

**EXHIBIT V – G – NORTH FORT MYERS  
DESIGN STANDARDS CHECKLIST  
NORTH FORT MYERS PLANNING COMMUNITY**

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY NORTH FORT MYERS COMMUNITY WIDE LAND DEVELOPMENT REGULATIONS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Interface Between Existing Large Lot Residential Subdivisions and High Density/Intensity Uses.</i> The following regulations (LCLDC Section 33-1541 through Section 33-1565) apply to the location, operation, fencing, landscaping, and parking associated with high density or high intensity uses which abut existing large lot residential subdivisions within the North Fort Myers Planning Community. <b>[Sec. 33-1541]</b>
2.				<i>Location and Site Standards.</i> Any structure other than a single-family, two-family attached or duplex or its associated accessory structure(s) must have a minimum setback of 50 feet between the nearest points on the building and/or structure (not including wing walls, overhangs, shutters, awnings and canopies) and an existing large lot residential subdivision. <b>[Sec. 33-1542]</b>
2.a.				<i>Deviations.</i> The DCD Director or designee may grant a deviation through the Administrative Amendment process to part or all of the requirements set forth in LCLDC Section 33-1542 if it is demonstrated by the applicant that the site proposed for development of high density or high intensity use is separated from the existing large lot residential subdivisions by natural or manmade boundaries, structures, or other features that offset or limit the necessity for such minimum setback requirements. <b>[Sec. 33-1545]</b>
2.b.				<i>Community Meeting.</i> A community review meeting per LCLDC Section 33-1532(b) may be required at the discretion of the DCD Director or designee for approval of a variance and/or setback request. <b>[Sec. 33-1545]</b>
2.c.				<i>Basis of Decision.</i> The provisions of LCLDC Section 33-1545 apply to consideration of any request for relief from the requirements of LCLDC Section 33-1542 (see the provisions). <b>[Sec. 33-1545]</b>
3.				<i>Landscaping.</i> The following requirements for landscaping adjacent to all residential property lines are in addition to the requirements set forth in LCLDC Section 10-416 (see Item 3.a. thru Item 3.d. below). <b>[Sec. 33-1543]</b>
3.a.				<i>Buffers.</i> Landscape buffers for high density or high intensity development abutting a subdivided lot in an existing large lot residential subdivision must utilize, at a minimum, a 30-foot buffer width. <b>[Sec. 33-1543(a)]</b>
3.b.				<i>Use of a Berm.</i> Landscaped berms without walls may be used for multi-family development abutting an existing large lot residential subdivision (see Item 3.b.1. below for berm standards). <b>[Sec. 33-1543(b)]</b>
3.b.1.				<i>Berm Standards.</i> If a berm is used it must be constructed and maintained at a minimum average height of four feet, no steeper than a 4:1 slope. The berm must be planted with a combination of groundcovers (other than sod), shrubs, hedges, trees and palms. Plantings must cover a minimum of 50% of the total square footage of the berm. <b>[Sec. 33-1543(b)(1)]</b>
3.c.				<i>Buffer Trees-General.</i> The required trees and palms must be clustered in double rows with a minimum of three trees per cluster. Canopy trees must be planted a maximum of 20 feet on center within a cluster. A maximum spacing of 25 feet between all types of tree clusters must be maintained (25 feet from the closest tree in one cluster to the closest tree in another cluster) (see item 3.c.1 thru Item 3.c.2. below for further palm standards). <b>[Sec. 33-1543(c)]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY NORTH FORT MYERS COMMUNITY WIDE LAND DEVELOPMENT REGULATIONS (continued)
	YES	NO	N/A	
3.c.1.				Palm Standards. The use of palms within the buffer must be limited to areas adjacent to vehicular access points, as appropriate, for sight clearances. Palms must be planted in staggered heights to a minimum of three palms per cluster, spaced at a maximum of eight feet on center, with a minimum of a four foot difference in height between each tree. <b>[Sec. 33-1543(c)]</b>
3.c.2.				<i>Palm Standards-Exceptions.</i> Exceptions will be made for Roystonea spp., Bismarkia spp. and Phoenix spp. (not including robellini), which may be planted one palm per cluster. <b>[Sec. 33-1543(c)]</b>
3.d.				<i>Shrub Standards.</i> All required shrubs must be a minimum of ten gallon, four feet in height with a three-foot spread, planted four feet on center at installation. <b>[Sec. 33-1543(d)]</b>
4.				<i>Entrances and Exits.</i> Vehicular entrances and exits are permitted within the 50-foot setback between the high density or high intensity use building and the required 30-foot landscape buffer. . <b>[Sec. 33-1544]</b>
5.				<i>Parking Spaces.</i> Parking spaces, which are not loading, unloading or servicing the high density or high intensity use, may be placed within the 50-foot setback and may encroach a maximum of 20' into the 50-foot setback which is not occupied by any high density or high intensity use building or structure. <b>[Sec. 33-1544]</b>
6.				<i>Accessory Apartments.</i> The requirements for accessory apartments are as set forth in LCLDC Section 34-1177, except the following; <i>Detached apartments.</i> If the accessory apartment is not constructed as part of the main dwelling unit, the maximum floor area will be no greater than 700 square feet. <b>[Sec. 33-1546]</b>
7.				<i>Special Exception Uses.</i> The following uses (see Item 7.a. thru Item 7.d. below), when listed as permitted or special exception uses in Chapter 34, will be allowed within the North Fort Myers Community only as a Special Exception and said use(s) must not be located closer than 500 feet, measured in a straight line from any public school or charter school; child care center; park, playground, or public recreation facility; place of worship or religious facility; cultural center, or hospital. <b>[Sec. 33-1547]</b>
7.a.				Bars, Nightclubs and Cocktail Lounges not subordinate to Hotels or Restaurants. <b>[Sec. 33-1547(a)]</b>
7.b.				Pawn Shops. <b>[Sec. 33-1547(b)]</b>
7.c.				Casino Style Gaming. <b>[Sec. 33-1547(c)]</b>
7.d.				Gambling Establishments. <b>[Sec. 33-1547(d)]</b>
8.				<i>Interconnections and Shared Access for New Development and Redevelopment.</i> Commercial and mixed-use development adjacent to one another must provide interconnections for automobile, bicycle and pedestrian traffic. These regulations apply to new development or redevelopment involving alteration of, or the addition of building square footage, equal to 30% or more of existing square footage. <b>[Sec. 33-1548]</b>
8.a.				<i>Site Location Standards.</i> Interconnects between parking lots are not intended to satisfy the criteria for site location standards outlined in Policy 6.1.2(5) of the Lee Plan. <b>[Sec. 33-1548]</b>
9.				<i>Signs.</i> LCLDC Section 33-1598 et. seq. is adopted as an addendum to the general sign regulations set forth in LCLDC Chapter 30 and is applicable all properties in the North Fort Myers Planning Community (see Item 9.a. thru Item 9.g. below). <b>[Sec. 33-1598]</b>
9.a.				<i>Permitted Signs – Banners &amp; Banner Signs.</i> Notwithstanding the prohibition of banners under LCLDC Chapter 30, banners, banner signs and “feather signs” are permitted provided not more than a total of three banners or banner signs are allowed on a single lot or parcel and the total area of such signs must not exceed 48 square feet and the maximum size of any banner will be sixteen square feet in area and eight feet in height. <b>[Sec. 33-1599]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY NORTH FORT MYERS COMMUNITY WIDE LAND DEVELOPMENT REGULATIONS (continued)
	YES	NO	N/A	
9.b.				<i>Temporary Signs.</i> Temporary sign permits for prohibited signs will not be issued except for those listed below (see item 9.b.1. thru Item 9.b.3. below). <b>[Sec. 33-1600]</b>
9.b.1.				Temporary on-site sign permits may be issued for special occasions such as holidays (other than Christmas and Hanukkah, which are addressed in LCLDC Section 30-6), carnivals, parking lot sales, annual and semiannual promotions or other similar events, provided that all the conditions listed herein are met (see Item 9.b.1.i. thru Item 9.b.1.iv. below). <b>[Sec. 33-1600(a)]</b>
9.b.1.i.				A special occasion sign permit is issued by the building official. <b>[Sec. 33-1600(a)(1)]</b>
9.b.1.ii.				The special occasion sign permit is issued for a period of time not to exceed 15 days. <b>[Sec. 33-1600(a)(2)]</b>
9.b.1.iii.				No business may be permitted more than two special occasion permits in any calendar year. <b>[Sec. 33-1600(a)(3)]</b>
9.b.1.iv.				The business did not violate any applicable time limitations. <b>[Sec. 33-1600(a)(4)]</b>
9.b.2.				<i>Inflatable Wind Signs, Search Lights, &amp; Spot Lights.</i> Not more than one inflatable wind sign or search light or spot light will be permitted on a single lot or parcel. Inflatable wind signs, search lights, and spot lights will be permitted only upon issuance of a special occasion sign permit and no such inflatable wind sign, search light, or spot light may be placed on the public right-of-way. <b>[Sec. 33-1600(b)]</b>
9.b.3.				<i>Other Temporary Signs.</i> Other temporary signs such as pennants and balloons are allowed upon approval of a special occasion sign permit by the building official. <b>[Sec. 33-1600(c)]</b>
9.c.				<i>Sign Location.</i> Signs must be located on-site and in a manner that does not create a traffic or pedestrian hazard. <b>[Sec. 33-1600(d)]</b>
9.d.				<i>Sign Illumination.</i> Signs illuminated by electricity must comply with all electrical and safety codes. <b>[Sec. 33-1600(e)]</b>
9.e.				<i>Sign Construction.</i> Signs must be constructed and secured in accordance with all applicable standards. <b>[Sec. 33-1600(f)]</b>
9.f.				<i>Under-Canopy Signs.</i> Signs attached to the underside of a canopy may have a copy area no greater than four square feet, with a maximum letter height of six inches, subject to a minimum clearance height of eight feet from the sidewalk, and must be mounted as nearly as possible at a right angle to the building face, and rigidly attached. <b>[Sec. 33-1601(a)]</b>
9.g.				<i>Sandwich Signs/Sandwich Boards.</i> On-site sandwich signs/sandwich boards are permitted on commercially-zoned property during business hours, one per business limited to six square feet per side, provided they are not placed within buffers, on the sidewalks or over a fire hydrant, and do not interfere with the public right-of-way or within the visibility triangle. Sandwich signs/sandwich boards will not count against the permitted sign area. <b>[Sec. 33-1601(b)]</b>
ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY COMMERCIAL CORRIDOR LAND DEVELOPMENT PROVISIONS- DESIGN STANDARDS FOR COMMERCIAL CORRIDORS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> The provisions of LCLDC Section 33-1566 through Section 33-1610 apply to all commercially zoned properties with frontage on, or contiguous to and developed in conjunction with properties with frontage on, the following roadways within the North Fort Myers Planning Community: (a) U.S. 41/Cleveland Avenue; (b) Old 41/Tamiami Trail; (c) Pine Island/Bayshore Road; (d) Hancock Bridge Parkway; and (e) Pondella Road EXCEPT the areas located within Neighborhood Centers, the Town Center, or within Commercial Corridors that are designated Mixed Use Overlay on the Special Treatment Areas Map, Lee Plan Map 1, Page 6. <b>[Sec. 33-1566]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY COMMERCIAL CORRIDOR LAND DEVELOPMENT PROVISIONS- DESIGN STANDARDS FOR COMMERCIAL CORRIDORS <i>(continued)</i>
	YES	NO	N/A	
2.				<i>Property Development Regulations.</i> The following property development regulations apply to Commercial Corridors within the North Fort Myers Planning Community (see Item 2.a. thru Item 2.c. below). <b>[Sec. 33-1571]</b>
2.a.				<i>Side Setback.</i> Except as may be necessary to meet the landscaped buffer requirements of LCLDC Section 33-1581, no minimum building setback from side property lines is required; but, if a setback is provided it must not be less than five feet. <b>[Sec. 33-1571(a)(1)]</b>
2.b.				<i>Rear Setback.</i> Except as may be necessary to meet the landscaped buffer requirements of LCLDC Section 33-1581, no minimum building setback from the rear property line is required. <b>[Sec. 33-1571(a)(2)]</b>
2.c.				<i>Waterbody Setback.</i> Setback from man-made lakes or waterways must be at least 20 feet. <b>[Sec. 33-1571(a)(3)]</b>
3.				<i>Publicly-Accessible Open Space.</i> In addition to the meeting the requirements of Sec. 10-415, all commercial and mixed-use projects are required to provide publicly-accessible open space that meets the following standards (see Item 3.a. thru Item 3.c. below). <b>[Sec. 33-1572]</b>
3.a.				<i>Developments Greater than 40,000 Square Feet in Floor Area.</i> Not less than 10% of the land area of a development with 40,000 square feet or more of nonresidential floor area must be devoted to publicly-accessible open space. <b>[Sec. 33-1572(a)]</b>
3.b.				<i>Parcels More Than 20,000 Square Feet.</i> On parcels of more than 20,000 square feet, urban open space must not comprise greater than 50% of the land area required for publicly accessible open space. <b>[Sec. 33-1572(b)]</b>
3.c.				<i>Multiple Individual Developments.</i> Publicly-accessible open space required of multiple individual developments may be consolidated into one centralized open space subject to the requirements listed below (see Item 3.c.1. thru Item 3.c.3. below). <b>[Sec. 33-1572(c)]</b>
3.c.1.				The publicly-accessible open space will be developed by one entity. One entity will be defined as either a single owner or a group of owners which form a legal partnership for the purpose of consolidating their open space requirements. <b>[Sec. 33-1572(c)(1)]</b>
3.c.2.				Consolidated publicly-accessible open space will be developed and open for use prior to issuance of the first certificate of occupancy of the building or buildings for which the open space is required. <b>[Sec. 33-1572(c)(2)]</b>
3.c.3.				Provisions for the maintenance of the open space will be determined and documented in a written agreement with the county prior to the issuance of the first certificate of occupancy. <b>[Sec. 33-1572(c)(3)]</b>
4.				<i>Parking Standards.</i> The parking requirements listed herein are in addition to the Parking Regulations in LCLDC Section 34-2011 et.seq. (see Item 4.a. thru Item 4.h. below). <b>[Sec. 33-1573]</b>
4.a.				<i>Pedestrian &amp; Vehicular Circulation.</i> Building siting and parking design must incorporate pedestrian and vehicular circulation between adjacent sites, such as joint access easements, common driveways and vehicular interconnects between properties. <b>[Sec. 33-1573(a)(1)]</b>
4.b.				<i>Bicycle Parking.</i> Parking areas will provide bicycle parking spaces that are located close to the buildings and do not impede pedestrian or auto circulation. Bicycle areas will be located in areas which are clearly visible to site users. The design and materials will be coordinated with the site and building design. <b>[Sec. 33-1573(a)(2)]</b>
4.c.				<i>Parking Distribution.</i> All outdoor parking areas with greater than 51 spaces must be divided into smaller units or pods to decrease visual impacts associated with large expanses of pavement and vehicles, and to facilitate safe and efficient pedestrian movement between parking and development. <b>[Sec. 33-1573(b)]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY COMMERCIAL CORRIDOR LAND DEVELOPMENT PROVISIONS- DESIGN STANDARDS FOR COMMERCIAL CORRIDORS <i>(continued)</i>
	YES	NO	N/A	
4.d.				<i>Access Drives/Curb Cuts.</i> Building siting and parking design must maximize shared parking, access entries and driveways in order to minimize the number of curb cuts. <b>[Sec. 33-1573(c)(1)]</b>
4.e.				<i>Interconnection of Developments.</i> Commercial development adjacent to commercial, mixed-use, or multi-family development must provide interconnections for automobile, bicycle and pedestrian traffic. <b>[Sec. 33-1573(c)(2)]</b>
4.f.				<i>Internal Circulation.</i> The standards listed below (see Item 4.f.1. thru Item 4.f.7. below) are required in addition to the provisions of LCLDC Section 10-610(d). <b>[Sec. 33-1573(d)]</b>
4.f.1.				<i>Pedestrian Walkway.</i> Large commercial and mixed-use developments must include at least one separated pedestrian walkway through the parking area to the main entrance. <b>[Sec. 33-1573(d)(1)]</b>
4.f.2.				<i>Pedestrian Walkway Connections.</i> Sidewalks or pedestrian walkways must connect the on-site pedestrian systems to pedestrian systems on adjacent properties. <b>[Sec. 33-1573(d)(2)]</b>
4.f.3.				<i>Pedestrian Walkway Design Elements.</i> Pedestrian walkways and spaces must include at least three of the following elements (see Item 4.f.3.i. thru Item 4.f.3.vii. below and please indicate which three {minimum} elements are proposed as part of the design). <b>[Sec. 33-1573(d)(3)]</b>
4.f.3.i.				Special paving materials, such as specialty pavers, colored concrete or stamped concrete patterns. <b>[Sec. 33-1573(d)(3)a.]</b>
4.f.3.ii.				Landscaping in compliance with LCLDC Section 10-416(d)(11). Pedestrian walkways may be incorporated within a required landscape perimeter buffer and walkways must include 1 tree per 25 linear feet of walkway. Trees required for internal use (i.e. parking) or general trees may be used to fulfill this requirement. Tree heights and standards must be in compliance with LCLDC Section 10-420.. <b>[Sec. 33-1573(d)(3)b.]</b>
4.f.3.iii.				Pedestrian walkways may be incorporated within a required landscape perimeter buffer, in compliance with LCLDC Section 10-416(d)(11). <b>[Sec. 33-1573(d)(3)c.]</b>
4.f.3.iv.				Pedestrian-scaled lighting. <b>[Sec. 33-1573(d)(3)d.]</b>
4.f.3.v.				Seating. <b>[Sec. 33-1573(d)(3)e.]</b>
4.f.3.vi.				Trash receptacles. <b>[Sec. 33-1573(d)(3)f.]</b>
4.f.3.vii				Primary circulation paths designed to avoid steps or level changes which pose potential tripping hazards and which design facilitates circulation for all potential users, including strollers and wheelchairs. <b>[Sec. 33-1573(d)(3)g.]</b>
4.g.				<i>Bicycle Parking-Retail, Office &amp; Mixed Use Developments.</i> Parking areas for all retail, office, and mixed-use developments must provide bicycle parking spaces as required by LCLDC Section 10-610(e)(3). <b>[Sec. 33-1573(d)(4)]</b>
4.h.				<i>Walkway Safety Elements.</i> Where walkways cross traffic lanes, special design features must be used to increase safety for the pedestrian. These features may include raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting. <b>[Sec. 33-1573(d)(5)]</b>
4.i.				<i>Walkway Illumination.</i> Illumination of walkways must be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked. <b>[Sec. 33-1573(d)(6)]</b>
4.j.				<i>Garages-Aesthetic Treatment.</i> Sixty percent of the primary facade of a parking garage must incorporate the specified elements listed below (see Item 4.j.1. thru Item 4.j.3. below). <b>[Sec. 33-1573(e)]</b>
4.j.1.				<i>Windows.</i> Where pedestrian oriented businesses are located along the facade of the parking structure, they must contain transparent windows, with clear or lightly tinted glass, or display windows; OR (see Item 4.j.2. below). <b>[Sec. 33-1573(e)(1)]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY COMMERCIAL CORRIDOR LAND DEVELOPMENT PROVISIONS- DESIGN STANDARDS FOR COMMERCIAL CORRIDORS <i>(continued)</i>
	YES	NO	N/A	
4.j.2.				<i>Decorative Treatment.</i> Where there are no pedestrian oriented businesses located along the facade of the parking structure, provide decorative metal grille-work; or similar detailing, which provides texture and partially or fully covers the parking structure openings; or vertical trellis or other landscaping; or a pedestrian plaza area. Planting areas must be a minimum of three feet in width and vertical trellises must be at least three feet in height. <b>[Sec. 33-1573(e)(2)]</b>
4.j.3.				<i>Location.</i> All aesthetic improvements must commence on the 1st floor. <b>[Sec. 33-1573(e)(3)]</b>
5.				<i>Transit Facilitation.</i> Access to public transportation must be provided, if applicable. The following listed examples are design techniques that may be used to meet this requirement (see Item 5.a. thru Item 5.f. below and <u>please indicate which elements are proposed as part of the design</u> ). <b>[Sec. 33-1574]</b>
5.a.				Accommodate public transportation vehicles on the road network that services the development. <b>[Sec. 33-1574(a)]</b>
5.b.				For streets adjacent to a development, provide sidewalks and other pedestrian facilities such as bus shelters. <b>[Sec. 33-1574(b)]</b>
5.c.				Provide a convenient and safe access between building entrances and a transit or bus area, such as walkways or painted pedestrian crosswalks. <b>[Sec. 33-1574(c)]</b>
5.d.				Pedestrian walkways provided for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, delivery or employee vehicles. <b>[Sec. 33-1574(d)]</b>
5.e.				Sidewalks or pedestrian ways must connect the on-site pedestrian systems to pedestrian systems on adjacent developments. <b>[Sec. 33-1574(e)]</b>
5.f.				Where walkways cross traffic lanes, special design features must be used to increase safety for the pedestrian. Potential design features include: raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting, such as a bollard light. <b>[Sec. 33-1574(f)]</b>
ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY COMMERCIAL CORRIDOR LAND DEVELOPMENT PROVISIONS- URBAN DESIGN GUIDELINES FOR COMMERCIAL CORRIDORS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> In addition to the requirements of LCLDC Section 10-620, all proposed commercial, public and vertical and horizontal mixed-use buildings or development located within a North Fort Myers Commercial Corridor must blend with and complement, where appropriate architectural features of adjacent structures constructed under these standards. <b>[Sec. 33-1575]</b>
2.				<i>Architectural Style.</i> The design of all commercial, public and mixed-use buildings within a North Fort Myers Commercial Corridor must comply with the standards listed in LCLDC Section 33-1576 and be compatible with Florida Traditional Styles (see Item 2.a. thru Item 2.c. below and <u>please indicate the proposed Architectural Style for this development in PART I-D of this application form</u> ). <b>[Sec. 33-1576]</b>
2.a.				<i>Preferred Styles.</i> The preferred architectural styles for commercial, public and mixed-use development in the Commercial Corridors include a mixture of Old Florida, Key West, Colonial, Caribbean and other styles of architecture that are deemed compatible with or complementary to these styles. <b>[Sec. 33-1576]</b>
2.b.				<i>Vernacular Styles.</i> Distinct vernacular styles should be displayed through the inclusion of roof overhangs and brackets, porches, decorative columns, galleries, arcades, and pitch roofs (where applicable). <b>[Sec. 33-1576]</b>

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	YES	NO	N/A	
2.c.				<i>Examples of Character &amp; Style.</i> Examples of character and styling that emulate architectural features and materials that are associated with or compatible to the Florida Traditional and other acceptable and compatible architectural styles LCLDC Section 33-1576(c) Figure 6, Figure 7, & Figure 8 (Architectural Styles), and Figure 9A thru Figure 9J (Architectural features). <b>[Sec. 33-1576(c)]</b>
3.				<i>Exterior Treatment-Windows.</i> Windows will be clear glass, and must transmit at least 50 percent of visible daylight. <b>[Sec. 33-1576(b)(1)]</b>
4.				<i>Exterior Treatment-Pitched Roofs.</i> Pitched roofs, if provided, will be symmetrically sloped no less than 4:12, except that porches may have attached shed type roofs with slopes no less than 2:12. <b>[Sec. 33-1576(b)(2)]</b>
5.				<i>Exterior Treatment-Flat Roofs.</i> "Flat roofs" will be fully enclosed by parapets a minimum of 42 inches high or as required to conceal HVAC equipment to the satisfaction of the director. <b>[Sec. 33-1576(b)(3)]</b>
6.				<i>Exterior Treatment-Openings.</i> Openings above the first story will not exceed 50 percent of the total building wall area, with each facade being calculated independently. <b>[Sec. 33-1576(b)(4)]</b>
7.				<i>Exterior Treatment-Facades on A Streets.</i> The facades on A Streets (see definitions LCLDC Section 33-1537) will be detailed as storefronts and glazed no less than 70 percent of the sidewalk-level story. <b>[Sec. 33-1576(b)(5)]</b>
8.				<i>Exterior Treatment-Facades on Office Frontages.</i> The facades on office frontages will be glazed no less than 25 percent of the sidewalk-level story. <b>[Sec. 33-1576(b)(5)]</b>
9.				<i>Exterior Treatment-Encroachments into Setbacks.</i> Open porches, stoops, balconies, awnings and bay windows may encroach into any setback up to the right-of-way line, if not prohibited by an easement. <b>[Sec. 33-1576(b)(6)]</b>
10.				<i>Exterior Treatment-Opening Configuration.</i> Openings, including porches, galleries, and windows will be square or vertical in proportion. <b>[Sec. 33-1576(b)(7)]</b>
11.				<i>Exterior Treatment-Sliding Door Limitation.</i> Sliding doors are prohibited on the ground floor along frontage lines. <b>[Sec. 33-1576(b)(8)]</b>
12.				<i>Exterior Treatment-Reduction of Mass.</i> In addition to the requirements of LCLDC Section 10-620(c), projects must use architectural elements and articulation on building exteriors to reduce the bulk of buildings. Buildings must be designed to be visually appealing from all directions and must include at least three of the following methods of providing architectural relief (see Item 12.a. thru Item 12.f. and <u>please indicate which three {minimum} elements are proposed as part of the design.</u> ) <b>[Sec. 33-1576(b)(9)]</b>
12.a.				Recessed or Defined Entryways. <b>[Sec. 33-1576(b)(9)a.]</b>
12.b.				Varying rooflines, pitches, and shapes. <b>[Sec. 33-1576(b)(9)b.]</b>
12.c.				Dormers, balconies, porches, and staircases. <b>[Sec. 33-1576(b)(9)c.]</b>
12.d.				Display windows that provide visibility into the building interior. <b>[Sec. 33-1576(b)(9)d.]</b>
12.e.				Overhangs, awnings, and marquees. <b>[Sec. 33-1576(b)(9)e.]</b>
12.f.				Features such as cornices, articulated roof parapets, porticos, towers, or other details that alter building height. <b>[Sec. 33-1576(b)(9)f.]</b>
13.				<i>Landscaping Buffers.</i> The buffer requirements table identified as LCLDC Section 33-1581, Table 1 and buffer types identified as LCLDC Section 33-1581, Table 2 must be used instead of those in LCLDC Section 10-416(d)(3)&(4). <b>[Sec. 33-1581]</b>
14.				<i>Tree Preservation.</i> In addition to the requirements of LCLDC Section 10-415(b) all projects with existing native trees must be preserved regardless of project size as per the listed standards (see item 14.a. thru Item 14.k. below). <b>[Sec. 33-1582(a)]</b>
14.a.				<i>Clustered Development.</i> All development projects must be clustered to preserve open spaces. <b>[Sec. 33-1582(a)(1)]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY COMMERCIAL CORRIDOR LAND DEVELOPMENT PROVISIONS- URBAN DESIGN GUIDELINES FOR COMMERCIAL CORRIDORS <i>(continued)</i>
	YES	NO	N/A	
14.b.				<i>Indigenous Tree Preservation Method.</i> Preservation of indigenous tree clusters is preferred over individual tree protection. Reasonable efforts to retain individual trees must be made. It is recognized that site design requirements (e.g. fill) may limit the ability to retain some individual trees, and in that case the County will allow the removal of those trees. <b>[Sec. 33-1582(a)(2)]</b>
14.c.				<i>Sabal Palm Protection.</i> Healthy sabal palms with 8-foot clear trunk must be relocated in a manner that utilizes appropriate horticultural practices in accordance with Lee County Extension Services brochure Lee 8/2000A and clustered within open space areas. <b>[Sec. 33-1582(a)(3)]</b>
14.d.				<i>Native Tree Relocation.</i> Native trees (4 to 15-inch caliper dbh) may be relocated to open space areas when proper horticultural methods (e.g. root pruning; use of anti-transpirants) are utilized to insure the survivability of the trees, and a vegetation removal permit is obtained. <b>[Sec. 33-1582(a)(4)]</b>
14.e.				<i>Heritage Tree Preservation.</i> Effort must be made to preserve heritage trees with at least a 20-inch caliper dbh, including but not limited to live oak, South Florida slash pine, or longleaf pine. If a heritage tree must be removed from a site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space area. <b>[Sec. 33-1582(a)(5)]</b>
14.f.				<i>Native Tree Preservation Techniques.</i> Native tree preservation must incorporate techniques as established in LCLDC Section 10-420 (j). <b>[Sec. 33-1582(a)(6)]</b>
14.g.				<i>Surface Water Management Areas.</i> Surface water management systems may overlap with native tree preservation areas only where it can be clearly demonstrated that the effects of water management system construction or operation will not cause death or harm to the preserve tree and indigenous plant community of protected species. <b>[Sec. 33-1582(a)(7)]</b>
14.h.				<i>Integration of Trees into Infrastructure Design.</i> Infrastructure design must integrate existing trees and the natural character of the land to the greatest extent feasible. <b>[Sec. 33-1582(b)]</b>
15.				<i>Pedestrian Walkways/Linkages.</i> The walkway standards listed in LCLDC Section 33-1583 are required in North Fort Myers Planning Community Commercial Corridors in addition to the requirements of LCLDC Section. 10-610(d) (see item 15.a. thru Item 15.g. below). <b>[Sec. 33-1583]</b>
15.a.				<i>Pedestrian Walkways-Location.</i> Pedestrian walkways must be provided for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, delivery or employee vehicles. <b>[Sec. 33-1583(a)]</b>
15.b.				<i>Pedestrian Walkways-Surfaces.</i> In order to accentuate and highlight pedestrian areas, wherever possible, materials must include specialty pavers, colored concrete or stamped concrete patterns. <b>[Sec. 33-1583(b)]</b>
15.c.				<i>Pedestrian Walkways-Safety Features.</i> Pedestrian walkways/links must be incorporated into, within and through a project in a way that addresses both site security concerns and pedestrian safety. The following are examples of design techniques that will be applied (see item 15.c.1. thru item 15.c.2. and please indicate which elements are proposed as part of the design). <b>[Sec. 33-1583(c)]</b>
15.c.1.				Incorporate cross-site pedestrian connections within projects. <b>[Sec. 33-1583(c)(1)]</b>
15.c.2.				Define walkways with vertical plantings, such as trees or shrubs, not just sod or ground cover which are horizontal plantings. Pedestrian walkways may be incorporated within a required landscape perimeter buffer, in compliance with LCLDC Section 10-416 (d) (4), Note 11 (see Item 15.c.2.i. below). <b>[Sec. 33-1583(c)(2)]</b>
15.c.2.i.				<i>Use of Buffer Areas.</i> Required buffers may be used for passive recreation such as pedestrian, bike, or equestrian trails, provided that: a. no required trees or shrubs are eliminated; b. not more than 20 percent of the width of the buffer is impervious surface; c. the total width of the buffer area is maintained; and d. all other requirements of LCLDC Chapter 10 are met. <b>[Sec. 10-416(d)(4), Note 11]</b>



ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS PLANNING COMMUNITY COMMERCIAL CORRIDOR LAND DEVELOPMENT PROVISIONS- URBAN DESIGN GUIDELINES FOR COMMERCIAL CORRIDORS <i>(continued)</i>
	YES	NO	N/A	
15.d.				<i>Connection to Adjacent Development.</i> Sidewalks or pedestrian ways must connect the on-site pedestrian systems to pedestrian systems on adjacent developments. <b>[Sec. 33-1583(d)]</b>
15.e.				<i>Pedestrian Safety Features.</i> Where walkways cross traffic lanes, special design features must be used to increase safety for the pedestrian. Potential design features include: raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting, such as a bollard light. <b>[Sec. 33-1583(e)]</b>
15.f.				<i>Sidewalks/Bikeways Along Frontage Roads.</i> Sidewalks or bikeways must be installed along all project frontage roads, and must be separated from the edge of pavement by a minimum four-foot wide planting strip. <b>[Sec. 33-1583(f)]</b>
15.g.				<i>Pedestrian Paths on Medians and Landscaped Areas.</i> Pedestrian paths located on medians and through landscaped areas must have durable, all weather surfaces to reduce wear on landscaped areas. <b>[Sec. 33-1583(g)]</b>
16.				<i>Street Furniture and Public Amenities.</i> Street furniture must be incorporated into the development site by providing a minimum of 3 amenities for every 1,500 square feet of publicly accessible open space (see item 16.a. thru Item 16.b. below for definition and additional information and requirements). <b>[Sec. 33-1584(c)]</b>
16.a.				<i>Street Furniture-Definition.</i> Street furniture is an element constructed or placed above ground such as outdoor seating or benches, kiosks, bus shelters, sculptures, trash receptacles, fountains, and telephone booths, which have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public. Street furniture elements also include such things as tree grates and tree guards, planters, light fixtures, and signs. All street furniture elements are considered fixed, that is, stationary. <b>[Sec. 33-1584(a)]</b>
16.b.				<i>Street Furniture-Design and Style.</i> All accessories and street furniture such as railings, trash receptacles and bicycle parking spaces must complement the building design and style. <b>[Sec. 33-1584(b)]</b>
17.				<i>Commercial Corridor Use Regulations.</i> The use regulations listed in LCLDC Section 33-1596 (including all notes) apply to property located within the North Fort Myers Planning Community Commercial Corridor as defined in LCLDC Section 33-1537 (see Item 17.a. thru Item 17.d. below for further explanations). <b>[Sec. 33-1596]</b>
17.a.				<i>Uses Allowed by Special Exception.</i> Uses allowed by special exception may also be requested through Planned Development zoning. <b>[Sec. 33-1596, Note *]</b>
17.b.				<i>Use Restriction.</i> Bar, cocktail lounge or nightclub (freestanding); consumption on premises; gambling establishments and casino style gaming; and pawn shop uses must not be located closer than 500 feet, measured in a straight line from any public school or charter school; child care center; park, playground, or public recreation facility; place of worship or religious facility; cultural center, or hospital. <b>[Sec. 33-1596, Note **]</b>
17.c.				<i>Uses Allowed by Planned Development Zoning.</i> All planned developments approved prior to adoption of the LCLDC Section 33-1596 will retain the uses approved. <b>[Sec. 33-1596, Note ***]</b>
17.d.				<i>Prohibited Uses.</i> Bail Bonding, Escort Services, Fortune Tellers Palm Readers or Card Readers, Massage parlors are not permitted. <b>[Sec. 33-1596, Note ****]</b>
ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS COMMUNITY NEIGHBORHOOD CENTERS AND CERTAIN PORTIONS OF COMMERCIAL CORRIDORS- COMPACT COMMUNITY REGULATIONS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> The provisions of LCLDC Section 32-801 through Section 32-825 apply to the following Neighborhood Centers (see Maps 7 – 13 in LCLDC Appendix I and Item 1.a. thru 1.h. below) <b>[Sec. 32-801(a)]</b>
1.a.				North Tamiami Trail & Nalle Grade Road (Map 7, LCLDC Appendix I) <b>[Sec. 32-801(a)(1)]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS COMMUNITY NEIGHBORHOOD CENTERS AND CERTAIN PORTIONS OF COMMERCIAL CORRIDORS- COMPACT COMMUNITY REGULATIONS <i>(continued)</i>
	YES	NO	N/A	
1.b.				North Tamiami Trail & Del Prado Boulevard (Map 8, LCLDC Appendix I) <b>[Sec. 32-801(a)(2)]</b>
1.c.				Littleton Road & North Cleveland Avenue (Map 9, LCLDC Appendix I) <b>[Sec. 32-801(a)(3)]</b>
1.d.				Hancock Bridge Parkway & Orange Grove Boulevard (Map 10, LCLDC Appendix I) <b>[Sec. 32-801(a)(4)]</b>
1.e.				North Tamiami Trail & Pine Island/Bayshore Road (Map 11, LCLDC Appendix I) <b>[Sec. 32-801(a)(5)]</b>
1.f.				Bayshore Road & Hart Road (Map 12, LCLDC Appendix I) <b>[Sec. 32-801(a)(6)]</b>
1.g.				Bayshore Road & Slater Road (Map 13, LCLDC Appendix I) <b>[Sec. 32-801(a)(7)]</b>
1.h.				Commercial Corridors within the North Fort Myers Community that are designated Mixed Use Overlay on the Special Treatment Areas Map, Lee Plan Map 1, Page 6. <b>[Sec. 32-801(a)(8)]</b>
2.				<i>Property Development Regulations-Dimensions for Each Lot Type.</i> LCLDC Table 32-802 provides property development regulations that apply to each designated lot type within the designated neighborhood centers. These requirements supersede contradictory requirements in the LCLDC including the property development regulations for individual zoning districts in LCLDC Chapter 34. <b>[Sec. 32-801(a)]</b>
3.				<i>Permitted Uses.</i> LCLDC Table 32-803A and associated notes identifies the use regulations for each lot type within the designated neighborhood centers. The referenced list of allowable residential type uses is provided in LCLDC Table 32-802B and the referenced list of allowable commercial type uses is provided in LCLDC Table 32-802C (see also Item 3.a. thru Item 3.c. below). <b>[Sec. 32-803(a)]</b>
3.a.				<i>Accessory Uses.</i> Accessory uses and structures not listed in LCLDC Table 32-803A are regulated in the same manner as LCLDC Chapter 34 provides for each permitted use. <b>[Sec. 32-803(b)]</b>
3.b.				<i>Uses Allowed by Special Exception.</i> Uses allowed by special exception may also be requested through Planned Development zoning. <b>[Table 32-802B, Note &amp; Table 32-802C, Note *]</b>
3.c.				<i>Use Restriction.</i> Bar, cocktail lounge or nightclub (freestanding); consumption on premises; gambling establishments and casino style gaming; and pawn shop uses must not be located closer than 500 feet, measured in a straight line from any public school or charter school; child care center; park, playground, or public recreation facility; place of worship or religious facility; cultural center, or hospital. <b>[Table 32-802C, Note **]</b>
4.				<i>Publicly Accessible Open Space.</i> Each development must provide publicly accessible open space equal to not less than 10% of the land area of the development (see also Item 4.a. thru Item 4.f. below). <b>[Sec. 32-804(a)]</b>
4.a.				<i>Parcels More Than 20,000 Square Feet.</i> On parcels of more than 20,000 square feet, urban open space must not comprise greater than 50% of the land area required for publicly accessible open space. <b>[Sec. 32-804(b)]</b>
4.b.				<i>Parcels of 20,000 Square Feet or Less.</i> On parcels of 20,000 square feet or less, urban open space may comprise as much as 100% of the required publicly accessible open space. <b>[Sec. 32-804(c)]</b>
4.c.				<i>Open Space Inclusions.</i> For the purposes of this section, urban open space includes the elements listed in LCLDC Section 32-804(d) (see item 4.c.1. thru Item 4.c.2 below). <b>[Sec. 32-804(d)]</b>
4.c.1.				<i>Spaces Within Buildings.</i> Spaces that are within buildings are included, especially large spaces, such as atriums and courtyards. These may be counted toward the public accessible open space requirement if the spaces are connected directly to the outside publicly accessible open spaces or public open spaces, and clearly visible from the exterior open spaces. <b>[Sec. 32-804(d)(1)]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS COMMUNITY NEIGHBORHOOD CENTERS AND CERTAIN PORTIONS OF COMMERCIAL CORRIDORS- COMPACT COMMUNITY REGULATIONS <i>(continued)</i>
	YES	NO	N/A	
4.c.2.				<i>Publicly Accessible Outdoor Space.</i> Publicly accessible outdoor common space such as open space squares that have a minimum average dimension of 30 feet and a maximum average dimension of 65 feet. Open space squares may be interconnected to form a larger square or a series of squares and must be integrated into the pedestrian circulation pattern for the project. Open space squares must also be located in the front or middle of the project/development. <b>[Sec. 32-804(d)(2)]</b>
4.d.				<i>Multiple Developments-Consolidation of Open Space.</i> Publicly accessible open space required of multiple individual developments may be consolidated into one centralized open space subject to the requirements listed in LCLDC Section 32-804(e) (see item 4.d.1. thru Item 4.d.3. below). <b>[Sec. 32-804(e)]</b>
4.d.1.				<i>One Entity.</i> The publicly accessible open space will be developed by one entity. One entity will be defined as either a single owner or a group of owners which form a legal partnership for the purpose of consolidating their open space requirements. <b>[Sec. 32-804(e)(1)]</b>
4.d.2.				<i>Timing of Accessible Use.</i> Consolidated publicly accessible open space will be developed and open for use prior to issuance of the first certificate of occupancy of the building or buildings for which the open space is required. <b>[Sec. 32-804(e)(2)]</b>
4.d.3.				<i>Provision for Maintenance-Agreement.</i> Provisions for the maintenance of the open space will be determined and documented in a written agreement with the County prior to the issuance of the first certificate of occupancy. <b>[Sec. 32-804(e)(3)]</b>
5.				<i>Urban Design Guidelines-Complement Surrounding Development.</i> In addition to the requirements of LCLDC Section 10-620, all proposed residential, commercial, public and vertical and horizontal mixed-use buildings or development within the specified neighborhood centers and mixed-use corridors must blend with and complement architectural features of adjacent structures constructed under the standards listed in LCLDC Section 32-805. <b>[Sec. 32-805(a)]</b>
6.				<i>Architectural Design.</i> The design of all residential, commercial, public and mixed-use buildings within a North Fort Myers Neighborhood Center must comply with the standards listed in LCLDC Section 32-805 and be compatible with Florida Traditional Styles (see also item 6.a. thru Item 6.c. below). <b>[Sec. 32-805(b)]</b>
6.a.				<i>Façade Exterior Finish Standards.</i> The exterior finish on all facades will be limited to brick, stonework, architectural concrete block, wood, Hardiplank, tile, terracotta, and stucco. <b>[Sec. 32-805(b)(1)]</b>
6.b.				<i>Roof Standards.</i> Buildings will have sloped roofs or “flat roofs” closed by parapets. <b>[Sec. 32-805(b)(2)]</b>
6.c.				<i>Balconies, Galleries and Arcades-Material Standards.</i> Balconies, galleries and arcades will be made of concrete, painted wood, or metal; or will match abutting wall material. <b>[Sec. 32-805(b)(3)]</b>
7.				<i>Architectural Style.</i> The preferred architectural styles for commercial and residential development in the Neighborhood Centers include a mixture of Old Florida, Key West, Colonial, Caribbean and other styles of architecture that are deemed compatible with or complementary to these styles (see LCLDC Section 32-805(c) Figures 1-4 and see also Item 7.a. thru Item 7.d. below and please indicate the proposed Architectural Style for this development in PART I-D of this application form). <b>[Sec. 32-805(c)(1)]</b>
7.a.				<i>Examples of Character &amp; Style.</i> Examples of character and styling that emulate architectural features and materials that are associated with or compatible to the Florida Traditional and other acceptable and compatible architectural styles are shown in LCLDC Section 32-805(d)92) Figure 5, Figure 6, & Figure 7 (Architectural Styles), and Figure 8A thru Figure 8J (Architectural features). <b>[Sec. 32-805(d)(2)]</b>
7.b.				<i>Vernacular Styles.</i> Distinct vernacular styles should be displayed through the inclusion of roof overhangs and brackets, porches, decorative columns, galleries, arcades, and pitch roofs (where applicable). <b>[Sec. 32-805(c)(1)]</b>

ITEM #	COMPLIES WITH STANDARDS			NORTH FORT MYERS COMMUNITY NEIGHBORHOOD CENTERS AND CERTAIN PORTIONS OF COMMERCIAL CORRIDORS- COMPACT COMMUNITY REGULATIONS <i>(continued)</i>
	YES	NO	N/A	
7.c.				<i>Solar Panels Permitted.</i> Nothing herein shall serve to inhibit the use of solar panels, be they photovoltaic or domestic hot water. <b>[Sec. 32-805(c)(2)]</b>
7.d.				<i>Metal Buildings &amp; Certain Flat Roofs Prohibited.</i> Metal buildings and flat roofs without parapets are prohibited in residential and commercial development. <b>[Sec. 32-805(c)(3)]</b>
8.				<i>Exterior Treatment-Reduction of Mass.</i> In addition to the requirements of LCLDC Section 10-620(c), projects must use architectural elements and articulation on building exteriors to reduce the bulk of buildings. Buildings must be designed to be visually appealing from all directions and must include at least three of the following methods of providing architectural relief (see Item 8.a. thru Item 8.f. and <u>please indicate which three {minimum} elements are proposed as part of the design.</u> <b>[Sec. 32-805(d)(1)]</b>
8.a.				Recessed or Defined Entryways. <b>[Sec. 32-805(d)(1)a.]</b>
8.b.				Varying rooflines, pitches, and shapes. <b>[Sec. 32-805(d)(1)b.]</b>
8.c.				Dormers, balconies, porches, and staircases. <b>[Sec. 32-805(d)(1)c.]</b>
8.d.				Display windows that provide visibility into the building interior. <b>[Sec. 32-805(d)(1)d.]</b>
8.e.				Overhangs, awnings, and marquees. <b>[Sec. 32-805(d)(1)e.]</b>
8.f.				Features such as cornices, articulated roof parapets, porticos, towers, or other details that alter building height. <b>[Sec. 32-805(d)(1)f.]</b>