

**EXHIBIT V – G – CALOOSAHATCHEE SHORES
DESIGN STANDARDS CHECKLIST
CALOOSAHATCHEE SHORES PLANNING COMMUNITY**

ITEM #	COMPLIES WITH STANDARDS			CALOOSAHATCHEE SHORES PLANNING COMMUNITY DESIGN STANDARDS - BASIC ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Lighting Standards-General.</i> In addition to the requirements of LCLDC Section 34-625, the following standards must be incorporated into development design (see Item 1.a. thru Item 1.f. below). [Sec. 33-1491]
1.a.				<i>Pedestrian Level Lighting.</i> Pedestrian level lighting must be provided at building entryways and on pedestrian walkways from parking areas to building entryways. [Sec. 33-1491(a)]
1.b.				<i>Lighting Theme.</i> Lighting must be given a consistent architectural theme that complements the building's exterior and the overall building development. [Sec. 33-1491(b)]
1.c.				<i>Parking Lot Decorative Poles/Fixtures.</i> Lighting must be provided throughout all parking areas utilizing decorative light poles/fixtures. [Sec. 33-1491(c)]
1.d.				<i>Light Fixture Shielding.</i> Light fixtures must be fully shielded except for pedestrian light fixtures. Lighting must be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. [Sec. 33-1491(d)]
1.e.				<i>Coordination with Landscaping.</i> Light fixtures must not conflict with landscaping requirements. Lighting plans must be coordinated with landscape plans to eliminate potential conflicts. [Sec. 33-1491(e)]
1.f.				<i>Building Lighting.</i> Buildings, awnings, roofs, windows, doors and other elements may not be designed to be outlined with light. Exposed neon and backlit awnings are prohibited. Temporary seasonal lighting during the month of December is excluded from this requirement. [Sec. 33-1491(f)]
2.				<i>Utilities Standards.</i> All utility lines must be located underground except when located within a public street or road right-of-way. [Sec. 33-1492]
3.				<i>Parking Standards.</i> In addition to the parking regulations in LCLDC Section 34-2011 et. seq., the following will apply to all development in the Caloosahatchee Shores Planning Community (see Item 3.a. thru Item 3.c. below). [Sec. 33-1493]
3.a.				<i>Location.</i> No more than 20 percent of parking area may be located between the street right-of-way and the principal structure or on the side of the building. The balance of the parking must be located in the rear of the building. [Sec. 33-1493(a)]
3.b.				<i>Internal Circulation and Pedestrian Connections.</i> The following requirements are in addition to the requirements of LCLDC Section 10-610(d) (see Item 3.b.1. thru Item 3.b.3. below). [Sec. 33-1493(b)]
3.b.1.				<i>Pedestrian Walkways.</i> Pedestrian walkways must be provided for each vehicular entrance to a development, excluding ingress and egress points intended primarily for service, delivery, or employee vehicles. [Sec. 33-1493(b)(1)]
3.b.2				<i>Walkway Connections.</i> Sidewalks or pedestrian walkways must connect the on-site pedestrian systems to pedestrian systems on adjacent developments (see LCLDC Section 33-1493(b)(2) Figure1). [Sec. 33-1493(b)(2)]
3.b.3.				<i>Walkway Safety Features.</i> Where walkways cross traffic lanes, special design features must be used to increase safety for the pedestrian, that may include raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting, such as a bollard light. [Sec. 33-1493(b)(3)]
3.c.				<i>Interconnections and Shared Access.</i> To increase vehicular and pedestrian interconnections and minimize the number of access points from primary road corridors, adjacent commercial uses must provide interconnections for automobile, bicycle and pedestrian traffic. All adjacent parking lots must connect, unless divided by a public right-of-way. [Sec. 33-1493(c)]

ITEM #	COMPLIES WITH STANDARDS			CALOOSAHATCHEE SHORES PLANNING COMMUNITY DESIGN STANDARDS - BASIC ELEMENTS <i>(continued)</i>
	YES	NO	N/A	
4.				<i>Dry Detention-Plantings.</i> Dry detention areas must be planted with Southern Red Maple (<i>Acer rubrum</i>), South Florida Slash Pine (<i>Pinus elliottii</i> var. <i>densa</i>), Laurel Oak (<i>Quercus hemisphaerica</i>), and/or Cypress (<i>Taxodium distichum</i>) trees. The trees must be planted twenty (20) feet on center and at time of installation the trees must be six feet in height, two inch caliper, and a three foot spread. [Sec. 33-1494]
ITEM #	COMPLIES WITH STANDARDS			CALOOSAHATCHEE SHORES PLANNING COMMUNITY DESIGN STANDARDS - ARCHITECTURAL ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Architectural Elements-Applicability.</i> Architectural design of all commercial, public and mixed-use buildings within the Caloosahatchee Shores Planning Community must comply with the provisions of LCLDC Section 33-1495 thru Section 33-1510. [Sec. 33-1495]
2.				<i>Architectural Style.</i> The architectural style in the Caloosahatchee Shores Planning Community is Florida vernacular. Vernacular style must be displayed through the inclusion of building materials, roof overhangs, porches, columns, covered corridors, covered walkways and pitched roofs (where applicable). [Sec. 33-1496]
3.				<i>Maximum Height.</i> Building height is limited to a maximum of three stories or 45 feet, whichever is less, for properties located in the Suburban, Outlying Suburban, and Rural future land use categories. For all other future land use categories heights are permitted in accordance with LCLDC Chapter 34. [Sec. 33-1497(a)]
3.a.				<i>Maximum Height Exceptions.</i> Elements that enhance visibility, create focal points or amenities, may exceed the maximum height limitations with an approved variance or deviation. Exceptions to height limitations for certain structural elements are permitted in accordance with LCLDC Section 34-2173. [Sec. 33-1497(b)]
4.				<i>Facade Treatment.</i> In addition to the requirements of LCLDC Section 10-620(c), projects must use architectural relief or articulation on building facades to reduce the bulk of buildings. Buildings must be designed to be visually appealing from all directions. Buildings that are visible from more than one right-of-way must use articulation and/or architectural treatments on all viewable facades. (see Item 4.a thru Item 4.c below). [Sec. 33-1498]
4.a.				<i>Facade Relief.</i> A singular façade must not exceed 50 lineal feet or more than one-third of the structure's length, whichever is less, before architectural relief or articulation occurs. [Sec. 33-1498(a)]
4.b.				<i>Relief Methods.</i> Architectural relief of blank facades must include three or more of the following design features (see Item 4.b.1. thru 4.b.8. and <u>please indicate which features are proposed {3 minimum}</u> and provide plans demonstrating the selected features). [Sec. 33-1498(b)]
4.b.1.				Recessed or clearly defined entryways. [Sec. 33-1498(b)(1)]
4.b.2.				Varying rooflines, pitches, and shapes (see LCLDC Section 33-1498(b)(2) Figure 2). [Sec. 33-1498(b)(2)]
4.b.3.				Dormers, balconies, porches, and staircases. [Sec. 33-1498(b)(3)]
4.b.4.				Transparent window or door areas or display windows that provide visibility into the building interior. [Sec. 33-1498(b)(4)]
4.b.5.				Overhangs and awnings. [Sec. 33-1498(b)(5)]
4.b.6.				Building ornamentation and varying building materials, colors, decorative tiles, edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings. [Sec. 33-1498(b)(6)]
4.b.7.				Architectural features such as cornices, articulated roof parapets or other details that alter the building height. [Sec. 33-1498(b)(7)]
4.b.8.				Application of a contrasting base that is a minimum 3-feet high and extends along the entire front face of the building that is adjacent to the right-of-way. [Sec. 33-1498(b)(8)]

ITEM #	COMPLIES WITH STANDARDS			CALOOSAHATCHEE SHORES PLANNING COMMUNITY DESIGN STANDARDS - ARCHITECTURAL ELEMENTS <i>(continued)</i>
	YES	NO	N/A	
5.				<i>Building Materials-Predominant.</i> Traditional building materials, such as masonry, stone, brick, or wood, must be used as the predominant exterior building materials for all new construction renovations and additions. Acceptable finishes include, horizontally struck stucco, board and batten, and stained hardwood panels. Plastic or vinyl siding is permitted only when necessary to establish the Florida vernacular style (see also Item 6. below). [Sec. 33-1499(a)]
6.				<i>Building Materials-Secondary.</i> The following exterior building materials may only be used as secondary exterior finish materials, provided they cover no more than 10 percent of the building facade area. This restriction does not apply to roofs (see Item 6.a. thru Item 6.e. below <u>and please provide drawings to demonstrate the selected predominant and secondary building materials</u>). [Sec. 33-1499(b)]
6.a.				Tile. [Sec. 33-1499(b)(1)]
6.b.				Plain, smooth, scored or rib faced concrete block. [Sec. 33-1499(b)(2)]
6.c.				Plywood or sheet pressboard. [Sec. 33-1499(b)(3)]
6.d.				Any translucent material, other than glass. [Sec. 33-1499(b)(4)]
6.e.				Any combination of the above. [Sec. 33-1499(b)(5)]
7.				<i>Roofs-Standards.</i> In addition to the requirements of LCLDC Section 10-620(d), the following standards identify appropriate roof treatments and features in the Caloosahatchee Shores Planning Community (see Item 7.a. thru Item 7.e. below). [Sec. 33-1500]
7.a.				<i>Roofs-Styles/Combinations.</i> The roof must be a minimum combination of two simple roof styles. Simple roof styles include: flat roof, hip roof, parapet roof, gable roof and mansard roof (see LCLDC Section 33-1500(a) Figure 3). [Sec. 33-1500(a)]
7.b.				<i>Roof Pitch.</i> The pitch of the main roof (hip, gable, or mansard) must be designed to have an average slope of 5V:12H (see LCLDC Section 33-1500(b) Figure 3) and a minimum 6 inch overhang. The pitch of a porch roof must be lower than that of the main roof. [Sec. 33-1500(b)]
7.c.				<i>Architectural Roof Features.</i> Architectural roof features are permitted and include dormers, clearstories, chimneys, cupolas, and finials (see LCLDC Section 33-1500(c) Figure 4). Mansard roofs must incorporate dormers. Roof features and materials must be in scale with the building's mass and complement the overall architectural design of the building. [Sec. 33-1500(c)]
7.d.				<i>Roof Materials.</i> The following types of materials are permitted: standing seam metal, metal shake, 5V crimp metal, and concrete tile. The following materials are not acceptable: 2-tab shingles and barrel tiles (<u>please provide plans to demonstrate the material(s) selected</u>). [Sec. 33-1500(d)]
7.e.				<i>Roof Colors.</i> The roof color may contrast the primary building color, but must create a harmonious impact, complement the principal structure as well as existing surrounding buildings (<u>please provide plans to demonstrate the color(s) selected</u>). [Sec. 33-1500(e)]
8.				<i>Window Standards.</i> In addition to the requirements of LCLDC Section 10-600 et. seq. the following standards identify appropriate window treatments and features in the Caloosahatchee shores Planning Community (see Item 8.a. thru Item 8.c. below). [Sec. 33-1501]
8.a.				<i>Window Design.</i> Windows must have designs that are simple and in proportion to the overall building design. Windows may be embellished with colonial or Bahama style shutters. [Sec. 33-1501(a)]
8.b.				<i>Window Appearance.</i> Windows must not appear to be false and applied (see LCLDC Section 33-1500(b) Figure 5). [Sec. 33-1501(b)]
8.c.				<i>Window Security Features.</i> When window security gratings are necessary, they must be interior to the structure and concealed from street view. [Sec. 33-1501(c)]

ITEM #	COMPLIES WITH STANDARDS			CALOOSAHATCHEE SHORES PLANNING COMMUNITY DESIGN STANDARDS - ARCHITECTURAL ELEMENTS <i>(continued)</i>
	YES	NO	N/A	
9.				<i>Awnings, Balconies, Porches & Stairs Standards.</i> The following standards apply to awnings, balconies, porches and stairs treatments and features in the Caloosahatchee Shores Planning Community (see Item 9.a. thru Item 9.l. below). [Sec. 33-1502]
9.a.				<i>Awning or Balcony Over a Sidewalk.</i> If an awning or balcony is over a sidewalk, it must project from the surface of the building at a minimum height of eight feet. No awnings, balconies or porches may be placed in or over any public right-of-way. [Sec. 33-1502(a)]
9.b.				<i>Awning, Balcony & Porch Appearance.</i> The design, materials and color of an awning, balcony or porch must complement the architecture of the building, not obscure its features and must be consistent with the visual scale of the building. [Sec. 33-1502(b)]
9.c.				<i>Awning Placement-General</i> Awnings must be placed at the top of openings. The awning shape must correspond with the shape at the top of the opening (see LCLDC Section 33-1502(c) Figure 6). Flat canopies are discouraged except in circumstances where it is accompanied by a valance. [Sec. 33-1502(c)(1)]
9.d.				<i>Awning Placement-Configuration.</i> Awnings must correspond with openings and must not connect at corners so as to “wrap” the building (see LCLDC Section 33-1502(c)(2) Figure 7). [Sec. 33-1502(c)(2)]
9.e.				<i>Awning Material Standards.</i> Materials must be of high quality, durable and weather resistant. Plastic or shiny materials, such as un-finished metal, are prohibited. [Sec. 33-1502(c)(3)]
9.f.				<i>Awning Construction Standards.</i> Awnings that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials. The design and materials must be consistent with the overall design of the building. [Sec. 33-1502(c)(4)]
9.g.				<i>Balcony Standards & Features.</i> The balcony must be adorned with a decorative bracket, or similar finish, around the bottom of the structure so as to have a completed appearance. The railings and decorative features must have the appearance of light frame wood construction. [Sec. 33-1502(d)]
9.h.				<i>Porch Size Standards.</i> A porch must encompass an area greater than fifty percent of the front facade and must have a depth of at least 60 inches. [Sec. 33-1502(e)(1)]
9.i.				<i>Porch Underspace Features.</i> The space between the floor of the porch and the ground must be screened with lattice or enclosed with the predominant exterior building material of the principal building. [Sec. 33-1502(e)(2)]
9.j.				<i>Porch Railings, Columns, Posts & Trim Features.</i> Porch railings, columns, posts and decorative trim must have the appearance of light frame wood construction. [Sec. 33-1502(e)(3)]
9.k.				<i>Porch Screen Enclosure Standards.</i> Screen enclosures may not be used to enclose the porch and are otherwise prohibited between the principal structure and the street right-of-way. [Sec. 33-1502(e)(4)]
9.l.				<i>Stairs Standards.</i> Stairs that extend higher than the base elevation of the structure are not permitted between the principal structure and an adjoining street right-of-way. [Sec. 33-1502(f)]
10.				<i>Multi-Tenant Buildings-Parapet Architectural Standards.</i> For multi-tenant buildings, roof parapets must be varied in depth and height. Roof parapets must be articulated to provide visual diversity. Parapets must include architectural relief or features at least every 50 feet or not less than one-third the structure’s length. The minimum height of the architectural features must be one foot, and may be provided in height offset or facade projections such as porticoes or towers. [Sec. 33-1503]

ITEM #	COMPLIES WITH STANDARDS			CALOOSAHATCHEE SHORES PLANNING COMMUNITY DESIGN STANDARDS - SIGN ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> Whenever the requirements of LCLDC Section 33-1504 et. seq. impose a different standard than the provisions of LCLDC Chapter 30, the requirements of Section 33-1504 et. seq. will govern. Except where specifically modified by the provisions of this LCLDC subdivision, all requirements of Chapter 30 apply. [Sec. 33-1504]
2.				<i>Prohibited Signs.</i> The following types of signs are prohibited within the Caloosahatchee Shores Planning Community (see Item 2.a. thru item 2.j. below). [Sec. 33-1505(a)]
2.a.				Animated signs. [Sec. 33-1505(a)(1)]
2.b.				Emitting signs. [Sec. 33-1505(a)(2)]
2.c.				Changing sign (automatic), including electronic changing message centers. [Sec. 33-1505(a)(3)]
2.d.				Figure-structured signs. [Sec. 33-1505(a)(4)]
2.e.				Pole signs-free standing. [Sec. 33-1505(a)(5)]
2.f.				Pylon signs. [Sec. 33-1505(a)(6)]
2.g.				Flashing signs. [Sec. 33-1505(a)(7)]
2.h.				Roof signs. [Sec. 33-1505(a)(8)]
2.i.				Balloons, including all inflatable air signs or other temporary signs that are inflated with air, helium or other gaseous elements, except as permitted by a special occasion permit. [Sec. 33-1505(a)(9)]
2.j.				Banners, pennants or other flying paraphernalia, except as permitted by special occasion permit, an official federal, state or county flag, or one symbolic flag not to exceed 15 square feet in area for each institution or business. [Sec. 33-1505(a)(10)]
3.				<i>Permanent Signs in Commercial and Industrial Areas-Ground Mounted Identification Signs.</i> A nonresidential subdivision or parcel will be permitted one monument-style identification sign (see LCLDC Section 33-1506(a)(1) Figure 8) along any street that provides access to the property in accordance with LCLDC Section 30-153. These signs must meet the following standards (see Item 3.a. thru Item 3.d. below). [Sec. 33-1506(a)]
3.a.				<i>Identification Sign-Maximum Height.</i> Except as provided in LCLDC Section 33-1505(a)(3) (see item 3.c. below), the maximum height of any identification sign on properties located in the Suburban, Outlying Suburban, or Rural future land use categories will be 7 feet with architectural features not to exceed 10 feet in height. [Sec. 33-1506(a)(1)]
3.b.				<i>Permitted Lighting-Monument Style Identification Signs.</i> Except as provided in LCLDC Section 30-153(2)a.1.iv., the monument-style identification sign may be illuminated by any of the listed techniques (see Item 3.b.1. thru 3.b.4. below). [Sec. 33-1506(a)(2)a.]
3.b.1.				Individual internally illuminated letters and logo on an unlit background. [Sec. 33-1506(a)(2)a.1.]
3.b.2.				Lighting behind the letters and logo that illuminates the sign background. [Sec. 33-1506(a)(2)a.2.]
3.b.3.				A combination of Item 3.b.1 and Item 3.b.2 above. [Sec. 33-1506(a)(2)a.3.]
3.b.4.				Edge-lit letters using concealed neon or remotely lit fiber optics. [Sec. 33-1506(a)(2)a.4.]
3.c.				<i>Prohibited Lighting-Monument Style Identification Signs.</i> Monument-style identification signs may not be animated or illuminated by a visible source of external lighting; exposed neon; or exposed raceways. [Sec. 33-1506(a)(2)b.]
3.d.				<i>Electrical Connections- Monument Style Identification Signs.</i> All electrical connections, wiring, etc., must be concealed. [Sec. 33-1506(a)(2)c.]

ITEM #	COMPLIES WITH STANDARDS			CALOOSAHATCHEE SHORES PLANNING COMMUNITY DESIGN STANDARDS - SIGN ELEMENTS <i>(continued)</i>
	YES	NO	N/A	
3.e.				<i>Setbacks-Monument Style Identification Signs.</i> Except as provided herein, monument-style identification signs must be set back a minimum of 15 feet from any street right-of-way or easement, and ten feet from any other property line. {See Item 3.e.1. below for exception.} [Sec. 33-1506(a)(3)]
3.e.1.				<i>Setback Exception.</i> In the State Route 80 Corridor Overlay District, where the building is within 10 feet of the street right-of-way or road easement, the sign may be placed closer than 10 feet to the right-of-way or easement provided it does not project over any right-of-way or easement, the height does not exceed 7 feet with architectural features not to exceed 10 feet in height, and the sign is not located within ten feet of any overhead electrical supply. [Sec. 33-1506(a)(3)]
3.f.				<i>Street Numbers-Monument Style Identification Signs.</i> All monument-style identification signs must display the street address of the property. Street numbers must measure between a minimum of four inches and a maximum of six inches, in height. The copy area of the street address will not be counted toward the allowable sign copy area. [Sec. 33-1506(a)(4)]
3.g.				<i>Copy Area- Monument Style Identification Signs.</i> Copy area of a monument sign may not exceed 75 percent of the total sign structure area and a minimum of 25 percent of the sign structure area must be devoted to architectural features. [Sec. 33-1506(a)(5)]
3.h.				<i>Architectural Style-Monument Style Identification Signs.</i> Signs must match the architectural style of the building or development. [Sec. 33-1506(a)(6)]
3.i.				<i>Wall Signs.</i> Wall signs are permitted in accordance with section 30-153(2)(c)1 and section 30-153(3)d, with a maximum area of 300 square feet per wall per tenant. This area is to be determined by the sum of any and all signs on the tenants wall. Wall signs may not contain advertising messages or sales item names. [Sec. 33-1506(a)(7)]
ITEM #	COMPLIES WITH STANDARDS			OLGA PLANNING COMMUNITY OVERLAY DISTRICT-SPECIAL DESIGN STANDARDS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> Whenever the requirements of the overlay districts impose a different standard then the provisions of this Code, the requirements of the overlay district will govern. Except where specifically modified by the provisions of LCLDC Section 33-1512 et. seq., all other requirements of the LCLDC apply. [Sec. 33-1511]
2.				<i>Commercial Development-Zoning.</i> All new commercial development must be zoned a Commercial Planned Development district. [Sec. 33-1512]
3.				<i>Development Regulations.</i> The development regulations listed in LCLDC Section 33-1513 apply to all development within the Olga Planning Community Overlay District (see Item 3.a. thru item 3.c. below). [Sec. 33-1513]
3.a.				<i>Setbacks.</i> The following setbacks are the minimum setbacks for all commercial structures: street setback - 40 feet; side yard setback - 30 feet; and rear yard setback - 50 feet. [Sec. 33-1513(a)]
3.b.				<i>Maximum Lot Coverage.</i> The maximum lot coverage (percent of total lot area) is 25 percent for all commercial development north of SR 80 and east of South Olga Drive. [Sec. 33-1513(b)]
3.c.				<i>Maximum Height.</i> Buildings are limited to a maximum of two stories or 35 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, may exceed the maximum height limitations with an approved variance or deviation. [Sec. 33-1513(c)]
4.				<i>Open Space.</i> The following are the minimum open space requirements for developments: developments less than 5 acres must provide 30% open space; developments between 5 and 10 acres must provide 40% open space; and developments more than 10 acres must provide 50% open space. [Sec. 33-1514]

ITEM #	COMPLIES WITH STANDARDS			OLGA PLANNING COMMUNITY OVERLAY DISTRICT-SPECIAL DESIGN STANDARDS <i>(continued)</i>
	YES	NO	N/A	
5.				<i>Parking Lots-Additional Standards.</i> In addition to the parking regulations in LCLDC Section 33-1493, the standards listed in LCLDC Section 33-1515 apply to all development within the Olga Planning Community Overlay district (see Item 5.a. thru Item 5.d. below). [Sec. 33-1515]
5.a.				<i>Parking Lots-Location.</i> Parking lots cannot be located between the street right-of-way and the principal building or on the side of the building adjacent to the street right-of-way. [Sec. 33-1515(a)]
5.b.				<i>Parking Lots-Number of Spaces.</i> Parking may be reduced up to 50 percent in order to provide more open space and less impervious surfaces on the site. The percentage difference must be converted to internal landscaping and open space. [Sec. 33-1515(b)]
5.c.				<i>Parking Lots-Location of Spaces Proximate to Trees.</i> No parking space can be more than 50 feet from a canopy tree. [Sec. 33-1515(c)]
5.d.				<i>Parking Lots-Internal Planting Area Standards.</i> The internal planting area must be comprised of canopy trees, cold tolerant palms (three palms to one canopy tree), shrubs, and groundcover. Plant material must be in accordance with LCLDC Section 10-420. [Sec. 33-1515(d)]
ITEM #	COMPLIES WITH STANDARDS			STATE ROUTE 80 CORRIDOR OVERLAY DISTRICT-SPECIAL DESIGN STANDARDS [LCLDC Section reference]
	YES	NO	N/A	
1..				<i>Applicability-General.</i> Whenever the requirements of the overlay districts impose a different standard than the provisions of this Code, the requirements of the overlay district will govern. Except where specifically modified by the provisions of LCLDC Section 33-1512 et. seq., all other requirements of the LCLDC apply. [Sec. 33-1511]
2.				<i>Applicability-Specific to State Route 80 Corridor Overlay District.</i> For all development requiring a Development Order and/or for live-work units, a public hearing is not required when: the property is within the State Route 80 Corridor; when the property has a minimum depth of 260 feet (including a 20 foot-wide alleyway) and a minimum width of 75 feet; the development provides a combination of residential and commercial uses; and the development complies with the provisions of this LCLDC Article. <u>A master concept plan and the information required pursuant to LCLDC Sections 34-202 and 34-373 must be submitted for review and approval by administrative action.</u> Any request to change the zoning designation of a parcel must comply with the notice and hearing requirements under §125.66, F.S. Developments of regional impact, deviations not able to be approved administratively, special exceptions and variances are not exempt from the public hearing process. [Sec. 33-1516]
3.				<i>Commercial Site Location Standards.</i> The parcels located in the State Route 80 Corridor Overlay District are not subject to the commercial site location standards of Lee Plan Policy 6.1.2 and have been determined to meet the requirements of the commercial infill requirements of the Lee Plan. [Sec. 33-1517]
4.				<i>Permitted Uses.</i> Commercial uses are limited to those permitted in the underlying commercial zoning district or as approved in a schedule of uses for a planned development district. Uses on properties zoned residential, developed in conjunction with a commercially zoned property, are limited to ancillary parking lots, fences and walls, signs, essential services, water retention and temporary uses. If two lots with a minimum 260 foot lot depth are replatted to alter the location of the alleyway, commercial uses, limited to those permitted in the underlying commercial zoning district or as approved in a schedule of uses for a planned development district, will be allowed south of the platted alleyway. [Sec. 33-1518]

ITEM #	COMPLIES WITH STANDARDS			STATE ROUTE 80 CORRIDOR OVERLAY DISTRICT-SPECIAL DESIGN STANDARDS <i>(continued)</i>
	YES	NO	N/A	
5.				<i>Property Development Regulations.</i> The property development regulations for the State Route 80 Corridor Overlay District are listed in LCLDC Table 33-1519. Note the special notes and references to other applicable LCLDC provisions (see item 5.a. thru Item 5.j. below). [Sec. 33-1519]
5.a.				<i>Lot Size.</i> The minimum lot size is 7,500 square feet. [Table 33-1519]
5.b.				<i>Lot Width.</i> The minimum lot width is 75 feet. [Table 33-1519]
5.c.				<i>Lot Depth.</i> The minimum lot depth is 120 feet. The maximum lot depth is 260 feet (see Item 5.c.1 below). [Table 33-1519]
5.c.1				The maximum lot depth is permitted only when two lots are combined between SR 80 and First Street and include a 20 foot-wide platted alleyway (Plat Book 9 Pages 151-154). The two lots that comprise the 260 foot lot depth may be replatted to alter the location of the alleyway but the alleyway cannot be vacated. The alleyway may be used as primary access into the proposed development. [Table 33-1519, Note 1.]
5.d.				<i>Street Setback.</i> The minimum street setback is 10 feet. The maximum street setback is 25 feet. {See Item 5.d.1. below.} [Table 33-1519]
5.d.1.				Minimum of 40 percent of the building frontage will be required at the setback along SR 80. [Table 33-1519, Note 2.]
5.e.				<i>Setback-First Street.</i> The minimum setback of zero feet on First Street is only permitted if the maximum 260 foot lot depth is met. If the lot depth is not 260 feet, a minimum street setback in compliance with section 34-2192 is required. [Table 33-1519, Note 3.]
5.f.				<i>Side Yard Setback.</i> Developments should provide setbacks of five feet or less to create a continuous building frontage where possible. Where side setbacks are less than five feet, evidence must be presented that the land owner will be able to maintain the exterior wall. The exterior walls of the buildings must meet fire protection standards. [Table 33-1519, Note 4.]
5.g.				<i>Rear yard Setback.</i> The minimum rear yard setback is 25 feet. [Table 33-1519]
5.h.				<i>Building Separation.</i> The minimum building separation of 10 feet is permitted subject to compliance with all applicable building and fire codes. The maximum building separation is 20 feet. [Table 33-1519, Note 5 & Table 33-1519.]
5.i.				<i>Height.</i> The maximum building height is 45 feet. [Table 33-1519]
5.j.				<i>Lot Coverage.</i> The maximum lot coverage of 80% of total lot area may only be obtained when the property has a minimum depth of 260 feet (that includes a 20 foot-wide alleyway) and a minimum width of 75 feet and the development complies, except as otherwise approved, with all applicable LCLDC regulations including, but not limited to, parking and open space. [Table 33-1519, Note 6.]
6.				<i>Parking Standards.</i> Parking must comply with the regulations in LCLDC Section 34-2011 et. seq. and LCLDC Section 33-1493. The following will apply to all development in the State Route 80 Corridor Overlay District (see Item 6.a. below). [Sec. 33-1520(a)]
6.a.				<i>Parking Prohibition-SR 80.</i> Parking located adjacent to State Route 80 is prohibited. Parking must be located in the rear of the building. [Sec. 33-1520(b)]
7.				<i>Stormwater Management.</i> The following criteria apply to all development within the State Route 80 Corridor Overlay District (see Item 7.a. thru Item 7.d. below). [Sec. 33-1521]
7.a.				Surface water management systems must be provided and designed in accordance with South Florida Water Management District requirements. [Sec. 33-1521]
7.b.				Innovative and urban stormwater management designs and techniques may be considered for addressing stormwater treatment requirements, including but not limited to porous pavement, treatment inlet boxes with skimmers or traps, subsurface basins for infiltration or detention, prefabricated multi-chamber water quality devices, green roofs, stormwater treatment mitigation, etc. [Sec. 33-1521]

ITEM #	COMPLIES WITH STANDARDS			STATE ROUTE 80 CORRIDOR OVERLAY DISTRICT-SPECIAL DESIGN STANDARDS <i>(continued)</i>
	YES	NO	N/A	
7.c.				All stormwater management designs and techniques must be certified by a Florida professional engineer or other appropriate professional registered under Chapters 471 or 481 F.S. competent in the fields of hydrology, drainage, and flood control. [Sec. 33-1521]
7.d.				Submittals must include recorded documents creating a maintenance entity or, if under single ownership, a maintenance agreement and maintenance plan that includes a proposed maintenance schedule for each technique, identifying the timing of inspections and maintenance activities such as removing debris from inlet boxes, replacing filters, pumping out accumulated sediment, mechanical sweeping, etc. [Sec. 33-1521]
8.				<i>Open Space.</i> Commercial projects must provide a minimum 30 percent open space of which 10 percent must be public open space. If the maximum lot depth of 260 feet is provided, open space can be reduced to 20 percent with no requirement for public open space. [Sec. 33-1522]
9.				<i>Buffers.</i> All buffers must comply with LCLDC Section 10-416, except for the following three listed elements (see Item 9.a. thru Item 9.c. below). [Sec. 33-1523]
9.a.				Landscape buffers are not required between commercial uses. [Sec. 33-1523(a)]
9.b.				If driveways and/or parking spaces are within 125 feet of a residential use a type F buffer per LCLDC Section 10-416(c) must be provided. [Sec. 33-1523(b)]
9.c.				Type D right-of-way buffers must have a minimum 10 foot width with 5 trees per 100 linear feet and a double staggered hedgerow. [Sec. 33-1523(c)]
10.				<i>Live-Work Units.</i> Live-work units may be located in the State Route 80 Corridor Overlay District subject to the following listed standards (see item 10.a. thru item 10.x. below). [Sec. 33-1524(a)]
10.a.				<i>Working Area.</i> The working area must not exceed 50 percent of the total floor area of the unit. The use must be conducted entirely within the work unit. [Sec. 33-1524(a)(1)]
10.b.				<i>Minimum Lot Size.</i> The minimum lot size is 7,500 square feet. . [Sec. 33-1524(a)(2)]
10.c.				<i>Proof of Payment of County Business Tax.</i> The owner/occupant must maintain a valid county local business tax receipt (f/k/a occupational license) for the business on the premises and provide proof of payment of the tax prior to approval of the Development Order. Proof of payment of the annual local business tax will be required to be submitted to the Lee County Department of Community Development annually. . [Sec. 33-1524(a)(3)]
10.d.				<i>Parking.</i> Off-street parking for a live-work unit is determined by the number of spaces required for the nonresidential use based on the square footage of the work space. The multiple-use development parking standard (see LCLDC Section 34-2020(b)) will be used to determine the minimum number of spaces required for each live-work unit. The minimum number of required parking spaces may be reduced up to 50% if a parking demand study is provided that supports the reduction pursuant to LCLDC Section 34-2020(c)(6) and administrative approval is obtained pursuant to LCLDC Section 34-2020(e). [Sec. 33-1524(a)(4)]
10.e.				<i>Outdoor Storage Prohibition.</i> Outdoor storage or display of materials, goods, supplies, equipment, or products associated with the business is prohibited. [Sec. 33-1524(a)(5)]
10.f.				<i>Nuisance Prohibition.</i> No equipment may be utilized which create noise, vibration, glare, fumes, odors, or electrical interference objectionable to the normal senses. . [Sec. 33-1524(a)(6)]
10.g.				<i>Uses.</i> Live-work unit uses are limited to those uses permitted in the underlying zoning district or as approved in a schedule of uses for a planned development district. Uses permitted by special exception may be approved as a live-work unit use through the public hearing process set forth in Chapter 34. [Sec. 33-1524(b)]