



APPLICATION FOR DEVELOPMENT ORDER FOR ESTERO PLANNING COMMUNITY ONLY

EXHIBIT V-G - ESTERO COMMERCIAL BUILDING DESIGN APPLICATION

EXPLANATIONS FOR EXHIBIT V-G - ESTERO GENERAL EXPLANATIONS

Completing this application. The Commercial Building Design Application (DSA) for Estero Planning Community, Exhibit V-G-Estero, should be completed for all proposed Development Order applications for projects located in the Village of Estero. Exhibit V-G-Estero is provided in these applications to address design features required in the Village of Estero which are in addition to those required in all unincorporated areas of Lee County which are addressed in Exhibit V-G. Exhibit V-G-Estero should be prepared by the Project Architect in cooperation with the Project Engineer of Record and the Landscape Architect of Record. The Project Engineer should particularly take note of the Basic Elements (DSA Estero FORM Page 6) and other site design elements in other parts of the application to verify that the additional applicable site design standards have been incorporated into the Site Development Plans. The Landscape Architect, likewise, should take note of the landscaping and buffering elements throughout the application to verify that these additional requirements are incorporated into the landscape design. The Exhibit/application should be completed by answering the questions in PART I and attaching the required documents including copies of the Architectural Elevations and Drawings and Site Development Plans, including the Landscaping Plans, demonstrating compliance with the LDC Basic Elements (site design standards) and Design Standards (see LDC Section 33-51 et. seq.). Complete the DSA Estero checklist application form by indicating by check mark a response to each item as either YES or NO as to the design compliance of the item with the Estero requirement, or that the item is not applicable. Where alternative design elements are proposed, as applicable, please provide a brief description of the element in a word or phrase. References to specific design/plan details on the Architectural, Site Plans, or Landscaping Plans are most helpful.

Illustrations, figures and definitions. Special attention should be given to the Figures in LDC Section 33-100 et. seq. (Estero Design Standards) and the Illustrations in LDC Section 10-600 et. seq. (Lee County Design Standards and Guidelines). These Figures and Illustrations are directed to clarify by example the specific LDC requirements. The Definitions listed in LDC Section 33-56 (Village of Estero) and LDC Section 10-601 (LDC) provide the meanings of terms in the Design Standards and take precedence over any other meaning. Other Definitions may be found in LDC Section 10-1.

Submittal requirements. Please refer to the Application for Development Order for The Village of Estero, Submittal Requirements, for the required submittal documents and the number of documents of each type which must be submitted.

Meeting with Estero Community. The owner or agent seeking a local Development Order (or Limited Review Development Order) must conduct one public informational session within the Estero Community conducted by the Design Review Board where the agent will provide an overview of the project for interested citizens. This meeting must be conducted before the application is submitted [emphasis added]. Subsequent to this meeting, the applicant must provide Village staff with a meeting summary document that contains the following information: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and, a proposal for how the applicant will respond to any issues that were raised. [Sec. 33-54(a)]

It is strongly suggested that copies of both Exhibit V-G and Exhibit V-G-Estero be brought to the required public informational session with the Estero Community since they will provide a basis to demonstrate compliance with the Design Standards applicable to the Village of Estero. See LDC Section 33-54(a) and Application for Development Order for the Village of Estero.

Corridor Overlay Districts. Overlay districts are corridors within the Estero Community that are of special concern and require special site design guidelines. Whenever the requirements of the overlay districts impose a different standard than the provisions of the Land Development Code, the requirements of the overlay district will govern. Except where specifically modified by the provisions of this subdivision, all other requirements of the Land Development Code apply.

Corkscrew Road Overlay. The boundaries of the Corkscrew Road overlay district are as depicted in LDC Appendix I on Map 1.

Sandy Lane Overlay. The boundaries of the Sandy Lane overlay district are as depicted in LDC Appendix I on Map 1

US 41 Overlay. The boundaries of the US 41 overlay district are as depicted in LDC Appendix I on Map 2.

PART I EXPLANATIONS

1.A. Purpose and Intent. The purpose of the provisions of LDC Section 33-51 et. seq. (Estero Community) is to create standards for areas of rapid commercial growth in the Estero Community (see map in Appendix I), described in Goal 19 of the Comprehensive Plan. Specific high growth corridors may be designated as overlay districts subject to the provisions of this LDC provision. The policies contained within these LDC provisions are intended to encourage mixed-use developments, interconnectivity, pedestrian activity, and to achieve and maintain a unique, unified and pleasing aesthetic/visual quality in landscaping, architecture, and signage. The standards in LDC Section 33-51 et. seq. apply to all commercial, religious, industrial, and mixed use buildings within the Estero Community [emphasis added], except where the authority of a separate political jurisdiction supercedes County authority. **[Sec. 33-51]**

Applicability of Design Standards. The provisions of LDC Section 33-51 et. seq. (Design Standards) apply to all developments located in the Estero Community, as defined in LDC Section 33-53(a) and in Goal 19 of the Comprehensive Plan. These provisions apply to all Development Orders and Limited Review Development Orders for all commercial, religious, industrial, and mixed use buildings within the Estero Community [emphasis added]. **[Sec. 33-52(a) & (b)]**

NOTE: Unless stated to the contrary, the Design Standards for the Estero Community (see LDC Section 33-51 et. seq.) are in addition to the Design Standards and Guidelines for Commercial Buildings and Developments in Lee County (see LDC Section 10-600 et. seq.) which apply to developments within all of The Village of Estero. To that end, Exhibit V-G-Estero must be completed and coordinated with Exhibit V-G, as well, so both Exhibits are required to be completed and submitted. The only basic exception is that religious facilities are not subject to the Design Standards and Guidelines for Commercial Developments in Lee County so Exhibit V-G is not required for those types of building developments.

1.B Pre-Application meeting. If any pre-application conference meetings have been conducted with staff relative to this application/property prior to the submission of this application for a Development Order, please indicate the date of the meeting(s) and the pre-application (PRE) case number as requested in the application form. **[Sec. 10-105]**

1.C. Required Plans. Compliance with the standards set forth in the Land Development Code shall be demonstrated by submittal of architectural elevations and a site development plan, or site improvement plans (see LDC Section 10-154(7) and Application for Development Order). **[Sec. 33-52(c)]**

1.D. Architectural Design-general. The purpose of these standards and guidelines is to supplement existing development criteria with specific criteria that apply to the design of buildings and developments. Commercial development depends on high visibility from public streets. In turn, their design of building(s) and site determines much of the image and attractiveness of the streetscapes and character of a community. Massive and/or generic developments that do not contribute to, or integrate with, the community in a positive manner can be detrimental to a community's image, and sense of place. The goal is to create and maintain a positive ambiance and strong community image and identity by providing for

architectural and site design treatments that will enhance the visual appearance of commercial development in Lee County, while still providing for design flexibility. These standards are intended to enhance the quality of life in Lee County. **[Sec. 10-610]**

Estero Design standards. The Estero design standards are intended to help create a distinguished architectural style and appearance within the Estero Community and the specific overlay districts identified in LDC Section 33-53. The standards provide design criteria intended to stimulate creative project designs, while fostering compatibility with surrounding developments. **[Sec. 33-100]**

Architectural Style. The preferred architectural style in the Estero Community is Mediterranean, with Old Florida where appropriate, and other styles of architecture that are deemed compatible with these styles. Distinct vernacular styles must be displayed through the inclusion of extended roof overhangs, porches, decorative columns, covered corridors, covered walkways, and pitch roofs (where applicable). Buildings of less than 5,000 square feet of gross floor area must be designed with roofs having a minimum pitch of 30 degrees. **[Sec. 33-227]**

1.E. Building Footprint Area. Self explanatory.

OTHER EXPLANATIONS

Big Box Commercial Standards.

Purpose. Big Box retail designs pose enormous challenges to the community, governmental agencies, and designers because they are large and difficult to coordinate within the existing context of the community without detracting from the existing scale, connectivity, traffic patterns, walk-ability and image for the area. It is understood that large retailers can produce a useful economic function, serving as anchors for a center, bringing in sales and property taxes, revenues, and regional draws that can benefit the community and other business in the area. It is not the intention of these provisions to eliminate Big Box retailers from the market place, but to assimilate them into the community for the mutual benefit of both. These provisions have been drafted to acknowledge that large retail stores can be a productive and aesthetically pleasing part of a community and can be designed so as to minimize any negative impacts on the community. **[Sec. 33-455]**

Applicability. The Big Box commercial design standards, as set forth in this subdivision, are applicable throughout the Estero Community, unless otherwise provided in below:

- (a) Renovations or remodeling. In the case of renovations to a big box building's facade, the cost of which may not exceed fifty (50) percent of the value of the existing structure or reconfiguration of vehicular use areas, the provisions of this subdivision will be applied only to the specific areas of renovation, remodeling or reconfiguration.
- (b) Redevelopment. In the case of additions to, or redevelopment of, an existing big box building or project, where either the cost of such addition or redevelopment exceeds fifty (50) percent of the value (based on the property appraiser's assessment) of the existing structure or structures or twenty (20) percent of the square footage of the existing structures, the provisions of this subdivision will apply.
- (c) Discontinuance. Where the use of a big box structure ceases for any reason for more than one-hundred-eighty (180) consecutive days, compliance with this subdivision is required prior to re-occupancy of the structure. **[Sec. 33-456]**