

LAND DEVELOPMENT CODE AMENDMENT

PETITION PL20200002400	SUMMARY OF AMENDMENT This Land Development Code (LDC) amendment establishes the Collier Boulevard/Interstate 75 Innovation Zone Overlay District (CBIIZO), which serves to implement the economic development goals of the Interchange Activity Center No. 9 Innovation Zone (Ord. 2018-39) and the new Collier Boulevard/Interstate 75 Innovation Zone Overlay in the Growth Management Plan (GMP).
ORIGIN Board of County Commissioners (Board)	
HEARING DATES BCC 04/25/2023 04/11/2023 03/14/2023 CCPC 03/02/2023 DSAC 02/01/2023 DSAC-LDR 01/17/2023 12/15/2020	LDC SECTION TO BE AMENDED 1.08.01 Abbreviations 2.03.07 Overlay Zoning Districts 4.02.23 Same—Development in the Activity Center #9 Zoning District 5.05.08 Architectural and Site Design Standards

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
Approval with recommendations	Approval with recommendations	Approval with recommendations

BACKGROUND: The proposed zoning overlay (CBIIZO) contains lands that are generally located at the intersection of Interstate 75 and Collier Boulevard. It comprises approximately +/-1,232 acres and will serve to implement the economic development goals of the proposed Collier Boulevard/Interstate 75 Innovation Zone Overlay (PL20190000821)—a companion large-scale Growth Management Plan (GMP) amendment that was recently approved by the Board for transmittal (Res. 2022-176) and is now ready for adoption. Both the companion GMP amendment and the CBIIZO will have identical boundaries (see Exhibit A) and be scheduled together at the Collier County Planning Commission and BCC hearings. Much of the proposed CBIIZO is comprised of lands the GMP designates as Interchange Activity Center #9. The Interchange Activity Center #9 has been in effect since 1989 and was later amended in May 2000 to allow uses from the Business Park Subdistrict of the GMP. In addition, industrial uses were added to the northeast and southeast quadrants of I-75 and Collier Boulevard and in the southwest quadrant of Collier and Davis Boulevards. The current map of Activity Center No. 9 in the GMP is depicted in Exhibit B. The companion GMP amendment (PL20190000821) will not modify Interchange Activity Center #9 other than the removal of the reference to the Activity Center #9 Interchange Master Plan (IMP) (from Resolution 2001-45) and the removal of a 0.26-acre parcel. These changes do not impact the CBIIZO.

In 2002, the Activity Center #9 Zoning Overlay District, including a boundary map, was adopted into the LDC, pursuant to Ord. 2002-03. However, the boundary map was removed from the LDC when the LDC was recodified in 2004. In defining the boundaries today, the LDC references the Interchange Master Plan Land Use Map (see Exhibit C), which was a part of the 633-acre IMP. The boundaries are also currently depicted on eight different Official Zoning Atlas Maps. Additional design standards for the zoning overlay were later incorporated into the LDC in 2005 (for landscaping) and again in 2006 (for freestanding clock towers). The current provisions of Activity Center #9 Overlay in LDC are contained in LDC sections 2.03.07 K. and 4.02.23, including the reference to the Interchange Master Plan Land Use Map (of the IMP). In establishing the CBIIZO, however, all current

provisions of the Activity Center #9 Zoning Overlay, including the reference to the Interchange Master Plan Land Use Map, will be eliminated. The new boundary map of the CBIIZO will be placed in LDC section 2.03.07 and be identical to the map depicted in the GMP (see Exhibit A). Staff recognizes that the unimproved property of the Forest Glen of Naples PUD, which is currently regulated by the LDC’s Activity Center #9 Overlay, will neither be regulated by that overlay once the overlay is eliminated, nor will it be in the CBIIZO despite remaining within the boundaries of Interchange Activity Center #9 of the GMP.

The proposed uses in the CBIIZO are consistent with the proposed uses in the companion GMP amendment. In general, the Qualified Targeted Industries (QTI) list includes a wide variety of uses; however, the CBIIZO is only intended to attract those businesses compatible with existing development. Performance standards and appropriate design standards are included to ensure that the Economic Development uses do not create impacts to the surrounding community which may be incompatible with the built environment. This LDC amendment recognizes that additive manufacturing (i.e. “3D printing”) as identified by the International Organization for Standardization (ISO) is an emerging innovative business use and to be included as a permitted use under SIC 3999, Manufacturing Industries, Not Elsewhere Classified. This LDC amendment also introduces several non-QTI uses as Economic Development uses, which were presented to the Collier County Planning Commission (CCPC).

In 2010, the Board created Innovation Zones as an Economic Development Zone for tax increment financing to promote economic growth and to diversify the economy of Collier County. The County currently has three innovation zones, one of which being the Interchange Activity Center No. 9 Innovation Zone (Innovation Zone). This Innovation Zone (see Exhibit D) was adopted in 2018 to focus around the industrial and commercial areas near the intersection of Interstate 75 and Collier Bouvard to help accelerate development within the area, to create both high wage jobs as well as a healthy tax base. The primary purpose of this Innovation Zone is to attract and retain qualified targeted industry (QTI) businesses as defined by Florida Statutes 288.106. A benefit of creating the CBIIZO is that property owners wishing to attract prospective QTI business will not be compelled to rezone lands or establish a new Planned Unit Development (PUD) or amending an existing PUD to gain the additional entitlements. Adopting the CBIIZO will avail property owners the opportunity of establishing QTI uses without the need for rezoning, which can be time-consuming, costly, and with no certainty of approval. The CBIIZO will support the Board’s goal of economic growth in the targeted area. It will eliminate the need to rezone some of the properties within the overlay in order to develop any of the proposed permitted uses, thereby potentially reducing the time and costs associated with development associated with these industries.

On January 17, 2023, the Development Services Advisory Committee-Land Development Review (DSAC-LDR) Subcommittee recommended approval with conditions, which are summarized in Exhibit E. On February 1, 2023, the Development Services Advisory Committee (DSAC) recommended approval with conditions, which are summarized in Exhibit F. On March 2, 2023, the CCPC recommended approval with one condition, which is summarized in Exhibit G.

FISCAL & OPERATIONAL IMPACTS

There are no anticipated fiscal or operational impacts associated with this amendment. This amendment will support the Board’s goal of economic growth in the targeted area.

GMP CONSISTENCY

The proposed LDC amendment is a companion item to a GMP amendment (PL2019000821). The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP, provided the companion GMP amendment is adopted.

EXHIBITS: A) Boundary of CBIIZO; B) Interchange Activity Center No. 9; C) Activity Center No. 9 IMP Land Use Map; D) Excerpt from Ord. 2018-39; E) DSAC-LDR Subcommittee Recommendations; F) DSAC Recommendations; and G) CCPC Recommendation and Further Changes

DRAFT

Text underlined is new text to be added

~~Text strikethrough is current text to be deleted~~

Amend the LDC as follows:

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1.08.01 – Abbreviations

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C-5	Heavy Commercial Districts
<u>CBIIZO</u>	<u>Collier Boulevard/Interstate 75 Innovation Zone Overlay</u>
CCME	Conservation and Coastal Management Element of the Growth Management Plan

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2.03.07 – Overlay Zoning Districts

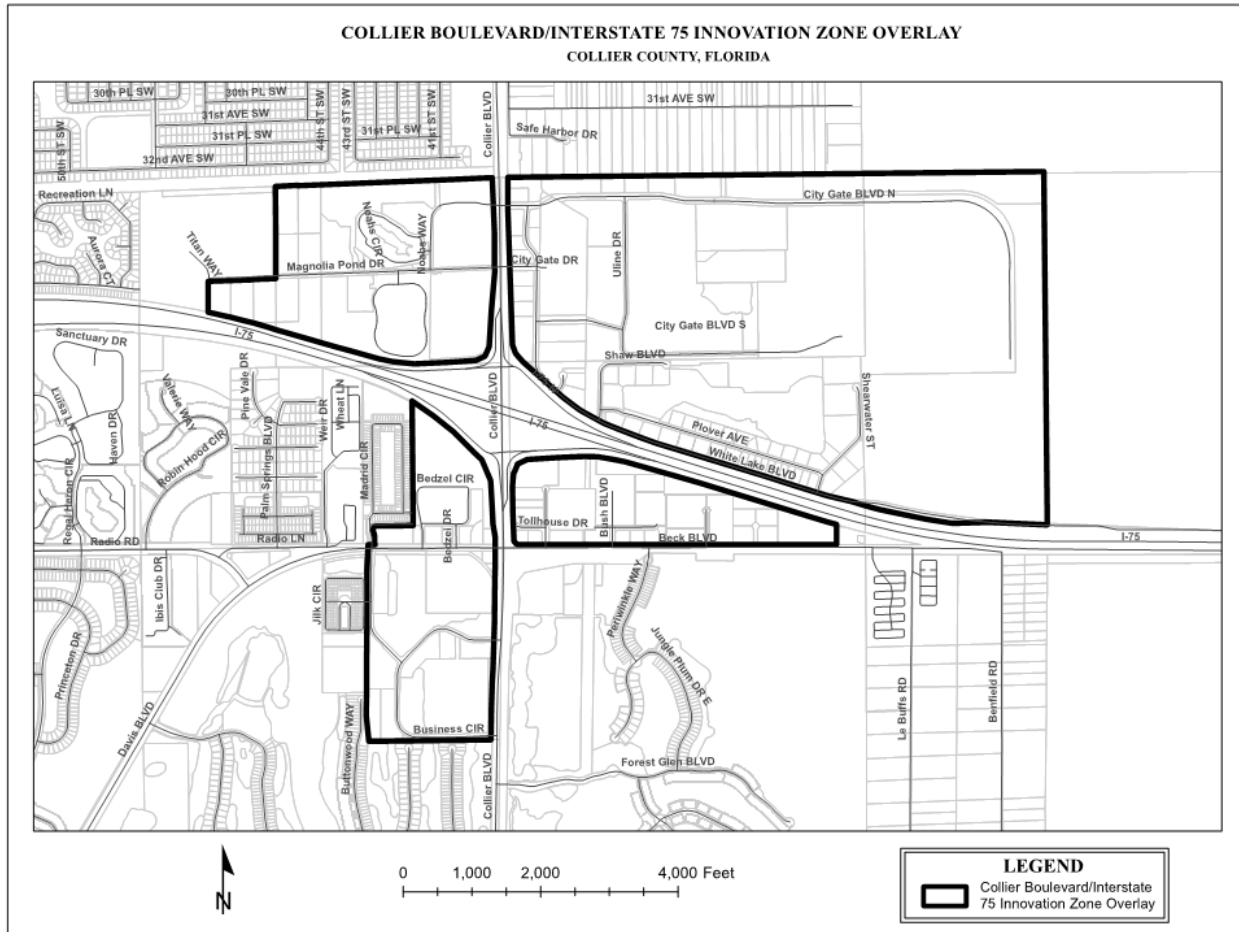
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K. Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO)

1. Purpose. The purpose and intent of the CBIIZO is to implement the goals, objectives, and policies of the Interchange Activity Center #9 and Collier Boulevard Interstate 75 Innovation Zone Overlay of the GMP and to attract and retain qualified target industry businesses as defined by Florida Statute.

2. Applicability.

a. This LDC section and the design standards of LDC section 4.02.23 shall apply to all properties identified by the designation “CBIIZO” on the applicable official Collier County Zoning Atlas Maps. The CBIIZO boundary is delineated on the map below.



{Map to be added}

b. Conditional Uses approved prior to [the effective date of this ordinance] that include design standards inconsistent with the provisions of the CBIIZO may elect to utilize the design standards of LDC section 4.02.23 B. and C. of the CBIIZO without the re-review of the conditional use as required by LDC section 10.08.00.

c. Any PUD established prior to [the effective date of this ordinance,] including amendments or boundary changes, may elect to utilize the use regulations and design standards of the CBIIZO, except that adherence to LDC sections 4.02.23 E. and F. shall be mandatory if the existing PUD utilizes Economic Development Uses and the existing PUD does not permit the Economic Development Uses in Table 1 of LDC section 2.03.07 K.3.b. Any PUD proposed after [the effective date of this ordinance] shall apply the provisions of the CBIIZO.

3. Table of Uses.

a. The Table of Uses identifies uses as permitted uses (P) or conditional uses (CU). Conditional uses shall require approval in accordance with the

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procedures set forth in LDC section 10.08.00. All Economic Development uses are allowed except in instances where the underlying zoning either lists them as prohibited or where there is an existing residential use on the same lot, parcel, or tract.

b. Table 1. In addition to the uses allowed by the underlying zoning district, all properties within the CBIZO shall be allowed the following economic development uses, subject to 3.a.:

<u>Economic Development Uses¹</u>		
1)	<u>Apparel and other finished products (2311-2399)</u>	<u>P²</u>
2)	<u>Business services (7311-7319, 7331-7352, 7361-7389)</u>	<u>P</u>
3)	<u>Chemicals and allied products (2836, 2841, 2844)</u>	<u>CU</u>
4)	<u>Communications (4812-4899 including communications towers up to specified heights, subject to LDC section 5.05.09)</u>	<u>P²</u>
5)	<u>Depository and non-depository institutions (6011-6163)</u>	<u>CU</u>
6)	<u>Drugs (2833-2835)</u>	<u>P²</u>
7)	<u>Educational services (8231, 8299)</u>	<u>CU</u>
8)	<u>Electronic and other electrical equipment (3612-3699)</u>	<u>P²</u>
9)	<u>Engineering, accounting, research, management, and related services (8711-8748)</u>	<u>P²</u>
10)	<u>Fabricated metal products (3411-3499)</u>	<u>CU</u>
11)	<u>Food and kindred products (2011-2015 except slaughtering plants, 2021-2099)</u>	<u>P²</u>
12)	<u>Furniture and fixtures (2511-2599)</u>	<u>P²</u>
13)	<u>Guided missiles and space vehicles and parts (3761-3769)</u>	<u>CU</u>
14)	<u>Health services (8011-8049, 8092, 8093)</u>	<u>CU</u>
15)	<u>Holding and other investment offices (6712-6799)</u>	<u>CU</u>
16)	<u>Industrial and commercial machinery and computer equipment (3511-3599)</u>	<u>P²</u>
17)	<u>Insurance agents, brokers, and service (6411)</u>	<u>CU</u>
18)	<u>Insurance carriers (6311-6399)</u>	<u>CU</u>
19)	<u>Job Training and Vocational Rehabilitation Services (8331)</u>	<u>CU</u>
20)	<u>Leather and leather products (3131-3199)</u>	<u>P²</u>
21)	<u>Legal services (8111)</u>	<u>P²</u>

<u>22)</u>	<u>Local and suburban transit (4111-4173)</u>	<u>CU</u>
<u>23)</u>	<u>Lumber and wood products (2426, 2431-2499)</u>	<u>P²</u>
<u>24)</u>	<u>Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks manufacturing (3812-3873)</u>	<u>P²</u>
<u>25)</u>	<u>Medical and dental laboratories (8071, 8072)</u>	<u>P²</u>
<u>26)</u>	<u>Medicinal chemicals and botanical products (2833 vitamins only)</u>	<u>P²</u>
<u>27)</u>	<u>Miscellaneous manufacturing industries (3911-3996, 3999 including “additive manufacturing,” as defined in ISO ASTM 52900)</u>	<u>P²</u>
<u>28)</u>	<u>Miscellaneous services (8999)</u>	<u>CU</u>
<u>29)</u>	<u>Motion pictures (7812-7829)</u>	<u>P²</u>
<u>30)</u>	<u>Motion pictures (7832-7833)</u>	<u>CU</u>
<u>31)</u>	<u>Motor freight transportation and warehousing (4212-4225, 4226 except oil and gas storage, and petroleum and chemical bulk stations)</u>	<u>P²</u>
<u>32)</u>	<u>Paper and allied products (2652-2679)</u>	<u>P²</u>
<u>33)</u>	<u>Paper and paperboard mills (2621, 2631)</u>	<u>CU</u>
<u>34)</u>	<u>Printing, publishing, and allied industries (2711-2796)</u>	<u>P²</u>
<u>35)</u>	<u>Railroad transportation (4011, 4013)</u>	<u>CU</u>
<u>36)</u>	<u>Rubber and miscellaneous plastic products (3021-3089)</u>	<u>CU</u>
<u>37)</u>	<u>Sawmills and planing mills (2421, 2429)</u>	<u>CU</u>
<u>38)</u>	<u>Security brokers, dealers, and flotation companies (6211)</u>	<u>CU</u>
<u>39)</u>	<u>Space research and technology (9661)</u>	<u>P²</u>
<u>40)</u>	<u>Stone, clay, glass, and concrete products (3211, 3221, 3231, 3251-3273, 3275, 3281)</u>	<u>CU</u>
<u>41)</u>	<u>Textile mill products (2211-2299)</u>	<u>CU</u>
<u>42)</u>	<u>Title Abstract Offices (6541)</u>	<u>CU</u>
<u>43)</u>	<u>Transportation equipment (3714, 3716, 3721-3751, 3792, 3799)</u>	<u>P²</u>
<u>44)</u>	<u>Transportation services (4724-4783, 4789 except stockyards)</u>	<u>CU</u>
<u>45)</u>	<u>United States Postal services (4311)</u>	<u>P²</u>
<u>46)</u>	<u>Vocational schools (8243-8249)</u>	<u>P²</u>
<u>47)</u>	<u>Wholesale trade-Durable goods (5012-5014, 5021-5049, 5063-5092, 5094, 5099)</u>	<u>P²</u>
<u>48)</u>	<u>Wholesale trade-nondurable Goods (5111-5159, 5181, 5182, 5191 except that wholesale distribution of chemicals,</u>	<u>P²</u>

<u>fertilizers, insecticides, and pesticides must be a minimum of 500 feet from a residential zoning district, 5192-5199)</u>	
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¹ See LDC sections 4.02.23 E. and F. for standards that are specific to Economic Development uses, which are mandatory unless already permitted by right as a principal use in the underlying zoning district.

² Any accessory outside storage and display shall require conditional use approval, unless already permitted in an existing PUD.

4. Prohibited uses. These uses are prohibited, except that uses existing as of [effective date of Ordinance] may continue to operate until the use ceases for a period of one year. This section does not apply to the uses allowed in the underlying zoning district.

a. Homeless shelters.

b. Soup kitchens.

~~Activity Center #9 Overlay. The purpose of this designation is to create an enhanced entryway into the Naples urban area through appropriate, unified design elements and standards; the implementation of which will result in an attractive, positive image as outlined in the vision statement of the Activity Center #9 Interchange Master Plan. These regulations and the design standards located in section 4.02.23 apply to the following properties within Activity Center #9 as identified in the Interchange Master Plan Land Use Map:~~

~~1. All buildings and projects that are subject to the requirements of section 5.05.08 of this LDC.~~

~~2. Nonresidential land uses abutting any public street except industrial buildings internal to industrial PUD-zoned project, that are located no less than 200 feet from the public street.~~

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4.02.23 – Design Standards for the Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO) ~~Same—Development in the Activity Center #9 Zoning District~~

A. General. The standards contained in this section shall be applicable to all development in the CBIIZO, except for residential-only uses. These standards apply to all property and replace the standards applicable to the underlying zoning district where there is a conflict unless otherwise provided for in LDC section 2.03.07 K.2.

B. Building design standards. In addition to the requirements of LDC section 5.05.08, buildings shall have features that characterize the area character themes. These elements include:

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1. All primary façades of a building shall feature one or more of the following design elements listed below:
 - a. Porch.
 - b. Portico.
 - c. Elevated first floor or elevated entry.
 - d. Any other treatment which the County Manager or designee determines to represent the character themes of this overlay district.
 2. Roof treatment.
 - a. All buildings with gross floor areas of less than 10,000 square feet shall have pitched roofs. Pitched roofs shall have a minimum of 4/12 slope.
 - b. Industrial uses, and Economic Development uses listed in LDC section 2.03.07 K shall have one or more of the following roof treatments:
 - i. Pitched roof with a minimum slope of 3/12.
 - ii. Flat roof with mansard edge treatment.
 - iii. Flat roof with a combination of pitched and mansard roof elements that extend along a minimum of 30 percent of the length of any primary façade, and 20 percent of the attached façades as measured from the connection point.
 - c. All non-residential buildings, with gross floor areas of 10,000 square feet or greater, excluding those that are subject to LDC section 4.02.23 B.2.b., shall have one or more of the following roof treatments:
 - i. Pitched roof with a minimum slope of 4/12.
 - ii. Flat roof with mansard edge treatment.
 - iii. Flat roof with a combination of pitched and mansard roof elements that extend along a minimum of 50 percent of the length of any primary façade, and a minimum of 30 percent of the attached façades as measured from the connection point.
 - d. Roof material shall be tile or metal.
 - e. Roof overhangs shall be deep, no less than 3 feet beyond the supporting walls.
 - f. Roofs shall include a minimum of one of the following architectural elements:

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- 2 i. Clerestory windows.
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- 4 ii. Cupolas.
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- 6 iii. Dormers.
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- 8 iv. Attached clock towers.
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- 10 v. Any other treatment which the County Manager or designee
- 11 determines to represent the character themes of this overlay
- 12 district.
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3. Freestanding clock towers shall be permitted subject to the following conditions:

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- 16 a. The clock tower shall not exceed an actual height of 35 feet, measured
- 17 from the highest point of the crown of the road adjoining the tower site;
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- 19 b. The clock tower shall have no more than one clock face per side and digital
- 20 clocks shall not be allowed;
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- 22 c. The clock tower shall not contain any signage of any nature; and
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- 24 d. Only one clock tower per BP-zoned property or PUD shall be permitted.
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C. Landscaping standards.

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- 28 1. Landscape buffers adjacent to road rights-of-way shall require a Type D Buffer in
- 29 accordance with LDC section 4.06.00. In addition to the requirements for a Type
- 30 D Buffer, the following requirements shall apply:
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- 32 a. Landscape buffers adjacent to Collier Boulevard, S.R. 84. (Davis Boulevard
- 33 and Beck Boulevard) and within 400 linear feet of I-75 right-of-way line:
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- 35 i. Shall measure a minimum of 25 feet in width.
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- 37 ii. The required number of trees shall be supplemented by an
- 38 additional palm tree planting in the amount of 25 percent.
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- 40 iii. Undulating beds of ornamental grasses and/or ground cover beds
- 41 shall be incorporated for at least 30 percent of the required buffer
- 42 strip area.
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- 44 iv. All required trees shall be a minimum of 12 feet in height at time of
- 45 installation.
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- 47 v. Where industrial land uses, and Economic Development uses
- 48 identified in LDC section 2.03.07 K. abut I-75, an eight-foot high,
- 49 unified, opaque, masonry wall is required. Landscape buffers shall

1 be placed along the street side of said wall. The wall shall be located
2 at the edge of the landscape buffer farthest from the property line.

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4 b. Landscape buffers adjacent to all other public streets:

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6 i. Shall follow the LDC width requirements for a Type “D” Buffer.

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8 ii. Undulating beds of ornamental grasses and ground cover beds
9 shall be incorporated for at least 25 percent of the required buffer
10 strip area.

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12 iii. All required trees shall be a minimum of 12 feet in height at time of
13 installation.

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15 D. Lighting fixtures and signage shall be designed to complement the architectural themes
16 of this overlay district. Lighting shall also be subject to the requirements pursuant to LDC
17 section 5.05.08 regardless of the gross building area.

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19 E. Pollution control. Any discharge from industrial, commercial, or manufacturing processes
20 to a stormwater or surface water management system is prohibited. Wastewater from any
21 industrial, commercial, or manufacturing process must be contained within a building or
22 disposed of through the Collier County Water-Sewer District’s wastewater collection
23 system pursuant to the Collier County Industrial Pretreatment Ordinance, (Ord. No. 2003-
24 18, as amended).

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26 F. Additional design standards for the Economic Development uses in the CBIIZO.

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28 1. Applicability. The standards contained in this section shall be applicable to all
29 Economic Development uses as identified by LDC section 2.03.07 K. These shall
30 apply to any Economic Development Use which is not permitted in the underlying
31 zoning district.

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33 2. Lot design requirements and building dimension standards.

<u>Minimum Lot Area</u>	<u>20,000 square feet</u>
<u>Minimum Lot Width</u>	<u>100 feet</u>
<u>Maximum Lot Coverage</u>	<u>45%</u>
<u>Maximum Building Height</u>	<u>40 feet when the subject lot is</u> <u>abutting residential-only</u> <u>tracts/districts in PUDs or</u> <u>residential zoning districts; 50 feet</u> <u>in all other areas¹</u>
<u>Minimum Distance Between</u> <u>Buildings</u>	<u>30% of the sum of the heights of</u> <u>the buildings but not less than the</u> <u>minimum separation required by</u> <u>the Florida Building Code.</u>
<u>Minimum Distance of Buildings</u> <u>from Residential Land Uses</u>	<u>50 feet</u>
<u>Minimum Floor Area of Buildings</u>	<u>1,000 square feet</u>
<u>Minimum Front Yard</u>	<u>25 feet</u>

<u>Minimum Side Yard</u>	<u>20 feet</u>
<u>Minimum Rear Yard</u>	<u>25 feet</u>

¹ In instances where off-street parking is proposed within the principal structure, the maximum building height shall not be subject to LDC section 4.02.01 D.2.(4).

3. Operations.

- a. All activity associated with the uses in this category shall be conducted within a fully enclosed building, except for when approved as a conditional use in conjunction with LDC section 4.02.23 F.3.c. Activity includes but is not limited to the following:
 - i. The use or storage of any fixed or movable business equipment;
 - ii. The use, storage, display, sale, delivery, offering for sale, production, or consumption in any business, or by any business invitee on the premises of the business, of any goods, wares, merchandise, products, or foods; or
 - iii. The performance of any work or services.
- b. All use operations and equipment, including accessory process equipment, such as compressors and air handlers, shall be contained in an enclosed structure.
- c. Any outside storage and display may be permitted by conditional use or when approved as part of a temporary/special event in accordance with LDC section 5.04.05.

4. Environmental.

- a. Noise. No use shall produce noise exceeding the sound level limits for Commercial or Tourist uses as set forth in the Collier County Noise Control Ordinance No. 90-17, as amended.
- b. Odors. No use shall cause or allow the emission of odor.
- c. Vibrations. No use shall operate to produce ground vibration noticeable by a reasonable person with normal sensitivity, outside the building for single-use buildings or outside the use space inside mixed use and multi-tenant buildings.
- d. Smoke and particulate matter. No use shall discharge outside the building for single-use buildings or outside the use space inside mixed use and multi-tenant building any toxic or noxious matter in such a concentration that will endanger the public health, safety, comfort, or general welfare.

1 e. Electrical disturbance. No use shall create any electrical disturbance which
2 interferes unduly with the normal operation of equipment or instruments or
3 which is reasonably likely to cause injury to any person located inside or
4 outside building.

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6 f. Secondary containment. Secondary containment such as double walled
7 tanks, leak-proof trays, floor curbing or other containment systems which
8 provide secondary liquid containment shall be installed for facilities that
9 use, store, or handle, regulated substances in a single container of 55-
10 gallons or more. The containment structure shall be capable of containing
11 110% of the volume of the largest container located within, be composed
12 of materials impervious to the regulated substance, and be able to
13 withstand deterioration from external environmental conditions. For
14 containment areas with more than one storage container, capacity
15 calculations shall be made after deducting the volume of the largest storage
16 containers, other than the largest container. All regulated substances must
17 be removed from the containment structure within 24-hours of a spill or
18 accidental release. Containment structures shall be sheltered so that the
19 intrusion of precipitation is effectively prevented. These requirements shall
20 apply to all areas of storage use, handling, and production, loading and off-
21 loading areas, and to aboveground and underground storage areas.

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23 5. Architectural and site design standards.

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25 a. Rooftop mechanical equipment shall be fully screened by parapets
26 or other methods of screening and such parapets or other screening
27 material shall not exceed 10 feet in height.

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29 b. Industrial/factory buildings shall be designed in accordance with the
30 provisions of LDC section 5.05.08, excluding section 5.05.08 E.7.

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32 c. Loading areas. All loading areas shall be oriented away from
33 adjacent residential uses, except for where obstructed by an
34 intervening building. Loading areas, solid waste facilities, recycling
35 facilities, and other services elements shall be placed to the sides
36 or rear of the building.

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38 d. The following shall apply to all exterior lighting:

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40 i. All light fixtures shall be directed away or shielded from
41 neighboring properties.

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43 ii. Illumination levels shall not exceed 0.5 footcandles at
44 property lines where adjacent to residential development or
45 residentially-zoned property, excluding where required
46 pursuant to LDC section 6.06.03.

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48 ~~A. All buildings and projects within Activity Center #9 shall be developed or redeveloped in~~
49 ~~accordance with 1 or more of the design themes defined in the Activity Center #9~~

1 ~~Interchange Master Plan. The design themes shall be incorporated into architecture,~~
2 ~~landscape, signage, gateway features, and roadway lighting.~~

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4 ~~B. Buildings within the Activity Center #9 shall be limited to 3 complementary character~~
5 ~~themes: Everglades, Rural and Old Florida, as defined in the Vision Statement of the~~
6 ~~Activity Center #9 Interchange Master Plan.~~

7
8 ~~C. In addition to the requirements of section 5.05.08, buildings shall have features that~~
9 ~~characterize the area character themes. These elements include:~~

10
11 ~~1. All primary façades of a building shall feature 1 or more of the following design~~
12 ~~elements listed below:~~

13
14 ~~a. Porch.~~

15
16 ~~b. Portico.~~

17
18 ~~c. Elevated first floor or elevated entry.~~
19 ~~d. Any other treatment which the~~
20 ~~County Manager or designee determines to represent the character~~
21 ~~themes of this overlay district.~~

22 ~~2. Roof treatment.~~

23
24 ~~a. Buildings with gross floor areas of less than 10,000 square feet shall have~~
25 ~~pitched roofs. Pitched roofs shall have a minimum of 4/12 slope.~~

26
27 ~~b. Buildings with gross floor areas of 10,000 square feet or greater shall have~~
28 ~~one or more of the following roof treatments:~~

29
30 ~~i. Pitched roof with a minimum slope of 4/12.~~

31
32 ~~ii. Flat roof with mansard edge treatment.~~

33
34 ~~iii. Flat roof with a combination of pitched and mansard roof elements~~
35 ~~that extend along a minimum of 50 percent of the length of any~~
36 ~~primary façade, and a minimum of 30 percent of the attached~~
37 ~~façades as measured from the connection point.~~

38
39 ~~c. Industrial use buildings shall have 1 or more of the following roof~~
40 ~~treatments:~~

41
42 ~~i. Pitched roof with a minimum slope of 3/12.~~

43
44 ~~ii. Flat roof with mansard edge treatment.~~

45
46 ~~iii. Flat roof with a combination of pitched and mansard roof elements~~
47 ~~that extend along a minimum of 30 percent of the length of any~~
48 ~~primary façade, and 20 percent of the attached façades as~~
49 ~~measured from the connection point.~~

50

- 1 ~~d. Roof material shall be tile or metal.~~
- 2
- 3 ~~e. Roof overhangs shall be deep, no less than 3 feet beyond the supporting~~
- 4 ~~walls.~~
- 5
- 6 ~~f. To create articulation, roofs shall include a minimum of 1 of the following~~
- 7 ~~architectural elements:~~
- 8
- 9 ~~i. Clearstory windows.~~
- 10
- 11 ~~ii. Cupolas.~~
- 12
- 13 ~~iii. Dormers.~~
- 14
- 15 ~~iv. Attached clock towers.~~
- 16
- 17 ~~v. Any other treatment which the County Manager or designee~~
- 18 ~~determines to represent the character themes of this overlay~~
- 19 ~~district.~~
- 20
- 21 ~~3. Freestanding clock towers shall be permitted in non-residential and mixed-use~~
- 22 ~~planned unit developments (PUDs) within Activity Center No. 9 subject to the~~
- 23 ~~following conditions:~~
- 24
- 25 ~~a. The clock tower shall not exceed an actual height of 35 feet, measured~~
- 26 ~~from the highest point of the crown of the road adjoining the tower site;~~
- 27
- 28 ~~b. The clock tower shall be designed to complement the architectural themes~~
- 29 ~~of this overlay district pursuant to subsection 4.02.23 B.;~~
- 30
- 31 ~~c. The clock tower shall have no more than one clock face per side and digital~~
- 32 ~~clocks shall not be allowed;~~
- 33
- 34 ~~d. The clock tower shall not contain any signage of any nature; and~~
- 35
- 36 ~~e. Only one clock tower per business park or PUD shall be permitted.~~
- 37
- 38 ~~D. Landscape buffers adjacent to road rights-of-way. In addition to the requirements for a~~
- 39 ~~Type D buffer, the following requirements shall apply:~~
- 40
- 41 ~~1. Landscape buffers adjacent to Collier Boulevard, S.R. 84. (Davis Boulevard and~~
- 42 ~~Beck Boulevard) and within 400 linear feet of 175 right-of-way line:~~
- 43
- 44 ~~a. Shall measure a minimum of 25 feet in width.~~
- 45
- 46 ~~b. The required number of trees shall be supplemented by an additional palm~~
- 47 ~~tree planting in the amount of 25 percent.~~
- 48
- 49 ~~c. Undulating beds of ornamental grasses and/or ground cover beds shall be~~
- 50 ~~incorporated for at least 30 percent of the required buffer strip area.~~

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~~d. All required trees shall be a minimum of 12 feet in height.~~

~~e. Where industrial land uses abut I-75, an eight-foot high unified, opaque, masonry wall is required. Landscape buffers shall be placed along the street side of said wall. The wall shall be located at the edge of the landscape buffer farthest from the property line.~~

~~2. Landscape buffers adjacent to all other public streets:~~

~~a. Shall measure a minimum of 15 feet in width.~~

~~b. Undulating beds of ornamental grasses and ground cover beds shall be incorporated for a least 25 percent of the required buffer strip area.~~

~~c. All required trees shall be a minimum of 12 feet in height.~~

~~3. Landscape buffers, signage and lighting fixtures in residential areas shall feature a unified design at point of ingress/egress.~~

~~E. Lighting fixtures and signage within the Activity Center #9 shall be designed to complement the architectural themes of this overlay district. Lighting shall also be subject to the requirements pursuant to section 5.05.08 regardless of the gross building area.~~

#

5.05.08 – Architectural and Site Design Standards

* * * * *

E. Design standards for specific building uses.

* * * * *

7. Industrial/factory buildings.

a. Applicability. All standards listed in LDC section 5.05.08 are applicable with the following exceptions, modifications, and additions. However, the provisions contained in LDC section 5.05.08 E.7.b. through h. below shall not be applicable to industrial/factory buildings located within the GGPOD and CBIIZO.

#

Exhibit A – Boundary of CBIIZO in LDC and GMP

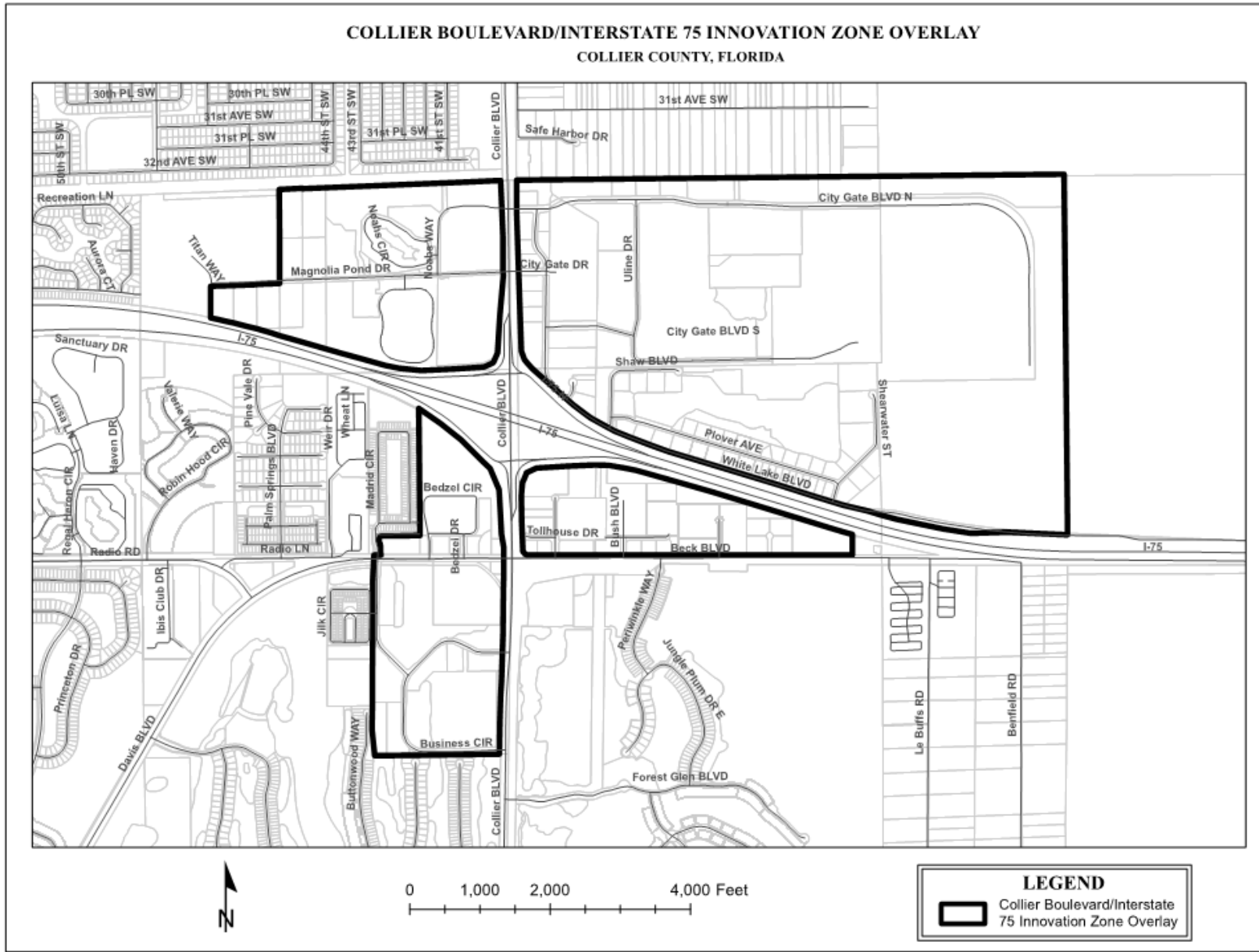
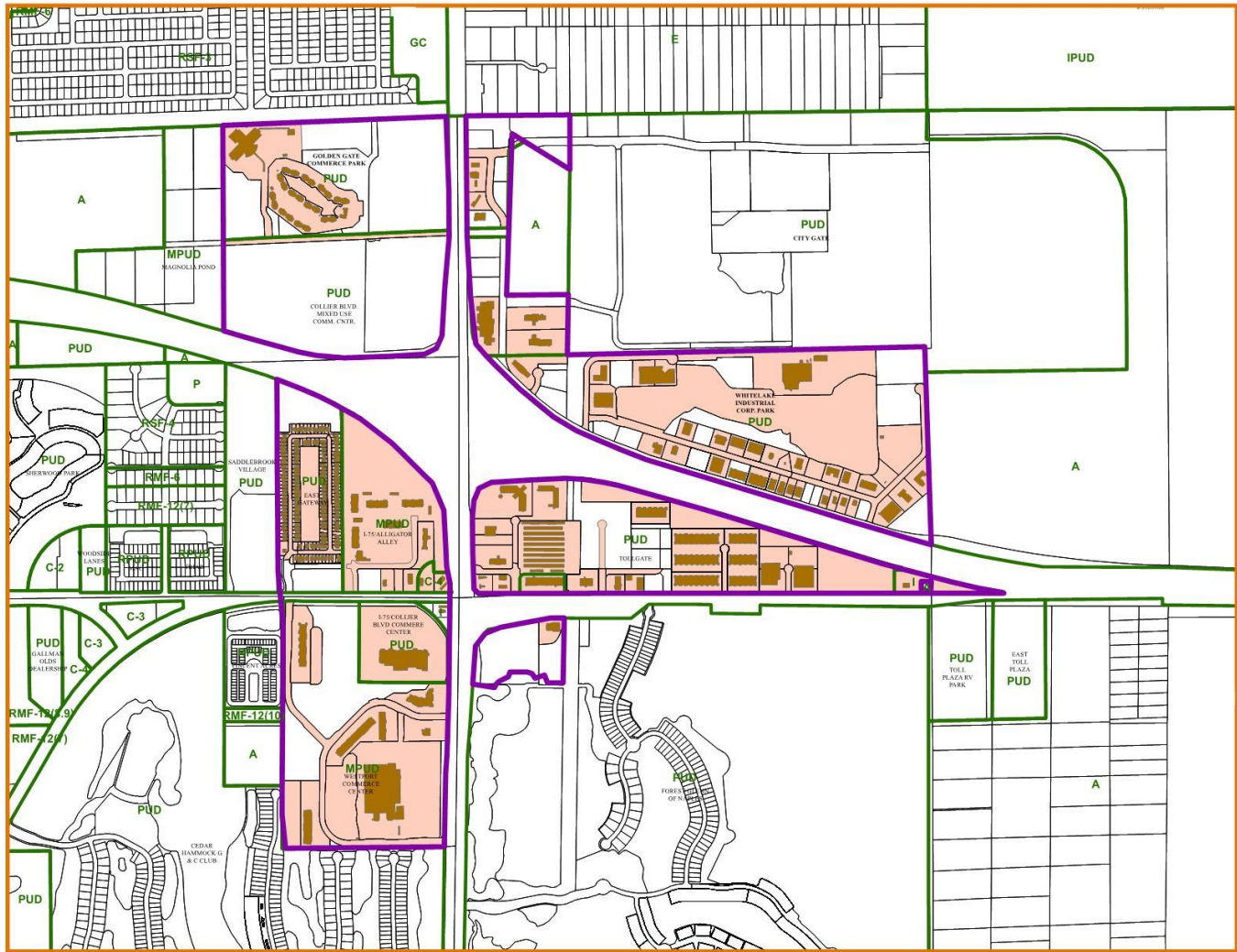


Exhibit B – Interchange Activity Center #9



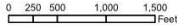
ACTIVITY CENTER #9

C.R. 951 - INTERSTATE 75
Collier County, Florida

AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)
AMENDED - SEPTEMBER 22, 2020 (Ord. No. 2020-25)

LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED)
- DEVELOPED LAND USE
- EXISTING BUILDINGS AND STRUCTURES



PREPARED BY: GIS/CAD MAPPING SECTION
GEOGRAPHIC INFORMATION SYSTEMS DEPARTMENT
FILE: F:\mcs\9.mxd
DATE: 11/2021



Exhibit C –Activity Center #9 IMP Land Use Map

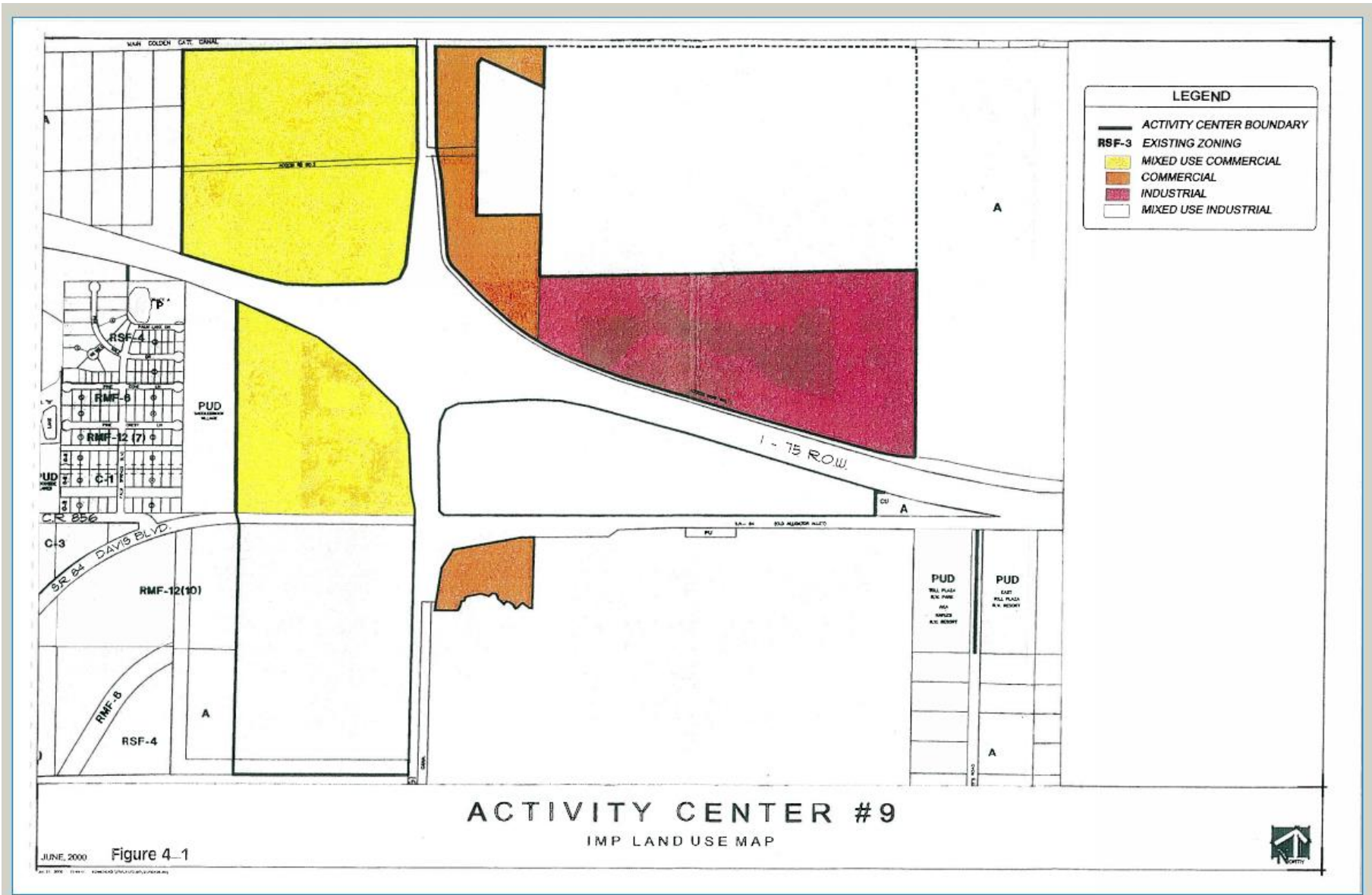


Exhibit D – Map from Ord. 2018-39

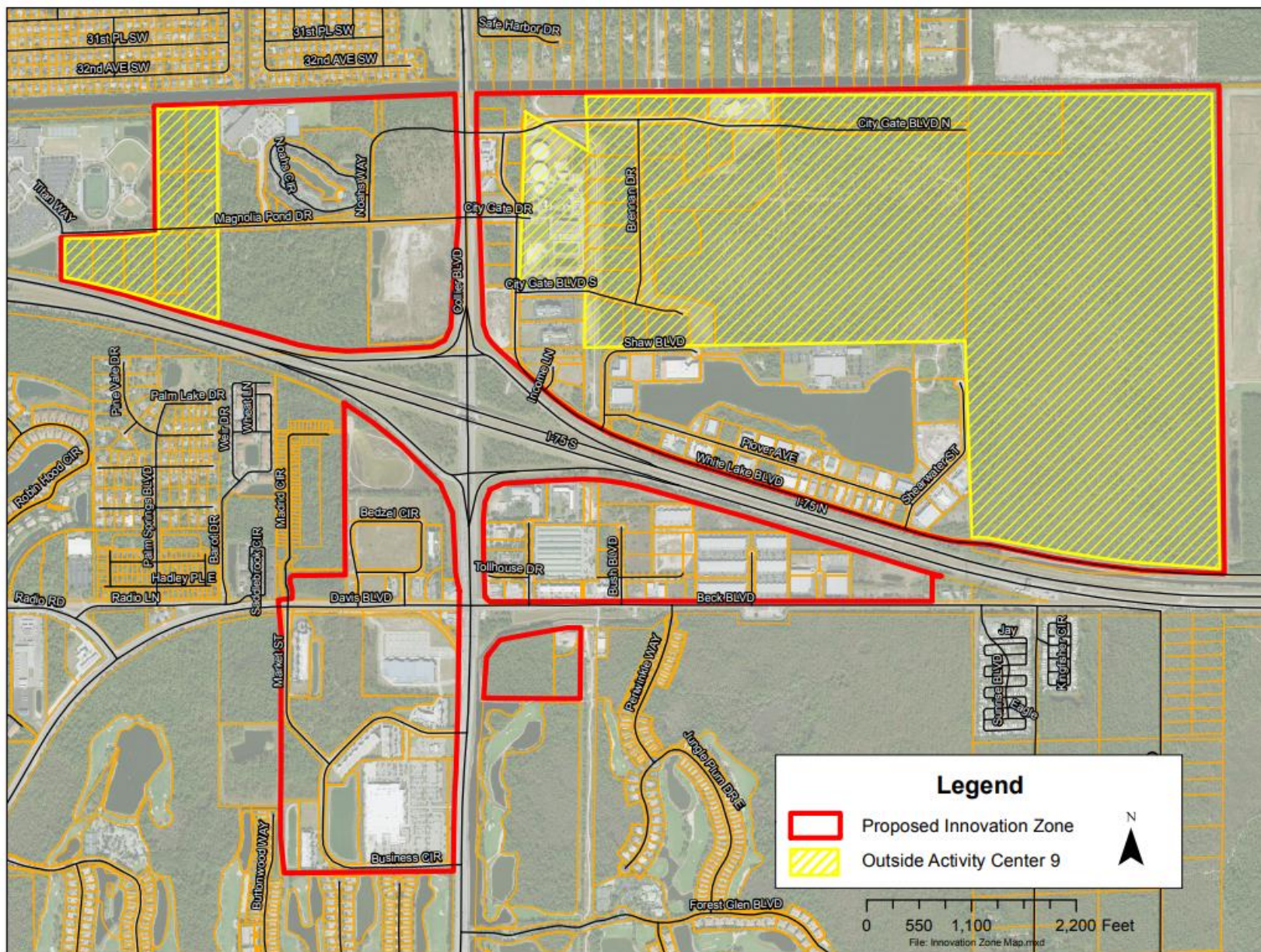


Exhibit E – DSAC-LDR Subcommittee Recommendations

The Development Services Advisory Committee-Land Development Review (DSAC-LDR) Subcommittee recommended approval of the LDC amendment on December 15, 2020. However, substantive changes were made after the meeting, so the item returned to the DSAC-LDR Subcommittee for additional review. On January 17, 2023, the DSAC-LDR Subcommittee recommended approval of the LDC amendment, with the following suggested changes:

1. Reword LDC section 4.02.23 C.1.b.i., from “Shall measure a minimum of 15 feet in width,” to “Shall follow the LDC width requirements for a Type “D” Buffer” (page 9, line 46).
2. Modify the table in LDC section 4.02.23 F.2., by making sure that there is a definition for maximum building coverage so that it is clear what the intent is in terms of limiting building coverage and to provide a definition if there is no definition (page 10 under Maximum Building Coverage).
3. Modify the table in LDC section 4.02.23 F.2., by providing an incentive of increased building height to allow for up to two floors of underbuilding parking, not subject to the 50-foot building height for “all other areas” (page 10 under Maximum Building Height).
4. Modify the table in LDC section 4.03.23 F.2., by increasing the maximum building height from 35 feet to 40 feet for buildings on lots abutting residential only tracts/districts in PUDs or residential districts (page 10 under Maximum Building Height).
5. Modify the table in LDC section 4.02.23 F.2., by decreasing the minimum distance between buildings, from 50 percent to 30 percent of the sum of the heights of the buildings but not less than the separation required by the Florida Building Code (page 10 under Minimum Distance Between Buildings).
6. Reword footnote #2 in LDC section 2.03.07 K.3.b., from “Any outside storage and display shall require conditional use approval,” to “Any outside storage and display shall require conditional use approval, unless already permitted in an existing PUD” (page 7, line 2).

Exhibit F – DSAC Recommendations

On February 1, 2023, the DSAC recommended approval of the LDC amendment, subject to the following:

1. Reword the proposed LDC section 4.02.23 C.1.b.i., from “Shall measure a minimum of 15 feet in width,” to “Shall follow the LDC width requirements for a Type “D” Buffer.”

Response: Implemented. See page 10, line 4.

2. Modify the table in the proposed LDC section 4.03.23 F.2., by increasing the maximum building height from 35 feet to 40 feet for buildings on lots abutting residential only tracts/districts in PUDs or residential districts.

Response: Implemented. See page 10 under Maximum Building Height.

3. Modify the table in the proposed LDC section 4.02.23 F.2., by decreasing the minimum distance between buildings, from 50 percent to 30 percent of the sum of the heights of the buildings but not less than the separation required by the Florida Building Code.

Response: Implemented. See page 10 under Minimum Distance Between Buildings.

4. Reword footnote #2 in the proposed LDC section 2.03.07 K.3.b., from “Any outside storage and display shall require conditional use approval,” to “Any outside storage and display shall require conditional use approval, unless already permitted in an existing PUD.”

Response: Implemented. See page 7, lines 7-8.

5. Allow for the incentive of up to two floors of underbuilding parking to continue to be exempt from building height as per LDC section 4.01.02 D.2., but without the requirement to replace 300 square foot of pervious area per parking space.

Response: Implemented. See page 11, lines 2-4 .

6. Delete the term “building coverage” in the proposed LDC section 4.02.23 F.2 and instead, utilize the term “lot coverage,” which is currently defined in the LDC.

Response: Implemented. See page 10 under Maximum Lot Coverage.

Exhibit F – DSAC Recommendations

In addition, it should be noted that following substantive changes have been made to the CBIIZO since DSAC review, which are illustrated in highlighted text below:

- LDC section 2.03.07 K.2.b.:

b. Conditional Uses approved prior to [the effective date of this ordinance] that include design standards inconsistent with the provisions of the CBIIZO may elect to utilize the design standards of LDC section 4.02.23 B. and C. of the CBIIZO without the re-review of the conditional use as required by LDC section 10.08.00.

- LDC section 2.03.07 K.2.c.

c. Any PUD established prior to [the effective date of this ordinance,] including amendments or boundary changes, may elect to utilize the use regulations and design standards of the CBIIZO, except that adherence to LDC sections 4.02.23 E. and F. shall be mandatory if the existing PUD utilizes Economic Development Uses and the existing PUD does not permit the Economic Development Uses in Table 1 of LDC section 2.03.07 K.3.b. Any PUD proposed after [the effective date of this ordinance] shall apply the provisions of the CBIIZO.

- LDC section 2.03.07 K.3.b. (Footnotes 1 and 2):

¹ See LDC sections 4.02.23 E. and F. for design standards that are specific to Economic Development uses, which are mandatory unless already permitted by right as a principal use in the underlying zoning district. If the use is either (1) unlisted in the underlying zoning district or (2) listed as a conditional use in both the underlying zoning district and the CBIIZO, then the standards shall apply.

² Any accessory outside storage and display shall require conditional use approval, unless already permitted in an existing PUD.

Exhibit G – CCPC Recommendation and Further Changes

At a nighttime hearing, which started at 5:05 p.m. on March 2, 2023, the CCPC unanimously recommended approval of the LDC amendment, subject to the following: To exclude 1) Heavy Construction Equipment Rental and Leasing (SIC 7353), 2) Equipment Rental and Leasing, Not Elsewhere Classified (SIC 7359), and 3) Child Day Care Services (SIC 8351).

These uses listed above have since been eliminated from the proposed CBIIZO.

It should be noted that after the CCPC concluded, staff discussed the amendment and noted that the provisions, as presented to the CCPC, did not allow for any of the Economic Development uses to be permitted (either by right or conditionally) on vacant lands within the CBIIZO if the underlying zoning allowed for residential uses, such as in the Rural Agricultural District (A). Understanding that this was too restrictive, and that the area is intended to attract businesses, staff updated the provisions to stipulate that the Economic Development uses will not be allowed on lands within the CBIIZO where there are existing residential uses on the same lot, parcel, or tract.