

# GENOVA TOWNHOMES AND VILLAS

Development Order

DOS2023-E012

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VILLAGE OF ESTERO

PLANNING ZONING AND DESIGN BOARD

JANUARY 14, 2025

# PROJECT TEAM

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## APPLICANT:

Genova Partners, LLC

## AGENTS:

Peninsula Engineering

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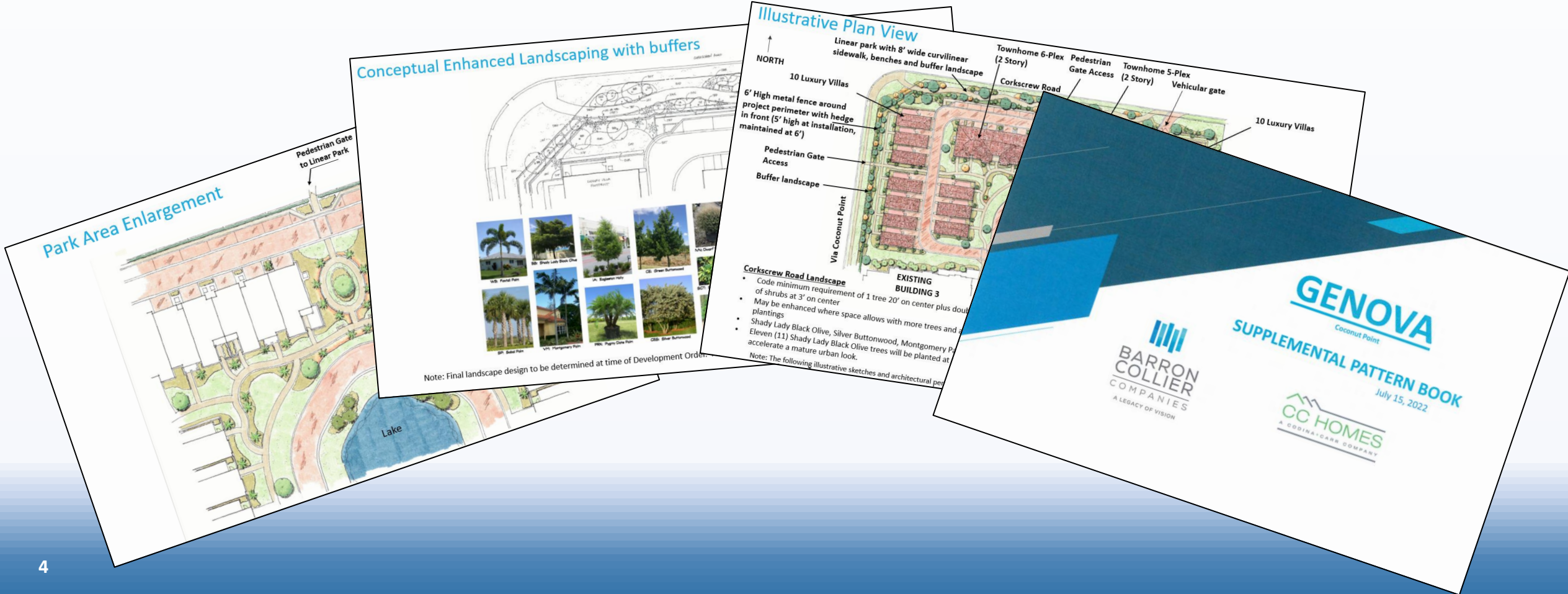
# PROJECT REQUEST

Development Order approval for the final phase of Genova, to include infrastructure for construction of 11 Townhome Units and 20 Luxury Villa Units on approximately 3.6-acres. The DO plans are consistent with the Genova EPD, Master Concept Plan and the Supplemental Pattern Book.



# PROJECT ZONING

Zoning: EPD, Ord 2022-16 approved 11/2/2022 to allow the townhome and villa units in the final phase and update the Genova Pattern Book.



**Park Area Enlargement**

Pedestrian Gate to Linear Park

Lake

**Conceptual Enhanced Landscaping with buffers**

10 Luxury Villas

6' High metal fence around project perimeter with hedge in front (5' high at installation, maintained at 6')

Pedestrian Gate Access

Buffer landscape

Via Coconut Point

**Illustrative Plan View**

Linear park with 8' wide curvilinear sidewalk, benches and buffer landscape

Townhome 6-Plex (2 Story)

Pedestrian Gate Access

Townhome 5-Plex (2 Story)

10 Luxury Villas

EXISTING BUILDING 3

**Corkscrew Road Landscape**

- Code minimum requirement of 1 tree 20' on center plus double shrubs at 3' on center
- May be enhanced where space allows with more trees and plantings
- Shady Lady Black Olive, Silver Buttonwood, Montgomery P. accelerate a mature urban look.

Note: The following illustrative sketches and architectural per...

**GENOVA**  
Coconut Point

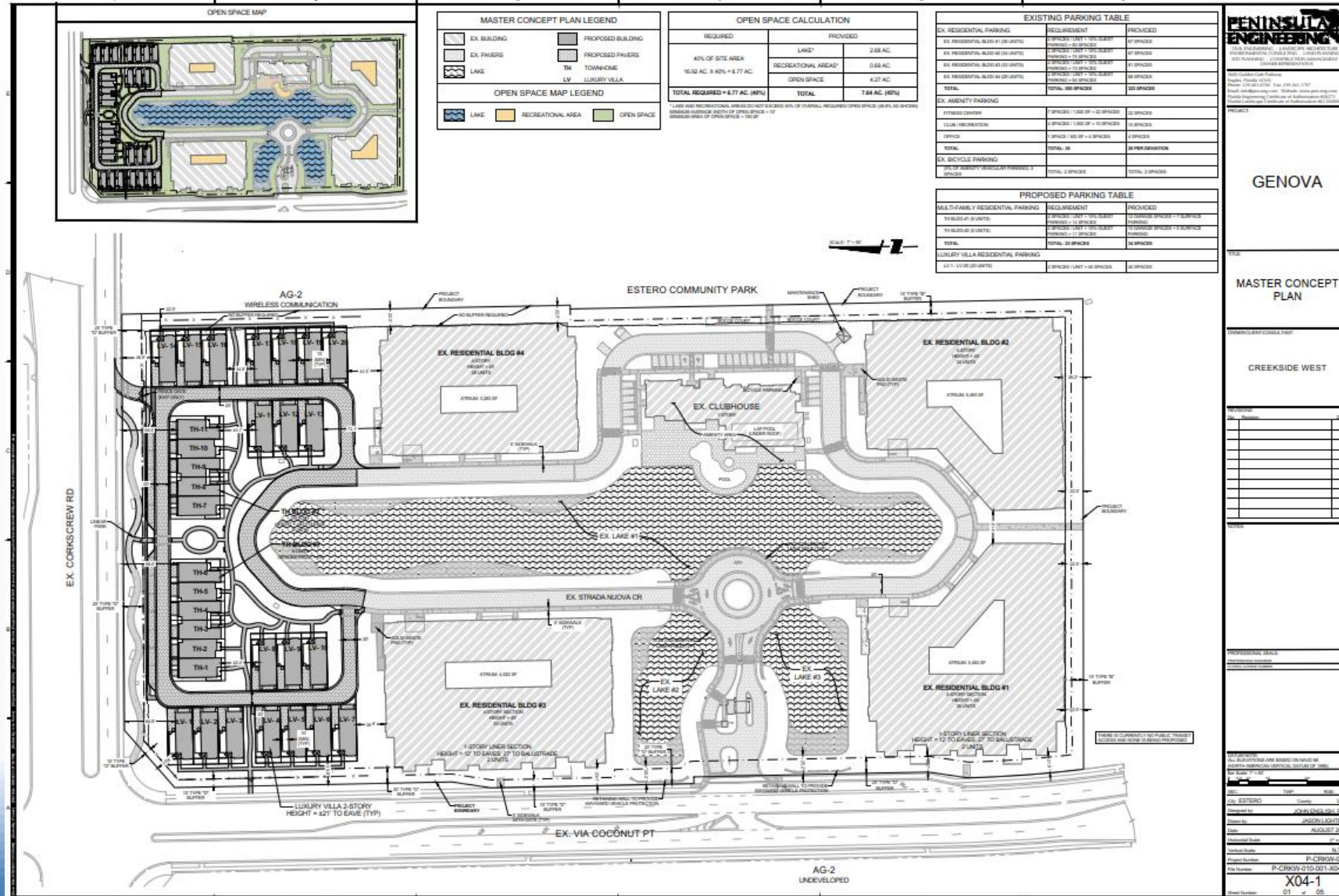
**SUPPLEMENTAL PATTERN BOOK**  
July 15, 2022

**BARRON COLLIER COMPANIES**  
A LEGACY OF VISION

**CC HOMES**  
A COBINA/DARR COMPANY

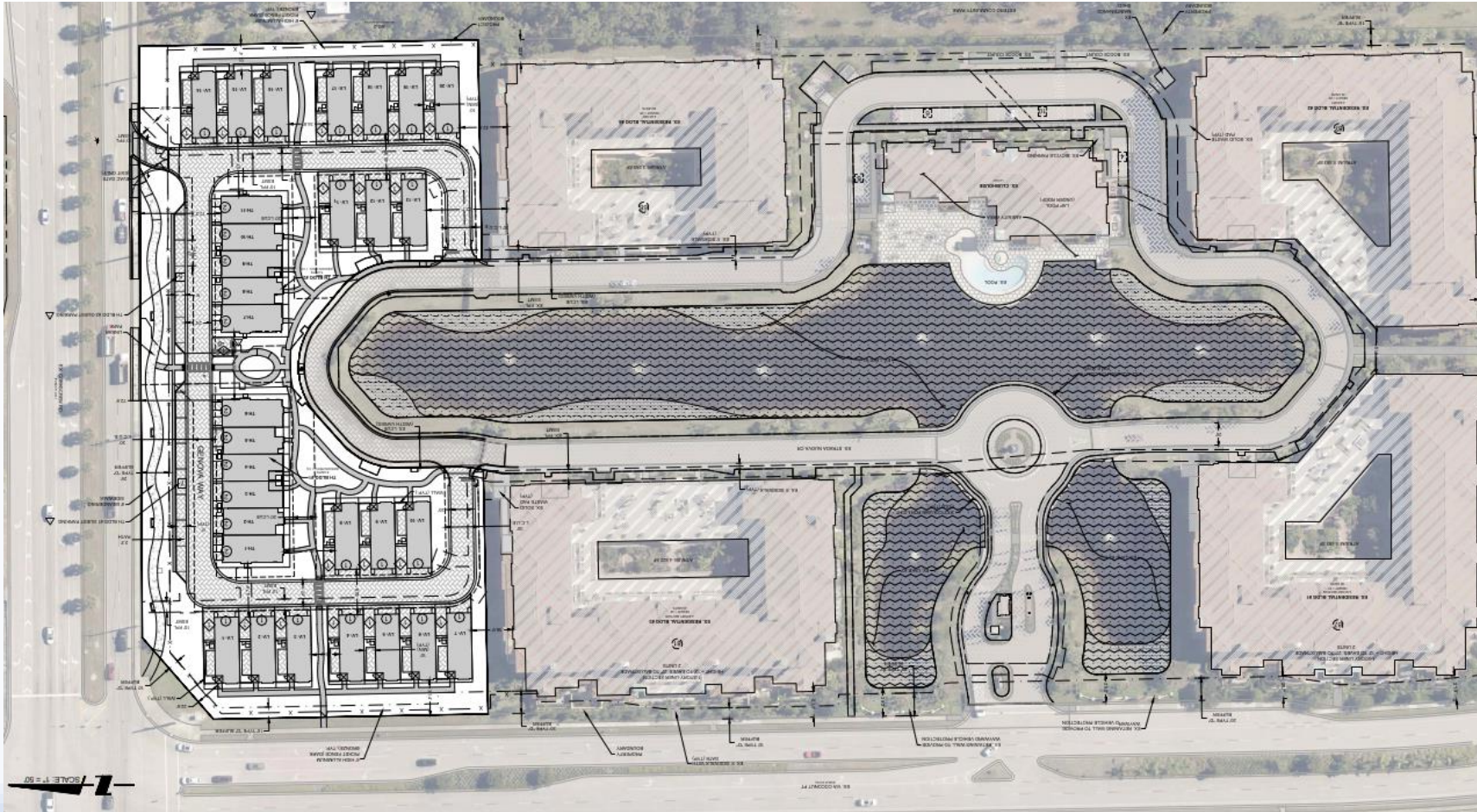


# PROJECT ZONING - MCP





# ZONING DATA SHEET



| OPEN SPACE CALCULATION                 |                     |                       |
|--|---------------------|-----------------------|
| REQUIRED                               | PROVIDED            |                       |
| 40% OF SITE AREA                       | LAKE*               | 2.68 AC.              |
| 16.92 AC. X 40% = 6.77 AC.             | RECREATIONAL AREAS* | 0.69 AC.              |
|  | OPEN SPACE          | 4.47 AC.              |
| <b>TOTAL REQUIRED = 6.77 AC. (40%)</b> | <b>TOTAL</b>        | <b>7.84 AC. (46%)</b> |

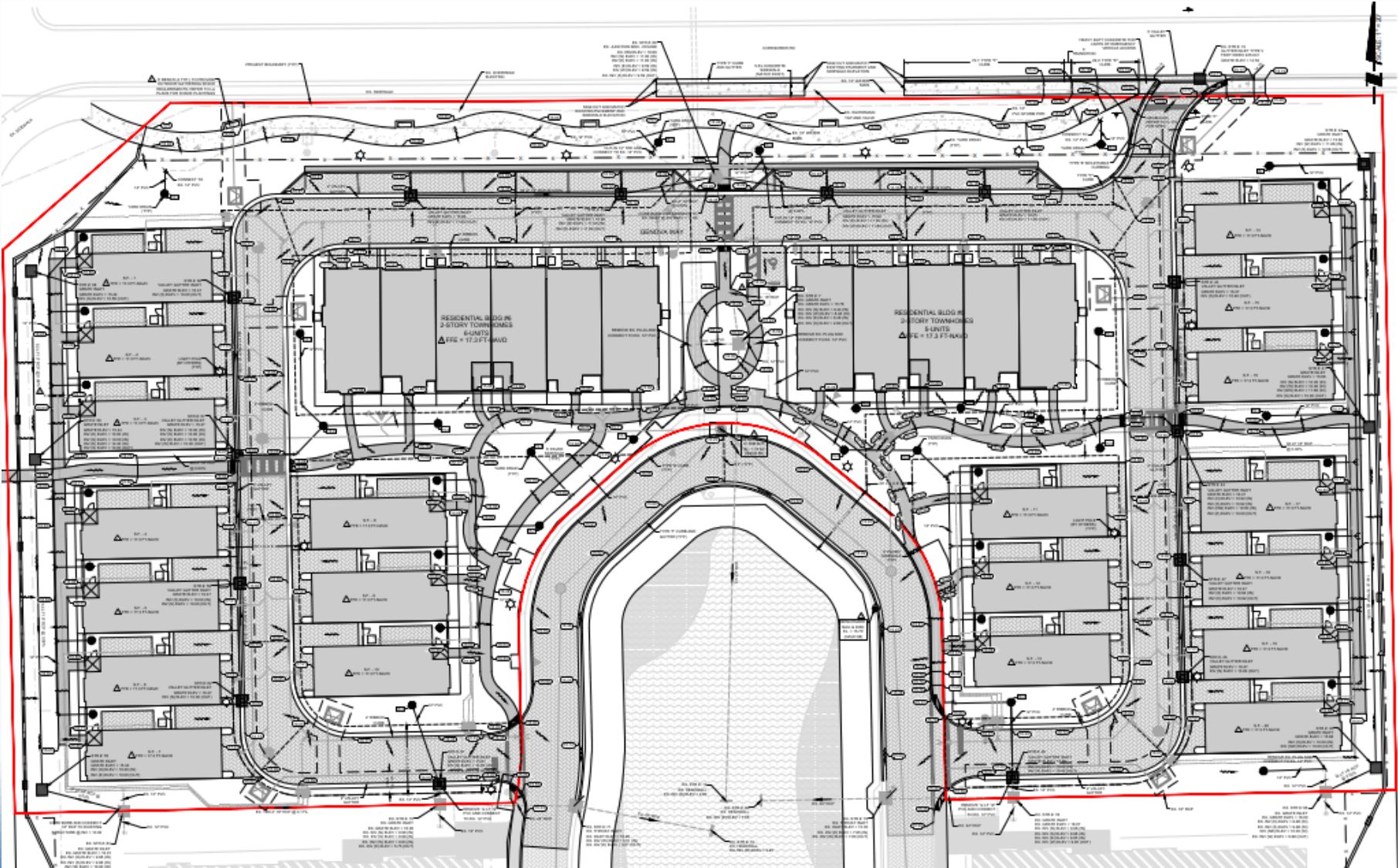
\* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)  
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'  
MINIMUM AREA OF OPEN SPACE = 180 SF

| EXISTING PARKING TABLE                      |   |                         |
|---|---|-------------------------|
| EX. RESIDENTIAL PARKING                     | REQUIREMENT                                     | PROVIDED                |
| EX. RESIDENTIAL BLDG #1 (36 UNITS)          | 2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES | 87 SPACES               |
| EX. RESIDENTIAL BLDG #2 (34 UNITS)          | 2 SPACES / UNIT + 10% GUEST PARKING = 75 SPACES | 87 SPACES               |
| EX. RESIDENTIAL BLDG #3 (33 UNITS)          | 2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES | 81 SPACES               |
| EX. RESIDENTIAL BLDG #4 (28 UNITS)          | 2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES | 68 SPACES               |
| <b>TOTAL</b>                                | <b>TOTAL: 290 SPACES</b>                        | <b>323 SPACES</b>       |
| EX. AMENITY PARKING                         |   |                         |
| FITNESS CENTER                              | 7 SPACES / 1,000 SF = 22 SPACES                 | 22 SPACES               |
| CLUB / RECREATION                           | 4 SPACES / 1,000 SF = 10 SPACES                 | 10 SPACES               |
| OFFICE                                      | 1 SPACE / 300 SF = 4 SPACES                     | 4 SPACES                |
| <b>TOTAL</b>                                | <b>TOTAL: 36</b>                                | <b>26 PER DEVIATION</b> |
| EX. BICYCLE PARKING                         |   |                         |
| (5% OF AMENITY VEHICULAR PARKING): 2 SPACES | TOTAL: 2 SPACES                                 | TOTAL: 2 SPACES         |

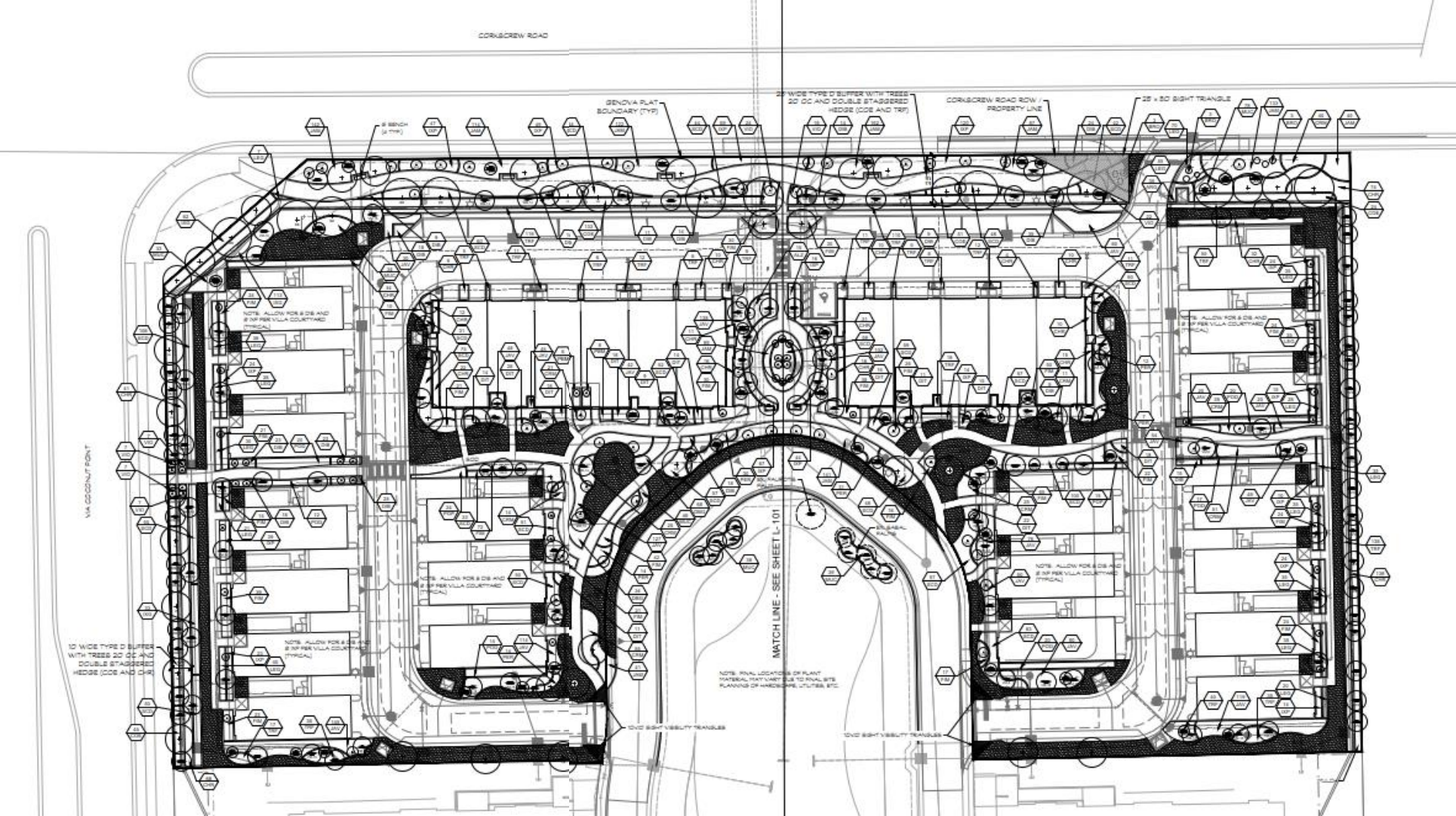
| PROPOSED PARKING TABLE           |   |                                      |
|----------------------------------|---|--------------------------------------|
| MULTI-FAMILY RESIDENTIAL PARKING | REQUIREMENT                                     | PROVIDED                             |
| TH BLDG #1 (6 UNITS)             | 2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES | 12 GARAGE SPACES + 7 SURFACE PARKING |
| TH BLDG #2 (5 UNITS)             | 2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES | 10 GARAGE SPACES + 6 SURFACE PARKING |
| <b>TOTAL</b>                     | <b>TOTAL: 25 SPACES</b>                         | <b>35 SPACES</b>                     |
| LUXURY VILLA RESIDENTIAL PARKING |   |                                      |
| LV-1 - LV-20 (20 UNITS)          | 2 SPACES / UNIT = 40 SPACES                     | 40 SPACES                            |



# SITE PLAN



# LANDSCAPE PLAN





# ARCHITECTURAL PLAN - TOWNHOMES





# ARCHITECTURAL PLAN – LUXURY VILLAS



ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3

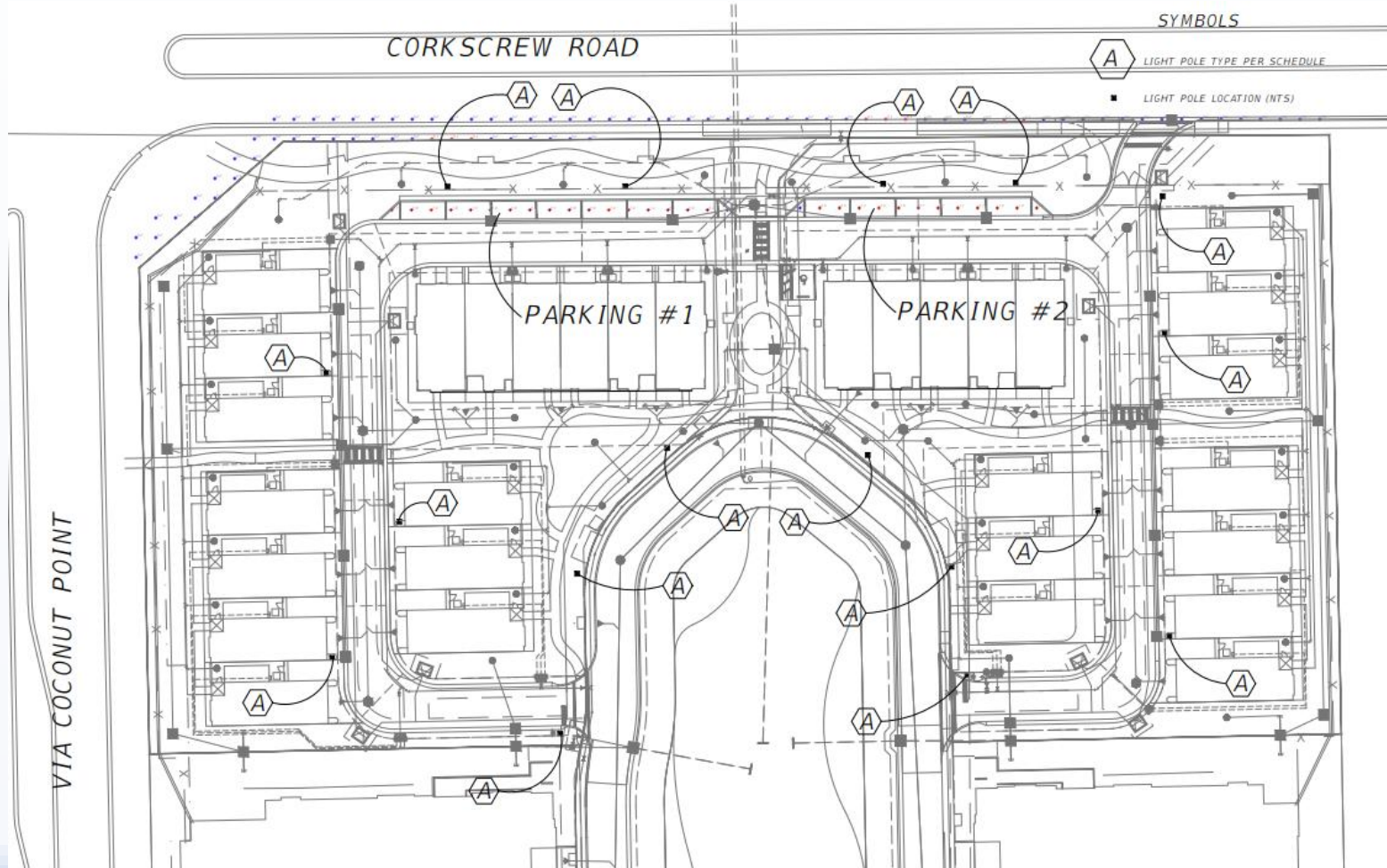


ALTERNATIVE 4

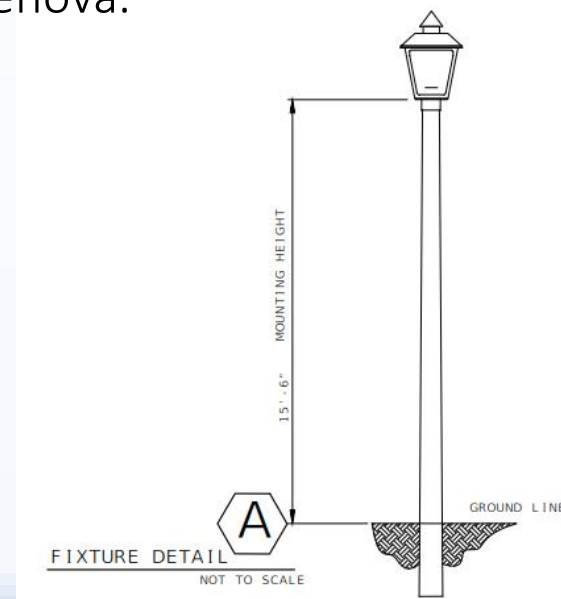




# LIGHTING PLAN



Deviation to LDC Sections 5-604.C., D., and E. to allow 15'-6" poles without full cut off lights and a G (glare) rating of 2, that match the existing community lighting in Genova.



# STAFF RECOMMENDATION

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Staff recommends approval with stipulations of the development order and the lighting deviation. The stipulations are the standard stipulations along with the following additional conditions:

1. Prior to construction commencement, contact information for the contractor shall be provided to the Village to enhance the provided Construction Activity Management Plan submitted by the engineer.
2. Prior to construction and issuance of a permit, the applicant will provide the Village of Estero the approved limited development order and right-of-way permit from Lee County for the work within Corkscrew Road right-of-way.
3. Prior to construction commencement, the applicant will provide an unexpired copy of the modified SFWMD ERP (Permit # 36-109096-P).



# QUESTIONS

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