

**EXHIBIT V – G – LEHIGH ACRES
DESIGN STANDARDS CHECKLIST
LEHIGH ACRES PLANNING COMMUNITY**

ITEM #	COMPLIES WITH STANDARDS			COMMERCIAL DESIGN STANDARDS AND SPECIFICATIONS - BASIC ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Parking.</i> In addition to the parking regulations in LCLDC Section 34-2011 through Section 34-2022, the following standards apply in the Lehigh acres Planning Community (see Item 1.a thru Item 1.c below). [Sec. 33-1412]
1.a.				<i>Commercial Interconnections.</i> Adjacent commercial uses must provide interconnections for automobile, bicycle and pedestrian traffic. [Sec. 33-1412(1)]
1.b.				<i>Parking Lot Interconnections.</i> Adjacent parking lots must have vehicular interconnection, unless divided by a public right-of-way. [Sec. 33-1412(2)]
1.c.				<i>Mixed Use Interconnections.</i> Commercial development adjacent to a mixed-use development must provide interconnections for automobile, bicycle, and pedestrian traffic. [Sec. 33-1411(3)]
2.				<i>Lighting.</i> In addition to the requirements in LCLDC Section 10-610(b) and Section 34-625, the following lighting requirements apply (see Item 2.a thru Item 2.c below). [Sec. 33-1413]
2.a.				<i>Lighting Fixtures.</i> Light fixtures must complement the building development with an architectural theme consistent with the overall development. [Sec. 33-1413(1)]
2.b.				<i>Decorative Poles/Fixtures.</i> Parking lot lighting must utilize decorative light poles/fixtures. [Sec. 33-1414(2)]
2.c.				<i>Shielding.</i> Outdoor light fixtures must be shielded. Lighting must be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. [Sec. 33-1413(3)]
3.				<i>Transportation.</i> The following transportation standards apply (see item 3.a thru Item 3.c. below). [Sec. 33-1414]
3.a.				<i>Development Adjacent to Lee Boulevard.</i> New commercial development or redevelopment adjacent to Lee Boulevard right-of-way must provide access to 5 th Street West, 4 th Street West, or other local, collector or arterial roadway. Direct vehicular driveway access to Lee Boulevard may only be permitted if the property has no direct or indirect access to a public roadway and the driveway is shared with cross-access to all adjacent parcels. If no shared access exists, one must be created. [33-1414(1)]
3.b.				<i>State Road 82 Access.</i> Connections to State Road 82 must be consistent with the Florida Department of Transportation (FDOT) Corridor Access Management Plan for State Road 82 adopted by FDOT in July 2007, Lee County Resolution No. 08-06-28. Meadow Road is designated as an access road for State Road 82 and the primary access for properties fronting on State Road 82. [Sec. 33-1414(2)]
3.c.				<i>Development Adjacent to Gunnery Road.</i> Commercial development adjacent to Gunnery Road must utilize Gretchen Avenue, Floyd Avenue or other public roadway. Any connections to Gunnery Road must be consistent with the Gunnery Road Access Management Plan. [Sec. 33-1414(3)]
ITEM #	COMPLIES WITH STANDARDS			COMMERCIAL DESIGN STANDARDS AND SPECIFICATIONS - ARCHITECTURAL ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Architectural Style.</i> The preferred architectural styles for commercial development include a mixture of Old Florida, Mediterranean, Key West, Colonial, Contemporary, Caribbean, Spanish and other styles of architecture that are deemed compatible with or complementary to these styles. Distinct vernacular styles may be displayed through the inclusion of extended roof overhangs, porches, decorative columns, covered corridors, covered walkways, or pitched roofs. [Sec. 33-1415]

ITEM #	COMPLIES WITH STANDARDS			COMMERCIAL DESIGN STANDARDS AND SPECIFICATIONS - ARCHITECTURAL ELEMENTS <i>(continued)</i>
	YES	NO	N/A	
2.				<i>Facade Treatment.</i> In addition to the requirements of section 10-620(c), projects must use architectural relief or articulation on building facades to reduce the bulk of buildings. Buildings that are visible from more than one right-of-way must use facade treatments on viewable facades (see Item 2.a thru Item 2.c below). [Sec. 33-1416(1)]
2.a.				<i>Facade Relief.</i> A singular façade must not exceed 50 lineal feet or more than one-third of the structure’s length, whichever is less, before architectural relief or articulation occurs. [Sec. 33-1416(1)(a)]
2.b.				<i>Relief Methods.</i> Methods of providing architectural relief are not limited to the following elements (see Item 2.b.1. thru Item 2.b.6. below). [Sec. 33-1416(1)(b)]
2.b.1.				Recessed or defined entryways. [Sec. 33-1416(1)(b)(1)]
2.b.2.				Varying rooflines, pitches, and shapes. [Sec. 33-1416(1)(b)(2)]
2.b.3.				Dormers, balconies, porches, and staircases. [Sec. 33-1416(1)(b)(3)]
2.b.4.				Display windows that provide visibility into the building interior. [Sec. 33-1416(1)(b)(4)]
2.b.5.				Overhangs, awnings, and marquees. [Sec. 33-1416(1)(b)(5)]
2.b.6.				Features such as cornices, articulated roof parapets, porticos, towers, or other details that alter building height. . [Sec. 33-1416(1)(b)(6)]
2.c.				<i>Metal Buildings.</i> Sides of a metal building with frontage on an arterial or collector roadway must be designed with primary facade architectural features and elements consistent with LCLDFC Section 10-620 so as not to reveal the metal structure. [Sec. 33-1416(2)]
3.				<i>Maximum Height.</i> Maximum building heights are determined based on location in the Specialized Mixed Use Nodes of the Community Plan Overlay (Lee Plan Map 1 Page 8 of 8). Buildings outside of the Specialized Mixed Use Nodes are limited to a maximum of three stories or 45 feet, whichever is less, unless approved by variance or deviation in accordance with Chapter 34. The maximum building heights, based on location in the Specialized Mixed Use Nodes are as follows (see Item 3.a. thru Item 3.e. below). [Sec. 33-1417(a)]
3.a.				<i>Downtown Designation.</i> Developments located in the Downtown designation are limited to a maximum of ten stories or 150 feet in height, whichever is less. . [Sec. 33-1417(a)(1)]
3.b.				<i>Community Mixed Use Activity Center Designation.</i> Developments located in the Community Mixed Use Activity Center designation are limited to a maximum of seven stories or 85 feet in height, whichever is less. [Sec. 33-1417(a)(2)]
3.c.				<i>Neighborhood Mixed Use Activity Center Designation.</i> Developments located in the Neighborhood Mixed Use Activity Center designation are limited to a maximum of four stories or 55 feet in height, whichever is less. [Sec. 33-1417(a)(3)]
3.d.				<i>Local Mixed Use Activity Center Designation.</i> Developments located in the Local Mixed Use Activity Center designation are limited to a maximum of three stories or 45 feet in height, whichever is less. [Sec. 33-1417(a)4]
3.e.				<i>Deviation/Variance.</i> Elements that enhance visibility, create focal points or amenities may exceed the maximum height limitations by variance or deviation in accordance with LCLDC Chapter 34. [Sec. 33-1417(b)]
ITEM #	COMPLIES WITH STANDARDS			COMMERCIAL DESIGN STANDARDS AND SPECIFICATIONS - SIGN ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> The sign regulations in LCLDC Section 34-1418 et. seq. are adopted as an addendum to the general sign regulations set forth in LCLDC Chapter 30. [33-1418]
2.				<i>Prohibited Signs.</i> The following types of signs are prohibited within the Lehigh Acres Planning Community (see Item 2.a. thru item 2.h.). [33-1419]

ITEM #	COMPLIES WITH STANDARDS			COMMERCIAL DESIGN STANDARDS AND SPECIFICATIONS - SIGN ELEMENTS (continued)
	YES	NO	N/A	
2.a.				Emitting signs. [33-1419(1)]
2.b.				Flashing signs. [33-1332(2)]
2.c.				Exposed neon signs. [33-1419(3)]
2.d.				Pole signs. [33-1419(4)]
2.e.				Pylon signs. [33-1419(5)]
2.f..				Balloons, including all inflatable air signs or other temporary signs that are inflated with air, helium or other gaseous elements. [33-1419(6)]
2.g.				Banners, pennants or other flying paraphernalia, except as permitted by special occasion permit, an official federal, state or county flag, one symbolic flag not to exceed 15 square feet in area for each institution or business, and decorative seasonal banners and holiday lighting on streetlight poles (Ordinance No. 07-04).. [33-1419(7)]
2.h.				Temporary signs, EXCEPT, for the following which must comply with LCLDC Section 30-151: a. Special occasion signs; b. Real estate signs; c. Construction signs; or d. Political or campaign signs. [33-1419(8)]
3.				<i>Permanent Signs in Commercial and Industrial Areas-Ground Mounted Signs.</i> Ground mounted identification signs must be a monument sign. A monument sign is a ground sign, the structural base of which is on the ground. These signs must meet the following standards (see Item 3.a. thru Item 3.d. below). [33-1420(1)]
3.a.				<i>Ground Mounted Signs-Height of Base.</i> The height of the base must not exceed 24 inches above the adjacent ground. [33-1420(1)(a)]
3.b.				<i>Ground Mounted Signs-Street Numbers Displayed.</i> The sign must display the street numbers of the property on the face of the sign. Street numbers must measure between a minimum of four inches and a maximum of six inches in height. The copy area of the street number will not be counted toward the allowable sign copy area. [33-1420(1)(b)]
3.c.				<i>Ground Mounted Signs-Architectural Style.</i> Signs must complement the architectural style of the building or development. [33-1420(1)(c)]
4.				<i>Nonresidential Subdivisions & Multiple Occupancy.</i> Nonresidential subdivisions and multiple-occupancy complexes with more than five establishments will be permitted one ground mounted identification sign per road frontage. No sign may exceed 150 square feet in area with a maximum height of 15 feet unless the frontage is along a local street where the primary use across the street is residential. In this instance, the sign is limited to maximum of 24 square feet in area with a maximum height of 6 feet and may not be illuminated. [33-1420(2)(a)]
4.b.				<i>Individual Occupants Signs-Multiple Occupancy.</i> Individual occupants within a multiple-occupancy complex may place signs on a wall facing a local street where the primary use across the street is residential but these signs may not be illuminated. [33-1420(2)(b)]
5.				<i>Individual Office, Institution, Business or Industrial Establishments, & Smaller Multiple Occupancy Complexes.</i> Individual office, institution, business or industrial establishments, and multiple occupancy complexes with five or less establishments will be permitted one ground mounted identification sign per road frontage subject to the following standards (see Item 5.a. thru Item 5.d. below). [33-1420(3)(a)]
5.a.				Primary road frontage will be permitted a maximum height of 10 feet. [33-1420(3)(a)(1)]
5.b.				Secondary road frontage will be permitted a maximum height of 6 feet with a maximum area of 24 square feet. [33-1420(3)(a)(2)]
5.c.				Provisions for a corner lot as listed in LCLDC Section 30-153(3)a.6 do not apply. [33-1420(3)(a)(3)]
5.d.				Individual occupants will be permitted to place signs on a wall facing a local street where the primary use across the street is residential but these signs may not be illuminated. [33-1420(3)(a)(4)]

ITEM #	COMPLIES WITH STANDARDS			COMMERCIAL DESIGN STANDARDS AND SPECIFICATIONS - SIGN ELEMENTS (continued)
	YES	NO	N/A	
6.				<i>Lighting-Ground Mounted Identification Signs.</i> Ground mounted identification signs illumination must comply with LDC Section 34-625. Exposed raceways are prohibited. Electrical connections, wiring, etc. must be concealed. [33-1420(4)(a)(1) & (2); & 33-1420(4)(c)]
7.				<i>Lighting-Wall Mounted Signs.</i> Wall mounted signs raceways and electrical junction boxes must be painted to match the building exterior. Electrical connections, wiring, etc. must be concealed. [33-1420(4)(b)(1) & 33-1420(4)(c)]
8.				<i>Permanent Signs for Live-Work Units.</i> Live-work units, in accordance with section 33-1431(c)(2), are permitted one sign on the property: a ground mounted identification sign; or a wall mounted sign. A ground mounted sign is limited to a maximum structure size of 18 square feet (3 feet in height by 6 feet in length). A wall mounted sign is limited to a maximum size of 24 square feet. Signs may not be illuminated. [33-1421(a)]
9.				<i>Food Vending Cart Signs.</i> Individual identification signs including sandwich signs are prohibited as well as signs listed as prohibited in this section; however, advertising signs may be permitted on the temporary food vending cart but may not extend beyond the cart. [33-1422]
ITEM #	COMPLIES WITH STANDARDS			COMMERCIAL DESIGN STANDARDS AND SPECIFICATIONS - LANDSCAPING ELEMENTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Landscaping Materials.</i> All required landscaping material must be cold tolerant species. [Sec. 33-1405(a)]
2.				<i>Internal Landscaping.</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. 33-1405(b)]
3.				<i>Buffers.</i> Buffers must comply with LCLDC Section 10-416(d) except as modified by the provisions listed herein (see Item 3.a. thru Item 3.d. below). [Sec. 33-1405(c)]
3.a.				<i>Commercial Mixed-Use Development Buffers.</i> Commercial projects that are part of mixed use developments are not required to provide buffers between internal uses. [Sec. 33-1405(c)(1)]
3.b.				<i>Pedestrian, Bicycle & Automobile Connections-Type "A" Buffers.</i> Type "A" buffers required between commercial uses must be designed to allow for pedestrian, bicycle, and automobile connections through adequate spacing between required trees. [Sec. 33-1405(c)(2)]
3.c.				<i>Buffers Abutting Residential Uses.</i> When commercial, place of worship, industrial, or public active recreational park uses abut single or multiple family residential uses a buffer must be provided. This buffer must be 25' in width with 7 trees, a double hedge row, and 33 ground covers per 100 linear feet. Palms are limited to a maximum of 25% of the buffer tree requirement. The hedge must be 48 inches in height at installation and be maintained at 72 inches high. Ground covers must be a minimum 1 gallon container size at time of planting. [Sec. 33-1405(c)(3)]
3.d.				<i>Road Near Single Family Buffer Not Applicable.</i> The buffer required under LCLDC Section 10-416(d)(6) does not apply within the Lehigh Acres Planning Community. [Sec. 33-1405(c)(4)]

ITEM #	COMPLIES WITH STANDARDS			SPECIFIC USE STANDARDS – MODEL HOME & MODEL HOME REDEVELOPMENT [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> The regulations in LCLDC Section 33-1430 et. seq. apply to model homes on arterial roads in the RS-1 zoning district that were: approved by special exception; permitted and constructed; and, received a certificate of occupancy/compliance. Local Development Order approval is required prior to occupancy of the existing building, construction of any building additions, and all site related improvements. The existing building, all building additions and site related improvements, except landscaping (see item 1.b. below), are required to meet the applicable commercial land development and building code regulations prior to Development Order approval. [33-1430; 33-1431(b)]
1.b.				<i>Landscaping.</i> When required landscaping cannot be provided due to site constraints, landscaping improvements may be addressed through an alternative landscape betterment plan per LCLDC Section 10-419. [33-1431(b)]
2.				<i>Redevelopment of Model Homes-General.</i> A model home may receive a special exception pursuant to LCLDC Section 34-145(c) for uses permitted in LCLDC Section 33-1431(c). An application for a special exception must be submitted in accordance with the procedures outlined in Chapter 34, Article II, Division 6. The following regulations will apply to redevelopment of model homes (see Item 2.a thru item 2.d. below). [33-1431(c)]
2.a.				<i>Development Order.</i> Local Development Order approval is required prior to occupancy of the existing building, construction of any building additions, and all site related improvements. The existing building, all building additions and site related improvements, except landscaping as specified below (see Item 2.b.) are required to meet the applicable commercial land development and building code regulations prior to Development Order approval. [33-1431(b)]
2.b.				<i>Landscaping.</i> When required landscaping cannot be provided due to site constraints, landscaping improvements may be addressed through an alternative landscape betterment plan per LCLDC Section 10-419. [33-1431(b)]
2.c.				<i>Permitted Uses.</i> The uses listed in LCLDC Section 33-1431(c) may be approved for a model home through the special exception process. These uses are in addition to the uses permitted or permitted by special exception in the RS-1 zoning district. Other uses are subject to approval through a planned development in accordance with Chapter 34 Article IV. [33-1431(c)(1)]
3.				<i>Live Work Unit Development.</i> Live-work units {see Definition in LCLDC Section 33-1431(c)(2)(a)} may be developed in former model homes subject to the following standards (see Item 3.a thru Item 3.h.). [33-1431(c)(2)(b)]
3.a.				<i>Working Area.</i> The working area must not exceed 50 percent of the total floor area of the unit. The use must be conducted entirely within the work unit. [33-1431(c)(2)(b)(1)]
3.b.				<i>Minimum Lot Size.</i> The minimum lot size is 7,500 square feet. [33-1431(c)(2)(b)(2)]
3.c.				<i>Permitted Uses-Limitation.</i> In addition to the uses permitted in the RS-1 zoning district, the uses in a live-work unit are limited to those uses permitted by special exception in LCLDC Section 33-1431(c)(1). [33-1431(c)(2)(b)(3)]
3.d.				<i>Proof of Payment of County Business Tax.</i> The owner/occupant must maintain a valid county local business tax receipt (f/k/a occupational license) for the business on the premises and provide proof of payment of the tax prior to approval of the Development Order. Proof of payment of the annual local business tax will be required to be submitted to the Lee County Department of Community Development annually. [33-1431(c)(2)(b)(4)]

ITEM #	COMPLIES WITH STANDARDS			SPECIFIC USE STANDARDS – MODEL HOME & MODEL HOME REDEVELOPMENT (<i>continued</i>)
	YES	NO	N/A	
3.e.				<i>Parking.</i> Off-street parking for a live-work unit is determined by the number of spaces required for the nonresidential use based on the square footage of the work space. The multiple-use development parking standard (see LCLDC Section 34-2020(b)) will be used to determine the minimum number of spaces required for each live-work unit. The minimum number of required parking spaces may be reduced up to 50% if a parking demand study is provided that supports the reduction pursuant to LCLDC Section 34-2020(c)(6) and administrative approval is obtained pursuant to LCLDC Section 34-2020(e). [33-1431(c)(2)(b)(5)]
3.f.				<i>Outdoor Storage Prohibition.</i> Outdoor storage or display of materials, goods, supplies, equipment, or products associated with the business is prohibited. [33-1431(c)(2)(b)(6)]
3.g.				<i>Nuisance Prohibition.</i> No equipment may be utilized which create noise, vibration, glare, fumes, odors, or electrical interference objectionable to the normal senses. [33-1431(c)(2)(b)(7)]
3.h.				<i>Compliance with Other Codes.</i> Live-work units must comply with all applicable land development, building, and fire code regulations, except as otherwise approved, prior to receiving a Certificate of Occupancy. [33-1431(c)(2)(b)(8)]
4.				<i>Restriction on New Model Homes.</i> Properties within 300 feet of arterial or collector roads may not be developed with new single-family model homes. [33-1431(c)(3)]
ITEM #	COMPLIES WITH STANDARDS			SPECIFIC USE STANDARDS – DUPLEX AND TWO-FAMILY ATTACHED DWELLING UNITS [LCLDC Section reference]
	YES	NO	N/A	
1..				<i>Purpose.</i> The purpose of these provisions is to modify and supplement LCLDC Section 34-3107 through Section 34-3108 in order to enhance the appearance of duplex and two-family attached structures. [33-1433]
2.				<i>Architectural Standards.</i> The following architectural standards are applicable in order to enhance the appearance of duplex and two-family attached structures (see Item 2.a thru Item 2.f. below). <u>Drawings, elevations, plans, etc. must be provided to demonstrate compliance with each applicable provision.</u> [33-1434(a)]
2.a.				<i>Primary Façade Standards.</i> Primary facades must be designed with features consistent with the appearance of a single-family dwelling. A maximum of one door may directly face the adjacent street right-of-way and must have a distinct entry feature such as a porch or covered entryway. [33-1434(a)(1)]
2.b.				<i>Equipment Screening Standards.</i> Mechanical equipment including, but not limited to, air conditioning units, pool pumps, generators and well tanks, must be screened from view of the public right-of-way and adjacent residential properties with landscaping, fencing, or both. Fencing must be consistent with LCLDC Section 34-1742. [33-1434(a)(2)]
2.c.				<i>Garage Requirement.</i> A minimum of one attached single car garage is required for each dwelling unit. [33-1434(a)(3)]
2.d.				<i>Garage Standards.</i> Garages must be designed for side-entry so as not to face a street right-of-way, or be recessed a minimum of four feet behind the front facades or porches of the dwelling unit. [33-1434(a)(4)]
2.e.				<i>Corner Lot Orientation Standards.</i> When located on a corner lot, each individual unit must face a separate street right-of-way. [33-1434(a)(5)]
2.f.				<i>Through Lot Orientation Standards.</i> When located on a through lot, each individual unit must face a separate street right-of-way. [33-1434(a)(6)]
3.				<i>Driveway Requirement & Standards.</i> A driveway must be provided for each unit that connects the building to the paved road and meet the following design standards (see Item 3.a. thru Item 3.c.). <u>Drawings, elevations, plans, etc. must be provided to demonstrate compliance with each applicable provision.</u> [33-1434(b)(1)]

ITEM #	COMPLIES WITH STANDARDS			SPECIFIC USE STANDARDS – DUPLEX AND TWO-FAMILY ATTACHED DWELLING UNITS <i>(continued)</i>
	YES	NO	N/A	
3.a.				<i>Driveway Width and Size.</i> The driveways must be a minimum of 20 feet wide and provide a minimum of two parking spaces. [33-1434(b)(1)]
3.b.				<i>Driveway Construction Standards.</i> The driveway must be constructed of concrete, asphalt or concrete pavers and comply with the provisions set forth in Lee County Administrative Code 11-2 pertaining to residential driveways. [33-1434(b)(2)]
3.c.				<i>Driveway Commercial Use Limitations.</i> Use of the driveway for commercial activities is prohibited unless the applicable permits are obtained. [33-1434(b)(3)]
ITEM #	COMPLIES WITH STANDARDS			SPECIFIC USE STANDARDS – FOOD VENDING CARTS [LCLDC Section reference]
	YES	NO	N/A	
1.				<i>Applicability.</i> Food vending carts may be permitted in conventional zoned commercial and industrial properties; commercial and industrial planned developments; mixed use planned developments on the commercial or industrial portions; and on properties developed with a religious facility with a place of worship, as defined in LCLDC Section 34-2. Temporary permits for food vending carts will be issued in accordance with LCLDC Section 34-3041 upon demonstration of compliance with the provisions of LCLDC Section 33-1432. [33-1432(1)]