

IMPLEMENTING POLICY 14.4.3

NEW LEE PLAN POLICY 14.4.3:

POLICY 14.4.3: The county will expand the commercial design standards in its land development code to provide specific architectural and site design standards for Greater Pine Island if an acceptable proposal is submitted by the Greater Pine Island community. These standards would promote but not mandate rehabilitation over demolition; require smaller rather than larger buildings; avoid standardized franchise buildings; preserve mature trees wherever possible; place most parking to the side and rear; require large windows and forbid most blank walls; and encourage metal roofs and other features of traditional “Old Florida” styles. The new commercial design standards will reflect the different characteristics of Bokeelia, Pineland, Matlacha, and St. James City.

SUMMARY OF CODE CHANGES NEEDED TO IMPLEMENT POLICY 14.4.3:

- a. “The county will expand the commercial design standards in its land development code to provide specific architectural and site design standards for Greater Pine Island...” – ADD THESE PROVISIONS TO 10-621

COMPOSITE CODE CHANGES TO IMPLEMENT POLICY 14.4.3:

CHAPTER 10
Development Standards
ARTICLE IV, DESIGN STANDARDS
AND GUIDELINES FOR COMMERCIAL
BUILDINGS AND DEVELOPMENTS

Sec. 10-601. Definitions.

The following words, terms or phrases, when used in this article only, will have the following meanings ascribed to them:

Arcade means a roof, similar to an overhang or canopy but where the outer edge is supported by a line of pillars or columns.

Awning means a cover of lightweight material such as canvas, plastic, or aluminum, extending over a single doorway or window, providing protection from the elements.

Canopy, attached means a permanent structural cover affixed to and extending from the wall of a building, protecting a doorway or walkway from the elements.

Canopy, detached means a freestanding structure which covers a walkway or service area.

Facade means the exterior faces of a building.

Facade, primary means any facade of a building facing an abutting street. On a corner lot, each wall facing an abutting street is considered a primary facade. If a building is angled to an abutting street, both walls roughly facing the street are primary facades.

Overhang means the structural projection of an upper story or roof beyond the story immediately below.

Parapet means the part of an exterior wall that extends above the roof.

Portico means an architectural entry feature structurally supported by columns or arches and protecting a doorway or walkway from the elements.

Shopping center means a multiple-occupancy building or complex wherein the predominant tenants are retail businesses and offices.

Wall, front means the wall closest to, and running roughly parallel to, the front lot line. On a corner lot, there are two front walls.

Sec. 10-620. Design standards and guidelines for commercial buildings.

(a) **Purpose and intent.** 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 below.) Due to inherent problems in the CRA overlay district, compliance with the CRA overlay district design guidelines may substitute for the criteria set forth in this section.

(b) **Building/view orientation standards.** Buildings must be oriented to maximize pedestrian access, use and view of any adjacent navigable water bodies.

(c) **Facades.**

(1) **Wall height transition.** 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 below.)

(2) **Architectural design.**

a. All primary facades of a building must be designed with consistent architectural style, detail and trim features.

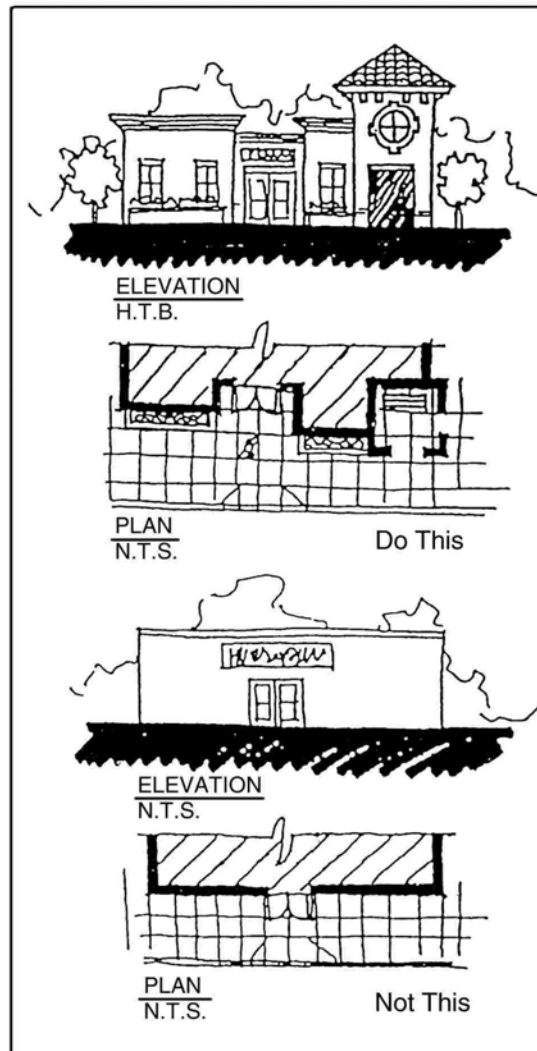


ILLUSTRATION # 4

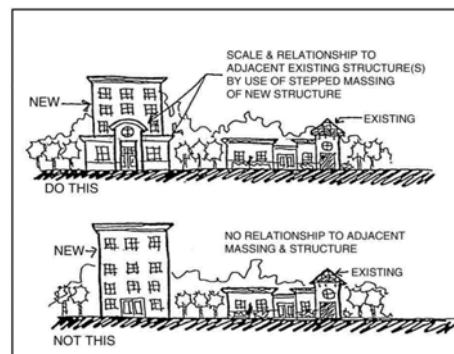


ILLUSTRATION # 5

b. Buildings must provide a minimum of three of the following building design treatments integrated with the massing and style of the buildings. (See Illustrations 6 and 7 below.) If awnings, canopies and overhangs are used they must conform to a unified plan of compatible colors, shapes and materials.

1. Awnings or attached canopies;
2. Overhangs;
3. Porticos;
4. Arcades, minimum of eight feet clear in width;
5. Peaked roof forms;
6. Display windows along a minimum of 50 percent of front walls and any other wall alongside a pedestrian walkway;
7. Clock or bell towers; or
8. Any other treatment which the development services director finds meets the intent of this section:

and on large projects one of the following site design elements: or

1. Integration of specialty pavers, or stamped concrete along the building's walkway. Said treatment must constitute a minimum of 60 percent of walkway area;
2. Fountains, reflection ponds or other water elements, a minimum of 150 square feet in area for every 300 lineal feet of primary facade length; or
3. Any alternative treatment or combination of the above elements that the development services director finds meets the intent of this section.

(3) *Corner lots.* In addition to the above, corner lots at an intersection of two 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.

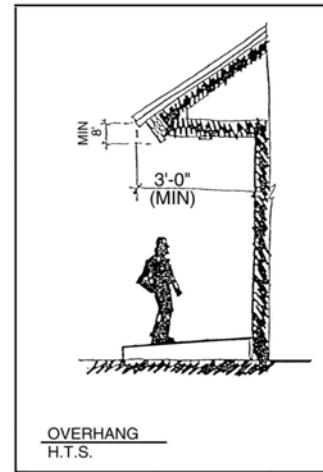


ILLUSTRATION #6

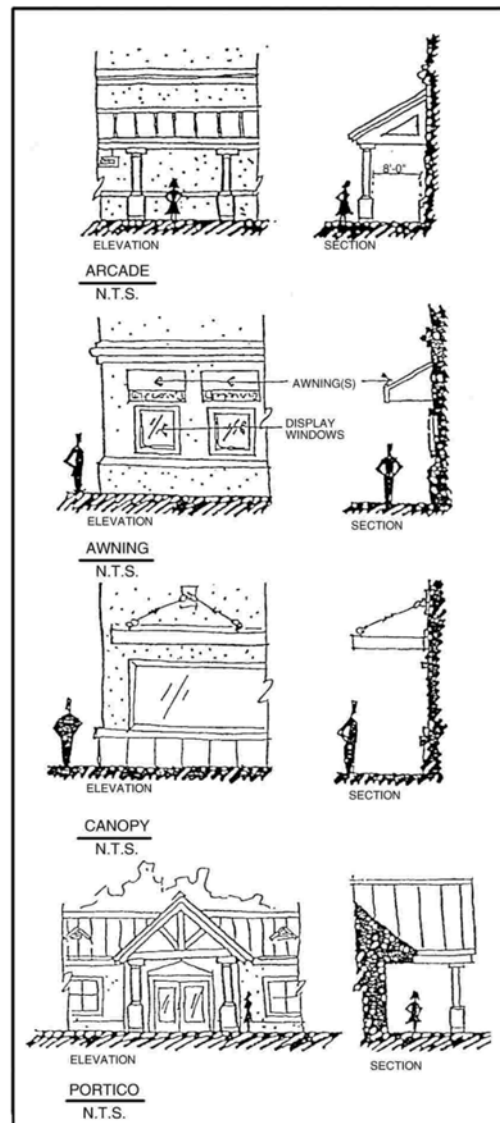


ILLUSTRATION # 7

(d) **Roof treatments.**

(1) *Purpose and intent.* 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 following standards identify appropriate roof treatments and features.

(2) *Roof edge and parapet treatment.* The roof edge and/or parapet must have a vertical change from the dominant roof condition, in two locations. At least one such change must be located on a primary facade. (See Illustration 8 below.)

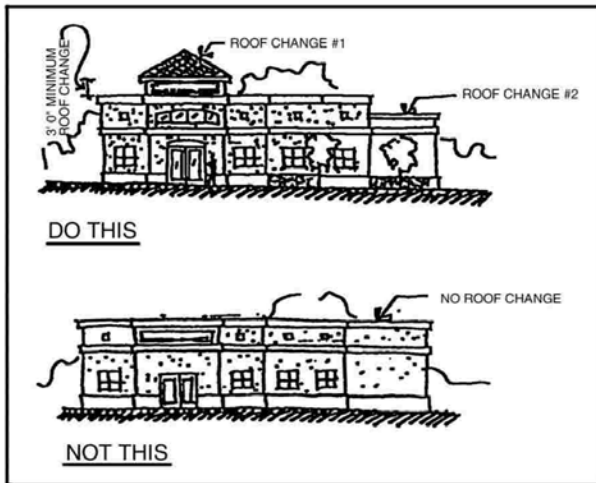


ILLUSTRATION #8

(3) Roofs must be designed to also meet at least two of the following requirements:

- a. Parapets used to conceal roof top equipment and flat roofs;
- b. Three or more roof slope planes per primary facade. (See Illustration 9 below);
- 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;
- d. Additional vertical roof changes with a minimum change in elevation of two feet (flat roofs must have a minimum of two changes): or

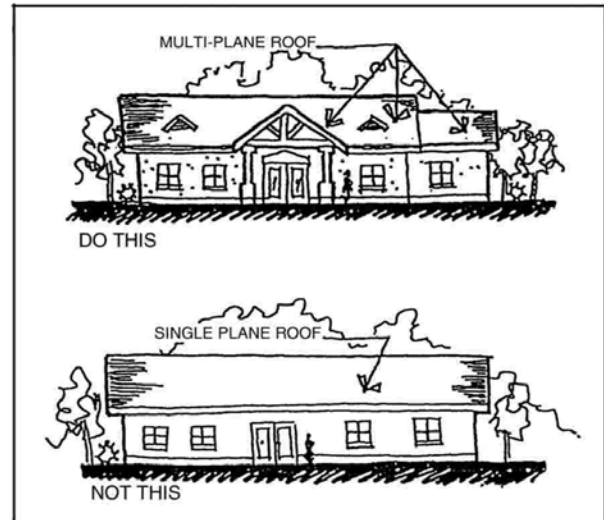


ILLUSTRATION #9

- e. Three-dimensional cornice treatment which must be a minimum of ten inches in height with a minimum of three reliefs.

(4) *Prohibited roof types and materials.* 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 feet and an angle between 45 and 70 degrees from horizontal.

(e) *Detail features.* The design elements in the following 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.

- (1) *Blank wall areas.* Building walls and facades, must avoid large blank wall areas by including at least three of the design elements listed below, in a repeating pattern. At least one of the design elements must repeat horizontally.
 - a. Texture change;
 - b. Material change;
 - c. Architectural features such as bandings, bays, reveals, offsets, or projecting ribs. (See Illustration 10 below);

- d. Building setbacks or projections; or,
- e. Pattern change.

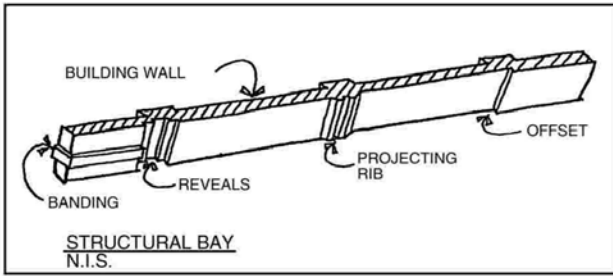


ILLUSTRATION #10

- (2) *Materials.* 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.
- a. The following exterior building materials can not be used on more than 50 percent of the building facade area:
 1. Plastic or vinyl siding except to establish the “old Florida” look;
 2. Corrugated or reflective metal panels;
 3. Tile (prohibition does not apply to roofs);
 4. Smooth, scored or rib faced concrete block;
 5. Any translucent material, other than glass; or
 6. Any combination of the above.
 - b. Building trim and accent areas, consistent with the overall building, are limited to ten percent of the affected wall area, with a maximum trim width of 24 inches.

Sec. 10-621. Greater Pine Island.

(a) *Applicability.* This section provides additional design standards and guidelines for commercial buildings in Greater Pine Island. Greater Pine Island is identified on the future land use map and is described in section 34-2 of this code. These additional standards and guidelines are applicable to all new development and to renovations and redevelopment as provided in section 10-602, except as modified by this section. Where the standards or guidelines in this section conflict with other standards of this article, this section shall control.

(b) *Purpose and intent.* The standards in this section implement Lee Plan Policy 14.4.3 by expanding on the commercial design standards for unincorporated Lee County. These additional standards for Greater Pine Island encourage rehabilitation of existing buildings; require smaller rather than larger buildings; avoid standardized franchise buildings; preserve mature trees wherever possible; place most parking to the side and rear; require large windows and forbid most blank walls; and encourage metal roofs and other features of vernacular commercial buildings.

(c) *Rehabilitation of existing buildings.* The standards and guidelines in this article apply to additions and renovations to, or redevelopment of, an existing building where the cumulative increase in total floor building area exceeds 75% of the square footage of the existing building being enlarged or renovated, instead of when exceeding 50% of the square footage as required by section 10-602(b) for the remainder of unincorporated Lee County.

(d) *Building size and character.* New commercial buildings are limited to 10,000 square feet of floor area each unless a larger size is approved by variance or by deviation in a commercial planned development. Any larger buildings approved by variance or deviation must be designed to minimize the appearance of a single large box or a standard franchise design.

(e) *Windows.* The following rules apply to windows on all primary facades (as defined in section 10-601).

- (1) Transparent windows must be installed along a minimum of 30 percent of each primary facade.
 - a. All window glass, whether integrally tinted or with film applied, must transmit at least 50% of visible daylight.
 - b. Private interior spaces such as offices may use operable interior blinds for privacy.
- (2) New window openings must be rectangular and oriented vertically, except for transom windows over doors.
- (3) The bottoms of all new window openings must be no higher than 30 inches above the finish floor elevation.

- (4) New windows must contain visible sills and lintels on the exterior of the wall.
- (5) New windows must have their glazing set back at least 3 inches from the surface plane of the wall, or set back at least 2 inches when wood frame construction is used.

(f) ***Metal roofs.*** Sloping roofs must use metal for all finished surfaces; however, this requirement shall not apply to buildings that have been designated as historic pursuant to ch. 22 of this code.

(g) ***Mature trees.*** The development services director may grant deviations from the technical standards in this chapter to accommodate the preservation of existing mature trees on a development site.

- (1) To qualify for a deviation, the tree being preserved must be at least six inches in diameter at breast height and must not be an invasive exotic tree as defined by section 10-420.
- (2) The deviation requested must not compromise the public health, safety or welfare in the opinion of the development services director.

(h) ***Parking lots.*** Except in the Matlacha historic district and except for marinas anywhere in Greater Pine Island, no more than a single row of parking spaces may be located between the primary facade of a building and the front lot line. In addition, at least one half of all parking spaces provided on a site must be located further from the front lot line than the plane of a primary facade that is closest to the front lot line.

Secs. 10-622~~4~~—10-629. Reserved.