

DIVISION 2. DESIGN STANDARDS**Sec. 33-100. Design standards.**

The design standards included in this division are intended to help create a distinguished architectural style and appearance within the Estero Planning Community and the specific overlay districts identified in section 33-53. The standards provide design criteria intended to stimulate creative project designs, while fostering compatibility with surrounding developments.

These development provisions are intended to create an integral distinct community image, one that will enhance, unify, and harmonize properties throughout the Estero Planning Community.

(Ord. No. 05-29, § 5, 12-13-05)

Secs. 33-101--33-110. Reserved.

Subdivision I. Basic Elements**Sec. 33-111. Water management.**

(a) Closed drainage is encouraged for storm water management systems along arterial and collector 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.

(b) The shape of stormwater ponds must be designed to appear natural by having a meandering shoreline. Stormwater pond configurations that are generally rectangular or triangular in shape are prohibited. (Refer to Figure 1).

GRAPHIC LINK: [Click here](#)

(c) Wet and dry detention areas must comply with section 33-117.

(d) 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.

(Ord. No. 05-29, § 5, 12-13-05)

Sec. 33-112. Utilities.

All utility lines must be located underground except when located within a public street or road right-of-way.

(Ord. No. 05-29, § 5, 12-13-05)

Sec. 33-113. Places of public interest/open space.

(a) Places of public interest/open space are intended to provide for areas of public interest within

Sec. 33-116. Lighting.

These requirements are in addition to the requirements of section 10-610(b)).

- (a) Provide pedestrian level lighting of building entryways.
- (b) Lighting must be given a distinct architectural theme that complements the building's exterior. Light fixtures must complement the overall building development.
- (c) Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Other than pedestrian light fixtures, all other outdoor light fixtures must be fully shielded. Lighting must be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.
- (d) Lighting plans must be coordinated with landscape plans to identify and eliminate potential conflicts.

Ord. No. 05-29, § 5, 12-13-05)

Sec. 33-117. Natural and manmade bodies of water.

Bodies of water, including wet and dry detention areas, exceeding 20,000 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 of the following items:

- (1) A five-foot wide walkway with trees an average of 50 feet on center; shaded benches a minimum of six feet in length located on average every 150 feet; or,
- (2) A public access pier with covered structure and seating; or,
- (3) An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area with benches and/or picnic tables adjacent to the water body; and/or
- (4) A permanent fountain structure.

Ord. No. 05-29, § 5, 12-13-05)

Sec. 33-118. Interconnections and shared access.

(a) *Interconnects.* Adjacent commercial uses must provide interconnections for automobile, bicycle and pedestrian traffic. All adjacent parking lots must connect. Interconnects between parking lots are not intended to satisfy the criteria for site location standards outlined in Policy 6.1.2(5) of the Lee Plan.

(b) Inter-parcel vehicle access points between contiguous commercial tracts must be provided. Properties that have frontage or other means of access to a side street parallel or perpendicular to US 41, Corkscrew Road, or Sandy Lane must connect to the side street.

(c) Use of shared accessways is encouraged.

Ord. No. 05-29, § 5, 12-13-05)

Sec. 33-119--33-225. Reserved.

Division II. Architectural

taking the total linear feet of shoreline multiplied by 25 percent, then multiplied by the 20-foot wide shelf and divided by four to obtain the two-foot on center spacing.

3. Native wetland trees may be substituted for up to 25 percent of the total number of herbaceous plants required. One tree (minimum ten-foot height; 2 inch caliper, with a four-foot spread) may be substituted for 100 herbaceous plants. Trees must meet the minimum standards set forth in section 10-420.
 - e. *Shelf elevation.* The design elevation of the PLS will be determined based upon the ability of the PLS to function as a marsh community and the ability of selected plants to tolerate the expected range of water level fluctuations.
 - f. *Survival of plant materials.* Trees and herbaceous plants must be maintained in perpetuity consistent with section 10-421(b).
- (3) *Bulkheads, riprap revetments or other hardened shoreline structures.* Bulkheads, riprap revetments or other hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline. Hardened shoreline structures cannot be used adjacent to single-family residential uses. A compensatory littoral zone equal to the linear footage of the bulkhead must be provided within the same lake meeting the following criteria:
 - a. A five-foot wide littoral shelf planted with herbaceous wetland plants to provide 50 percent coverage at time of planting; or
 - b. An 8:1 slope littoral shelf with herbaceous wetland plants to provide 50 percent coverage at time of planting; or
 - c. An equivalent littoral shelf design as approved by the director.
- (4) For each 400 square feet of dry detention area or drainage swale planted with appropriate native herbaceous vegetation (minimum one-gallon container size planted three-foot on center) the general tree requirement may be reduced by one ten-foot tree.

(Ord. No. 92-44, § 13(H), 10-14-92; Ord. No. 94-28, § 27, 10-19-94; Ord. No. 98-28, § 2, 12-8-98; Ord. No. 01-03, § 2, 2-27-01; Ord. No. 05-14, § 3, 8-23-05; Ord. No. 09-23, § 4, 6-23-09)

Sec. 10-419. Alternate landscape betterment plan.

Applications pursuant to this division are entitled to demonstrate that the intent of this division can be more effectively accomplished through an alternate landscape betterment plan. Alternative, creative designs are encouraged for difficult sites for landscape design, such as "in-fill" and irregularly shaped parcels. The following conditions must be met:

- (1) The plan may not deviate from the minimum open space requirements of section 10-415.
- (2) The plan must be labeled as an alternate landscape betterment plan, and delineate, identify and locate all changes to the requirements of this division.