

Public Information Meeting
August 2, 2022

CBIIZO

Collier Boulevard/Interstate 75 Innovation Zone Overlay

Corby Schmidt, AICP
Principal Planner
Comprehensive Planning



Growth Management Community
Development Department (GMCDD)

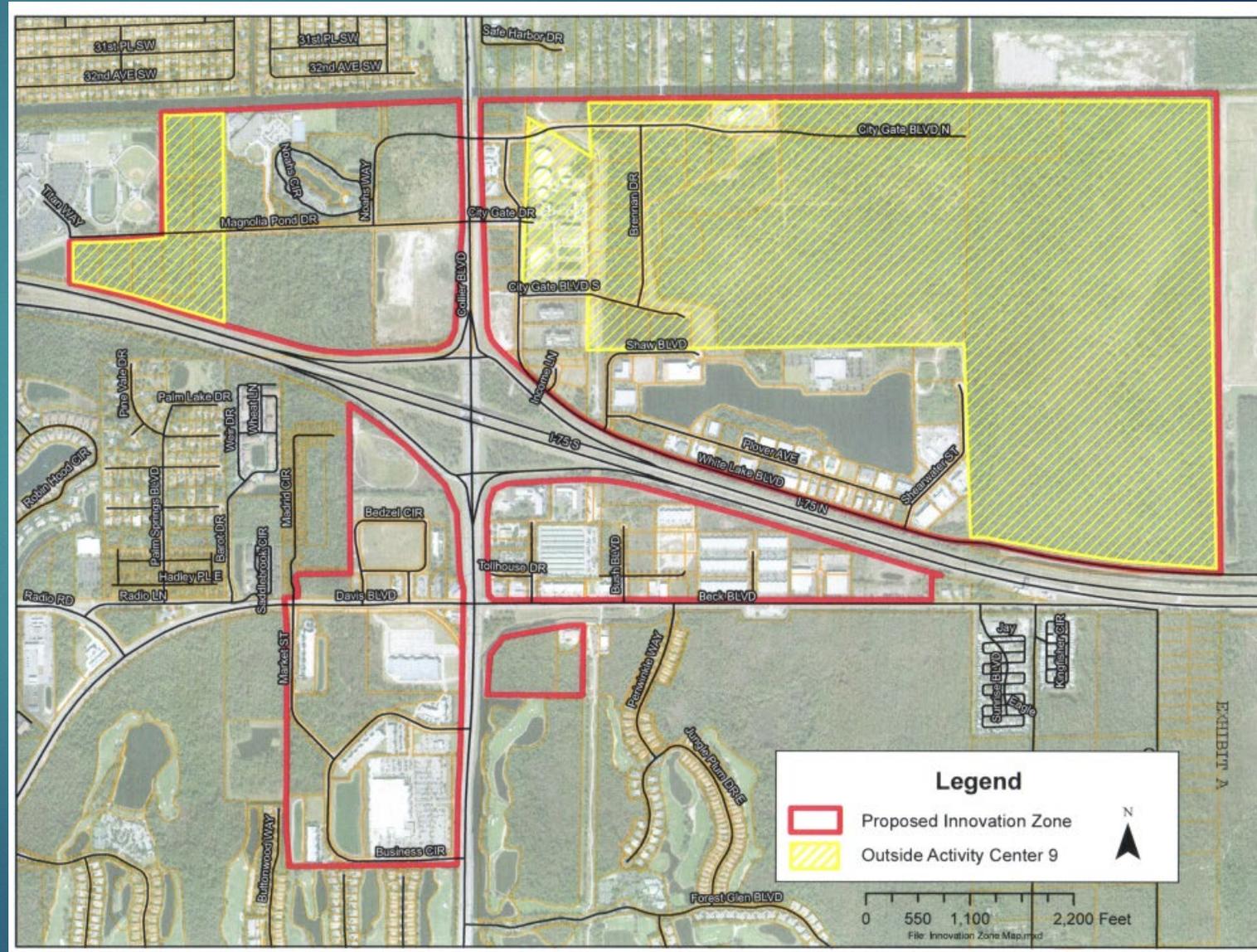
Sean Kingston, AICP, CFM
Senior Planner
LDC Amendment Section

This presentation will contain

- ▶ An overview of how the Growth Management Plan (GMP) and Land Development Code (LDC) relate to the proposed CBIIZO
- ▶ What is an Innovation Zone
- ▶ What is an overlay
- ▶ What the CBIIZO will do
 - ▶ New uses
 - ▶ Design Standards
- ▶ Next steps to approval process

Interchange Activity Center No. 9 Innovation Zone (Ord. 2018-39)

- ▶ Adopted on July 10, 2018
- ▶ 1 of 3 Innovation Zones in County
- ▶ Created an Economic Trust Fund

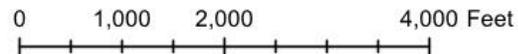




What is a Land Development Code (LDC) Amendment?

- ▶ Works in concert with the Innovation Zone
- ▶ Implements the Goals, Objectives, and Policies of GMP, which are Board directed
- ▶ Proposes new Economic Development Uses from QTI
- ▶ Proposes design standards for new Economic Development uses.

COLLIER BOULEVARD/INTERSTATE 75 INNOVATION ZONE OVERLAY
COLLIER COUNTY, FLORIDA

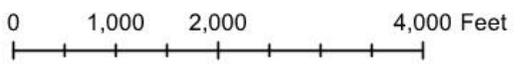
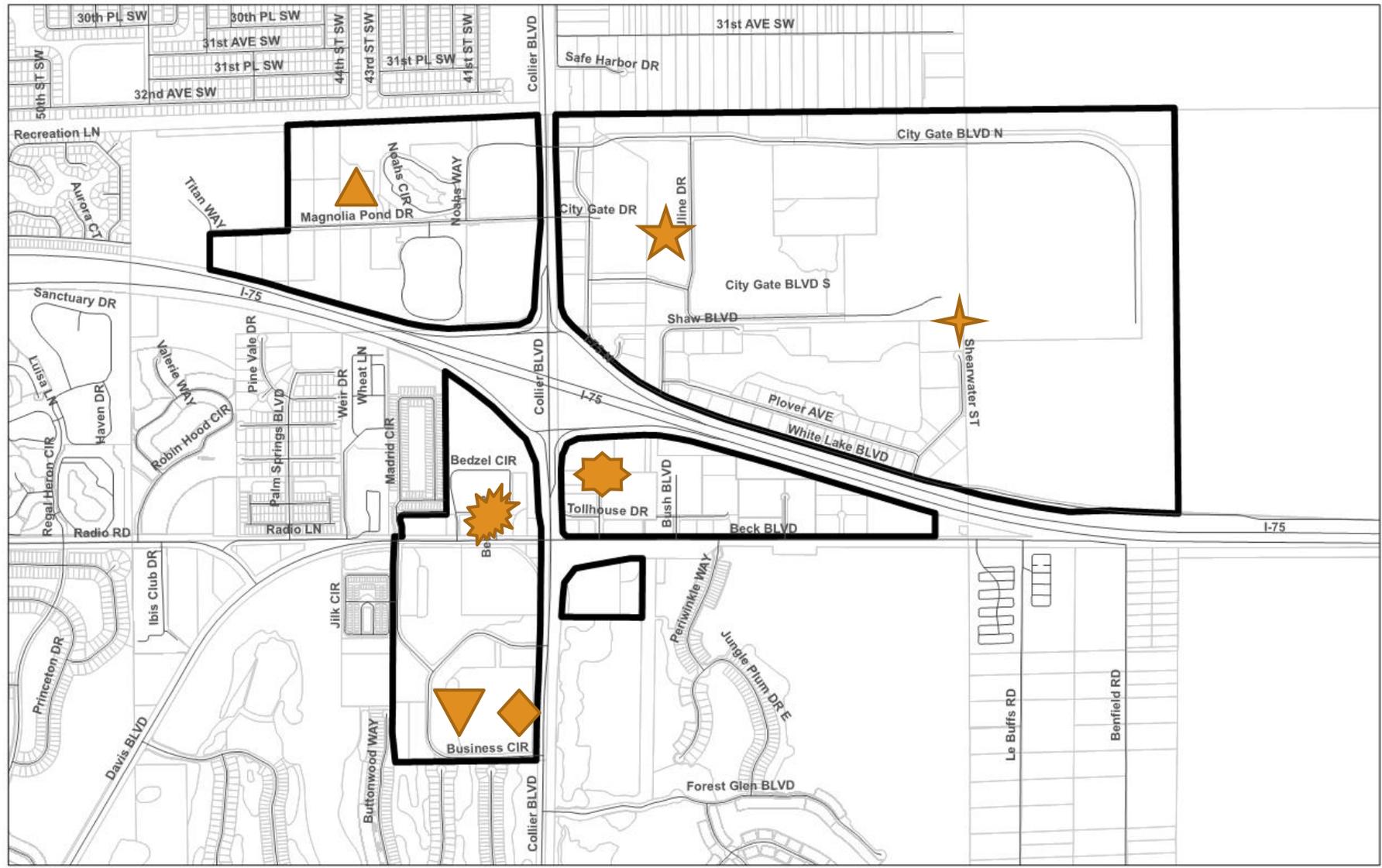


LEGEND

 Collier Boulevard/Interstate 75 Innovation Zone Overlay

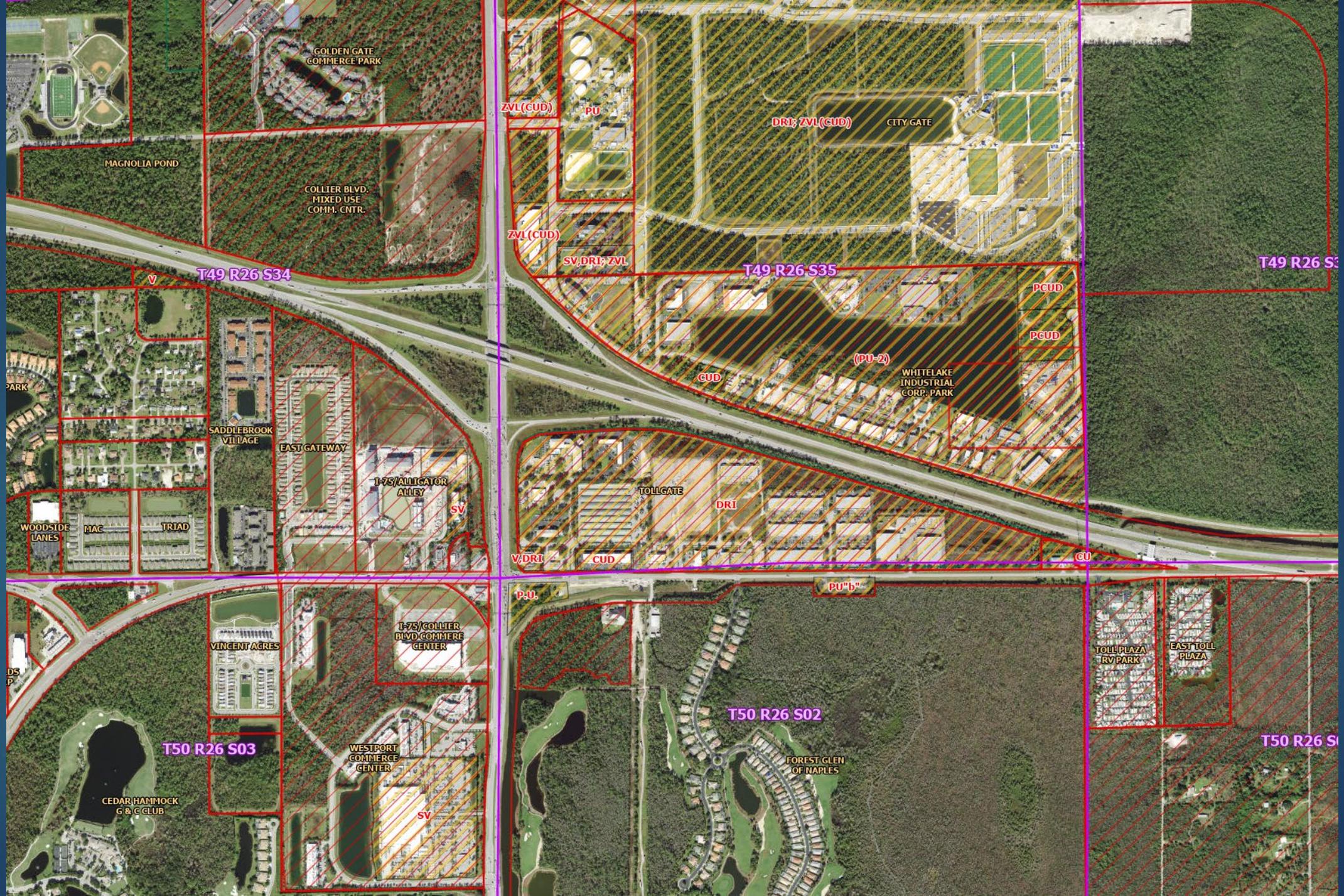
-  Parker Hannifin
-  U Line Industries
-  Walmart
-  Cracker Barrel
-  Mike Davis Elementary School
-  Dunkin' Donuts
-  Structure Medical, LLC

COLLIER BOULEVARD/INTERSTATE 75 INNOVATION ZONE OVERLAY
COLLIER COUNTY, FLORIDA



LEGEND

 Collier Boulevard/Interstate 75 Innovation Zone Overlay



GOLDEN GATE COMMERCE PARK

MAGNOLIA POND

COLLIER BLVD. MIXED USE COMM. CNTR.

ZVL(CUD)

PU

DRI; ZVL(CUD)

CITY GATE

T49 R26 S34

T49 R26 S35

T49 R26 S36

ZVL(CUD)

SV, DRI; ZVL

PCUD

PCUD

(PU-2)

CUD

WHITELAKE INDUSTRIAL CORP. PARK

SADDLEBROOK VILLAGE

EAST GATEWAY

I-75/ALLIGATOR ALLEY

SV

V, DRI

CUD

TOLLGATE

DRI

CU

WOODSIDE LANES

MAC

TRIAD

PU "b"

P.U.

VINCENT ACRES

I-75/COLLIER BLVD COMMERCE CENTER

T50 R26 S03

T50 R26 S02

T50 R26 S01

WESTPORT COMMERCE CENTER

SV

FOREST GLEN OF NAPLES

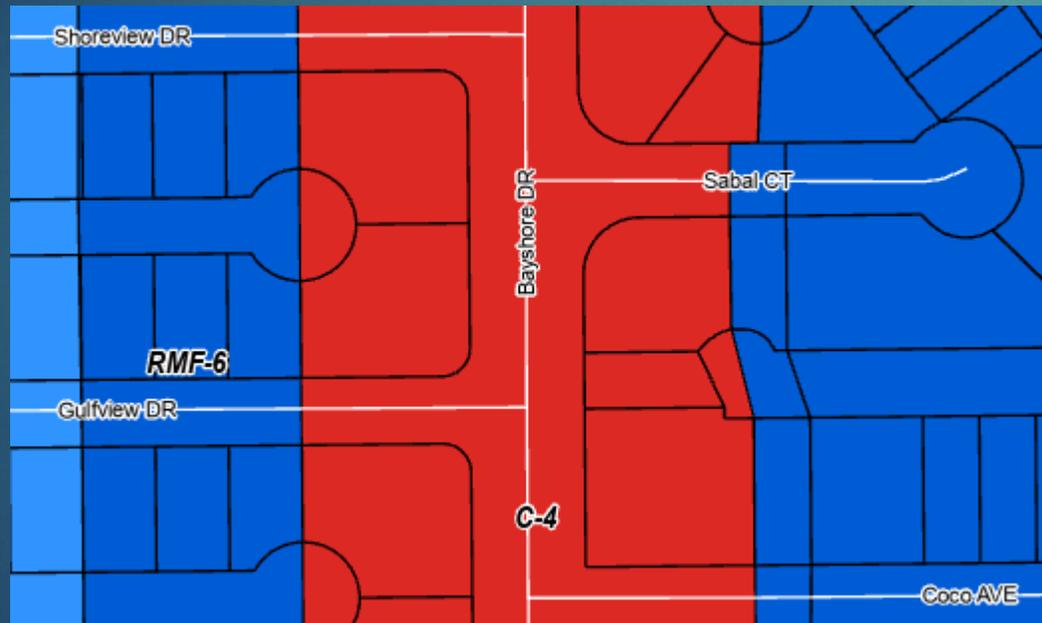
TOLL PLAZA TRYPARK

EAST TOLL PLAZA

CEDAR HAMMOCK G & C CLUB

Overview – What is an Overlay?

- ❑ Base “underlying” zoning
 - ❑ Uses allowed
 - ❑ Design standards
- ❑ A zoning overlay’s relation to its underlying zoning
 - ❑ What does it add to the base zoning?





Uses to be added

- The CBIIZO is being proposed to:
 - The Board authorized and directed the overlay to diversify the economy of the County
 - It shall attract high-wage employment opportunities in qualified targeted industries such as:
- Objectives can be achieved by allowing these additional uses

Advanced Manufacturing



Orthopedic, Prosthetic, and Surgical Appliances and Supplies

Wheelchair



Respirator



Orthopedic Devices



Aircraft Parts and Auxiliary Equipment, NEC

Aircraft Fuselage Assemblies



Aircraft Landing Gear

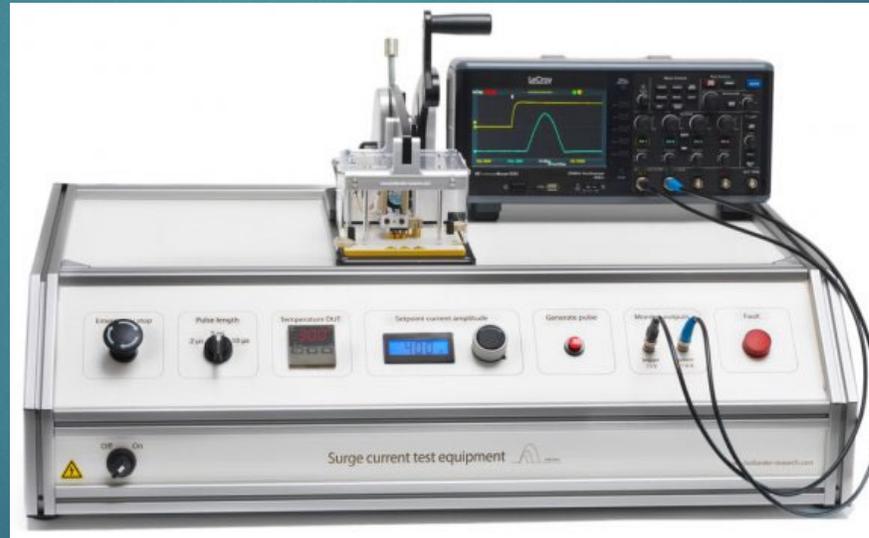


Instruments for Measuring and Testing of Electricity and Electrical Signals

Analog Meter



Semiconductor Test Equipment



Ohmmeter





Site Design and Development Standards in the LDCA



- ▶ Standards for the entire overlay:
 - Non-residential standards
 - Prohibiting pollutive discharge
- ▶ Additional standards for new uses being allowed:
 - Lot design and building dimension
 - Operations of businesses
 - Environmental regulations
 - Architectural and site design

Upcoming Public Hearings

GMP Amendment

- ▶ CCPC: 08/18/2022 (transmittal)
- ▶ BCC: 10/17/2022 (transmittal)
- ▶ CCPC: Winter 2022 (adoption)
- ▶ BCC: Winter 2022/Spring 2023 (adoption)

LDC Amendment (tentative)

- ▶ DSAC-LDR Subcommittee: Fall 2022
- ▶ DSAC: Fall 2022
- ▶ CCPC: Winter 2022
- ▶ BCC: Winter 2022/Spring 2023



Questions?

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LDC Amendment Section

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Examples in the County

Structural Medical, LLC
Parker Hannifin
Cobham Slip Rings

CBIZO Overlay

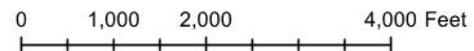
Parker Hannifin



Structure Medical, LLC



COLLIER BOULEVARD/INTERSTATE 75 INNOVATION ZONE OVERLAY COLLIER COUNTY, FLORIDA



LEGEND

 Collier Boulevard/Interstate 75 Innovation Zone Overlay

Structure Medical, LLC



Structure Medical LLC

Business Cir S

© 2020 Google

Google Earth

20

26°08'50.99" N 81°41'30.04" W elev 31 ft eye alt 389 ft

1995

Structure Medical, LLC



© 2020 Google

Google Earth

21

1995

26°08'51.67" N 81°41'28.48" W elev 7 ft eye alt 329 ft

Examples of Products in SIC 3842

Wheelchair



Respirator



Orthopedic Devices





Parker- Hannifin



© 2020 Google

Goog

Examples of Products of SIC 3728

Aircraft Fuselage Assemblies



Aircraft Landing Gear





Cobham Slip Rings



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Cobham Slip Rings



Cobham Slip Rings



Cobham Slip Rings

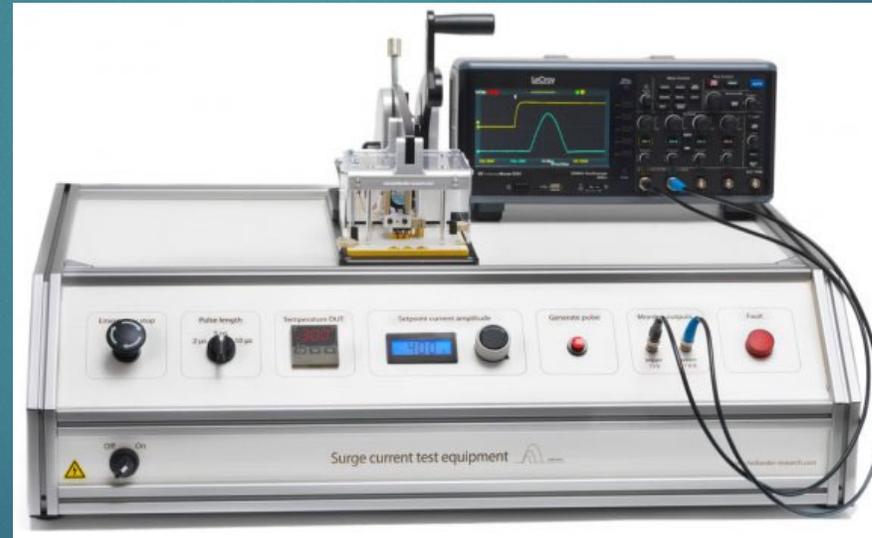


Examples of Products of SIC 3825

Analog Meter



Semiconductor Test Equipment



Ohmmeter

