

EXHIBIT V - G
DESIGN STANDARDS CHECKLIST – LDC SECTION 10-600 et. seq.
THE VILLAGE OF ESTERO

ITEM #	COMPLIES WITH STANDARDS			SITE DESIGN STANDARDS AND GUIDELINES FOR COMMERCIAL DEVELOPMENT [LDC Section reference]
	YES	NO	N/A	
1.				Off street parking. Developments subject to LDC Chapter 10 must comply with the off-street parking regulations specified in LDC Section 34-2011 et. seq. The development order drawings must show all project parking areas. [Sec. 10-260(a)]
1.a.				Developments subject to LDC Chapter 10 must comply with the off-street loading requirements specified in LDC Section 34-2011 et. seq. The development order drawings must show all project off-street loading areas. [Sec. 10-260(b)]
2.				<i>Lighting standards.</i> All outdoor lighting must comply with Section 34-625 of Lee County Land Development Code. Refer to Application for Development Order, PART V-F and Part VIII to confirm that Lighting Plans and photometric Information has been submitted to demonstrate compliance with the lighting standards. [Sec. 10-610(b)]
3.				<i>Buffering and shielding-Loading areas and docks.</i> All loading areas and docks (including delivery truck parking), outdoor storage, trash collection, heating/air conditioning and other similar mechanical equipment, solid waste disposal facilities, trash compaction, recycling, and other similar service function areas must be fully shielded from adjacent properties and street rights-of-way when viewed from ground level. The shielding must extend vertically a distance equal to or greater than the items, delivery trucks, or facilities being shielded. Shielding material and design must be consistent with design treatment of the primary facades of the commercial building or development and the landscape plan. [Sec. 10-610(c)(2)]
4.				<i>Buffering and shielding-Rooftop mechanical equipment.</i> Roof top mechanical equipment must be shielded from view at ground level by parapet or similar architectural features. [Sec. 10-610(d)(3)]
5.				<i>Buffering and shielding-Garden centers.</i> Garden centers located in shopping centers or associated building materials sales establishments or department stores etc., must shield all materials (except plants) from adjacent properties and street rights-of-way from view at ground level. [Sec. 10-610(c)(4)]
6.				<i>Pedestrian walkways-Pedestrian access standards.</i> Pedestrian ways, linkages or paths internal to the project must provide access between parking areas, building entries, surrounding streets, external sidewalks, and out parcels. The pedestrian facilities must provide safe access through the project from external sidewalk facilities or bus stops to the building entry. The building area must be equipped with bike storage facilities (i.e., bike racks). If external sidewalk facilities identified on the official bikeways/walkways facilities plan are not in existence at the time of development, then the project must construct the internal pedestrian facilities up to the property line, and external sidewalks consistent with LDC Section 10-256. Use of the internal pedestrian facilities as open space is subject to the limitations set forth in LDC Section 10-415(d)(2)d. Pedestrian ways may be incorporated within a required landscape perimeter buffer in compliance with LDC Section 10-416(d)(4) Note (11). Shared pedestrian walkways are encouraged between adjacent commercial projects. [Sec. 10-610(d)(1) & (d)(2)]
7.				<i>Parking Lot Interconnections.</i> Adjacent commercial uses must provide parking lot interconnections for automobile traffic. Interconnections are not intended to satisfy the criteria for site location standards as outlined in Comprehensive Plan Policy 6.1.2 (5). [Sec. 10-610(f)]
8.				<i>Project Entrance-Number of Entrance Lanes.</i> The entrance to a commercial development generating more than 300 trip ends total, or at an entrance with more than 100 entering vehicles during the peak hour of the generator, must include two entrance lanes. [10-610(g)(1)]

ITEM #	COMPLIES WITH STANDARDS			SITE DESIGN STANDARDS AND GUIDELINES FOR COMMERCIAL DEVELOPMENT <i>(continued)</i>
	YES	NO	N/A	
9.				<i>Project Entrance-Driveway Depth.</i> The driveway length must provide adequate throat depth consistent with the FDOT Driveway Handbook. [10-610(g)(2)]
10.				<i>Project Entrance-Sidewalk Requirement.</i> Sidewalks must be provided along the entrance to a commercial development generating more than 300 trip ends during the peak hour of the generator. [10-610(g)(3)]
11.				<u><i>Additional site design treatment for commercial buildings in large projects.</i></u> On large projects {projects with property area of more than ten (10) acres or impervious area of more than two (2) acres} one (1) of the following additional site design elements must be integrated into the proposed design. <u>Please indicate which one (1) additional treatment selected from the following three (3) is incorporated into the proposed design; select from Item 7.a. Item 7.b., or Item 7.c.below.</u> [Sec.10-620(c)(2)b.]
11.a.				Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment must constitute a minimum of 60 percent of walkway area. [Sec. 10-620(c)(2)b.1.]
11.b.				Fountains, reflection ponds or other water elements, a minimum of 150 square feet in area for every 300 lineal feet of primary facade length. [Sec. 10-620(c)(2)b.2.]
11.c.				Any alternative proposed treatment or combination of the above elements that the Development Services Director finds meets the intent of this LDC provision. Please describe briefly. [Sec. 10-620(c)(2)b.3.]
12.				<i>Out parcels-parking.</i> When the use of common wall, side by side development occurs, consolidated parking for several businesses on one parking lot may be used. [Sec. 10-640(a)(2)]
13.				<i>Out parcels-interconnection.</i> Out-parcel structures that are adjacent to each other must provide for vehicular connection between their respective parking lots and provide for interconnection of pedestrian walkways. [Sec. 10-630(a)(3)]
ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS AND GUIDELINES FOR COMMERCIAL BUILDINGS [LDC Section reference]
	YES	NO	N/A	
1.				<i>Purpose and intent.</i> The purpose and intent of these provisions is to maintain and complement the street scape by requiring that buildings be designed with architectural features and patterns that provide visual interest consistent with the community's identity and local character while reducing the mass/scale and uniform monolithic appearance of large unadorned walls. {See Illustration # 4 in LDC Section10-620(a).} [Sec. 10-620(a)]
2.				<i>Building/view orientation standards.</i> Buildings must be oriented to maximize pedestrian access, use and view of any adjacent navigable water bodies.
3.				<i>Facades-Wall height transition.</i> New buildings that are more than twice the height of any existing building within 300 feet must be designed to provide a transition between buildings of lower height. {See Illustration # 5 in LDC Section 10-620(c).}
4.				<i>Facades-Architectural design-Primary facades.</i> All primary facades of a building must be designed with consistent architectural style, detail and trim features. [Sec. 10-620(c)(2)a.]
5.				<i>Facades-Architectural design-Design treatments-all buildings.</i> Buildings must provide a minimum of three (3) of the following building design treatments integrated with the massing and style of the buildings. {See Illustrations #6 and #7 in LDC Section 10-620(b).} If awnings, canopies and overhangs are used they must conform to a unified plan of compatible colors, shapes and materials. Please indicate which three (3) [minimum] treatments selected from the following eight (8) are incorporated into the proposed design; select from Item 5.a. Item 5.b., Item 5.c., Item 5.d., Item 5.e., Item 5.f., Item 5.g., or Item 5.h. below. [Sec.10-620(c)(2)b.]
5.a.				Awnings or attached canopies. [Sec. 10-620(c)(2)b.1.]
5.b.				Overhangs. [Sec. 10-620(c)(2)b.2.]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS AND GUIDELINES FOR COMMERCIAL BUILDINGS (continued)
	YES	NO	N/A	
5.c.				Porticos. [Sec. 10-620(c)(2)b.3.]
5.d.				Arcades, minimum of eight feet clear in width. [Sec. 10-620(c)(2)b.4.]
5.e.				Peaked roof forms. [Sec. 10-620(c)(2)b.5.]
5.f.				Display windows along a minimum of 50 percent of front walls and any other wall alongside a pedestrian walkway. [Sec. 10-620(c)(2)b.6.]
5.g.				Clock or bell towers. Sec. 10-620(c)(2)b.7.]
5.h.				Any other proposed treatment which the Development Services Director finds meets the intent of this LDC provision. Please briefly describe the proposed treatment. [Sec. 10-620(c)(2)b.8.]
6.				<u>Facades-Architectural design-Additional Design treatments for commercial buildings on corner lots.</u> In addition to the all other design treatment requirements, corner lots at an intersection of two (2) or more arterial or collector roads must be designed with additional architectural embellishments, such as corner towers, or other such design features, to emphasize their location as gateways and transition points within the community. If applicable, please briefly describe the proposed treatment. [Sec. 10-620(c)(3)]
7.				<u>Roof treatments-Purpose and intent.</u> Variations in roof lines must be used to add interest to, and reduce the massing of buildings. Roof features and materials must be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. The LDC standards identify appropriate roof treatments and features directed at this purpose and intent. [Sec. 10-620(d)(1)]
8.				<u>Roof edge and parapet treatment.</u> The roof edge and/or parapet must have a vertical change from the dominant roof condition, in two (2) locations (minimum). At least one (1) such change must be located on a primary facade. (See Illustration # 8 in LDC Section 10-620(d).) [Sec. 10-620(d)(2)]
9.				<u>Roof design-Additional requirements.</u> Roofs must be designed to also meet at least two (2) of the following requirements. Please indicate which two (2) [minimum] treatments selected from the following five (5) are incorporated into the proposed design; select from Item 9.a. Item 9.b., Item 9.c., Item 9.d. or Item 9.e. below. [Sec. 10-620(d)(3)]
9.a.				Parapets used to conceal roof top equipment and flat roofs. Sec. 10-620(d)(3)a.]
9.b.				Three or more roof slope planes per primary facade. {See Illustration # 9 in LDC Section 10-620(d)}. [Sec. 10-620(d)(3)b.]
9.c.				Sloping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 4V:12H but not greater than 12V:12H. [Sec. 10-620(d)(3)c.]
9.d.				<u>Additional vertical roof changes</u> with a minimum change in elevation of two feet (flat roofs must have a minimum of two [2] changes, see Item 8. above). [Sec. 10-620(d)(3)d.]
9.e.				Three-dimensional cornice treatment which must be a minimum of ten (10) inches in height with a minimum of three (3) reliefs. [Sec. 10-620(d)(3)e.]
10.				<u>Roof types/Roof materials.</u> The following types of materials are prohibited: a. roofs utilizing less than or equal to a 2V:12H pitch unless utilizing full parapet coverage or mansard; and b. mansard roofs except roofs with a minimum vertical distance of eight (8) feet and an angle between 45 and 70 degrees from horizontal. [Sec. 10-620(d)(4)]
11.				<u>Facade design-Detail features-General.</u> The design elements in the LDC standards must be integral parts of the building's exterior facade and must be integrated into the overall architectural style. These elements may not consist solely of applied graphics, or paint. [Sec. 10-620(e)]

ITEM #	COMPLIES WITH STANDARDS			DESIGN STANDARDS AND GUIDELINES FOR COMMERCIAL BUILDINGS (continued)
	YES	NO	N/A	
12.				<i>Facade design-Wall areas.</i> Building walls and facades, must avoid large blank wall areas by including at least three (3) of the design elements listed below, in a repeating pattern. At least one of the design elements must repeat horizontally. <u>Please indicate which three (3) [minimum] design elements selected from the following five (5) are incorporated into the proposed design; select from Item 12.a. Item 12.b., Item 12.c., Item 12.d. or Item 12.e. below. [Sec. 10-620(e)(1)]</u>
12.a.				Texture change. [Sec. 10-620(e)(1)a.]
12.b.				Material change. [Sec. 10-620(e)(1)b.]
12.c.				Architectural features such as bandings, bays, reveals, offsets, or projecting ribs. (See Illustration # 10 in LDC Section 10-620(e)(1)). [Sec. 10-620(e)(1)c.]
12.d.				Building setbacks or projections. [Sec. 10-620(e)(1)d.]
12.e.				Pattern change. [Sec. 10-620(e)(1)e.]
13.				<i>Facade materials.</i> Exterior building materials contribute significantly to the visual impact of a building on the community. They must be well-designed and integrated into a comprehensive design style for the project. The following exterior building materials can not be used on more than fifty (50) percent of the building facade area: plastic or vinyl siding except to establish the "old Florida" look; corrugated or reflective metal panels; tile (prohibition does not apply to roofs); smooth, scored or rib faced concrete block; any translucent material, other than glass; or any combination of the above listed materials. [Sec. 10-620(e)(2)a.]
14.				<i>Building trim and accent areas.</i> Building trim and accent areas, consistent with the overall building, are limited to ten (10) percent of the affected wall area, with a maximum trim width of twenty-four (24) inches. [Sec. 10-620(e)(2)b.]
15.				<i>Out parcel building design-General.</i> The purpose and intent of the LDC provisions relative to out parcels is to assure unified architectural design and site planning between out-parcel buildings and the main building(s) on the site, to enhance the visual impact of the buildings, and to provide for safe and convenient vehicular and pedestrian access and movement within the site. [Sec. 10-640(a)]
16.				<i>Out parcel building design-facades.</i> All exterior facades of an out-parcel building must be considered primary facades and must employ architectural, site, and landscaping design elements which are integrated with and common to those used on the main development on-site including colors and materials. associated with the main building. [Sec. 10-640(a)(1)]
17.				<i>Out parcel side by side development.</i> When the use of common wall, side by side development occurs, continuity of facades and consolidated parking for several businesses on one parking lot may be used. [Sec. 10-640(a)(1)]
18.				<i>Signs-General.</i> Signs are intended to be designed to complement rather than detract from the visual impact of a commercial development by utilizing design elements consistent with those employed in the structure's architecture and by minimizing conflicts with on-site landscaping areas and vehicular use areas. [10-630(a)]
19.				<i>Signs-Unified sign plan.</i> In addition to the provisions set forth in LDC Chapter 30, where multiple on-premise signs are proposed for a single site or development, or in the case of a shopping center or other multiple-occupancy complex including out parcels under unified control with the main development, a unified sign plan must be employed. An application for a Development Order must be accompanied by a graphic and narrative representation of the unified sign plan to be utilized on the site. The unified sign plan may be amended and resubmitted for approval to reflect style changes or changing tenant needs. Design elements which must be addressed (in both graphic and narrative form) include: a. colors; b. construction materials and method; c. architectural design; d. illumination method; e. copy style; f. sign type(s) and location(s); and, g. in the case of a shopping center or multiple occupancy complex and developments with multiple structures on-site, including out parcels, the unified sign plan must indicate conformance with the following: 1. all wall signs for multi-use buildings must be located at a consistent location on the building facade, except that anchor tenants may vary from this locational requirement in scale with the anchor's larger primary facade dimensions. All signs must adhere to the dimensions provided for in the unified signage plan; and 2. pole signs must include

				colors and/or materials common to those used in the design of the building to which the sign is accessory. A minimum one-hundred (100) square foot planting area must be provided around the base of any ground or pole sign. These landscape areas must include shrubs and ground cover plants with a minimum of fifty (50) percent coverage of the landscape area at the time of planting. Turfgrass is discouraged and is limited to ten (10) percent of the landscape area. [10-630(b)(1)] (See also Development Order Application for Unincorporated Areas Only; Question V-H.)
20.				<i>Parking garages.</i> Where a proposed parking garage is located on a parcel in any zoning district adjacent to or abutting an existing taller residential use, all exposed parking spaces on the top level of the garage must provide additional design treatments, at the Director's discretion, to obscure view of the spaces from residential use. Design treatments may include, but are not limited to, a combination of the design treatments listed below. Please indicate which design element(s) are incorporated into the proposed design; select from Item 20a., Item 20b., Item 20 c. Item 20d. below. [Sec. 10-602(a)]
20.a.				Landscaped trellises. [Sec. 10-602(a)]
20.b.				Opaque covers. [Sec. 10-602(a)]
20.c.				Permanent landscaping. [Sec. 10-602(a)]
20.d.				Other proposed design element. Please briefly describe the alternative proposed element. [Sec. 10-602(a)]
21.				<i>Parking garages-Parking aisles and drives.</i> Where a proposed parking garage is located on a parcel in any zoning district adjacent to or abutting an existing taller residential use, surfaces of the exposed parking aisles and drives must be comprised of specialty pavers or colored stamped concrete having a non-reflective matte surface. [Sec. 10-602(a)]