

**EXHIBIT V - G – PAGE PARK
DEVELOPMENT DESIGN STANDARDS CHECKLIST
PAGE PARK PLANNING COMMUNITY**

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - BASIC ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Property Development Regulations.</i> Except as provided in LCLDC Table 33-1250, the property development regulations contained in LCLDC Sections 34-695 and 34-844 will apply (see Item 1.a thru Item 1.b. below). [Sec. 33-1250]
1.a.				<i>Height.</i> Maximum height of 3 stories or 40 feet is permitted for all uses except Mixed Use; for Mixed Use a maximum height of 5 stories or 60 feet is permitted (unless height is further restricted by LCLDC Section 34-1009 & 34-1010; LCPA Airport Obstruction Notification Zones). [Table 33-1250]
1.b.				<i>Setbacks.</i> Setbacks must comply with provisions in LCLDC Table 33-1250. All new buildings must comply with the requirements of LCLDC Section 34-3131. (see also Item 1.b.1 through Item 1.b.5. below; see Figures 18-A, B, C and D). [Table 33-1250; Sec. 34-2191 et. seq.]
1.b.1.				<i>Front Street Setback.</i> A minimum front street setback of 0 feet and a maximum front street setback of 25 feet is permitted. The front setback must be no greater than the average setback of existing development in the same street block. The maximum right-of-way setback is 25 feet. This allows buildings to front directly onto the adjacent sidewalks, while providing for slight undulation in the delineation and character of the street, and also provide for utilities as necessary. (See LCLDC Section 33-1253.) Not more than 60 percent of the building may be placed closer than the minimum setback chosen. [Table 33-1250; Sec. 33-1251(a)]
1.b.2.				<i>Side Street Setback.</i> A minimum side street setback of 0 feet and a maximum side street setback of 15 feet is permitted (see Item 1.b.2.i. below). [Table 33-1250; 33-1251(c)]
1.b.2.i.				Where the property abuts a street to the side, the minimum setback from that street must 15 feet. (see LCLDC Figure 11) [Sec. 33-1251(c)]
1.b.3.				<i>Side Yard Setback.</i> A minimum side yard setback of 0 feet or 15 feet is permitted (see Item 1.b.3.i & Item 1.b.3.iii below). [Table 33-1250; Sec. 33-1251(b) & (d)]
1.b.3.i.				Where the side yard abuts property which is an existing single family residential unit, the minimum setback must be 15 feet at the rear, and 15 feet at the side or the distance created by the 60-degree angle of sunlight obstruction, whichever is greater. (see LCLDC Figure 8) [Sec. 33-1251(b)]
1.b.3.ii.				Where a nonresidential use is adjacent to a nonresidential use, the side yard setback must be zero (0) at the front of the building for a distance of not less than 20 feet to create a continuous "street wall" of building frontage where possible, except: (1) where access to parking is required, and (2) where a larger setback is required by the Florida Building Code. [Sec. 33-1251(d)]
1.b.3.iii.				On interior side yards, the minimum side setback must be 15 feet if an existing structure facing the interior side lot line contains windows or other openings and is within 15 feet of that lot line. [Sec. 33-1251(e)]
1.b.4.				<i>Rear Yard Setback.</i> A minimum side yard setback of 15 feet is permitted (see Item 1.b.4.i. below). [Table 33-1250; Sec. 33-1251(b)]
1.b.4.i.				Where the rear yard abuts property which is an existing single family residential unit, the minimum setback must be 15 feet at the rear, and 15 feet at the side or the distance created by the 60-degree angle of sunlight obstruction, whichever is greater. (see LCLDC Figure 8) [Sec. 33-1251(b)]
1.b.5.				<i>Waterbody Setback.</i> A minimum waterbody setback of 15 feet is permitted. [Table 33-1250]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - BASIC ELEMENTS (continued)
	YES	NO	N/A	
2.				<i>Water Management Provisions.</i> The water management provisions contained in LCLDC Section 33-1252 will apply (see Item 2.a. thru Item 2.d. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1252]
2.a.				<i>Closed Drainage.</i> Closed drainage per LCLDC Section 10-328(b) is encouraged for conveyance systems along all streets. If swales are utilized, sidewalks must be located on the development side of the swale and pedestrian and bicycle connections must be provided at intersections and entryways into the development. [Sec. 33-1252(a)]
2.b.				<i>Dry Detention Basin Plantings.</i> All dry detention basins must be planted with wetland type plant species (such as Spartina) in minimum one-gallon containers not more than 36 inches on center throughout the extent of the basin along the bottom and up to the top edge. [Sec. 33-1252(b)]
2.c.				<i>Low Impact Development Practices.</i> Utilization of Low Impact Development (LID) management practices for stormwater design is required when appropriate and possible. [Sec. 33-1252(c)]
2.d.				<i>Waterbody Design Features.</i> Waterbodies, including stormwater systems per LCLDC Section 10-321(a), exceeding 5,000 square feet in cumulative area and located adjacent to a public right-of-way are considered park area and an attractor for pedestrian activity. These areas must incorporate into the overall design of the project at least two (2) of the following items (see Item 2.d.1 thru 2.d.4 below and <u>please indicate which two (2) design technique(s) are selected</u>). [Sec 33-1252(d)]
2.d.1.				<i>Walkway, Trees & Benches.</i> A 4-foot wide walkway at least 100 feet in length, with trees an average of 25 feet on center; shaded benches a minimum of six feet in length located on average every 100 feet. [Sec 33-1252(d)(1)]
2.d.2.				<i>Pier Structure.</i> A public access pier or boardwalk with covered structure and seating. [Sec. 33-1252(d)(2)]
2.d.3.				<i>Courtyard & Amenities.</i> An intermittent shaded courtyard, a minimum of 200 square feet in area with benches and/or picnic tables adjacent to the water body. [Sec. 33-1252(d)(3)]
2.d.4.				<i>Architectural Feature.</i> A permanent fountain structure, art structure or other architectural feature. [Sec. 33-1252(d)(4)]
3.				<i>Utilities Provisions.</i> The utilities provisions contained in LCLDC Section 33-1253 will apply (see Item 3.a. thru 3.c. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1253]
3.a.				<i>Underground Utilities.</i> All utility lines must be underground from the building to the property line. Utility lines within the right-of-way should be placed underground or relocated to the rear of the site to the maximum extent practicable. [Sec. 33-1253(a)]
3.b.				<i>Overhead Utility Zone.</i> Where electric utilities located behind the street curb are to remain overhead, an overhead utility zone must be provided so that no portion of the building is located within a 10-foot radius of the conductor portion of the power pole. (see LCLDC Figure 12) [Sec. 33-1253(b)]
3.c.				<i>Trees Under Overhead Utilities.</i> On lots where electric utilities located behind the street curb are to remain overhead, trees from the list identified in Table 33-1254 must be located adjacent to the overhead electric utilities (if allowed by the servicing utility). [Sec. 33-1253(c); Table 33-1254]
4.				<i>Parking Provisions.</i> In addition to the parking regulations in LCLDC Section 34-2011 et. seq. the parking provisions contained in LCLDC Section 33-1255 will apply (see Item 4.a. thru Item 4.m. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1255]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - BASIC ELEMENTS (continued)
	YES	NO	N/A	
4.a.				<i>Location-Circulation.</i> Wherever possible, building siting and parking design must provide for pedestrian and vehicular circulation between adjacent sites, such as joint access easements, common driveways and vehicular interconnects between properties. [Sec. 33-1255(a)(1)]
4.b.				<i>Location-Interconnections.</i> Parking areas, except those located along Danley Drive, must be located at the sides or rear of projects with pedestrian connections between the parking areas and the project. [Sec. 33-1255(a)(2)]
4.c.				<i>Location-Siting.</i> A parking lot may not be located between the street frontage and the front of a building. It may be located, however, between a street and the side of a building. [Sec. 33-1255(a)(3)]
4.d.				<i>Location-On-Street Parking.</i> On-street parallel parking is encouraged; however, street pavement width must be increased a minimum of eight (8) feet on the side of the street where the on-street parking is proposed, unless it is determined by Lee County Department of Transportation that there is adequate street pavement. [Sec. 33-1255(a)(4)]
4.e.				<i>Distribution.</i> All outdoor parking areas with more than 50 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 mixed-use development. [Sec. 33-1255(b)]
4.f.				<i>Screening.</i> Parking areas facing a public street must be buffered by a minimum type B landscape buffer on the perimeter (between the property line and the parking) of the parking area. [Sec. 33-1255(c)]
4.g.				<i>Access Drives-Pavement.</i> The principle or main entry(ies) into sites must be enhanced with either decorative pavers or stamped concrete. However, brick pavers may not be utilized within the limits of a publically maintained street. [Sec. 33-1255(d)(1)]
4.h.				<i>Access Drives-Limitation.</i> Building siting and parking design must maximize opportunities for shared parking, access entries and driveways in order to minimize the number of curb cuts. This will limit possible conflicts between pedestrians and vehicles entering and leaving the parking area and reduce the number of driveways along the main thoroughfares. [Sec 33.-1255(d)(2)]
4.i.				<i>Access Drives-Interconnections.</i> Commercial development adjacent to mixed-use development must provide interconnections for automobile, bicycle and pedestrian traffic. [Sec 33-1255(d)(3)]
4.j.				<i>Internal Circulation and Pedestrian Connections.</i> The following requirements are in addition to the requirements of LCLDC Section 10-610(d). 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.(see Item 4.j.1 thru 4.j.7 below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u> .) [Sec 33-1255(e)]
4.j.1.				<i>Pedestrian Walkway.</i> Non-residential developments over 20,000 square feet and all mixed-use developments must include at least one separated pedestrian walkway through the parking area to the main entrance. [Sec. 33-1255(e)(1)]
4.j.2.				<i>Pedestrian Connections.</i> Sidewalks or pedestrian walkways must connect the on-site pedestrian systems to pedestrian systems on adjacent developments. [Sec. 33-1255(e)(2)]
4.j.3.				<i>Pedestrian Features.</i> Pedestrian walkways and spaces must include a minimum of three of the following elements (See Item 4.j.3.i thru Item 4.j.3.v below and <u>please indicate which three (3) design technique(s) are selected</u>). [Sec. 33-1255(e)(3)]
4.j.3.i				<i>Paving.</i> Special paving materials, such as specialty pavers, concrete, colored concrete or stamped concrete patterns [Sec. 33-1255(e)(3)a.]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - BASIC ELEMENTS (continued)
	YES	NO	N/A	
4.j.3.ii				<i>Landscaping.</i> Landscaping (pedestrian walkways may be incorporated within a required landscape perimeter buffer), in compliance with LCLDC Section 10-416(d)(11). [Sec. 33-1255(e)(3)b.]
4.j.3.iii				<i>Lighting.</i> Pedestrian-scaled lighting [Sec. 33-1255(e)(3)c.]
4.j.3.iv.				<i>Seating & Cigarette Receptacles.</i> Seating and cigarette receptacles. [Sec. 33-1255(e)(3)d.]
4.j.3.v.				<i>Trash Receptacles.</i> Trash receptacles. [Sec. 33-1255(e)(3)e.]
4.j.4.				<i>Bicycle Racks.</i> Parking areas for all retail, office and mixed-use developments must provide bicycle racks as required by LCLDC Section 10-610(d)(3). [Sec. 33-1255(e)(4)]
4.j.5.				<i>Pedestrian Safety Features.</i> Where walkways cross traffic lanes, special design features must be used to increase safety for the pedestrian, which may include raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting, such as a bollard light. [Sec. 33-1255(e)(5)]
4.j.6.				<i>Sidewalks/Bikeways.</i> Sidewalks or bikeways must be installed as required by LCLDC Section 10-256. [Sec. 33-1255(e)(6)]
4.j.7.				<i>Walkway Illumination.</i> Illumination of walkways must be provided along the pedestrian paths leading to parking areas and in the specific areas where cars are parked. [Sec. 33-1255(e)(7)]
4.k.				<i>Garages.</i> At least sixty percent of the primary facade of a parking garage must incorporate at least one (1) of the following (see Item 4.k.1 thru Item 4.k.2 below and) <u>please indicate which one (1) {minimum} design technique(s) are selected.</u> [Sec. 33-1255(g)(1)]
4.k.1.				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. [Sec. 33-1255(g)(1)a.]
4.k.2.				Where there are no pedestrian oriented businesses located along the facade of the parking structure, decorative metal grille-work, vertical trellis, landscaping or similar detailing, must be used to provide texture. [Sec. 33-1255(g)(1)b.]
5.				<i>Lighting-General.</i> In addition to the requirements of LCLDC Section 34-625, development design must include the following elements (see Item 5.a. thru Item 5.f. below and) <u>please demonstrate/indicate compliance with each of the following design treatments as applicable).</u> [Sec. 33-1256]
5.a.				<i>Entryway Lighting.</i> Lighting of building entryways at the pedestrian level, such as lighted bollards, doorway lighting, etc. [Sec. 33-1256(a)]
5.b.				<i>Lighting Fixtures-Appearance</i> Light fixtures must complement the overall building development. [Sec. 33-1256(b)]
5.c.				<i>Lighting Fixtures/Poles Standards.</i> Lighting throughout all parking areas must utilize decorative light poles/fixtures. Except for pedestrian light fixtures, all other outdoor light fixtures must be fully shielded. [Sec. 33-1256(c)]
5.d.				<i>Lighting Plans-Coordination with Landscaping.</i> Lighting plans must be coordinated with landscape plans to identify and eliminate potential conflicts with required landscaping. [Sec. 33-1256(d)]
5.e.				<i>Lighting Poles-Location.</i> No light poles may be located in parking lot islands that contain required landscaping. [Sec. 33-1256(e)]
5f.				<i>Lighting Exclusions.</i> Buildings, awnings, roofs, windows, doors and other elements may not 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. 33-1256(f)]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - BASIC ELEMENTS (continued)
	YES	NO	N/A	
6.				<i>Transit Facilitation.</i> Access to public transportation, ride-share and passenger drop off areas must be provided. The following examples are design techniques that may be used to meet this requirement (see Item 6.a. thru Item 6.c. below and <u>please indicate which design technique(s) are selected</u>). [Sec. 33-1257]
6.a.				<i>Transit Facilitation-Road Network.</i> Accommodate public transportation vehicles on the road network that services the development. [Sec. 33-1257(a)]
6.b.				<i>Transit Facilitation-Pedestrian Facilities.</i> For streets adjacent to a development, provide sidewalks and other pedestrian facilities such as bus shelters. [Sec. 33-1257(b)]
6.c.				<i>Transit Facilitation-Access.</i> Provide a convenient and safe access between building entrances and a transit or bus area, such as walkways or painted pedestrian crosswalks. [Sec. 33-1257(c)]
7.				<i>Corner Lots-General.</i> In addition to the requirements of LCLDC Section 10-620(c)(3), the development must create attractive street corners using distinctive building entryways in combination with landscaping or artwork (see Figures 10 and 11 and Item 7.a. thru Item 7.d. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1258]
7.a.				<i>Corner Lots-Development.</i> The street corners of corner sites must be developed with buildings, public plazas or open space areas. The building should either be sited on the corner property lines as provided in LCLDC Table 33-1250, or set back from the corner to provide a public open space that provides direct internal access to the site. Landscaped areas are permitted where siting of a building or public open space at a corner is not feasible. [Sec. 33-1258(a)(1) & (a)(2)]
7.b.				<i>Corner Lots-Parking Location.</i> With the exception of parking garages, parking may not be located at the corners of corner sites. Required parking should be located behind the building. [Sec. 33-1258(b)]
7.c.				<i>Corner Lots-Architectural Features.</i> Buildings located on corners must include special architectural features, such as a tower element that may not exceed height limits as established herein and help to define and bring attention to the intersection. In addition, corner treatments may include a rounded or angled facet on the corner, location of the building entrance at the corner or other interesting features. [Sec. 33-1258(c)]
7.d.				<i>Corner Lots-Building Mass/Articulation.</i> An articulation of the building mass must be utilized at corner sites. [Sec. 33-1258(d)]
8.				<i>Public Open Space.</i> The development must be designed to create public open space; that is, people-oriented spaces along the street that are visually attractive, take into consideration the human scale and proportion, and provide for pedestrian connections and linkages. Exterior public and semi-public spaces, such as courtyards or plazas, must be designed for function, to enhance surrounding buildings and provide amenities for users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles and other items of street furniture, as appropriate (see also Item 8.a. thru Item 8.b. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1259]
8.a.				<i>Public Open Space-Minimum Area Requirement.</i> A development parcel or site, regardless of parcel size, must contain a minimum of 10 percent public open space. The public open space requirement is in lieu of the open space requirements set forth in LCLDC Chapters 10 or 34. [Sec. 33-1259(a)]
8.b.				<i>Public Open Space-Amenities Required</i> Public open space must provide a minimum of 2 of the following amenities for every 1,000 square feet of public open space: seating, shade structures, drinking fountains, umbrellas, or other similar amenities (<u>Please indicate which two (2) design technique(s) are incorporated into the proposed design</u>). [Sec. 33-1259(b)]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - BASIC ELEMENTS (continued)
	YES	NO	N/A	
9.				<i>Street Front Activity.</i> The development must be designed to create public spaces to allow for activity to take place along the street front, such as sidewalks and open areas as specified below (see Item 9.a. thru Item 9.b. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable.</u> [Sec. 33-1260]
9.a.				<i>Street Front Activity-Display of Merchandise.</i> Sidewalks located outside of the public rights-of-way may have display merchandise directly in front of an establishment, provided at least 5 feet of clearance, as measured from the street right-of-way, is maintained along pedestrian circulation routes (see also Item 9.a.1 thru Item 9.a.4 below). [Sec. 33-1260(a)]
9.a.1.				<i>Street Front Activity-Display Cases Location.</i> Display cases must be located against the building wall and may not be more than 2 feet deep. The display area may not exceed 50 percent of the length of the storefront. [Sec. 33-1260(a)(1)]
9.a.2.				<i>Street Front Activity-Display Cases Hours & Standard.</i> Display cases may be permitted only during normal business hours (8 AM to 9 PM), and must be removed at the end of the business day. Cardboard boxes must not be used for sidewalk displays. [Sec. 33-1260(a)(2)]
9.a.3.				<i>Street Front Activity-Display Cases Appearance Standard.</i> Sidewalk displays must be maintained with a clean, litter-free and well-kept appearance at all times and must be compatible with the colors and character of the storefront from which the business operates. [Sec. 33-1260(a)(3)]
9.a.4.				<i>Street Front Activity-Display Location Prohibition.</i> Displays are prohibited in any right-of-way. [Sec. 33-1260(a)(4)]
9.b.				<i>Street Front Activity-Vending Booths and Carts.</i> The use, excluding storage of vending booths and carts is permitted in the front yard or side yard of any lot adjoining a public street (i.e. between the front or side building facade and the public right-of-way or sidewalk), but are prohibited in public rights-of-way. Vending carts or booths may also be located in or on the periphery of parking lots where vending will not displace required parking. [Sec. 33-1260(b)]
10.				<i>Permitted Uses.</i> The uses shown in LCLDC Section 33-1261 are a list of uses from the use activity groups listed in LCLDC Section 34-622 that are permitted in the stand alone commercial areas of the Page Park Community Overlay District as depicted on the Page Park Community Overlay Map in LCLDC Appendix I, Map 6. These uses may be approved administratively pursuant to LCLDC Section 33-1202(b) in conjunction with an approved Site Plan. [Sec. 33-1261]
11.				<i>Accessory Uses.</i> Accessory uses consist of decks, patios, swimming pools, gazebos, sheds and other outbuildings throughout all areas of Page Park Community Overlay District. Accessory Uses are governed by the following requirements and Chapter 34 (see Item 11.a thru Item 11.b. below). [Sec. 33-1262]
11.a.				<i>Accessory Uses-Gazebos, Sheds and Other Outbuildings.</i> The design of any gazebo, shed or other outbuilding must be architecturally compatible in terms of design, scale, proportion, color, finish, and details with the principal building. [Sec. 33-1262(1)]
11.b.				<i>Accessory Uses-Temporary Outside Storage Units.</i> Temporary outside storage units must comply with LCLDC Section 34-3050. [Sec. 33-1262(2)]
ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS- ARCHITECTURAL ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability of Architectural Standards.</i> Architectural design of all commercial, public, and mixed-use buildings within the Page Park Community must comply with LCLDC Section 33-1280 et. seq.. [Sec. 33-1280]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS- ARCHITECTURAL ELEMENTS (continued)
	YES	NO	N/A	
2.				<i>Architectural Style.</i> The required architectural style in the Page Park Community is that of a Main Street, as defined in LCLDC Section 33-1205. (see Figures 1 through 6, 10 and 13 through 17 and Item 2.a. below). [Sec. 33-1281]
2.a.				<i>Architectural Style-Main Street Definition.</i> <u>Main Street</u> means the architectural style in the Page Park Community, it is somewhat eclectic, having variety, diversity, and of no particular architectural style. Traditional architecture is favored, rather than radical design themes, structures or roof forms that would draw unnecessary attention to the buildings. Building facades that incorporate canopies or walls with mock gables must provide a roof component to provide depth and give a more authentic appearance. Vernacular styles must be displayed through the inclusion of extended roof overhangs, porches, covered corridors, covered walkways, and pitched roofs (where applicable). (see Figure 1 through 6, 10 and 13 through 17) [Sec. 33-1205]
3.				<i>Exterior Building Materials.</i> Traditional building materials, such as masonry, stone, brick, decoratively treated concrete composite siding or wood, must be used as the predominant exterior building materials for all new construction, renovations and additions. Plain concrete block, plain concrete, corrugated metal, plywood, and vinyl siding and sheet pressboard may only be used as secondary exterior finish materials, provided they cover no more than 10 percent of the surface area. In addition to the aforementioned 10 percent, foundation material may be plain concrete or plain concrete block when the foundation material does not extend more than 3 feet above grade. [Sec. 33-1282]
4.				<i>Facade Treatment-General.</i> Facade treatment of all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 4.a. thru Item 4.b. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1283]
4.a.				<i>Facade Treatment-Scale & Theme.</i> In addition to the requirements of LCLDC Section 10-620(c), facades must be divided into smaller scale widths not exceeding more than 50 feet in width. Facades must incorporate the rhythm of window, door and door openings, and structural bay of a Main Street looking building.[Sec. 33-1283(a)]
4.b.				<i>Facade Treatment-Treatment of Blank Facades.</i> Methods for providing architectural relief of blank facades must include three (3) or more of the following (see item 4.b.1. thru Item 4.b.9. below; and <u>please indicate which three (3) design technique(s), is/are incorporated into the proposed design</u>). [Sec. 33-1283(b)]
4.b.1.				<i>Facade Treatment-Treatment of Blank Facades-Entryways.</i> Recessed or clearly defined entryways; [Sec. 33-1283(b)(1)]
4.b.2.				<i>Facade Treatment-Treatment of Blank Facades-Rooflines.</i> Varying rooflines, pitches and shapes. [Sec. 33-1283(b)(2)]
4.b.3.				<i>Facade Treatment-Treatment of Blank Facades-Miscellaneous Elements.</i> Dormers, balconies, porches and staircases [Sec. 33-1283(b)(3)]
4.b.4.				<i>Facade Treatment-Treatment of Blank Facades-Building Interior Visibility Elements.</i> Transparent window or door areas or display windows that provide visibility into the building interior. [Sec. 33-1283(b)(4)]
4.b.5.				<i>Facade Treatment-Treatment of Blank Facades-Overhangs, etc.</i> Overhangs, awnings and marquees. [Sec. 33-1283(b)(5)]
4.b.6.				<i>Facade Treatment-Treatment of Blank Facades-Ornamentation.</i> 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 and wall murals. [Sec. 33-1283(b)(6)]
4.b.7.				<i>Facade Treatment-Treatment of Blank Facades-Shrubs or Vines.</i> Shrubs or vines trained to grow upright on wire or trellises next to blank walls. [Sec. 33-1283(b)(7)]

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	YES	NO	N/A	
4.b.8.				<i>Facade Treatment-Treatment of Blank Facades-Other Architectural Features.</i> Architectural features such as cornices, articulated roof parapets or other details that alter the building height. [Sec. 33-1283(b)(8)]
4.b.9.				<i>Facade Treatment-Treatment of Blank Facades-Contrasting Base.</i> Application of a contrasting base that is a minimum 1-foot high and extends along the entire front face of the building that is adjacent to the right-of-way, and at least 10 feet along the sides facades of the building that are perpendicular to the right-of-way. [Sec. 33-1283(b)(9)]
5.				<i>Roof Treatment-General.</i> Roof treatment of all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 5.a. thru Item 5.d. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1284]
5.a.				<i>Roof Treatment-Allowable Features.</i> The roof may contain features such as dormers, widow's walks and chimneys. [Sec. 33-1284(a)]
5.b.				<i>Roof Treatment-Appearance of Material.</i> The size, color, and patterns of the roofing material must contribute to the building's overall character. [Sec. 33-1284(b)]
5.c.				<i>Roof Treatment-Dormers.</i> A dormer addition must be in scale and harmony with the existing building and have a roof consistent with that of the existing structure and windows of the same design as the existing structure. [Sec. 33-1284(c)]
5.d.				<i>Roof Treatment-Flat Roof Parapet Criterion.</i> Flat roofs are prohibited on all buildings unless they incorporate a parapet located along the entire perimeter of the flat roof area. [Sec. 33-1284(d)]
6.				<i>Entrances, Porches and Doors.</i> Entrances, porches and doors of all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 6.a. thru Item 6.b. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1285]
6.a.				<i>Entrances, Porches and Doors-Main Entrances.</i> The main entrance of the structure must be oriented toward the street on which the structure fronts. On a corner lot or site, the main entrance may be oriented to either street or the corner. The main public entrance may not open directly onto a parking lot. Overhead doors facing a street are prohibited. [Sec. 33-1285(a)]
6.b.				<i>Entrances, Porches and Doors-Porch Criteria.</i> A porch on an existing structure, which contributes to the character of the structure, must not be removed. If a porch is to be enclosed, it must be done in a manner consistent with the style and materials of the existing structure. [Sec. 33-1285(b)]
7.				<i>Uses of Lattice-General.</i> Uses of lattice on all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 7.a. thru Item 7.c. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1286]
7.a.				<i>Uses of Lattice-Elevated Structures.</i> On elevated structures, either existing or new, the space between the floor of the structure and the ground must be screened with lattice between supports of the structure or the space may be enclosed with wood or concrete block. This will particularly apply to existing single-family homes that are converting to a mixed-use building or live-work unit. [Sec. 33-1286(a)]
7.b.				<i>Uses of Lattice-Lattice Material.</i> Only one type of lattice may be used for each structure. Lattice may be either wood or plastic. If wood, the lattice must be a minimum of one-quarter-inch thick and pressure-treated. Posts on which the lattice is to be mounted must be set not more than 4 feet on center. [Sec. 33-1286(b)]
8.				<i>Window Treatment-General.</i> Window treatment of all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 8.a.-Item 8.c. below & <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1286]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS- ARCHITECTURAL ELEMENTS (<i>continued</i>)
	YES	NO	N/A	
8.a.				<i>Window Treatment-Display Windows.</i> Display windows at the street level around the exterior of commercial and mixed-use buildings must include windowsills and ledges (see Figure 13). [Sec. 33-1287(a)]
8.b.				<i>Window Treatment-Window Appearance.</i> Windows must not appear to be false and applied. [Sec. 33-1287(a)]
8.c.				<i>Window Treatment-Additional Standards.</i> In addition, all windows must meet the following standards (see Item 8.c.1. thru item 8.c.6. below). [Sec. 33-1287(a)]
8.c.1.				<i>Window Treatment-Architectural Style.</i> Windows must be consistent with the Page Park architectural style of Main Street. [Sec. 33-1287(a)(1)]
8.c.2.				<i>Window Treatment-Type of Window.</i> Windows must be divided light multi-paned windows and doors, where applicable. [Sec. 33-1287(a)(2)]
8.c.3.				<i>Window Treatment-Type of Glass.</i> Windows must be energy efficient clear or tinted glass. [Sec. 33-1287(a)(3)]
8.c.4.				<i>Window Treatment-Window Design.</i> Windows must have designs that are simple, well-proportioned and appropriate to the overall architectural character of the building. [Sec. 33-1287(a)(4)]
8.c.5.				<i>Window Treatment-Use of Security Gratings.</i> Windows must use interior and well concealed security gratings, when gratings are necessary. [Sec. 33-1287(a)(5)]
8.c.6.				<i>Window Treatment-Planter Boxes.</i> Windows may contain planter boxes. [Sec. 33-1287(a)(6)]
9.				<i>Shutters.</i> In lieu of hurricane rated impact windows, hurricane shutters or panels must be architecturally compatible with the building. In addition, the following standards will apply (see Item 9.a. thru Item 9.c. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1288]
9.a.				<i>Shutters-Rolldown Type.</i> Rolldown shutters may be utilized on commercial buildings so as to allow concealment of the overhead casing. [Sec. 33-1288]
9.b.				<i>Shutters-Accordion Type.</i> Accordion shutters may be utilized on existing commercial buildings only if the stacked shutter is not visible to pedestrians on the sidewalk passing by the commercial building. [Sec. 33-1288]
9.c.				<i>Shutters-Removable Panel Type.</i> Removable storm panels may be utilized in lieu of rolldown or accordion shutters when storm panels are not feasible or are inappropriate. Panels must be removed and stored except during a storm. Tracks for removable panels must be painted to match the wall. [Sec. 33-1288]
10.				<i>Awnings-General.</i> Awning treatment on all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 10.a. thru Item 10.f. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1289]
10.a.				<i>Awnings-Material.</i> All awnings must be made from canvas fabric or similar water-proof material, rather than metal, aluminum, plastic, or rigid fiberglass. However, awnings that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials where they will add diversity and interest to the facade, and only if the design and materials are consistent with the overall design of the building. [Sec. 33-1289(a)]
10.b.				<i>Awnings-Location-General.</i> Standard street level awnings must be mounted so that the valance is at least 8 feet above the sidewalk elevation and projects out no more than 4 feet from the building, but may not project into the right-of-way. [Sec. 33-1289(b)]
10.c.				<i>Awnings-Location on Display Windows & Storefronts.</i> Awnings must be attached above the display window and below the cornice. An awning must complement the frame of the storefront and must not cover the space between the second story windowsills and the storefront cornice. [Sec. 33-1289(c)]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS- ARCHITECTURAL ELEMENTS <i>(continued)</i>
	YES	NO	N/A	
10.d.				<i>Awnings-Other Location Standards.</i> If a flat canopy exists, it may be dressed up with a 12-inch to 24-inch awning valance. Round or dome-shaped awnings must be compatible with the structures on which they are to be placed and must be in proportion to the entryway. [Sec. 33-1289(d)]
10.e.				<i>Awnings-Prohibition on Use.</i> . Awnings used as vehicle shelters are prohibited [Sec. 33-1289(e)]
10.f.				<i>Awnings-Building Attachment Requirement.</i> All awnings must be attached directly to the building, rather than supported by columns or poles. [Sec. 33-1289(f)]
11.				<i>Building Color-General.</i> Building color treatment on all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 11.a. thru Item 11.c. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1290]
11.a.				<i>Building Color-Required Colors.</i> Colors for structures must be neutral, warm earth tones or subdued pastels. Buildings may use brightly colored trims, cornices, or columns; however, these contrasts must complement the principal structure as well as existing surrounding structures. [Sec. 33-1290(a)]
11.b.				<i>Building Color-Other Contrasting Colors.</i> Brighter colors may be utilized on doors, windows and architectural details. Contrasting accent colors of any wall, awning or other feature are limited to not more than 10 percent of the total area for any single facade. [Sec. 33-1290(b)]
11.c.				<i>Building Color-Prohibited & Limited Colors.</i> Neon and fluorescent colors are prohibited. The use of black paint is limited to trim. [Sec. 33-1290(c)]
12.				<i>Ramps.</i> Ramps, where required, must be concealed with landscaping and must blend with the scale and architectural features of the building. Ramps for the purpose of compliance with ADA must be clearly marked with proper signage to denote their presence. [Sec. 33-1291]
13.				<i>Multiple-Occupancy Buildings-Roof Parapets.</i> For multiple-occupancy 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. 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. 33-1292]
14.				<i>Street Furniture and Public Amenities.</i> Developments must provide street furniture and other pedestrian amenities in their design per the requirements of LCLDC Section 33-1259 (see Exhibit V-G Page Park, Basic Elements, Public Open Space, Item 8.b. above). All accessories such as railings, trash receptacles, street furniture and bicycle racks must complement the building design and style. [Sec. 33-1293]
ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - LANDSCAPING [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Buffering - General.</i> A buffer area is required along the entire perimeter of a proposed development when the proposed development abuts a different use. The existing use, or where vacant the permitted use of the abutting property will determine the type of buffer area required. All landscape buffers must comply with LCLDC Section 10-416, Landscape Standards. However, in lieu of Sections 10-416(d)(3) and 10-416(d)(4), the Tables 33-1310, Table 1 and Table 2 must be used. In addition, Section 10-416(d)(6) will not apply to the Page Park Community. [Sec. 10-416(d)(1); 33-1310]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - LANDSCAPING (continued)
	YES	NO	N/A	
2.				<i>Plant Materials.</i> In addition to the provisions of LCLDC Sections 10-420(a)-(l) and 10-421, the following provisions of LCLDC Section 33-1311 must apply (see Item 2.a. thru Item 2.c. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1311]
2.a.				<i>Plant Materials-Palm Positioning in Buffers.</i> Palms used in buffers must be clustered not less than 4 feet nor more than 8 feet apart. Not more than 50 percent of the required trees for a given buffer along its length may be in palms. Palms must be planted in staggered heights with a minimum of three palms per cluster. Clustered palms may not exceed a 6 foot on-center spacing. The use of single palms is permitted if they are either royal palms or bismarck palms; and the use of palms does not constitute more than 50 percent of the total required tree count within a given buffer. [Sec. 33-1311(a)]
2.b.				<i>Palms-Number/positioning in buffers.</i> Palms used to meet the required tree count for buffers may be used on a 2:1 basis. Cabbage palms may be used on a 3:1 basis for canopy trees when planted in clusters. Palms may be used to meet general tree requirements if they do not constitute more than fifty (50) percent of the required tree count. Soldiering of cabbage palms in buffers is prohibited. [Sec. 33-1311(b) & (c)]
2.c.				<i>Plant Materials-Size of Trees in Buffers.</i> All required trees must be a minimum 6 to 7 foot planted height, 2 foot spread and 1 inch caliper at measured at 12 inches above ground at the time of planting, and must consist of at least 3 different tree species. Palms must have a minimum of 10-feet of clear trunk. [Sec. 33-1311(d)]
3.				<i>Landscape Design-General.</i> Landscape design of all commercial, public, and mixed-use buildings within the Page Park Community must address the following requirements (see Item 3.a. thru Item 3.b. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1312]
3.a.				<i>Landscape Design-Separation of Vehicles and Pedestrians.</i> Developments must provide separation between pedestrian and vehicular movement by using hardscape and landscape features including the following as space defining elements (see item 3.a.1 thru Item 3.a.5 below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1312(a)]
3.a.1.				<i>Painting & Paving.</i> Distinctive paving or painting to define the appropriate location for pedestrian and vehicular traffic. [Sec. 33-1312(a)(1)]
3.a.2..				<i>Plantings.</i> Plantings such as street trees, hedges and screening. [Sec. 33-1312(a)(2)]
3.a.3.				Replicate landscaping patterns and materials to visually unify a development creating focal points through design diversification. [Sec. 33-1312(a)(3)]
3.a.4.				Plant materials must be suited to the climate and, at their mature, natural size, be suitable for their planting location. [Sec. 33-13129a)(4)]
3.a.5.				Selecting trees for parking lots and sidewalk areas that do not interfere with the visibility and movement of vehicles or pedestrians, or cause pavement or other hard surfaces to heave. Material selection must be designed to survive the effects of building or large paved areas (in terms of heat, shade, wind, etc.). [Sec. 33-1312(a)(5)]
3.b.				<i>Landscape Design-Limitation on Internal Landscape Planting in Sod.</i> Not more than ten percent of the required internal landscape area, as related to the vehicular use area identified in LCLDC Section 10-416, may be planted in sod. [Sec. 33-1312(b)]
4.				<i>Tree Preservation.</i> Landscape design of all commercial, public, and mixed-use buildings within the Page Park Community must address the following tree preservation requirements (see Item 4.a. thru Item 4.b. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1313]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - LANDSCAPING (continued)
	YES	NO	N/A	
4.a				<i>Tree Preservation-General.</i> In an effort to preserve open spaces and native vegetative communities, development must be clustered to preserve or create areas of open space. Existing native vegetation must be preserved as follows (see Item 4.a.1. thru Item 4.a.6. below) . [Sec. 33-1313(a)]
4.a.1.				<i>Tree Preservation-Indigenous Clusters.</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. [Sec. 33-1313(a)(1)]
4.a.2.				<i>Tree Preservation-Cabbage Palm Relocation.</i> Healthy cabbage palms with 8-foot clear trunk must be relocated in a horticulturally correct manner and clustered within open space areas. [Sec. 33-1313(a)(2)]
4.a.3.				<i>Tree Preservation-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. [Sec.33-1313(a)(3)]
4.a.4.				<i>Tree Preservation-Heritage Trees.</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. [Sec.33-1313(a)(4)]
4.a.5.				<i>Tree Preservation-Native Tree Preservation Techniques.</i> Native tree preservation must incorporate techniques as established in LCLDC Section 10-420(j). [Sec.33-1313(a)(5)]
4.a.6.				<i>Tree Preservation-Surface Water Management Systems.</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 preserved tree and indigenous plant community of protected species. [Sec.33-1313(a)(6)]
4.b.				<i>Tree Preservation-Infrastructure Design.</i> Infrastructure design must integrate existing trees and the natural character of the land to the greatest extent feasible. [Sec.33-1313(b)]
ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - SIGNS [LCLDC Section Reference]
	YES	NO	N/A	
1.				<i>Purpose & Applicability.</i> The purpose and intent of LCLDC Section 33-1330 et. seq. is to modify and supplement LCLDC Chapter 30 in order to protect and preserve the character and appearance of the Page Park Community. These provisions are adopted in addition to the general sign regulations set forth in LCLDC Chapter 30. [Sec.33-1330; 33-1331]
2.				<i>Permanent Signs-Nonresidential or Mixed Use Parcel-Identification Sign.</i> A nonresidential or mixed-use parcel will be permitted one monument-style identification sign along any street which that provides access to the property in accordance with LCLDC Section 30-153 and Section 33-1333 (see also Item 2.a. thru Item 2.e. below) and please demonstrate/indicate compliance with each of the following design treatments as applicable. [Sec. 33-1333(a)]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - SIGNS <i>(continued)</i>
	YES	NO	N/A	
2.a.				<i>Monument Sign Location.</i> Except as provided In LCLDC Section 33-1330 et. seq. , 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. Exception: Where the building is within 15 feet of the street right-of-way or road easement the sign may be placed closer than 15 feet to the right-of-way or easement provided it does not project over any right-of-way or easement, the height may not exceed seven feet and the sign may not be located within ten feet of any overhead power line or electrical supply line. [Sec.33-1333(a)(5)]
2.b.				<i>Monument Sign Content.</i> All monument-style identification signs must display the street address of the property. Street numbers must measure between a minimum of 6 inches and a maximum of 8 inches, in height. The copy area of the street address will not be counted toward the allowable sign copy area. [Sec.33-1333(a)(6)]
2.c				<i>Monument Sign-Lighting.</i> Except as provided in LCLDC Section 30-153(2)a.1.iv., the monument style identification sign may be illuminated as provided in LCLDC Section 33-1333(a)(4). [Sec.33-1333(a)(4)]
2.d.				<i>Sign Style.</i> Signs must match the architectural style of the building or development. [Sec.33-1333(a)(7)]
2.e.				<i>Signs-Individual Occupants Within Multiple-Occupancy Complex.</i> Individual offices, or business establishments located within a multiple-occupancy complex will not be permitted individual ground-mounted identification signs, but may display wall-mounted or under-canopy signs (see Item 2.e.1. thru Item 2.e.2. below). [Sec.33-1333(b)]
2.e.1.				<i>Under-Canopy Signs.</i> Signs attached to the underside of a canopy may have a copy area no greater than 4 square feet, with a maximum letter height of 6 inches, subject to a minimum clearance height of 8 feet from the sidewalk, and must be mounted as nearly as possible at a right angle to the building face and rigidly attached. [Sec.33-1333(b)(1)]
2.e.2.				<i>Wall-Mounted Signs.</i> Wall-mounted signs are permitted on any wall facing Danley Drive, Center Road, South Road or a parking lot in accordance with section 30-153(2)(c)1., provided that the total sign area of the wall sign and any attached canopy sign does not exceed 15 percent of the wall area, only if there is no other signage. If there are other signs, wall signs may not exceed 10 percent of the wall area. [Sec.33-1333(b)(2)]
3.				<i>Prohibited Signs.</i> The following types of signs are prohibited within the Page Park Community (see Item 3.a. thru item 3.k.). [Sec.33-1332]
3.a.				Animated signs. [Sec.33-1332(1)]
3.b.				Emitting signs. [Sec.33-1332(2)]
3.c.				Balloons, including all inflatable air signs or other temporary signs that are inflated with air, helium or other gaseous elements. [Sec.33-1332(3)]
3.d.				Banners, pennants or other flying paraphernalia, except an official federal, state or county flag, and one symbolic flag not to exceed 15 square feet in area for each institution or business. [Sec.33-1332(4)]
3.e.				Changing signs (automatic), including electronic changing message centers. [Sec.33-1332(5)]
3.f.				Figure-structured signs. [Sec.33-1332(6)]
3.g.				Pole signs/freestanding. [Sec.33-1332(7)]
3.h.				Pylon signs. [Sec.33-1332(8)]
3.i.				Box signs. (See LCLDC Section 33-1205.) [Sec.33-1332(9)]
3.j.				Off-site directional signs. [Sec.33-1332(10)]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - MIXED USE STANDARDS [LCLDC Section Reference]
	YES	NO	N/A	
3.k.				Temporary signs, EXCEPT, for the following which must comply with LCLDC Section 30-151: a. Special occasion signs; b.Real estate signs; c. Residential construction signs; or d. Political or campaign signs. [Sec.33-1332(11)]
1.				<i>Applicability.</i> The regulations listed in LCLDC Section 33-1350 et. seq. apply to the dimensional requirements, access, and permitted uses for all new mixed-use developments as defined in LCLDC Section 33-1205. [Sec. 33-1350]
2.				<i>Mixed-use Property Development Regulations Table.</i> Setbacks and other property development regulations for mixed-use property development are shown in LCLDC Table 33-1353 (see Item 2.a thru Item 2.h below). With the exception of the setbacks set forth in Table 33-1353, the property development regulations in LCLDC Sections 34-695 and 34-844 will otherwise apply. [Sec.33-1353]
2.a.				<i>Minimum Lot Area-Live-Work Units Only.</i> The minimum lot area for a Live Work Unit lot is 6,000 square feet. [Table.33-1353]
2.b.				<i>Minimum Lot Width-Live-Work Units Only.</i> The minimum lot width for a Live Work Unit lot is 70 feet. [Table.33-1353]
2.c.				<i>Maximum Height-Mixed Use Development.</i> For Mixed Use a maximum height of 5 stories or 60 feet is permitted (unless height is further restricted by LCLDC Section 34-1009 & 34-1010; LCPA Airport Obstruction Notification Zones). [Table.33-1353]
2.d.				<i>Front Street Setback.</i> A minimum front street setback of 0 feet and a maximum front street setback of 25 feet is permitted. The front setback must be no greater than the average setback of existing development in the same street block. The maximum right-of-way setback is 25 feet. This allows buildings to front directly onto the adjacent sidewalks, while providing for slight undulation in the delineation and character of the street, and also provide for utilities as necessary. (See LCLDC Section 33-1253.) Not more than 60 percent of the building may be placed closer than the minimum setback chosen. [Table 33-1353; Sec. 33-1251(a)]
2.e.				<i>Side Street Setback.</i> A minimum side street setback of 0 feet and a maximum side street setback of 15 feet is permitted (see Item 2.e.1. below). [Table 33-1353; 33-1251(c)]
2.e.1				Where the property abuts a street to the side, the minimum setback from that street must 15 feet. (see LCLDC Figure 11) [Sec. 33-1251(c)]
2.f.				<i>Side Yard Setback.</i> A minimum side yard setback of 0 feet or 15 feet is permitted (see Item 2.f.1. & Item 2.f.2. below). [Table 33-1353; Sec. 33-1251(b) & (d)]
2.f.1.				Where the side yard abuts property which is an existing single family residential unit, the minimum setback must be 15 feet at the rear, and 15 feet at the side or the distance created by the 60-degree angle of sunlight obstruction, whichever is greater (see LCLDC Figure 8). [Sec. 33-1251(b)]
2.f.2.				Where a nonresidential use is adjacent to a nonresidential use, the side yard setback must be zero (0) at the front of the building for a distance of not less than 20 feet to create a continuous "street wall" of building frontage where possible, except: (1) where access to parking is required, and (2) where a larger setback is required by the Florida Building Code. [Sec. 33-1251(d)]
2.g.				<i>Rear Yard Setback.</i> A minimum side yard setback of 15 feet is permitted (see Item 2.g.1. below). [Table 33-1353; Sec. 33-1251(b)]
2.g.1.				Where the rear yard abuts property which is an existing single family residential unit, the minimum setback must be 15 feet at the rear, and 15 feet at the side or the distance created by the 60-degree angle of sunlight obstruction, whichever is greater. (see LCLDC Figure 8) [Sec. 33-1251(b)]
2.h.				<i>Waterbody Setback.</i> A minimum waterbody setback of 15 feet is permitted. [Table 33-1353]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - MIXED USE STANDARDS (continued)
	YES	NO	N/A	
3.				<i>Dimensional Requirements for Mixed-Use Projects Greater than 20,000 Square Feet.</i> The provisions of LCLDC Section 33-1354 apply to all Mixed-Use projects greater than 20,000 square feet in leasable floor area (see Item 3.a. thru Item 3.f. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1354]
3.a.				<i>Mixed-Use Projects of More than 20,000 Square Feet.</i> There is no minimum size for buildings within the mixed-use overlay district. However, within the mixed-use overlay district, nonresidential developments with more than 20,000 square feet of leasable floor area are considered mixed-use neighborhood centers and are subject to the rights of and conditions for mixed-use neighborhood centers. [Sec. .33-1354(a)]
3.b.				<i>Maximum Nonresidential Floor Area.</i> No more than 40,000 square feet of nonresidential floor space is permitted within any mixed-use neighborhood center. . [Sec. 33-1354(b)]
3.c.				<i>Maximum Nonresidential Floor Area in any One Business.</i> No more than 15,000 square feet may be contained in any one business located within a mixed-use neighborhood center. .[Sec. 33-1354(c)]
3.d.				<i>Dimensional Requirements for Permitted Nonresidential Uses.</i> All principal and accessory mixed-use structures must be located and constructed in accordance with the requirements of LCLDC Section 33-1354(d) (see Item 3.d.1 thru item 3.d.3. below). .[Sec. 33-1354(d)]
3.d.1.				<i>Required Yard Setbacks.</i> The minimum permitted front setback is: 0 feet. The maximum permitted front setback is 50 feet. Where the side or rear yard abuts property which is an existing residential unit, the minimum setback must be 50 feet or the distance created by the 45 degree angle of sunlight obstruction, whichever is greater (see Figure 7). [Sec. 33-1354(d)(1)]
3.d.2.				<i>Maximum Lot Coverage.</i> The maximum permitted lot coverage is 70 percent for mixed-use (inclusive of residential) or compound use. [Sec. 33-1354(d)(2)]
3.d.3.				<i>Maximum Building Height.</i> The maximum building height is five stories/60 feet. [Sec. 33-1354(d)(3)]
3.e.				<i>Vehicular Access.</i> Access to the mixed-use neighborhood center must be in accordance with the provisions of LCLDC Section 33-1255(d). Parking areas, including maneuvering space, ingress and egress roads and driving lanes, must be improved in accordance with the provisions of LCLDC Section 33-1255(d). All loading and unloading must be done in designated areas within the mixed-use neighborhood center property. Areas used by motor vehicles must be aesthetically screened from public streets by landscaped buffer areas. [Sec. 33-1354(e)]
3.f.				<i>Bicycle and Pedestrian Access.</i> Provisions must be made to safely incorporate travel ways for bicycle and pedestrian usage into any mixed-use neighborhood center project. Where bikeways or sidewalks are presently adjoining the property, provisions must be made to safely link the internal bicycle and pedestrian system with adjoining facilities. [Sec. 33-1354(f)]
4.				<i>Mixed-Use Projects of Less than 20,000 Square Feet.</i> The following dimensional requirements apply to all developments with less than 20,000 square feet of leasable floor area within the mixed-use overlay district (see Item 4.a. thru Item 4.g. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1355]
4.a.				<i>Front Setbacks.</i> The front setback must be no deeper than the approximate average setback of existing development in the same block face, and within 0 to 50 feet. [Sec. 33-1355(1)a.]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - MIXED USE STANDARDS (continued)
	YES	NO	N/A	
4.b.				<i>Side Yard & Rear Yard Setbacks.</i> Where the side or rear yard abuts property which has an existing residential unit, the minimum side setback must be 15 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater, and 25 feet to the rear or the distance created by the 60-degree angle of light obstruction, whichever is greater (see Figure 8). [Sec. 33-1355(1)b.]
4.c.				<i>Side Street Setbacks.</i> Where the property abuts a side street, the minimum setback from that street must be 15 feet. [Sec. 33-1355(1)c.]
4.d.				<i>Side Yard Setback-Nonresidential Use to Nonresidential Use.</i> Where a nonresidential use is adjacent to a nonresidential use no side yard setback is required. [Sec. 33-1355(1)d.]
4.e.				<i>Maximum Height of Accessory Structures.</i> Accessory structures may not exceed 25 feet in height. [Sec. 33-1355(2)]
4.f.				<i>Maximum Lot Coverage.</i> Maximum permitted lot coverage is 50 percent for single-purpose, nonresidential and 60 percent for mixed-use (inclusive of residential) or compound use. [Sec. 33-1355(3)]
4.g.				<i>Maximum Building Height.</i> Maximum permitted building height is five stories/60 feet. [Sec. 33-1355(4)]
5.				<i>Access.</i> Access must be designed to integrate all aspects of the development and must meet the requirements of LCLDC Section 33-1255(d) {see Design Standards and Specifications, Basic Elements Checklist Items 4.g., 4.h., & 4.i. above}. The use of shared access and parking is encouraged. [Sec. 33-1356]
6.				<i>Permitted Uses.</i> The uses shown in LCLDC Section 33-1357 are a list of uses from the use activity groups listed in LCLDC Section 34-622 permitted in the mixed-use areas of the Page Park Community Overlay District as depicted on the Page Park Community Overlay Map in LCLDC Appendix I, Map 6. These uses may be approved administratively pursuant to LCLDC Section 33-120(b) in conjunction with an approved Site Plan. [Sec. 33-1357]
7.				<i>Specific Conditions for Multiple-Family Residences.</i> Multiple-family housing may be in the form of townhouses, apartments, villas, condos, or similar configuration. Business and office uses may occupy a building used for residential purposes, provided that the following provisions are met (see Item 7.a. thru Item 7.f. below and <u>please demonstrate/indicate compliance with each of the following design treatments as applicable</u>). [Sec. 33-1358]
7.a.				<i>Business or Office Uses Prohibited on Same Floor as Residential Purposes.</i> No business or office use may be permitted on the same floor that is used for residential purposes, except in conjunction with a home occupation. [Sec. 33-1358(a)]
7.b.				<i>Business or Office Uses Prohibited on Floor Located Above Residential Purposes.</i> No floor may be used in whole or in part for business or office use on a floor located above a floor used for residential purposes. [Sec. 33-1358(b)]
7.c.				<i>Separate Entrances for Non-Residential Uses.</i> Where there are non-residential and residential uses in a building, the residential uses must be provided with separate, private entrances. [Sec. 33-1358(c)]
7.d.				<i>Minimum Open Space Requirement.</i> Minimum open space of 30 percent of net parcel area (the land area minus the buildings and parking), at least 50 percent of which must be usable recreation area, must be provided. [Sec. 33-1358(d)]
7.e.				<i>Multiple-Family Property Development Regulations.</i> Multiple-family development must comply with all property development regulations in LCLDC Section 34-715, Multiple-Family Residential. [Sec. 33-1358(e)]
7.f.				<i>Live-Work Unit Exemption.</i> Live-Work units are exempt from the provisions for Multiple-Family Residences listed in LCLDC Section 33-1358. [Sec. 33-1358(f)]

ITEM #	COMPLIES WITH STANDARDS			DEVELOPMENT STANDARDS and SPECIFICATIONS - MIXED USE STANDARDS (continued)
	YES	NO	N/A	
8.				<i>Live-Work Units-Provisions.</i> Live-Work units are subject to the provisions listed in LCLDC Section 33-1359 (see Item 8.a. thru Item 8.d. below and see also Item 2.a & Item 2.b. above and please demonstrate/indicate compliance with each of the following design treatments as applicable). [Sec. 33-1359]
8.a.				<i>Permitted Location.</i> Live-work units are permitted in mixed-use districts by administrative approval of a Site Plan in accordance with LCLDC Section 33-1202(b). [Sec. 33-1359(a)]
8.b.				<i>Permitted Uses.</i> Uses in live-work units are governed by the zoning district or as approved pursuant to LCLDC Section 33-1357. [Sec. 33-1359(b)]
8.c.				<i>Street Level Provisions.</i> Where permitted, live-work units located at street level are subject to the development standards for ground-floor retail or commercial establishments as follows (see Item 8.c.1 thru item 8.c.2 below), and any additional standards for ground-floor commercial establishments provided in LCLDC Section 33-1201 et. seq. [Sec. 33-1359(c)]
8.c.1.				<i>Street Front Nonresidential Uses Requirement.</i> A minimum of 80 percent of a structure's street front facade at street level must be occupied by nonresidential uses. [Sec. 33-1359(c)(1)]
8.c.2.				<i>Working Area Restriction.</i> Within each live-work unit, the working area must not exceed 50 percent of the total floor area of the unit. [Sec. 33-1359(c)(2)]
8.d.				<i>Allowable Floor Area for Commercial or Office Uses-Associated Lot Dimension Requirements.</i> Up to 50 percent of the total floor area may be used for commercial or office uses. Such uses will require a minimum lot size of 6,000 square feet and a lot width of 70 feet. [Sec. 33-1359(d)]
9.				<i>Live-Work Unit-Business License Required.</i> At least one resident in each live-work unit must maintain a valid County Local Business Tax receipt (formerly known as the occupational license) for the business on the premises. Proof of payment of the annual Local Business Tax will be required to be submitted to the Department of Community Development annually. [Sec. 33-1360]
10.				<i>Live-Work Unit 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. 33-1361]