



Bella Via Planned Development

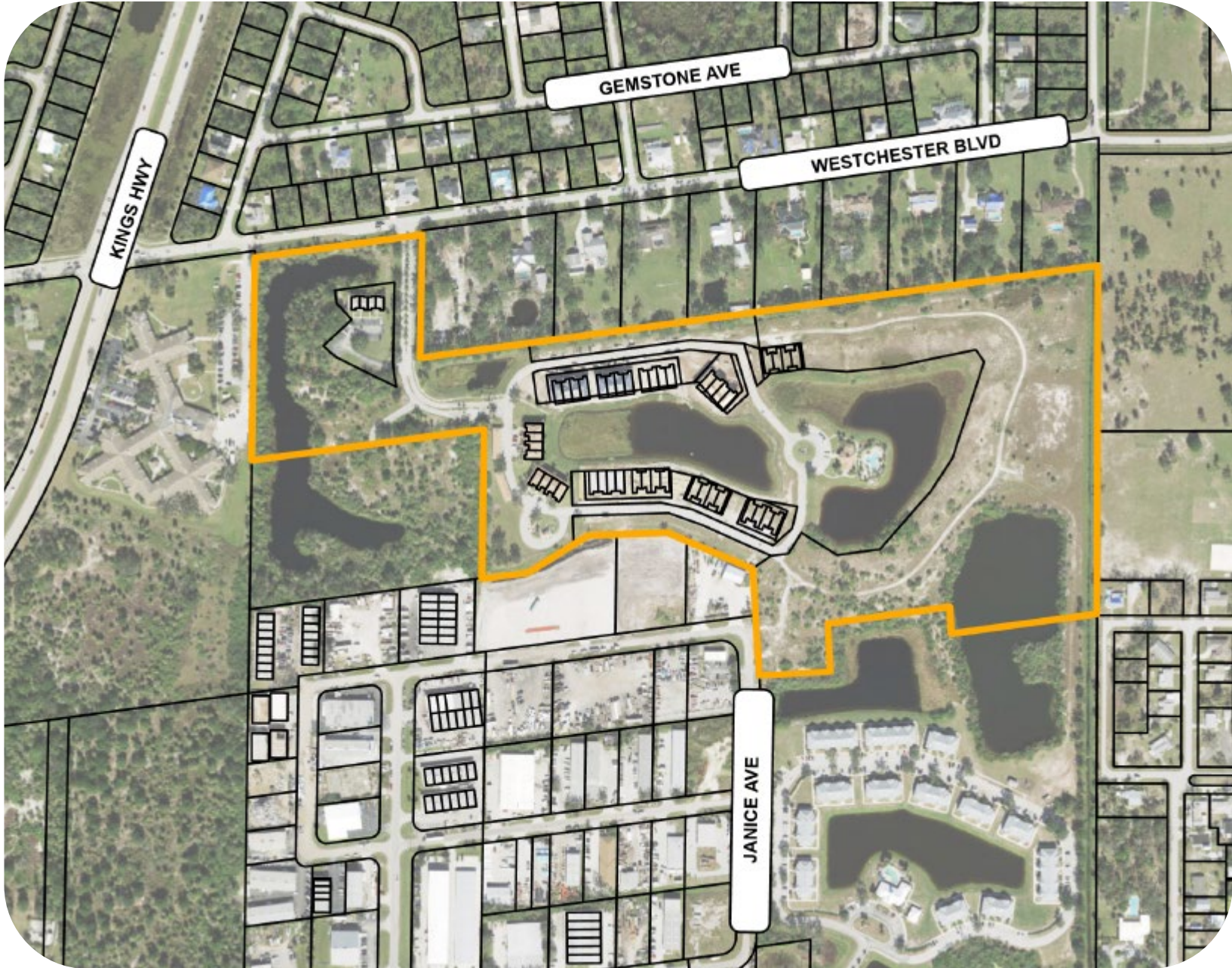
Board of County Commissioners

May 26th, 2026

Project Team

- **Taylor Morrison Naples Division**
- **Tom Sacharski, AICP - RVi Planning**
- **Todd Rebol, P.E – Atwell Engineering**
- **Yury Bykau, P.E. - TR Transportation**

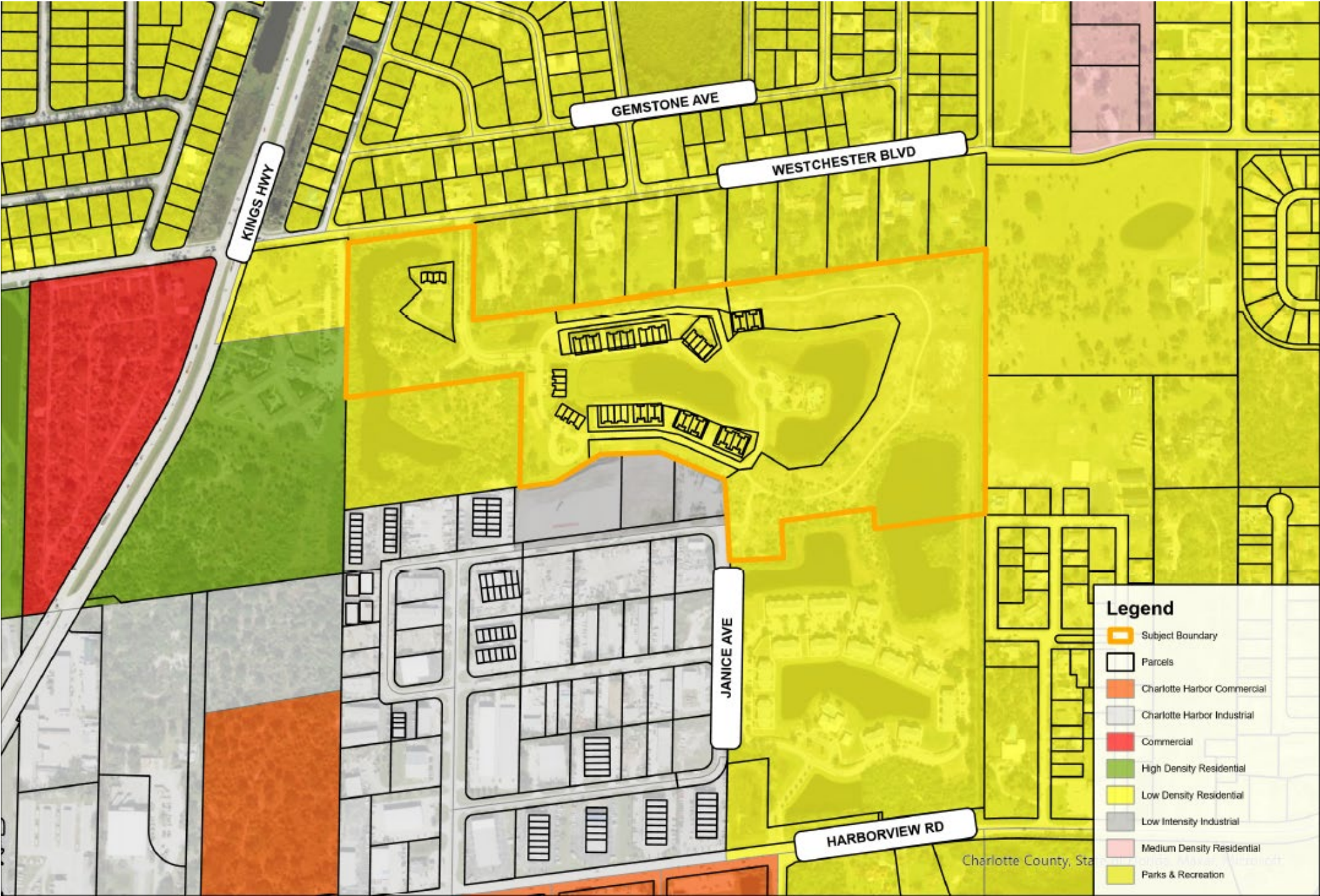
Project Location



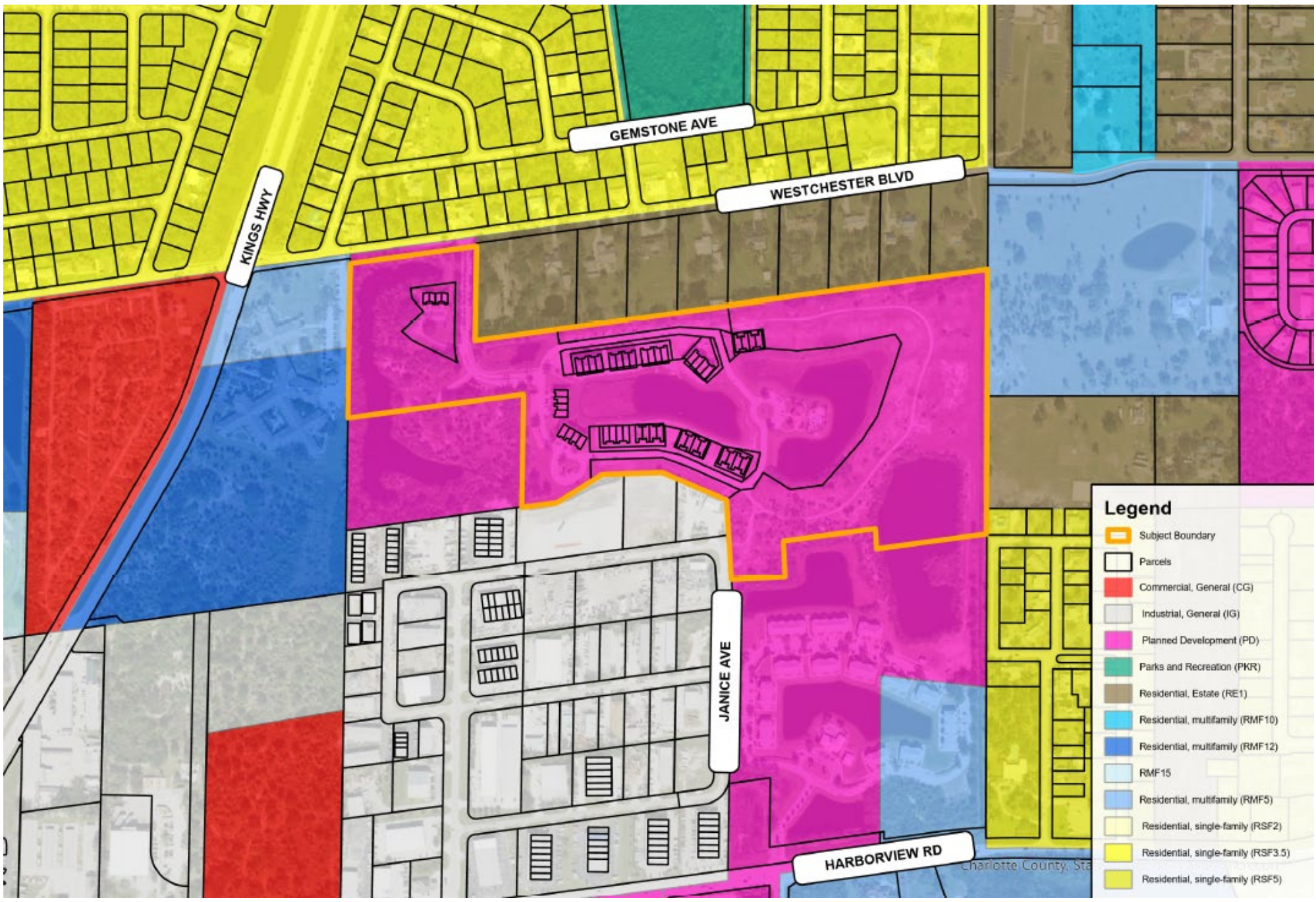
Request

Requesting a Major Modification to the Bella Via Planned Development, which is approximately 42.6 acres in size, to allow for a maximum of 212 dwelling units and add single-family attached product-type.

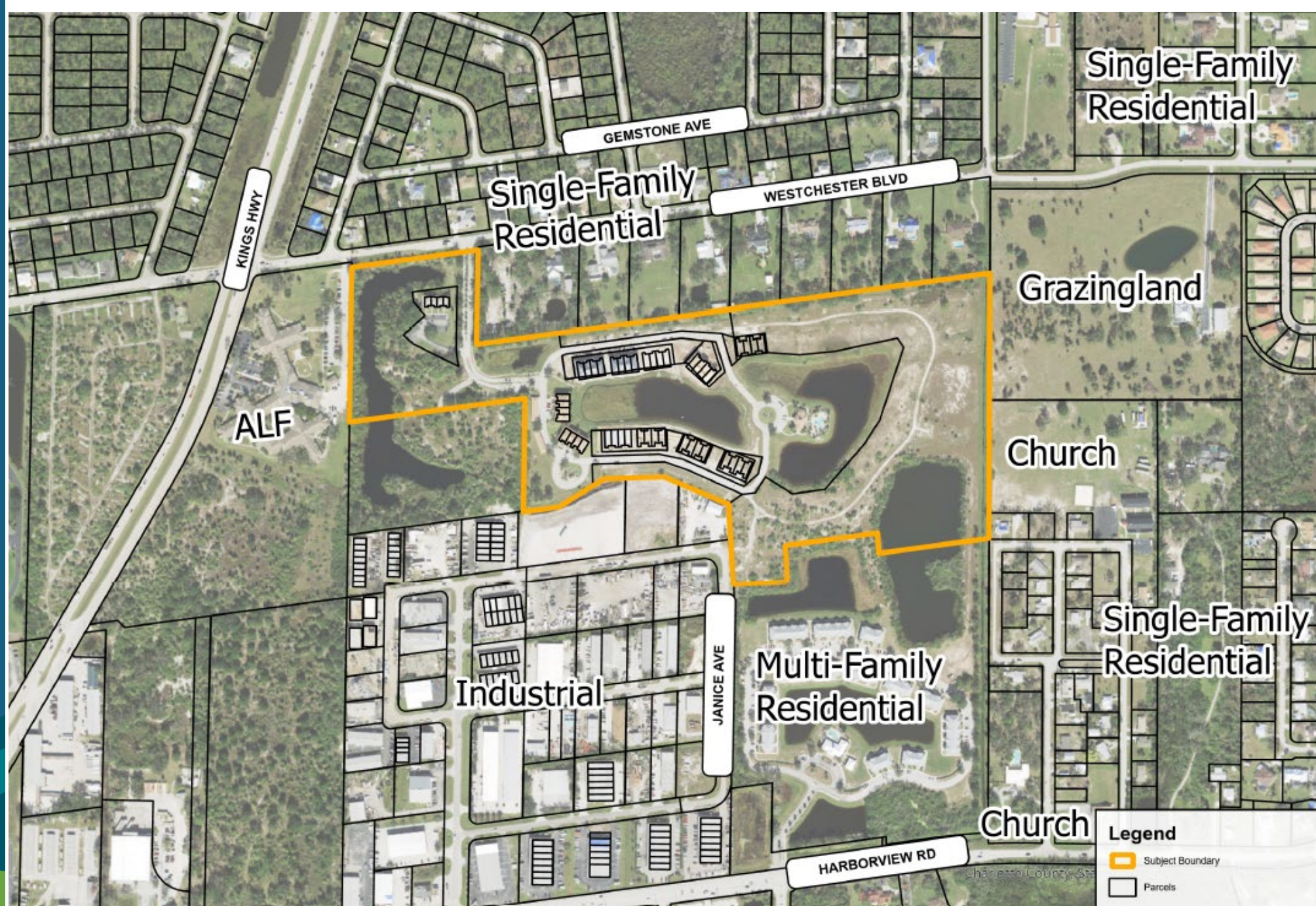
Future Land Use Map



Zoning Map

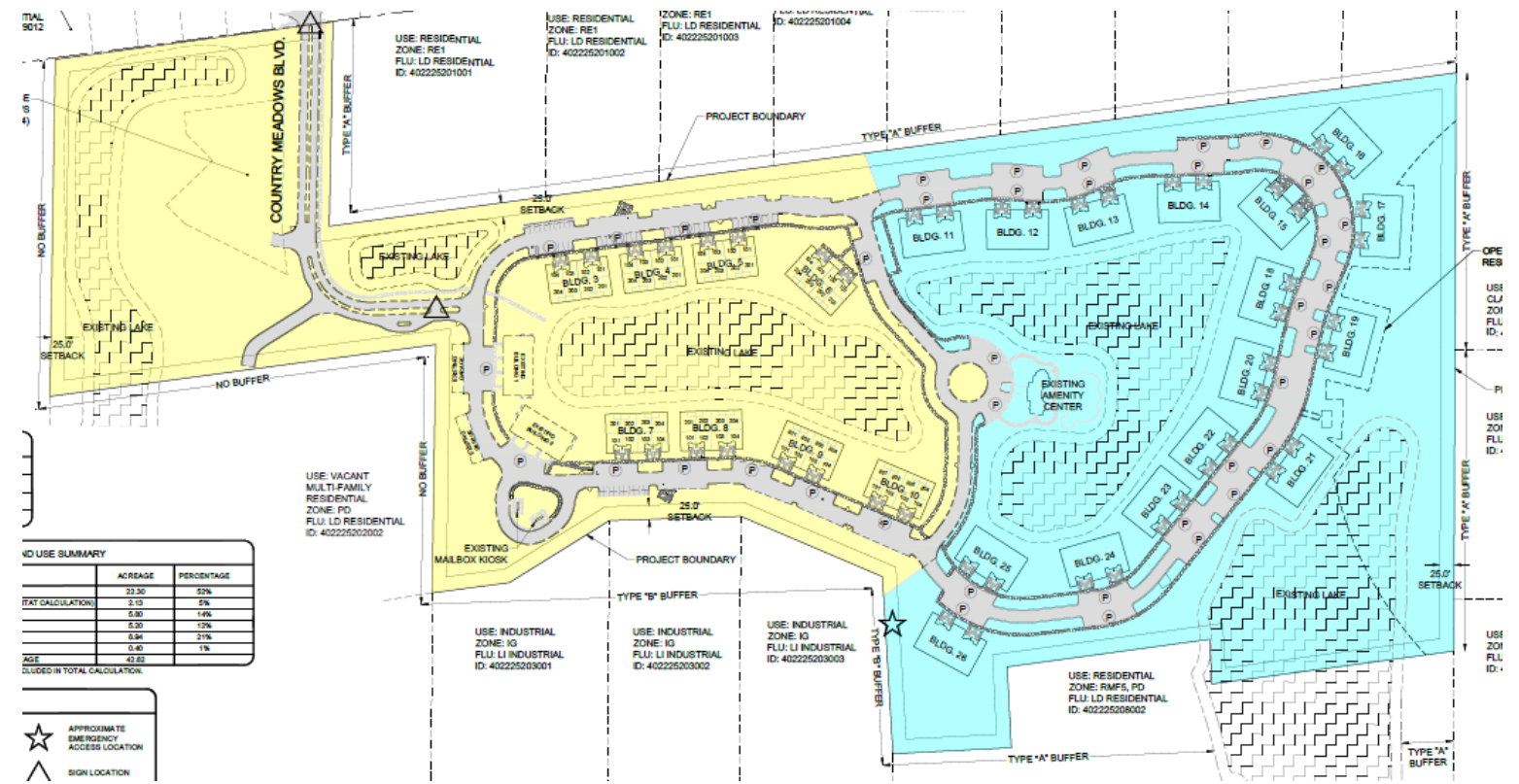


Surrounding Land Use Map



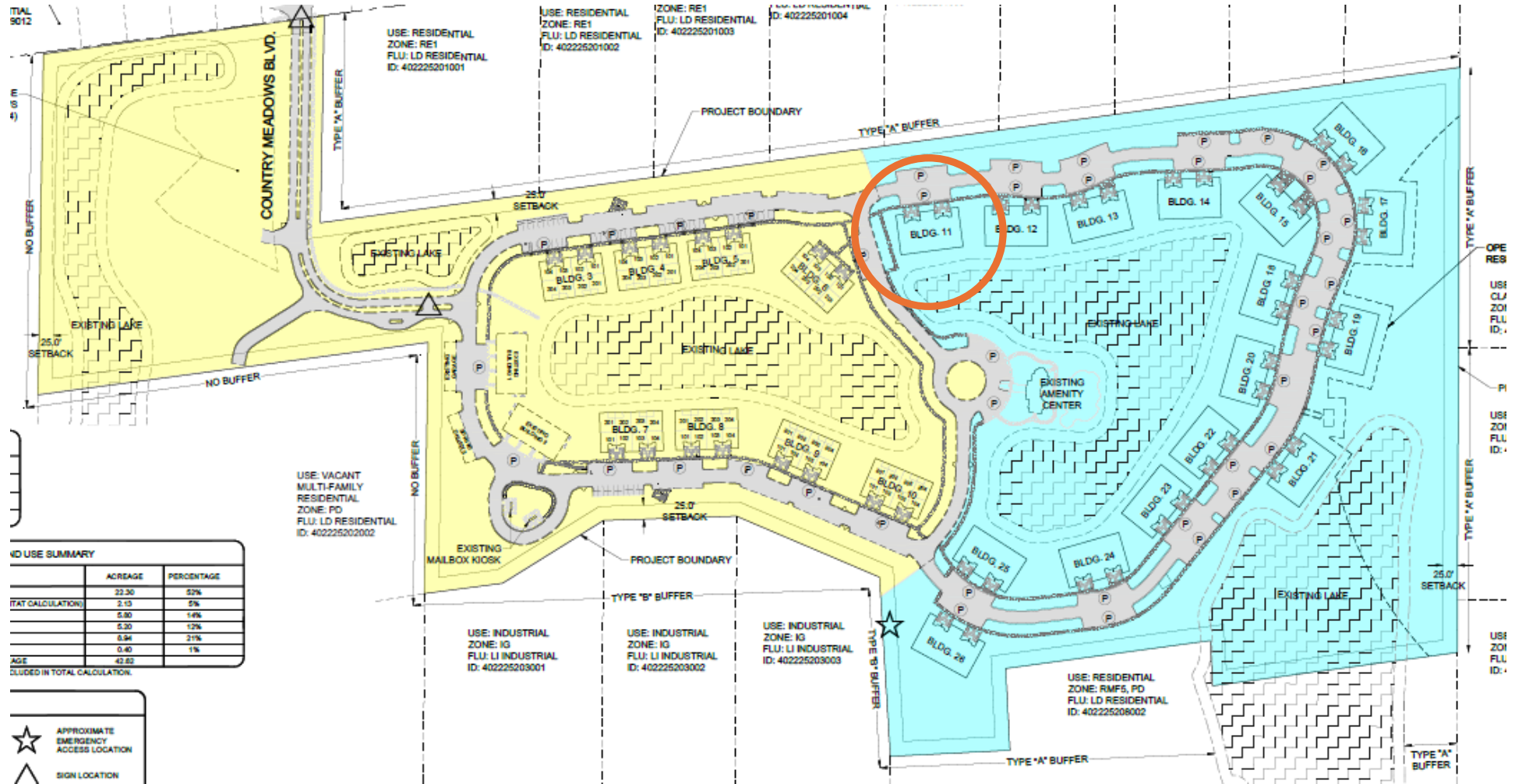
Existing Entitlements (Could be constructed today)

- A major modification was completed in 2023:
- Modifying the layout and placement of buildings
 - Revising development standards
 - Decreasing density from 212 to 208 dwelling units



Current Site Buildout

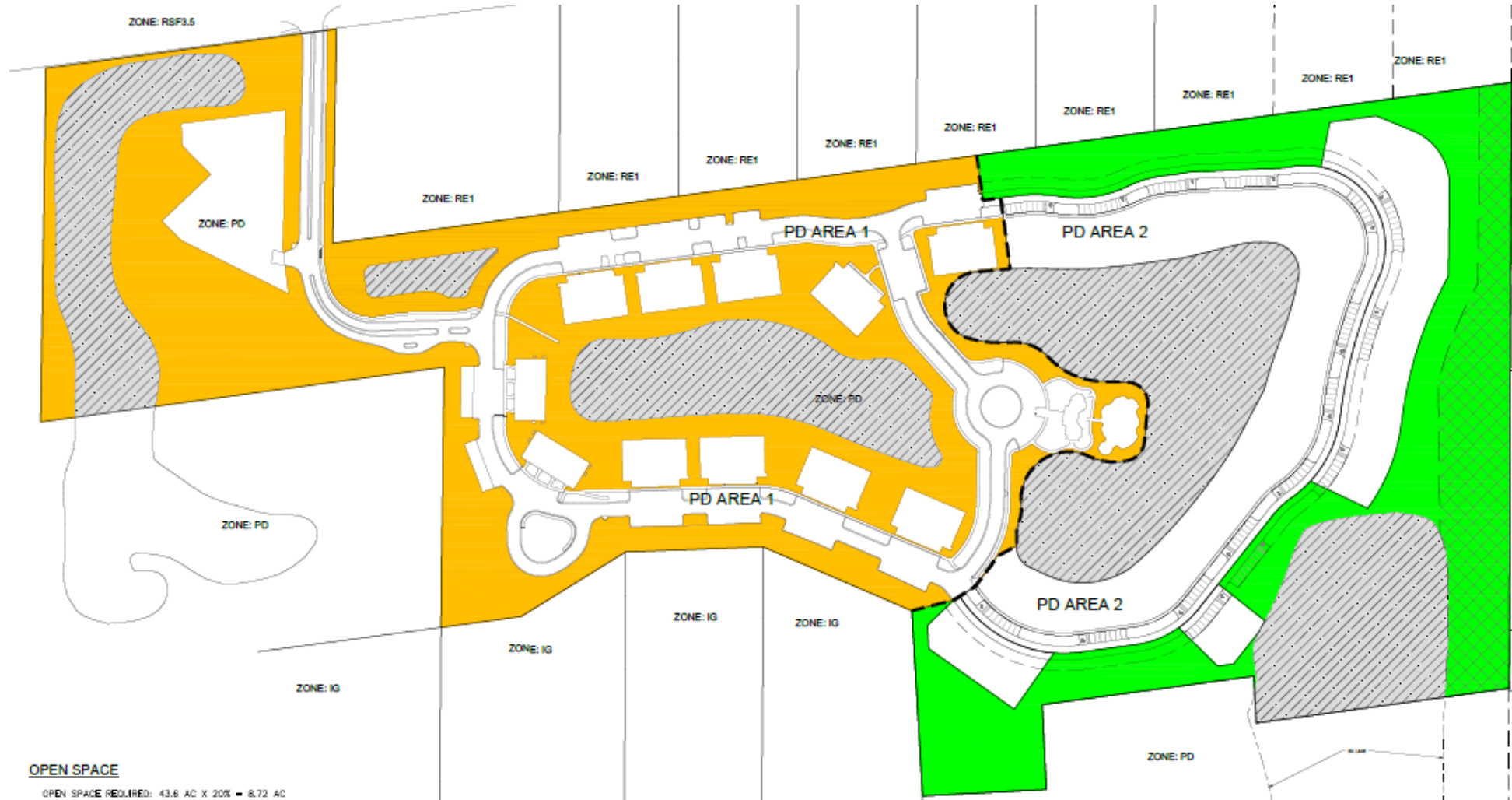
- Phase 1: 80 dwelling units (in eight-unit buildings)
- Phase 2*: 8 units complete (in eight-unit building)



*132 units approved for Phase 2

Proposed Amendment

- Phase 1: 88 dwelling units (boundary shifted)
- Phase 2: 124 attached single-family townhomes



Compatibility

- **Reduction in max height from 45' to 38'**
- **Increased buffers from PD boundary (Type A to Type B)**
- **Increase in overall open space (22.3 approved, 25.49 proposed)**
 - **Increase by 3.19 acres**

Comprehensive Plan Compliance

- ✓ **FLU Policy 2.1.3 – Direct Incompatible Uses away from natural lands**
 - No preserves within or adjacent
- ✓ **FLU Policy 2.1.7 – Wetland protection**
 - No wetlands onsite
- ✓ **FLU Policy 2.4.6 – Strategy to protect coastal high hazard area**
 - Within Category 1 Storm Storm Surge area. No transfer of density needed
- ✓ **FLU Policy 4.1.1 – 2050 Framework – Neighborhoods**
 - Property within the Emerging Neighborhoods designation. Allow for the continued buildout of the Bella Via residential PD
- ✓ **FLU Policy 4.1.6 – Neighborhood Compatibility**
 - Requested change does not result in any new impacts to the surrounding community

Rezoning Approval Criteria

- ✓ **Consistent with the Comprehensive Plan.**
- ✓ **Consistent with adjacent land use pattern.**
- ✓ **Adequate capacity of public facilities.**
- ✓ **The proposed amendment will not adversely impact living conditions for adjacent areas.**
- ✓ **The proposed amendment will not affect public safety.**

Summary

- ✓ **Consistent with the Comprehensive Plan and the Land Development and Growth Management Plan.**
- ✓ **Increased compatibility with greater open space and enhanced buffers.**
- ✓ **No transfer of density required.**
- ✓ **Continues with the buildout of an infill residential community.**
- ✓ **Community meeting with existing Bella Via residents on March 16, 2026.**
- ✓ **Staff recommendation of approval.**
- ✓ **Planning & Zoning Board recommendation of approval.**

The logo for IRVI features the letters 'IRVI' in a stylized, bold font. The 'I' is dark green, the 'R' is light green, the 'V' is dark teal, and the 'I' is orange. To the right of the letters is the tagline 'Shape the world with us.' in a dark grey, sans-serif font.

IRVI Shape
the world
with us.