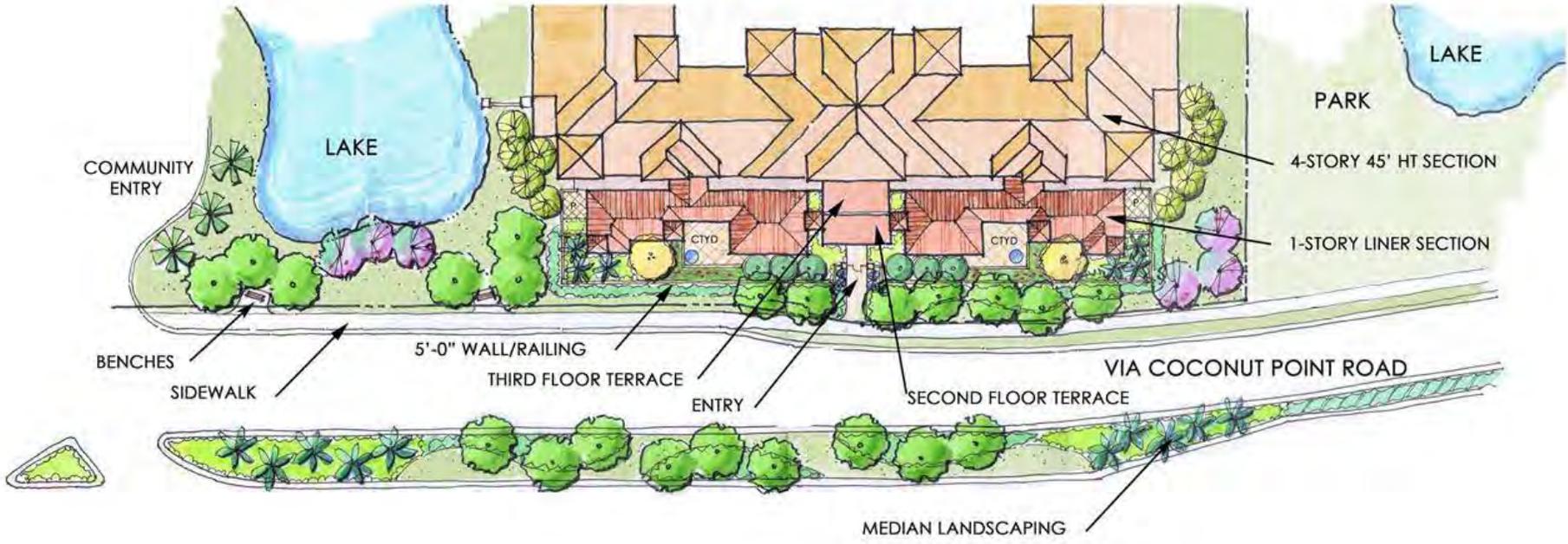
# ***Tangible Benefits & Incentive Offerings***

# Precedent Setting Concepts and Design

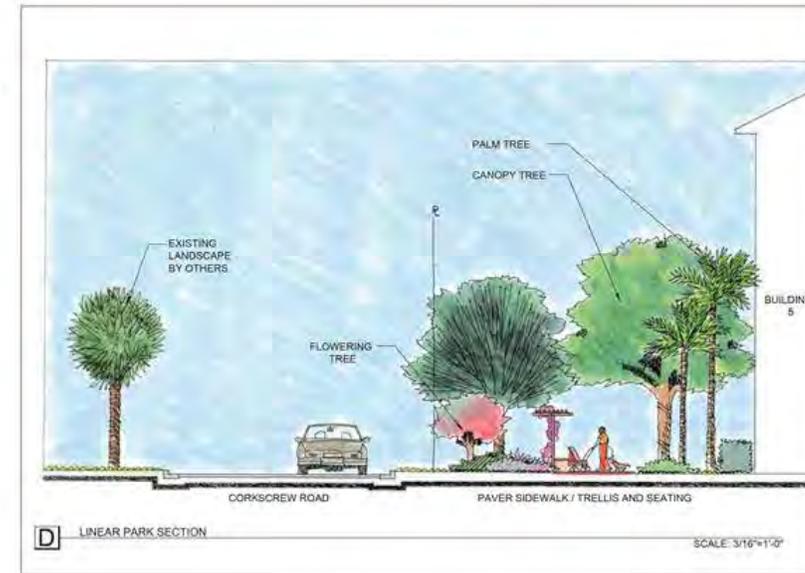
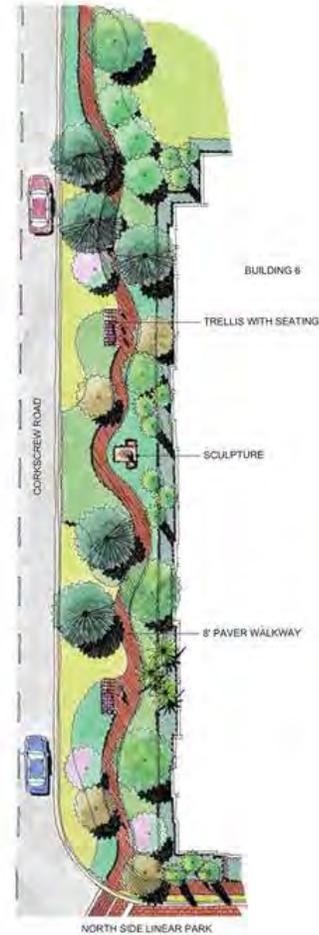
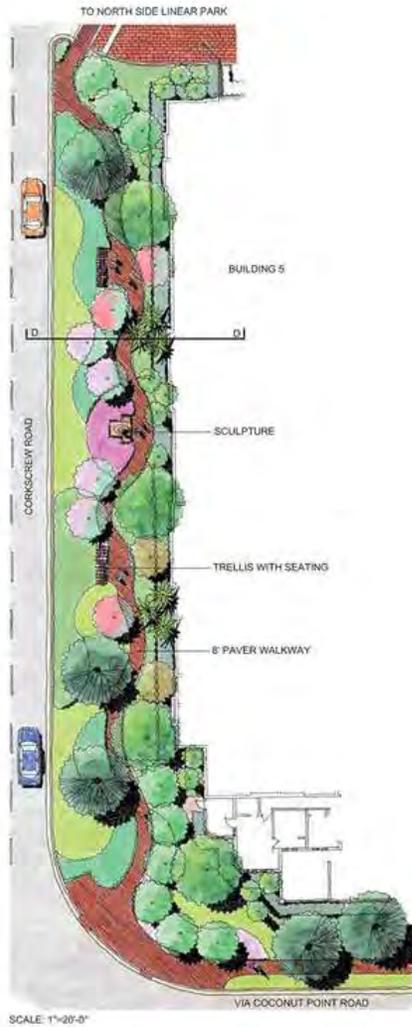




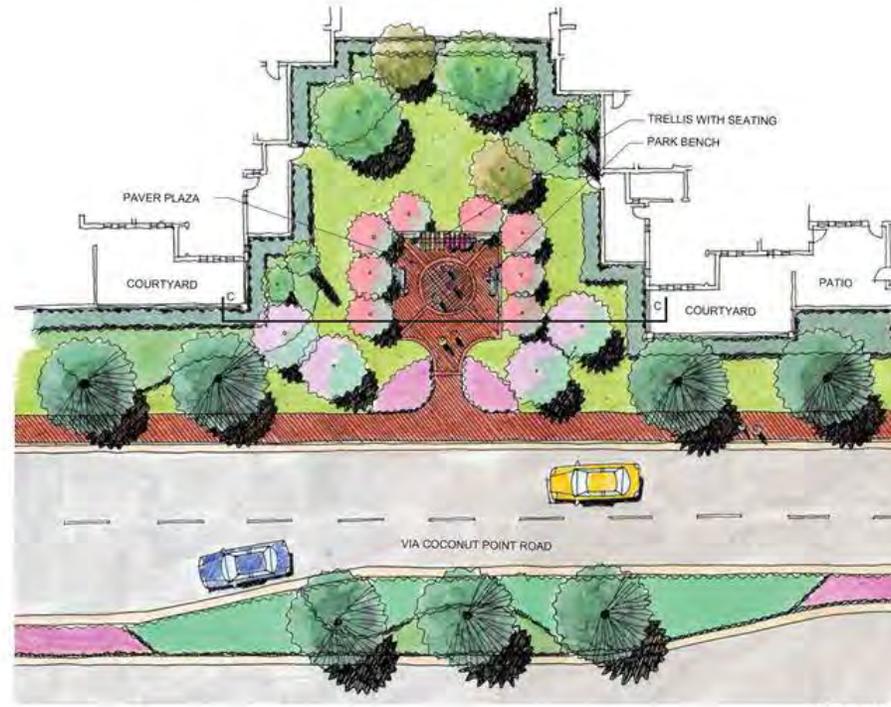
# Sustainable Design along Via Coconut Point Road



# Linear Park along Corkscrew Road



# Pocket Park on Via Coconut Point Road



SCALE: 1"=10'-0"



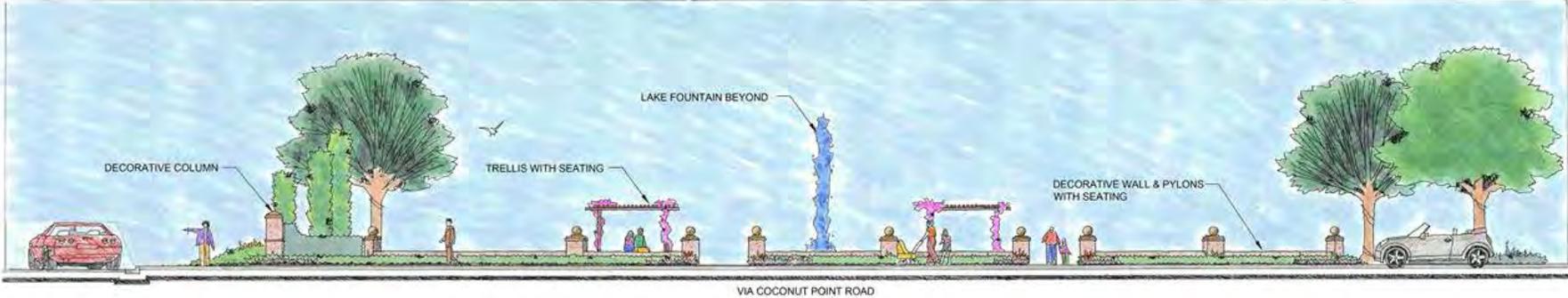
C POCKET PARK SECTION

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

# Main Entry Lakeside Seating Along Via Coconut Point Road

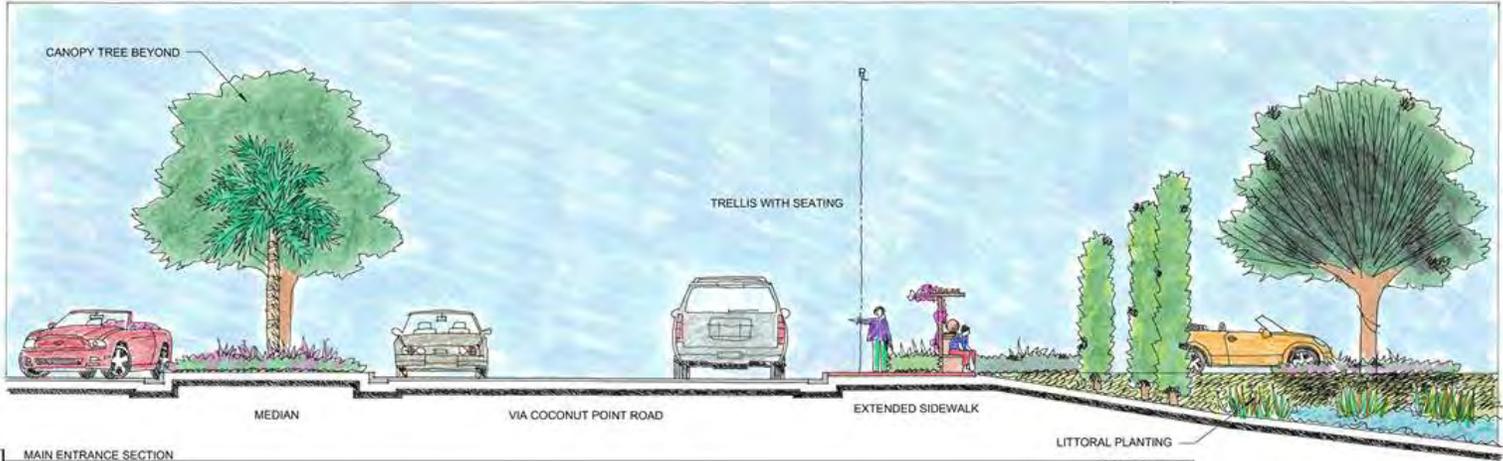


# Cross Section of Lakeside Seating Along Via Coconut Point Road



**A** MAIN ENTRANCE ELEVATION

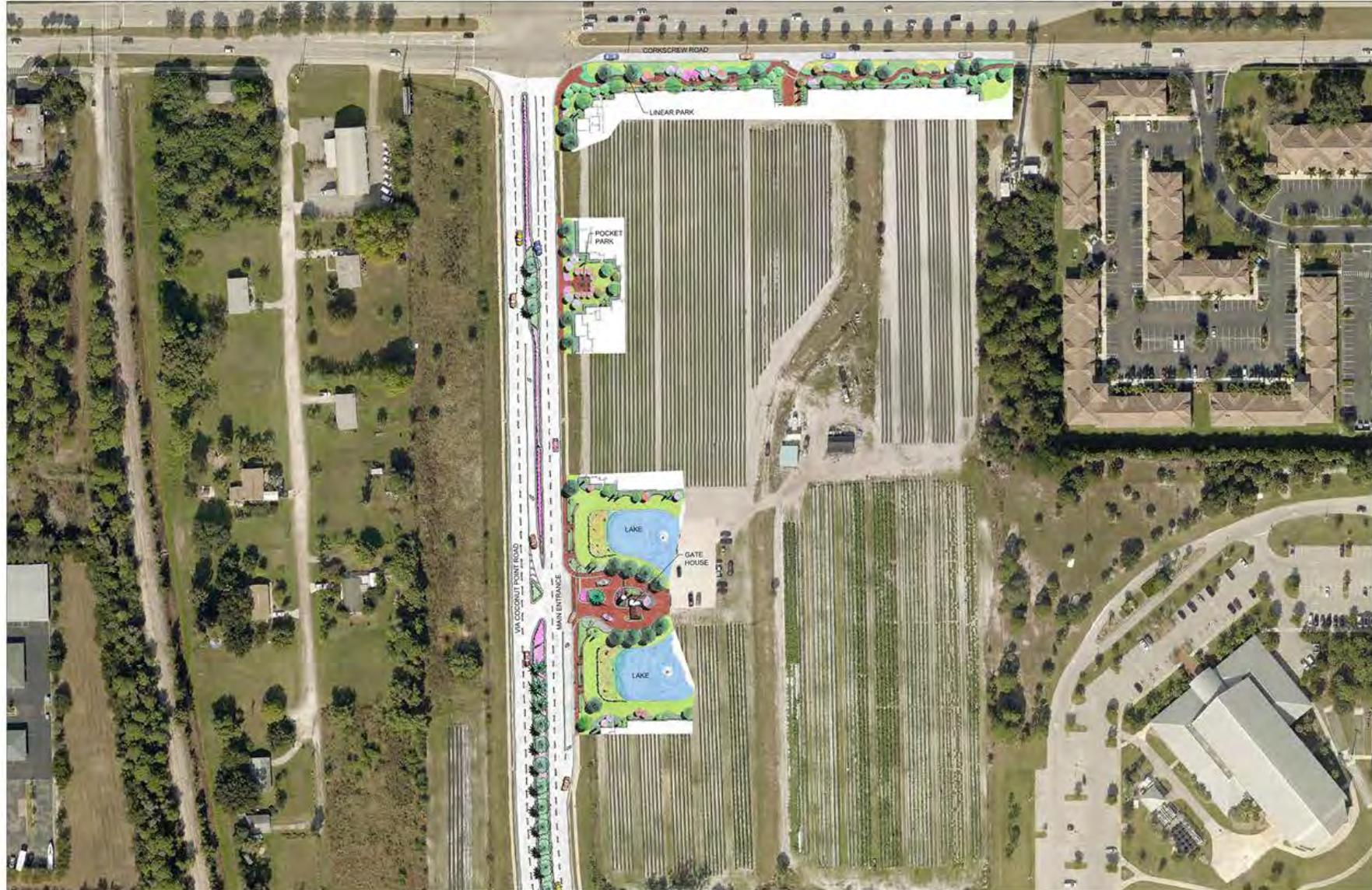
SCALE: 1/4"=1'-0"



**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).