



ALTERNATIVE ARCHITECTURAL DESIGN

LDC section 5.05.08

Chapter 6 F. of the Administrative Code

Verification: Please obtain verification from County Staff that the proposed work qualifies for an Alternative Architectural Design prior to paying the application fee. Application fees are non-refundable. Please ask County Staff if you have any questions regarding the criteria for an Alternative Architectural Design.

Upon request by the applicant, the County Manager or designee may administratively approve, approve with conditions, or deny the request for the Alternative Architectural Design plan(s) and corresponding site plan, in whole or in part, for a plan meeting the standards of LDC section 5.05.08. Approved deviations are allowed only as to the specific design and plan reviewed. Any modification to an approved design shall necessitate re-review and approval by the County Manager or designee.

The Alternative Architectural Design application may be submitted at any time during the Site Development Plan or Architectural Design Plan process, if deemed necessary.

The following building types and uses qualify for an administrative determination of deviations from LDC subsection 5.05.08 F.4.a.:

- i. Assembly,
- ii. Educational,
- iii. Institutional,
- iv. Mixed use buildings (such as commercial/residential/office),
- v. Any other non-commercial building or use that is not listed under section 5.05.08 D. Design standards for specific building types identified in LDC section 5.05.08 and due to their function, have specific requirements which make meeting section 5.05.08 standards unfeasible.
- vi. Buildings located on property with a commercial zoning designation when submitted for Site Development Plan review except for the following:
 - a) Buildings with a gross building area of 10,000 square feet or more on the ground floor.
 - b) Multi-story buildings with a total gross building area of 20,000 square feet or more.
 - c) Project sites with more than one building where the aggregate gross building area is 20,000 square feet or more. Individual buildings within a project site that have been previously granted deviations where additional development causes an aggregation of buildings area 20,000 square feet or greater, must bring existing buildings up to the requirements of 5.05.08.
- b. The deviation process is also applicable to the specific requirements listed under the following sections:
 - i. Section 5.05.08 B.3. Renovations and redevelopment.
 - ii. Section 5.05.08 B.4. Abandonment or discontinuance of use.
 - iii. Section 5.05.08 D.2.d. for Self-storage buildings.

APPEAL

Pursuant to LDC subsection 5.05.08 F., the applicant may appeal the administrative decision to the Architectural Arbitration Board by making a written request to the Development Review Division.

Should the applicant or staff request a decision by convening an Architectural Arbitration Board meeting, then the review of the Site Development Plan will be placed on hold upon receipt of the written request by the County Manager or designee. Should the County Manager or designee request the assistance of the Architectural Arbitration Board, then review of the Site Development Plan will be placed on hold at staff discretion. Once the final decision by the Board is reached, review of the Site Plan shall resume.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

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PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

For Staff Use

APPLICANT CONTACT INFORMATION

Name of Owner: _____
Address: _____ City: _____ State: _____ ZIP: _____
Telephone: _____ Cell: _____ Fax: _____
E-Mail Address: _____

Name of Agent: _____
Firm: _____
Address: _____ City: _____ State: _____ ZIP: _____
Telephone: _____ Cell: _____ Fax: _____
E-Mail Address: _____

PROJECT INFORMATION

Project Name: _____
Zoning: _____ Building Type: _____
Building Size: _____ sq. ft. Multi-Story

DEVIATION REQUEST

On a separate sheet attached to the application, provide a narrative identifying all of the standards of LDC section 5.05.08 from which the deviations are requested and provide justification for each deviation. Additionally, provide a narrative of the alternative architectural design and explain how the proposed alternative plan accomplishes the purpose and intent of this Section in the same manner as the provisions would.



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SUBMITTAL REQUIREMENTS

See Chapter 6 F. of the Administrative Code for submittal requirements. In addition to the submittal requirements, see Chapter 4 A. of the Administrative Code.

- 1 copy of the Application Checklist
- 2 Completed Applications (download current form from County website).
- 4 Copies of the Architectural Design Plan and/or Site Development Plan. The plans shall be clearly labeled as "Alternative Architectural Standards Design".
- The plans must identify the sections numbers from LDC section 5.05.08 from which the deviation is being requested.
- 2 copies of the narrative statement that specifically identifies all standards of LDC section 5.05.08 from which the deviations are requested and the justification for the request.

Fee Requirements:

- Request for Alternative Architectural Design: \$500.00**

Checks may be made payable to: Collier County Board of County Commissioners

The completed application, all required submittal materials and fees shall be submitted to:

Growth Management Department/Development Review

ATTN: Business Center

2800 North Horseshoe Drive

Naples, FL 34104