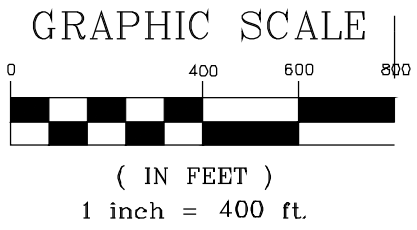
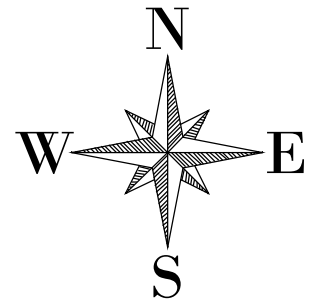


**Addition**  
 (228)  
 SANTA BARBARA SQUARE

**EXHIBIT "A"**



MARCUS L. BERMAN P.S.M.  
 COLLIER COUNTY SURVEYOR  
 FLORIDA SURVEYOR & MAPPER LS 5086

THIS DRAWING NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3 OF THE LEGAL DESCRIPTION.

**\*\*\* NOT A SURVEY \*\*\***

**SKETCH OF DESCRIPTION**  
**GOLDEN GATE PARKWAY PROFESSIONAL OFFICE**  
**COMMERCIAL SUBDISTRICT**

**Proposed: Downtown Center Commercial Overlay**

**COLLIER COUNTY**  
 Development Review Division, Growth Management Department  
 2800 North Horseshoe Drive, Naples Florida 34104 Phone: 239-252-2400

Date: 06/18/2018	SCALE: 1" = 400'	PAGE: 4 OF 4	File No: <b>2018-003</b>
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## 2.03.07 - Overlay Zoning Districts

### F. Golden Gate Parkway Professional Office Commercial Overlay (GGPPOCO).

1. The provisions of the "GGPPOCO" district are intended to provide Golden Gate City with a viable professional office commercial district. The professional office commercial district has two (2) purposes. (1), to serve as a bonafide entry way into Golden Gate City. (2), to provide a community focal point and sense of place. The uses permitted within this district are generally low intensity, office development which minimize vehicular traffic, provide suitable landscaping, control ingress and egress, and ensure compatibility with abutting residential districts.
2. These regulations apply to properties north and south of Golden Gate Parkway, starting at Santa Barbara Boulevard and extending eastward to 52nd Terrace S.W. in Golden Gate City as measured perpendicularly from the abutting right-of-way for a distance of approximately 3,600 feet more or less and consisting of approximately 20.84 acres. These properties are identified on Map two (2) of the Golden Gate Area Master Plan. Except as provided in this regulation, all other use, dimensional, and development requirements shall be as required in the underlying zoning categories.
  - a. Permitted Uses.
    1. Accounting (8721).
    2. Adjustment and collection services (7322).
    3. Advertising agencies (7311).
    4. Architectural services (8712).
    5. Auditing (8721).
    6. Banks and credit Unions (6021-6062).
    7. Bookkeeping services (8721).
    8. Business associations (8611).
    9. Business consulting services (8748).
    10. Business credit institutions (6153—6159).
    11. Commercial art and graphic design (7336).
    12. Commercial photography (7335).
    13. Computer programming services (7371).
    14. Computer programming, processing, data preparation, information retrieval, facilities management, and miscellaneous services (7371, 7374—7376, 7379).
    15. Credit reporting services (7323).
    16. Direct mail advertising services (7331).

17. Eating places (5812 except carry-out restaurants; contract feeding; dinner theaters; drive-in and drive-through restaurants; fast food restaurants, carry-out; restaurants, fast-food; submarine sandwich shops).
18. Employment Agencies (7361).
19. Engineering services (8711).
20. Health services, offices and clinics (8011—8049).
21. Holding and other investment offices (6712—6799).
22. Insurance carrier, agents and brokers (6311—6399, 6411).
23. Legal services (8111).
24. Loan brokers (6163).
25. Management services (8741—8742).
26. Mortgage bankers and loan correspondents (6162).
27. Museums and art galleries (8412).
28. Personal credit institutions (6141).
29. Photographic studios, portrait (7221).
30. Professional Membership organizations (8621).
31. Public administration (9111—9199, 9229, 9311, 9411—9451, 9511—9532, 9611—9661).
32. Public relations services (8743).
33. Radio, television and publishers advertising representatives (7313).
34. Real estate (6512—6514, 6519, 6531—6553).
35. Research, development and testing services (8732).
36. Secretarial and court reporting services (7338).
37. Security and commodity brokers, dealers, exchanges, and services (6211—6289).
38. Surveying services (8713).
39. Tax return preparation services (7291).
40. Travel agencies (4724).
41. Veterinary services (0742, excluding outside kenneling).
42. Any other commercial use or professional service which is comparable in nature with the foregoing uses.

b. Accessory Uses .

1. Uses and structures that are accessory and incidental to the permitted uses.

3. For signage to be located along the Golden Gate Parkway, see sections 5.06.00 the Collier County Sign Code and the Golden Gate Master Plan.



**4.02.26 - Golden Gate Parkway Professional Office Commercial Overlay District (GGPPOCO)—  
Special Conditions for the Properties Abutting Golden Gate Parkway East of Santa Barbara  
Boulevard as Referenced in the Golden Gate Parkway Professional Office Commercial District  
Map (Map 2) of the Golden Gate Area Master Plan**

- A. The following standards shall apply to all uses in this overlay district. Where a specific development criteria and standards also exist in the Golden Gate Master Plan, or the Future Land Use Element of the GMP, they shall supersede any less stringent requirement or place additional requirements on development .
- B. In support of the purpose and intent of the GGPPOCO a common architectural style is required for all proposed development within the overlay district. During the site development plan review process, architectural drawings shall be submitted indicating that all proposed buildings will have an architectural style which is similar to that approved for the existing PUDs within the district boundaries. Such architectural drawings shall depict, at a minimum, the following: the use of stucco, except for trim; pastel colors; pedestrian pockets, including benches and lampposts; tile roofs, except that where tile roofs are not provided, decorative parapet walls shall be constructed above the roof line.
- C. Projects shall be encouraged in the form of a PUD (there shall be no minimum acreage requirement for PUD rezones except for the requirement that all requests for rezoning must be at least 40,000 square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan).
- D. Minimum project area shall be 2 acres.
- E. Buildings shall be set back from Golden Gate Parkway a minimum of 40 feet and from rear lot line a minimum of 25 feet.
- F. Buildings shall have a maximum height of 25 feet plus 10 feet for under building parking.
- G. Transportation.
  - 1. Access to projects shall be provided exclusively via Golden Gate Parkway and shall be limited to 1 per 450 feet commencing at the centerline of Santa Barbara Boulevard but shall nonetheless comply with the Access Control Policy (Res. 01-247) in place at the time of development .
  - 2. Projects shall be required to provide off- street parking and may make provisions for shared parking arrangements with adjoining developments .
  - 3. Projects shall provide deceleration and acceleration lanes as may be determined by the County Manager or designee or his designee based upon the requirements of the "work within the right-of-way ordinance" (Ordinance No. 93-64) and sound engineering practices.
  - 4. Projects shall encourage pedestrian traffic by providing sidewalks . Adjacent projects shall coordinate location of sidewalks .

- H. Signage permitted in this overlay shall be restricted to those signs permitted under section 5.06.00 the Collier County Sign Code.
- I. Landscaping.
  - 1. Projects shall provide a ten (10) foot buffer between vehicular right-of-way and required sidewalk and shall provide landscaping of one (1) shade tree per thirty (30) linear feet. Such trees shall be minimum of eight (8) feet in height and one and one-half (1½) inches in diameter at the time of planting that shall have a minimum canopy of fifteen (15) feet at maturity. In addition, a hedge or berm planting combination shall be planted along the entire length of this ten (10) foot buffer consistent with section 4.06.00.
  - 2. A minimum of ten (10) percent of the gross vehicular use area shall be landscaped to provide visual relief. One (1) tree, as described in section 4.02.26 I.1., shall be provided for each seventy-five (75) square feet of this landscaped area. This landscaping shall be placed within the vehicular use area .
- J. Central water and sewer facilities shall be available prior to development .

(Ord. No. 09-43, § 3.A)