



**LAND DEVELOPMENT CODE (LDC) AMENDMENT**

**PETITION**  
PL20190001927

**SUMMARY OF AMENDMENT**

This LDC amendment (LDCA) serves to implement several policies of the recently adopted Golden Gate Area Master Plan (GGAMP) by creating the Golden Gate Parkway Overlay District (GGPOD). The GGPOD will be comprised of two new subdistricts—the Activity Center subdistrict (GGPOD-AC) and the Downtown subdistrict (GGPOD-DT). The GGPOD will supersede the provisions of the Golden Gate Downtown Center Overlay District and the Golden Gate Parkway Professional Office Commercial Overlay.

**ORIGIN**  
Board of County  
Commissioners (Board)

**HEARING DATES**

Board           TBD  
CCPC            TBD  
DSAC            TBD  
DSAC-LDR      12-17-2019

**LDC SECTIONS TO BE AMENDED**

- 1.08.01   Abbreviations
- 2.03.07   Overlay Zoning Districts
- 2.05.01   Density Standards and Housing Types
- 4.02.26   Golden Gate Parkway Activity Center Overlay (GGPACO) Building, Development, and Site Design Standards
- 4.02.37   Design Standards for Development in the Golden Gate Downtown Center Commercial Overlay District (GGDCCO)
- 5.05.01   Businesses Serving Alcoholic Beverages
- 5.06.02   Development Standards for Signs within Residential Districts
- 10.03.06  Public Notice and Required Hearings for Land Use Petitions

**ADVISORY BOARD RECOMMENDATIONS**

**DSAC-LDR**  
TBD

**DSAC**  
TBD

**CCPC**  
TBD

**BACKGROUND:** The GGAMP was adopted on September 24, 2019, and this LDCA implements the changes to the LDC that are recommended by GGAMP. These four GGAMP policies are itemized as follows:

**Policy 2.1.3**

Within two years, Collier County shall create development standards to guide the transformation of Golden Gate Parkway and the Activity Center into destinations that are convenient, pleasant and safe for pedestrians and cyclists, and maintain strong connections to transit service.

**Policy 2.1.5**

Collier County shall discourage new land uses along Golden Gate Parkway and within the Activity Center that impede pedestrian activity and are solely auto-oriented, such as car washes, storage facilities, auto dealerships and drive throughs. Land development regulations will be initiated within two years to ensure compatibility of auto-oriented uses within the pedestrian environment.

**Policy 2.2.2**

Within two years of adoption, Collier County shall initiate a community renewal plan to include economic development strategies, urban design schemes, and infrastructure improvements. Renewal plans shall be in concert with the vision of Golden Gate City and promote vibrant urbanism, improve aesthetics and support walkability.

---

**Policy 2.2.3**

Within two years of adoption, Collier County shall initiate the involvement of Golden Gate City residents and business owners to consider amendments to the Land Development Code to support and implement residential and commercial redevelopment and renewal initiatives. Amendments shall include incentives for remodeling and renovation by creating criteria and standards for variances and/or deviations.

This LDCA establishes the Golden Gate Parkway Overlay District (GGPOD) and its two subdistricts—the Activity Center subdistrict (GGPOD-AC) and the Downtown subdistrict (GGPOD-DT). The GGPOD is intended to work in tandem with the County’s Golden Gate City Economic Development Zone (see Exhibit B). The creation of the GGPOD eliminates all provisions of the Golden Gate Parkway Professional Office Commercial Overlay in LDC sections 2.03.07 F. and 4.02.26. The GGPOD also eliminates all provisions of the Golden Gate Downtown Center Commercial Overlay District in LDC sections 2.03.7 O. and 4.02.37. Once this LDCA is adopted, the Official Zoning Atlas maps will be updated to include the “GGPOD” label for each affected parcel within the GGPOD.

The main components of the GGPOD are generally summarized as follows: purpose and intent, applicability, and conflict sections; new definitions; the boundary of the GGPOD and the creation of two subdistricts; a table containing new principal uses that are allowed in the GGPOD; new development standards, including off-street parking, that are specific to the GGPOD; new performance standards for Employment uses; and a specific relief process to allow deviations from the GGPOD or various standards of the LDC. One main facet of the GGPOD is to incentivize redevelopment within the Golden Gate community by proposing a host of new advanced manufacturing uses. This was done as a collaborative effort with staff from the County’s Office of Business and Economic Development. These advanced manufacturing uses are not allowed under the current zoning or existing overlays. Operators of these targeted industries will need to demonstrate compliance with the new performance standards that have been specifically drafted for them. Lastly, the GGPOD introduces new development standards that are aimed at promoting vibrant urbanism, improving aesthetics, and supporting walkability.

---

**FISCAL & OPERATIONAL IMPACTS**

There are no anticipated fiscal or operational impacts to the County other than the typical advertising expenses associated with public notice of the proposed LDCA. Property owners requesting deviations will have to pay for the application fee.

---

**GMP CONSISTENCY**

The proposed changes to the LDC are consistent with the updates in the recently adopted GMP amendment.

---

**EXHIBITS:** A) Proposed Text to AC; B) Ordinance 2018-56; C) Golden Gate Community Roadways Beautification Master Plan; and D) ISO/ASTM 52900 (protected)

Amend the LDC as follows:

1 1.08.01 – Abbreviations  
2  
3  
4

\* \* \* \* \*

GGAMP	Golden Gate Area Master Plan
<u>GGPOD</u>	<u>Golden Gate Parkway Overlay District</u>
<u>GGPOD-AC</u>	<u>Golden Gate Parkway Overlay District-Activity Center subdistrict</u>
<u>GGPOD-DT</u>	<u>Golden Gate Parkway Overlay District-Downtown subdistrict</u>
<del>GGPPOCO</del>	<del>Golden Gate Parkway Professional Office Commercial Overlay District</del>
GMP	Collier County Growth Management Plan

5  
6 # # # # # # # # # # # # #  
7

8 2.03.07 - Overlay Zoning Districts  
9

10 \* \* \* \* \*  
11

12 F. Golden Gate Parkway Overlay District (GGPOD)  
13

14 1. Purpose and intent. The purpose and intent of these provisions is that they shall  
15 be utilized to implement the policy direction and community vision of the GGAMP  
16 in concert with the County's Golden Gate City Economic Development Zone,  
17 Ordinance 2018-56, to encourage the following:

18 a. The concentration of commercial, residential, and institutional uses to serve  
19 as a focal point of the community;

20 b. A mixed use development pattern;

21 c. Economic development through an expanded list of permitted and  
22 conditional uses;

23 d. An improved public pedestrian network and experience through the mixing  
24 of land uses, new design standards, and limiting the proliferation of auto-  
25 oriented uses;

26 e. Flexibility when remodeling and renovating buildings and structures  
27 through a deviation process;

28 f. Quality and consistency in design while maintaining flexibility for market  
29 responsiveness; and

30 g. Compatibility of projects within the GGPOD and in relation to residentially-  
31 zoned properties located outside the GGPOD.  
32  
33  
34  
35  
36  
37  
38

- 1
- 2       2. Applicability.
- 3
- 4       a. The regulations of this LDC section shall apply to all properties identified
- 5       as shown in Illustration 1 of LDC section 2.03.07 F.5.b.
- 6
- 7       b. Property owners within the GGPOD, including PUDs, may establish uses,
- 8       densities, and intensities in accordance with the LDC regulations of the
- 9       underlying zoning classification or may elect to develop/redevelop under
- 10       the provisions of the applicable GGPOD Subdistrict. In either instance, the
- 11       GGPOD site development standards as provided for in LDC section
- 12       4.02.26 shall apply. However, the density of each lot shall not exceed the
- 13       maximum allowed pursuant to the GGAMP and/or the underlying zoning
- 14       district.
- 15
- 16       c. The provisions of the GGPOD shall be available to all Planned Unit
- 17       Developments (PUDs) that existed prior to the effective date of this
- 18       ordinance, and properties with Conditional Uses (CU) approved prior to the
- 19       effective date of this ordinance (placeholder for date), including
- 20       amendments or boundary changes to these PUDs and Conditional Use
- 21       properties. The provisions of the GGPOD shall also be available to any
- 22       property currently located within the GGPOD that is rezoned to PUD.
- 23
- 24       3. Conflict. In the event of conflict between the uses allowed in the GGPOD
- 25       compared with the underlying zoning district or the specific development or design
- 26       standards contained herein compared with the development or design standards
- 27       of the LDC, including definitions, the standards of the GGPOD shall prevail.
- 28
- 29       4. Definitions. The following definitions shall be used exclusively to the GGPOD:
- 30
- 31       ~~Additive manufacturing: The process of joining materials to make parts from 3D~~
- 32       ~~model data, usually layer upon layer, as opposed to subtractive manufacturing and~~
- 33       ~~formative manufacturing methodologies. Also see International Organization for~~
- 34       ~~Standardization/American Society for Testing and Materials (ISO/ASTM)~~
- 35       ~~52900:2015.~~
- 36
- 37       ~~Advanced manufacturing: The use of innovative technology to improve products~~
- 38       ~~or processes. The advanced manufacturing entity makes extensive use of~~
- 39       ~~computer, high precision, and information technologies integrated with a high-~~
- 40       ~~performance workforce in a production system capable of furnishing a~~
- 41       ~~heterogenous mix of products in small or large volumes with both the efficiency of~~
- 42       ~~mass-production and the flexibility of custom manufacturing in order to respond~~
- 43       ~~quickly to consumer demands.~~
- 44
- 45       Food truck: Known as a mobile food dispensing vehicle by the FAC, a food truck
- 46       is a type of vehicle-mounted public food service establishment that is either self-
- 47       propelled or otherwise movable from place to place and includes self-contained

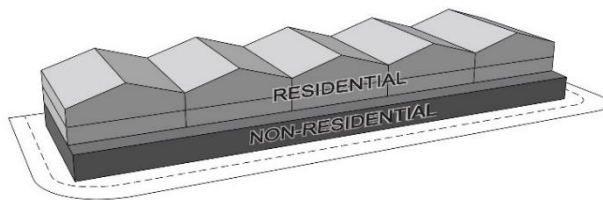
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

utilities, such as gas, water, electricity, and liquid waste disposal. Food trucks shall not include self-propelled watercraft, vessels, rafts, or barges. Food trucks are classified as SIC Code 5963 Direct Selling Establishments. Also see FAC 61C-1.002(5)(a)2.

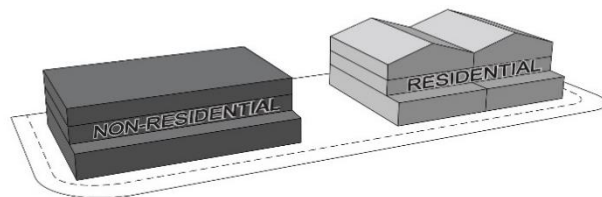
Food truck park: A site that is designed to provide electrical, water, sewer connections for food trucks and associated facilities such as, but not limited to, seating, bathrooms, and drinking or bar area that is accessory to the principal use, which is food sales. A food truck park shall also include off-street parking for visiting patrons.

~~Layer: In additive manufacturing, "layer" means material laid or spread out to create a surface.~~

Mixed use: A single development project with a residential component and a nonresidential component. The mix of uses may be arranged horizontally (separate buildings with a common development plan) or vertically (in the same building), or some combination of both. Examples include but are not limited to the following:



Vertical mixed use



Horizontal mixed use

(For illustrative purposes only)

*(Images to be added)*

Park: A use of land that is open to the general public and designed principally for recreational purposes and often includes but is not limited to recreational equipment or amenities, existing or planted vegetation, fountains, seating areas, or other open space features.

Parking lot: A ground-level area utilized for parking spaces accessible from a right-of-way or other means of legal access and usually adjacent to the use it serves.

1 Parking structure: A multi-level parking facility utilized for parking spaces that serve  
2 establishments within walking distance of the structure. The structure may or may  
3 not be adjacent to the establishments it serves.

4  
5 ~~Part: In additive manufacturing, "part" means joined material forming a functional~~  
6 ~~element that could constitute all or a section of an intended product.~~

7  
8 Streetwall: An opaque freestanding wall aligned with the facade of an adjacent  
9 building with the purpose of masking off-street parking from the street.

10  
11 Targeted industry: A qualified targeted industry business as defined by Section  
12 288.106, Florida Statutes, and such businesses or industries identified by the  
13 Board of County Commissioners.

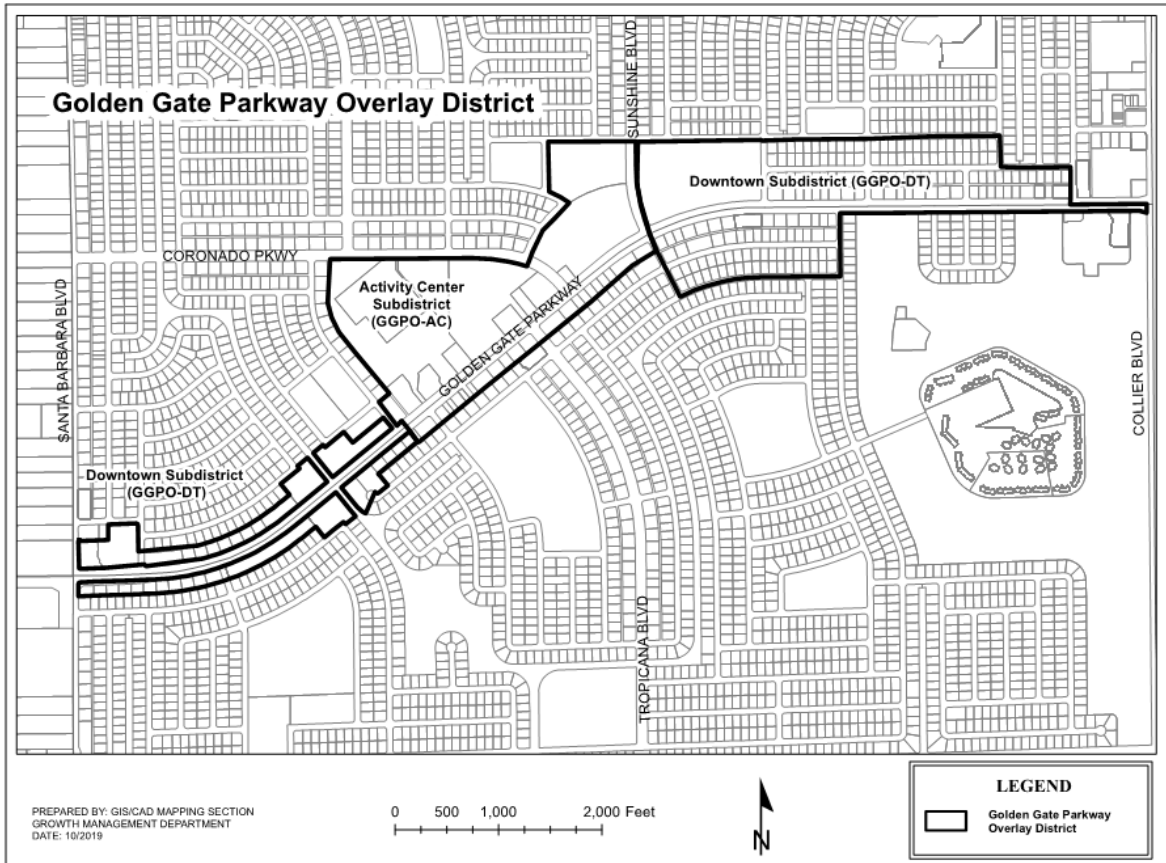
14  
15 Tasting room: An indoor space within a beverage manufacturing establishment  
16 that is dedicated to the retail sale and consumption of food and beverages,  
17 including alcoholic beverages, produced on-site by a beverage manufacturing  
18 establishment. In addition to food and beverages manufactured on-site, a tasting  
19 room may serve food and beverages, including alcoholic beverages, that are  
20 manufactured off-site and/or by a different establishment.

21  
22 5. Establishment of subdistricts.

23  
24 a. Purpose and Intent. The Golden Gate Parkway Overlay District-Activity  
25 Center subdistrict (GGPOD-AC) and the Golden Gate Parkway Overlay  
26 District-Downtown subdistrict (GGPOD-DT) are established to define  
27 standards that address differences in desired residential densities, non-  
28 residential intensities, and allowable uses along Golden Gate Parkway  
29 corridor to the west and east of the Activity Center. Both are created to  
30 promote a pedestrian-friendly environment in close proximity to  
31 opportunities for shopping, dining, employment, and entertainment with a  
32 mix of residential and commercial uses.

33  
34 b. Boundaries of GGPOD and subdistricts. The boundaries of the GGPOD  
35 and subdistricts are identified in Illustration 1 below:  
36

1



(map to be added)

Illustration 1 - GGPOD with subdistricts

2  
3  
4  
5  
6  
7  
8  
9

6. Table 1. Table of Uses. The Table of Uses identifies uses as permitted uses (P) or conditional uses (C). Blank cells indicate that a use is not allowed in the corresponding subdistrict.

<u>Use Category</u>	<u>Activity Center Subdistrict (GGPOD-AC)</u>	<u>Downtown Subdistrict (GGPOD-DT)<sup>1</sup></u>
<b><u>Residential (R)</u></b>		
<u>Any principal or accessory use listed as permitted in the underlying zoning district.</u>	<u>P</u>	<u>P</u>
<u>Any principal or accessory use listed as conditional in the underlying zoning district.</u>	<u>C</u>	<u>C</u>
<u>Artist village.</u>	<u>P</u>	<u>P</u>
<u>Multifamily dwellings, including townhouses.</u>	<u>P</u>	<u>P</u>

<u>Any other principal residential use which is comparable in nature with the foregoing uses, consistent with the list of permitted uses and the purpose and intent of the GGPOD, as determined by the County Manager or designee.</u>	<u>P or C</u>	<u>P or C</u>
<b>Mixed Use (M)<sup>2</sup></b>		
<u>A single development project comprised of an allowable residential use from this table in combination with an allowable non-residential use from this table.</u>	<u>P</u>	<u>P</u>
<b>Commercial (C)<sup>2</sup></b>		
<u>Accounting services (8721).</u>	<u>P</u>	<u>P</u>
<u>Adjustment and collection services (7322).</u>	<u>P</u>	<u>P</u>
<u>Advertising agencies (7311).</u>	<u>P</u>	<u>P</u>
<u>Amusement and recreational services, indoor (7999 - martial arts, yoga and gymnastics instruction, and recreation involvement physical fitness exercise only).</u>	<u>P</u>	<u>P</u>
<u>Animal specialty services, limited to pet grooming with no outside kenneling (0752).</u>	<u>P</u>	<u>P</u>
<u>Apparel and accessory stores (5611-5699).</u>	<u>P</u>	<u>P</u>
<u>Architectural services (8712).</u>	<u>P</u>	<u>P</u>
<u>Auditing (8721).</u>	<u>P</u>	<u>P</u>
<u>Auto and home supply stores (5531).</u>	<u>P</u>	<u>P</u>
<u>Automobile parking, automobile parking garages and parking structures (7521 – shall not be construed to permit the activity of “tow-in parking lots”).</u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>
<u>Banks and credit unions (6021-6062).</u>	<u>P</u>	<u>P</u>
<u>Barber shops (7241).</u>	<u>P</u>	<u>P</u>
<u>Beauty shops (7231).</u>	<u>P</u>	<u>P</u>
<u>Bookkeeping services (8721).</u>	<u>P</u>	<u>P</u>
<u>Building cleaning and maintenance services (7349).</u>	<u>P</u>	<u>P</u>
<u>Business associations (8611).</u>	<u>P</u>	<u>P</u>
<u>Business consulting services (8748).</u>	<u>P</u>	<u>P</u>
<u>Business credit institutions (6153-6159).</u>	<u>P</u>	<u>P</u>
<u>Business repair service.</u>	<u>P</u>	<u>P</u>
<u>Carpet and upholstery cleaning (7217).</u>	<u>P</u>	<u>P</u>
<u>Child day care services (8351).</u>	<u>P</u>	<u>P</u>
<u>Churches.</u>	<u>P</u>	<u>P</u>
<u>Civic, social, and fraternal associations (8641).</u>	<u>P</u>	<u>P</u>
<u>Commercial art and graphic design (7336).</u>	<u>P</u>	<u>P</u>
<u>Commercial photography (7335).</u>	<u>P</u>	<u>P</u>
<u>Computer programming, data processing, rental, leasing, repair and other services (7371-7373, 7375-7379).</u>	<u>P</u>	<u>P</u>
<u>Computer and computer software stores (5734).</u>	<u>P</u>	<u>P</u>



# DRAFT

Text underlined is new text to be added  
 Text strikethrough is current text to be deleted

<u>Credit reporting services (7323).</u>	<u>P</u>	<u>P</u>
<u>Department stores (5311).</u>	<u>P</u>	<u>P</u>
<u>Direct mail advertising services (7331).</u>	<u>P</u>	<u>P</u>
<u>Disinfecting and pest control services (7342).</u>	<u>P</u>	<u>P</u>
<u>Drinking places (5813).</u>	<u>P</u>	<u>C</u>
<u>Drug stores (5912).</u>	<u>P</u>	<u>P</u>
<u>Eating establishments and places (5812 except commercial use employing drive-up, drive-in, or drive-through delivery of goods and/or services).</u>	<u>P</u>	<u>P</u>
<u>Electrical and electronic repair shop (7629).</u>	<u>P</u>	<u>P</u>
<u>Employment agencies (7361).</u>	<u>P</u>	<u>P</u>
<u>Engineering services (8711).</u>	<u>P</u>	<u>P</u>
<u>Equipment rental and leasing (7359), not including heavy construction equipment.</u>	<u>P</u>	<u>P</u>
<u>Essential services, see LDC section 2.01.03.</u>	<u>P</u>	<u>P</u>
<u>Food stores (groups 5411-5499).</u>	<u>P</u>	<u>P</u>
<u>Food truck park or lunch wagons, mobile-retail (5963).</u>	<u>P</u>	<u>P</u>
<u>Funeral service and crematories (7261).</u>	<u>P</u>	<u>P</u>
<u>Garment pressing, and agents for laundries and drycleaners (7212).</u>	<u>P</u>	<u>P</u>
<u>General merchandise stores (5331-5399).</u>	<u>P</u>	<u>P</u>
<u>Glass stores (5231).</u>	<u>P</u>	<u>P</u>
<u>Hardware stores (5251).</u>	<u>P</u>	<u>P</u>
<u>Health services, offices, and clinics (8011-8049).</u>	<u>P</u>	<u>P</u>
<u>Health services (8071, 8092, and 8099).</u>	<u>P</u>	<u>C</u>
<u>Holding and other investment offices (6712-6799).</u>	<u>P</u>	<u>P</u>
<u>Home furniture and furnishing stores (5712-5719).</u>	<u>P</u>	<u>P</u>
<u>Home health care services (8082).</u>	<u>P</u>	<u>P</u>
<u>Hotel, excluding single room occupancy hotels.</u>	<u>P</u>	<u>C</u>
<u>Household appliance stores (5722).</u>	<u>P</u>	<u>P</u>
<u>Insurance carriers, agents and brokers (6311-6399, 6411).</u>	<u>P</u>	<u>P</u>
<u>Job training and vocational rehabilitation services (8331).</u>	<u>P</u>	<u>P</u>
<u>Labor unions (8631).</u>	<u>P</u>	<u>P</u>
<u>Landscape architects, consulting and planning (0781).</u>	<u>P</u>	<u>P</u>
<u>Laundry, cleaning, and garment services, except no coin-operated laundries or drycleaners (7219)</u>	<u>P</u>	<u>P</u>
<u>Legal services (8111).</u>	<u>P</u>	<u>P</u>
<u>Libraries (8231).</u>	<u>P</u>	<u>P</u>
<u>Linen supply (7213)</u>	<u>P</u>	<u>P</u>
<u>Loan brokers (6163).</u>	<u>P</u>	<u>P</u>
<u>Management services (8741, 8742).</u>	<u>P</u>	<u>P</u>
<u>Medical equipment rental and leasing (7352).</u>	<u>P</u>	<u>P</u>

# DRAFT

Text underlined is new text to be added

Text strikethrough is current text to be deleted

<u>Membership organizations - miscellaneous (8699).</u>	<u>P</u>	<u>P</u>
<u>Mortgage bankers and loan correspondents (6162).</u>	<u>P</u>	<u>P</u>
<u>Museums and art galleries (8412).</u>	<u>P</u>	<u>P</u>
<u>Musical instrument stores (5736).</u>	<u>P</u>	<u>P</u>
<u>Paint stores (5231).</u>	<u>P</u>	<u>P</u>
<u>Park.</u>	<u>P</u>	<u>P</u>
<u>Personal credit institutions (6141).</u>	<u>P</u>	<u>P</u>
<u>Personal services - miscellaneous (7299).</u>	<u>P</u>	<u>P<sup>5</sup></u>
<u>Personnel supply services (7363, except labor pools).</u>	<u>P</u>	<u>P</u>
<u>Photocopying and duplicating services (7334).</u>	<u>P</u>	<u>P</u>
<u>Photofinishing laboratories (7384).</u>	<u>P</u>	<u>P</u>
<u>Photographic studios, portrait (7221).</u>	<u>P</u>	<u>P</u>
<u>Physical fitness facilities (7991).</u>	<u>P</u>	<u>P</u>
<u>Political organizations (8651).</u>	<u>P</u>	<u>P</u>
<u>Professional membership organizations (8621).</u>	<u>P</u>	<u>P</u>
<u>Public relations services (8743).</u>	<u>P</u>	<u>P</u>
<u>Radio, television, and consumer electronics stores (5731).</u>	<u>P</u>	<u>P</u>
<u>Radio, television, and publishers advertising representatives (7313).</u>	<u>P</u>	<u>P</u>
<u>Record and prerecorded tape stores (5735).</u>	<u>P</u>	<u>P</u>
<u>Real estate (6512-6514, 6519, 6531-6553, 6541).</u>	<u>P</u>	<u>P</u>
<u>Retail, miscellaneous (5921-5963 and 5992-5999, excluding retail firearm and ammunition sales).</u>	<u>P</u>	<u>P</u>
<u>Retail nurseries, lawn and garden supply stores (5261).</u>	<u>P</u>	<u>P</u>
<u>Schools, vocational (8243-8299).</u>	<u>P</u>	<u>P</u>
<u>Secretarial and court reporting services (7338).</u>	<u>P</u>	<u>P</u>
<u>Security and commodity brokers, dealers, exchanges, and services (6211-6289).</u>	<u>P</u>	<u>P</u>
<u>Shoe repair shops or shoeshine parlors (7251).</u>	<u>P</u>	<u>P</u>
<u>Surveying services (8713).</u>	<u>P</u>	<u>P</u>
<u>Tax return preparation services (7291).</u>	<u>P</u>	<u>P</u>
<u>Travel agencies (4724, no other transportation services)</u>	<u>P</u>	<u>P</u>
<u>United States Postal Service (4311, except major distribution center)</u>	<u>P</u>	<u>P</u>
<u>Veterinary services (0742, excluding outside kenneling)</u>	<u>P</u>	<u>P</u>
<u>Wallpaper stores (5231)</u>	<u>P</u>	<u>P</u>
<u>Watch, clock and jewelry repair (7631)</u>	<u>P</u>	<u>P</u>
<b>Employment (E)<sup>2,4</sup></b>		
<u>Aircraft and parts (3721-3728).</u>	<u>P</u>	

<u>Apparel and other finished products (2311-2399);</u> <del>limited to advanced manufacturing as defined in LDC section 1.08.02.</del>	<u>P</u>	
<u>Business services (7374)</u>	<u>P</u>	<u>C</u>
<u>Communications and electronic equipment (3661-3668, 3670-3678, 3680-3699).</u>	<u>P</u>	<u>C</u>
<u>Drugs and medicine (2833-2836)</u>	<u>P</u>	
<u>Electronic and other electrical equipment manufacturing (3629, 3669-3699, 3679)</u>	<u>P</u>	
<u>Fabricated metal products (3411-3499);</u> <del>limited to advanced manufacturing as defined in LDC section 1.08.02.</del>	<u>P</u>	
<u>Food and kindred products (2021-2099);</u> <del>limited to advanced manufacturing as defined in LDC section 1.08.02.</del>	<u>P<sup>6</sup></u>	<u>C<sup>6</sup></u>
<u>Furniture and fixtures (2511-2599);</u> <del>limited to advanced manufacturing as defined in LDC section 1.08.02.</del>	<u>P</u>	
<u>Industrial and commercial machinery and computer equipment (3571-3579)</u>	<u>P</u>	
<u>Instrument manufacturing, limited to medical equipment (3812, 3822-3829, 3841-3845, 3851).</u>	<u>P</u>	
<u>Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks (3812, 3822-3829, 3841-3851).</u>	<u>P</u>	
<u>Miscellaneous manufacturing (3911-3992, 3994-3999);</u> <del>limited to advanced manufacturing as defined in LDC section 1.08.02.</del>	<u>P</u>	
<u>Movie production, limited to motion picture and video production (7812-7819).</u>	<u>P</u>	
<u>Perfumes, cosmetics, and other toilet preparations (2844).</u>	<u>P</u>	
<u>Textile mill products (2211-2299);</u> <del>limited to advanced manufacturing as defined in LDC section 1.08.02.</del>	<u>P</u>	
<u>Transportation equipment (3751).</u>	<u>P</u>	
<u>Qualified targeted industry business as defined by Florida Statute 288.106.</u>	<u>P</u>	
<b><u>Nonresidential Uses<sup>2</sup></u></b>		
<u>Any principal or accessory use listed as permitted in the underlying zoning district.</u>	<u>P</u>	<u>P</u>
<u>Any principal or accessory use listed as conditional in the underlying zoning district.</u>	<u>C</u>	<u>C</u>
<u>Any other non-residential use which is comparable in nature with the foregoing uses, consistent with the list of permitted uses and the purpose and intent of the</u>	<u>P</u>	<u>P</u>

GGPOD, as determined by the County Manager or designee.		
---	--	--

Notes:

<sup>1</sup> No commercial use within the GGPOD-DT shall utilize drive-up, drive-in, or drive-through delivery of goods or services. In addition, there shall be no automatic food and drink vending machines located exterior to a building.

<sup>2</sup> Pollution control. Any discharge from industrial, commercial, or manufacturing processes to a stormwater or surface water management system is prohibited. Waste water from any industrial, commercial, or manufacturing process must be contained within the facility or disposed of through the Collier County Water-Sewer District's wastewater collection system pursuant to the Collier County Industrial Pretreatment Ordinance, (Ord. No. 2003-18, as amended).

<sup>3</sup> Excludes surface parking lots, except if approved as a phased project approved with a parking structure.

<sup>4</sup> See LDC section 4.02.26 D. for performance standards specific to Employment uses.

<sup>5</sup> Personal services in the GGPOD-DT Subdistrict excludes Escort service, Steam baths, and Turkish baths.

<sup>6</sup> The size and use of a tasting room shall be subordinate and accessory to the principal use, which is a beverage manufacturing establishment (2082-2087).

~~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,~~

1 dimensional, and development requirements shall be as required in the underlying  
2 zoning categories.  
3

4 a. ~~Permitted Uses.~~

- 5
- 6 1. ~~Accounting (8721).~~
- 7 2. ~~Adjustment and collection services (7322).~~
- 8 3. ~~Advertising agencies (7311).~~
- 9 4. ~~Architectural services (8712).~~
- 10 5. ~~Auditing (8721).~~
- 11 6. ~~Banks and credit Unions (6021-6062).~~
- 12 7. ~~Bookkeeping services (8721).~~
- 13 8. ~~Business associations (8611).~~
- 14 9. ~~Business consulting services (8748).~~
- 15 10. ~~Business credit institutions (6153-6159).~~
- 16 11. ~~Commercial art and graphic design (7336).~~
- 17 12. ~~Commercial photography (7335).~~
- 18 13. ~~Computer programming services (7371).~~
- 19 14. ~~Computer programming, processing, data preparation, information~~  
20 ~~retrieval, facilities management, and miscellaneous services (7371,~~  
21 ~~7374-7376, 7379).~~
- 22 15. ~~Credit reporting services (7323).~~
- 23 16. ~~Direct mail advertising services (7331).~~
- 24 17. ~~Eating places (5812 except carry-out restaurants; contract feeding;~~  
25 ~~dinner theaters; drive-in and drive-through restaurants; fast food~~  
26 ~~restaurants, carry-out; restaurants, fast food; submarine sandwich~~  
27 ~~shops).~~
- 28 18. ~~Employment Agencies (7361).~~
- 29 19. ~~Engineering services (8711).~~
- 30 20. ~~Health services, offices and clinics (8011-8049).~~
- 31 21. ~~Holding and other investment offices (6712-6799).~~
- 32 22. ~~Insurance carrier, agents and brokers (6311-6399, 6411).~~
- 33 23. ~~Legal services (8111).~~
- 34 24. ~~Loan brokers (6163).~~
- 35 25. ~~Management services (8741-8742).~~
- 36 26. ~~Mortgage bankers and loan correspondents (6162).~~
- 37 27. ~~Museums and art galleries (8412).~~
- 38 28. ~~Personal credit institutions (6141).~~
- 39 29. ~~Photographic studios, portrait (7221).~~
- 40 30. ~~Professional Membership organizations (8621).~~
- 41 31. ~~Public administration (9111-9199, 9229, 9311, 9411-9451,~~  
42 ~~9511-9532, 9611-9661).~~
- 43 32. ~~Public relations services (8743).~~
- 44 33. ~~Radio, television and publishers advertising representatives (7313).~~
- 45 34. ~~Real estate (6512-6514, 6519, 6531-6553).~~
- 46 35. ~~Research, development, and testing services (8732).~~
- 47 36. ~~Secretarial and court reporting services (7338).~~

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

- ~~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 of the Collier County Sign Code and the Golden Gate Master Plan.~~

# # # # # # # # # # # # #

O. Reserved. ~~Golden Gate Downtown Center Commercial Overlay District (GGDCCO). Special conditions for properties in the vicinity of Golden Gate Parkway in Golden Gate City, as identified on the Golden Gate Downtown Center Commercial Subdistrict Map of the Golden Gate Area Master Plan and as contained herein.~~

- ~~1. *Applicability.* These regulations apply to properties in Golden Gate City lying north of Golden Gate Parkway, generally bounded by 23rd Avenue SW and 23rd Place SW to the north, 45th Street SW to the west, and 41st Street SW and Collier Boulevard to the east. South of Golden Gate Parkway, these regulations apply to properties bounded by 25th Avenue SW to the south, 47th Street SW to the west, and 44th Street SW to the east. These properties are more precisely identified on the "Golden Gate Downtown Center Commercial Subdistrict" map of the Golden Gate Area Master Plan and as depicted on the applicable official zoning atlas maps. Except as provided in this section and section 4.02.26, all other use, dimensional and development requirements shall be as required or allowed in the underlying zoning districts.~~

- ~~2. *Purpose and Intent.* The purpose and intent of this overlay district (see Downtown Center Commercial Subdistrict Map) is to encourage redevelopment herein in order to improve the physical appearance of the area and create a viable downtown district for the residents of Golden Gate City and Golden Gate Estates. Emphasis shall be placed on the creation of pedestrian-oriented areas, such as outdoor dining areas and pocket parks, that do not impede the flow of traffic along Golden Gate Parkway. Also, emphasis shall be placed on the construction of mixed-use buildings. Residential dwelling units constructed in this overlay district are intended to promote resident-business ownership. The provisions of this overlay district are intended to ensure harmonious development of commercial~~

1 and mixed-use buildings at a pedestrian scale that is compatible with residential  
2 development within and outside of the overlay district.  
3

4 3. ~~Aggregation of Properties.~~ This overlay district encourages the aggregation of  
5 properties in order to promote flexibility in site design. The types of uses permitted  
6 within this overlay district are low intensity retail, office, personal services,  
7 institutional, and residential. Non-residential development is intended to serve the  
8 needs of residents within the overlay district, surrounding neighborhoods, and  
9 passersby.

10  
11 4. ~~Permitted uses:~~

12  
13 a. ~~Residential uses:~~ As permitted by right in the existing residential zoning  
14 districts, except as otherwise prohibited by this overlay, when:

- 15 1. ~~In an existing owner occupied structure.~~
- 16
- 17 2. ~~In an existing non-owner occupied structure, until such time as~~  
18 ~~cessation is required by subsection 4.02.37 A.1~~
- 19
- 20

21 b. ~~Residential within a mixed use building~~

22  
23 c. ~~Commercial uses:~~

- 24 1. ~~Accounting services (8721).~~
- 25 2. ~~Adjustment and collection services (7322).~~
- 26 3. ~~Advertising Agencies (7311).~~
- 27 4. ~~Apparel & accessory stores (5611-5699).~~
- 28 5. ~~Architectural services (8712), limited to 5,000 square feet per floor.~~
- 29 6. ~~Auto and home supply stores (5531).~~
- 30 7. ~~Barber shops (7241).~~
- 31 8. ~~Beauty shops (7231).~~
- 32 9. ~~Building cleaning and maintenance services (7349).~~
- 33 10. ~~Business associations (8611).~~
- 34 11. ~~Business consulting services (8748).~~
- 35 12. ~~Business services - miscellaneous (7397).~~
- 36 13. ~~Business repair service.~~
- 37 14. ~~Carpet and upholstery cleaning (7217).~~
- 38 15. ~~Commercial art and graphic design (7336).~~
- 39 16. ~~Commercial photography (7335).~~
- 40 17. ~~Computer programming, data processing, rental, leasing, repair~~  
41 ~~and other services (7371-7379).~~
- 42 18. ~~Computer and computer software stores (5734).~~
- 43 19. ~~Credit reporting services (7323).~~
- 44 20. ~~Department stores (5311).~~
- 45 21. ~~Direct mail advertising services (7331).~~
- 46 22. ~~Disinfecting and pest control services (7342).~~
- 47

- 1           23. ~~Drug stores (5912), limited to 5,000 square feet per floor.~~
- 2           24. ~~Eating establishments and places (5812 except commercial use~~
- 3                 ~~employing drive-up, drive-in, or drive-through delivery of goods~~
- 4                 ~~and/or services).~~
- 5           25. ~~Electrical and electronic repair shop (7629).~~
- 6           26. ~~Employment agencies (7361).~~
- 7           27. ~~Engineering services (8711), limited to 5,000 square feet per floor.~~
- 8           28. ~~Equipment rental and leasing (7359), not including heavy~~
- 9                 ~~construction equipment.~~
- 10          29. ~~Essential services, see sec. 2.01.03; except that law enforcement,~~
- 11                 ~~fire, and emergency medical services uses are limited to~~
- 12                 ~~administrative offices only.~~
- 13          30. ~~Food stores (groups 5411-5499).~~
- 14          31. ~~Funeral service and crematories (7261).~~
- 15          32. ~~General merchandise stores (5331-5399).~~
- 16          33. ~~Glass stores (5231).~~
- 17          34. ~~Hardware stores (5251).~~
- 18          35. ~~Health services, offices and clinics (8011-8049).~~
- 19          36. ~~Home furniture and furnishing stores (5712-5719).~~
- 20          37. ~~Home health care services (8082).~~
- 21          38. ~~Household appliance stores (5722).~~
- 22          39. ~~Insurance carriers, agents and brokers (6311-6399, 6411).~~
- 23          40. ~~Labor unions (8631).~~
- 24          41. ~~Landscape architects, consulting and planning (0781), limited to~~
- 25                 ~~5,000 square feet per floor.~~
- 26          42. ~~Large Appliance Repair Service (7623).~~
- 27          43. ~~Laundry and drycleaners agents, garment pressing, linen supply,~~
- 28                 ~~cleaning services (7212, 7213, 7219); no coin-operated laundries~~
- 29                 ~~or drycleaners.~~
- 30          44. ~~Legal services (8111).~~
- 31          45. ~~Libraries (8231).~~
- 32          46. ~~Management services (8741, 8742).~~
- 33          47. ~~Medical equipment rental and leasing (7352).~~
- 34          48. ~~Membership organizations - miscellaneous (8699).~~
- 35          49. ~~Museums and art galleries (8412).~~
- 36          50. ~~Musical instrument stores (5736).~~
- 37          51. ~~Outdoor advertising services (7312).~~
- 38          52. ~~Paint stores (5231).~~
- 39          53. ~~Parks, public or private; limited to pocket parks only, generally~~
- 40                 ~~described as a small area accessible to the general public that often~~
- 41                 ~~includes plantings, fountains, seating areas, and other similar~~
- 42                 ~~passive open space features.~~
- 43          54. ~~Personal services - miscellaneous (7299, babysitting bureaus,~~
- 44                 ~~clothing and costume rental, dating service, depilatory salons, diet~~
- 45                 ~~workshops, dress suit rental, electrolysis, genealogical~~
- 46                 ~~investigation service, and hair removal only).~~
- 47          55. ~~Personnel supply services (7363, except labor pools).~~



- 1 56. ~~Photocopying and duplicating services (7334).~~
- 2 57. ~~Photofinishing laboratories (7384).~~
- 3 58. ~~Photographic studios, portrait (7221).~~
- 4 59. ~~Physical fitness facilities (7991).~~
- 5 60. ~~Political organizations (8651).~~
- 6 61. ~~Professional membership organizations (8621).~~
- 7 62. ~~Public relations services (8743).~~
- 8 63. ~~Radio, television and consumer electronics stores (5731).~~
- 9 64. ~~Radio, television and publishers advertising representatives (7313).~~
- 10 65. ~~Record and prerecorded tape stores (5735).~~
- 11 66. ~~Real estate (6512, 6531, 6541).~~
- 12 67. ~~Retail - miscellaneous (5921-5963 and 5992-5999, excluding liquor~~
- 13 ~~stores, pawn shops, retail firearm and ammunition sales), limited to~~
- 14 ~~5,000 square feet per floor.~~
- 15 68. ~~Retail nurseries, lawn and garden supply stores (5261).~~
- 16 69. ~~Schools - vocational (8243-8299).~~
- 17 70. ~~Secretarial and court reporting services (7338).~~
- 18 71. ~~Security and commodity brokers, dealers, exchanges, and services~~
- 19 ~~(6211-6289).~~
- 20 72. ~~Shoe repair shops or shoeshine parlors (7251).~~
- 21 73. ~~Surveying services (8713), limited to 5,000 square feet per floor.~~
- 22 74. ~~Tax return preparation services (7291).~~
- 23 75. ~~United States Postal Service (4311, except major distribution~~
- 24 ~~center).~~
- 25 76. ~~Videotape Rental (7841), limited to 1,800 square feet of gross floor~~
- 26 ~~area.~~
- 27 77. ~~Wallpaper stores (5231).~~
- 28 78. ~~Watch, clock and jewelry repair (7631).~~

29

30 ~~5. Accessory uses. Accessory uses within the GGDCCO include the uses listed~~

31 ~~below.~~

- 32
- 33 a. ~~Caretaker's residence, accessory to commercial and mixed use projects~~
- 34 ~~only.~~
- 35
- 36 b. ~~Enameling, painting, or plating, accessory to an artist's studio or craft studio~~
- 37 ~~only.~~
- 38
- 39 c. ~~Play areas and playgrounds.~~
- 40 d. ~~Recreational facilities.~~

41

42 ~~6. Conditional uses. Conditional uses within the GGDCCO include the uses listed~~

43 ~~below, subject to the standards and procedures established in section 10.08.00.~~

- 44
- 45 a. ~~Auctioneering Services, auction rooms and houses (5999, 7389); limited to~~
- 46 ~~5,000 square feet per floor.~~

47



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

- ~~b. Community centers.~~
  - ~~c. Dance studios, schools, and halls (7911).~~
  - ~~d. Food stores (5411-5499), over 5,000 square feet.~~
  - ~~e. Motion picture theaters (7832).~~
  - ~~f. Outdoor dining areas, not directly abutting the Golden Gate Parkway right-of-way.~~
- ~~7. Prohibited uses. Prohibited uses within the GGDCCO include the uses listed below:~~
- ~~a. New residential-only structures.~~
  - ~~b. Any commercial use employing drive-up, drive-in or drive-through delivery of goods or services.~~
  - ~~c. Sexually oriented businesses (Code of Laws, 26-151 et seq.).~~
  - ~~d. Enameling, painting or plating as a primary use. However, these uses are permitted if secondary to an artist's or craft studio.~~
  - ~~e. Single-room occupancy hotels, prisons, detention facilities, halfway houses, soup kitchens or homeless shelters.~~

# # # # # # # # # # # # #

2.05.01 - Density Standards and Housing Types

A. Where residential uses are allowable, the following **density** standards and housing type criteria shall apply.

Housing Type: Zoning District:	Single-family	Duplex	Townhouse	Multifamily	Mobile Home	Cluster	Guest House	Caretaker Units (number allowed)	Timeshare	Recreational vehicles <sup>1</sup>	Maximum Density <sup>2,17</sup>  (units per gross acre)
*	*	*	*	*	*	*	*	*	*	*	*
<u>GGDCCO</u>											Per GGAMP and/or the underlying zoning district
<u>GGPOD</u>											

# # # # # # # # # # # # #

**4.02.26 - Design Standards for the Golden Gate Parkway Overlay District (GGPOD).**

- 1 A. General.
- 2
- 3 1. Conflict. In the event of a conflict between the provisions of the LDC and these
- 4 regulations, the regulations contained in the GGPOD shall prevail.
- 5
- 6 2. Exemptions.
- 7
- 8 a. All development, including mixed use projects on properties zoned C-1, C-
- 9 2, and C-3 in the GGPOD are exempt from the specific design criteria for
- 10 mixed use development as prescribed in LDC section 4.02.38.
- 11
- 12 b. “Vertical mixed use” projects, as defined in LDC section 2.03.07 F.4., are
- 13 exempt from the architectural and site design standards of LDC section
- 14 5.05.08., except for subsections F.4. (service function areas and facilities)
- 15 and F.6. (drive-through facilities location and buffering standards), which
- 16 shall still apply.
- 17
- 18 c. The wall requirement between nonresidential development and
- 19 residentially-zoned properties pursuant to LDC section 5.03.02 H. is
- 20 exempt for properties within the GGPOD.
- 21

22 B. Architectural, building, and site design standards.

- 23
- 24 1. Dimensional and design standards for the GGPOD. The standards contained
- 25 herein are applicable to all developments within the GGPOD.
- 26

27 Table 1. Dimensional Requirements in the GGPOD.

	<u>Residential Use</u>	<u>Non-Residential Use and Mixed Use</u>
<u>Min. Lot Area (square ft)</u>	<u>Townhouse: 2,000</u> <u>Multi-Family:</u> <u>10,000</u>	<u>10,000</u>
<u>Min. Lot Width (linear ft)</u>	<u>Townhouse: 20</u> <u>Multi-Family: 100</u>	<u>100</u>
<u>Max. Floor Area Ratio</u>	<u>N/A</u>	<u>N/A</u>
<u>Max. Floor Area Ratio (hotels only)</u>	<u>N/A</u>	<u>0.90</u>
<u>Min. Floor Area (square ft per unit)</u>	<u>Efficiency: 450</u> <u>1 Bedroom: 600</u> <u>2+ Bedroom: 750</u>	<u>N/A</u>
<u>Max. Building Coverage (%)</u>	<u>100</u>	
<u>Required Yards<sup>1</sup></u>		
<u>Min. Front Yard (ft)</u>	<u>0</u>	
<u>Max. Front Yard (ft)</u>	<u>15<sup>2</sup></u>	
<u>Min. Side Yard (ft)</u>	<u>0</u>	
<u>Min. Rear Yard (ft)<sup>3</sup></u>	<u>0</u>	

<u>Max. Zoned Height (ft)</u>		
<u>GGPOD-AC</u>	<u>Townhouse: 45</u> <u>Multi-Family: 75</u>	<u>75</u>
<u>GGPOD-DT</u>	<u>Townhouse: 45</u> <u>Multi-Family: 60</u>	<u>60</u>

(Table to be added)

Notes:

<sup>1</sup> All structures shall comply with the safe sight distance triangles at intersection and access points of LDC section 4.06.01. D and the clear sight requirements of LDC section 6.06.05.

<sup>2</sup> For buildings set back greater than zero feet, the resultant yard must be designed to accommodate pedestrians, bicyclists, and convenient curb front access with a combination of planting areas, seating, extended sidewalk, or hardscaping. Balconies, awnings, rooves, cornices, eaves, gutters, fire escapes, stairways, sills, window or wall-mounted air-conditioning units, and other common building appurtenances and architectural features may protrude a maximum of six feet beyond the front property line. Where such protrusion occurs, a minimum vertical clearance of nine feet must be maintained between the underside of the overhang and the abutting sidewalk and such sidewalk must be at least six feet in width and clear of any obstruction. Foundation landscaping shall be required for parking structures and such structures shall be setback in accordance with LDC section 4.02.26 B.3.b.ii.

<sup>3</sup> An alley will designate the rear yard of a lot.

2. All non-residential, mixed-use, and multi-family buildings. Unless otherwise stated, all development in the GGPOD shall comply with the following:

a. Buildings or projects that terminate a vista at the end or turning point of any street or pedestrian path shall include design features to emphasize the importance of the view. Examples of design features include but are not limited to tower elements, porte-cocheres, cupolas, etc.

b. Blank walls. Building wall areas must be interrupted with a minimum of an opening or relief work every 120 square feet.

c. Maximum uninterrupted building length. Where a building or series of buildings form a continuous front facade that exceeds 300 feet in length, a pedestrian pathway shall be provided on the ground level.

d. Roof material. Asphalt shingles are prohibited.

- 1           e. Materials. Corrugated or metal panels are limited to no more than 33
- 2           percent of exterior building facades (not applicable to roofs).
- 3
- 4           f. Neon type tubing. Neon or neon type tubing and LED tubing is prohibited
- 5           if exposed on the building exterior, the roof of a building, or inside if within
- 6           window frames.
- 7
- 8           g. Architectural massing. Where property within the GGPOD is adjacent to
- 9           residential development external to the GGPOD or residentially zoned
- 10           property external to the GGPOD, transitional massing elements as
- 11           specified in 5.05.08 D.3. shall be provided on proposed buildings that are:
- 12
- 13           i. Twice the height or more of the adjacent residential building; or
- 14
- 15           ii. Twice or more of the allowable height in the adjacent residential
- 16           zoning district where no building exists or where there is a vacant
- 17           lot.
- 18
- 19           h. Parking structures. All parking structures within the GGPOD shall be
- 20           designed in accordance the following:
- 21
- 22           i. Parking structure façades shall be designed to screen views of
- 23           automobiles by the general public from adjacent streets and
- 24           driveways.
- 25
- 26           ii. Freestanding light fixtures on the top level parking structures shall
- 27           be a maximum of 20 feet in height. Lighting shall incorporate full-
- 28           cut-off fixtures to contain light to the surface of the deck only.
- 29
- 30           iii. Parking structures are allowed to be located below grade and below
- 31           habitable space if the stormwater criteria in the Code of Ordinances
- 32           90-41(f)(2) are met. These structures must be accessed from the
- 33           rear of the building.
- 34
- 35           3. Landscape. Landscaping shall be provided in accordance with the LDC section
- 36           4.06.00, except as provided herein.
- 37
- 38           a. Buffers. No landscape buffer is required along any property boundary on
- 39           a lot or parcel located within the GGPOD. However, nonresidential
- 40           developments proposed on lots or parcels abutting residentially-zoned
- 41           properties outside the GGPOD shall provide a minimum five-foot wide
- 42           landscape planting strip. The planting strip shall be landscaped with shrubs
- 43           and ground cover. Shrubs shall be planted in a double row and be no less
- 44           than 24 inches in height at time of planting. Trees shall be planted one per
- 45           30 linear feet. These landscape buffers may be interrupted to provide
- 46           pedestrian access only.
- 47

- 1            b. Foundation plantings. Foundation plantings for buildings and parking
- 2            structures shall be designed in accordance with LDC section 4.06.05,
- 3            except that the total size of the planting area shall be the equivalent to 10
- 4            percent of the ground floor area of the building. In addition, the following
- 5            provisions shall apply:
- 6
- 7            i. For buildings, including parking structures with ground floor retail or
- 8            residential, the foundation plantings shall be located within 25 feet
- 9            of the building edge in the form of landscaped courtyards and
- 10           seating area landscaping. However, the following design
- 11           considerations are exempt from the foundation planting
- 12           requirements:
- 13
- 14           a) In the front yard where a structure is designed in accordance
- 15           with the maximum setback requirement; or
- 16
- 17           b) Along the side property lines where buildings have been
- 18           constructed with a zero-foot setback.
- 19
- 20           ii. Stand-alone parking structures and those designed without ground
- 21           floor retail or residential uses along the front façade shall have a
- 22           minimum 10-foot wide building foundation planting pursuant to LDC
- 23           section 4.06.05 C. ~~Where the parking structure is attached to the~~
- 24           ~~building or adjacent to a preserve area, and the preserve area~~
- 25           ~~meets the otherwise required landscaping, no additional~~
- 26           ~~landscaping is required.~~
- 27
- 28           c. Off-street parking lot and vehicular use landscaping shall be designed in
- 29           accordance with LDC section 4.06.03, except in the following instances:
- 30
- 31           i. A maximum of 30 percent of the landscape islands shall have a
- 32           minimum of five feet inside planting area and may be planted with
- 33           a palm tree equivalent.
- 34
- 35           ii. The perimeter of all new parking lots fronting on public rights-of-way
- 36           shall be screened to a minimum height of two and one-half feet
- 37           using landscaping, streetwalls in accordance with LDC section
- 38           4.02.26 B.9.c.ii., fences, or any combination thereof.
- 39
- 40           iii. Parking lot perimeter landscaping areas shall be a minimum of eight
- 41           feet in width. Shrubs shall be arranged in a staggered pattern with
- 42           a minimum size of three gallons at the time of planting to provide
- 43           year-round screening. Trees shall be included in the perimeter
- 44           landscape area at a minimum spacing of one tree/palm per 25 feet
- 45           of linear frontage. Street trees planted within the right-of-way may
- 46           be used to meet this requirement.
- 47

- 1                                    iv. Plantings shall be a maximum of 25 percent turf grass. The balance
- 2                                    shall be groundcover, low shrubs and/or flowers located in planting
- 3                                    areas appropriate to the design.
- 4
- 5                    4. Signage. The sign standards of LDC section 5.06.02 B.7. and LDC section 5.06.04
- 6                    shall apply to all mixed use and non-residential projects within the GGPOD,
- 7                    including non-residential uses on residentially-zoned properties. In addition, the
- 8                    following provisions shall be available for all wall, awning, ground, blade, and menu
- 9                    signs for all nonresidential and mixed use projects:
- 10
- 11                    a. Awning signs. Signs on soft-sided fabric awnings are allowed to be
- 12                    combined with wall signs, to the extent that the total combined square
- 13                    footage does not exceed the maximum allowed for the wall sign.
- 14
- 15                    b. Graphic elements, logos, mosaic tiles, or names created in flooring
- 16                    immediately outside a tenant’s front door with a maximum size of six square
- 17                    feet are allowed.
- 18
- 19                    c. Plaques. Non-illuminated plaques are allowed for multi-tenant
- 20                    developments and shall be provided for as follows:
- 21
- 22                    i. Front door. Each tenant may mount a maximum of two plaques
- 23                    at their storefront with each plaque restricted to a maximum of two
- 24                    square feet. Plaques must be flush or pin-mounted on the
- 25                    storefront or façade.
- 26
- 27                    ii. Rear door. A plaque with a maximum size of two square feet
- 28                    may be mounted at the rear door of each tenant. The purpose of
- 29                    this plaque is to identify the business name or address for
- 30                    emergency response or for the deliver of goods.
- 31
- 32                    d. Under-canopy/blade sign. Each ground floor business in a multiple-
- 33                    occupancy development is allowed one under-canopy blade sign in
- 34                    conformance with LDC section 5.06.04 F.7 with the exception that the sign
- 35                    area shall be a maximum of eight square feet. All signs, including the
- 36                    structural supports to which each sign will be affixed, shall comply with the
- 37                    weight load requirements in accordance with the FBC.
- 38
- 39                    e. Menu board. A wall sign not to exceed three square feet is allowed in
- 40                    connection with a walk-up or take-out window. This sign shall not count
- 41                    toward the maximum size allowed for wall signs.
- 42
- 43                    5. Service areas. All project types, including vertical mixed use, shall be subject to
- 44                    LDC section 5.05.08 F.4. In addition, for projects within the GGPOD, the loading
- 45                    docks, solid waste facilities, recycling facilities, and other services elements shall
- 46                    be placed to the rear or side yard of the building in visually unobtrusive locations

1 with minimum impacts on view. Businesses are encouraged to consolidate and  
2 share refuse areas and equipment.

3  
4 6. Public open space.

5  
6 a. In order to promote a vibrant, walkable, urban community, the GGPOD  
7 public open space standards are intended to concentrate open space in  
8 structured, functional, and usable spaces that are nodes along connected  
9 pedestrian paths or corridors that are accessible to the public.

10  
11 b. A minimum of 15 percent of the site shall be dedicated to structured open  
12 spaces that are accessible to the public along pedestrian paths or corridors.  
13 The open spaces may be pocket parks, green space, pervious plazas,  
14 central greens, and may include passive furnishings such as benches,  
15 pavilions, picnic areas, and similar furnishings. Pervious trail links that  
16 connect within or across open spaces may count toward the requirement.  
17 Lakes, detention areas with publicly accessible sidewalks or other  
18 impervious paths, and active recreation fields or courts that are accessible  
19 to the public may be counted toward the required public open space.  
20 Provisions shall be included to assure the continued maintenance of the  
21 public open space area.

22  
23 7. Enhanced internal sidewalks. Enhanced internal sidewalks are required pursuant  
24 to LDC section 5.05.08 F.3., except that sidewalks shall be six feet in width.

25  
26 8. Exterior lighting.

27  
28 a. Public paths shall be clearly marked by using design elements such as  
29 landscaping and pedestrian accent lighting.

30  
31 b. Lighting fixtures within off-street parking lots shall be a maximum of 25 feet  
32 in height.

33  
34 c. Illumination levels shall not exceed 0.5 footcandles at lot lines that are  
35 adjacent to residential development external to the GGPOD or  
36 residentially-zoned property external to the GGPOD. Lighting fixtures must  
37 have full-cutoff optics that direct the light source downward.

38  
39 9. Type A Frontage. Unless otherwise specified, the standards contained herein are  
40 applicable to all properties fronting on Primary Streets, which are depicted in the  
41 Regulation Plans in LDC section 2.03.07 F.6.

42  
43 a. Intersections. Buildings or projects located at the intersection of two or  
44 more arterial or collector roads, or two or more Primary Streets, shall  
45 include design features to emphasize their location as gateways and  
46 transition points within the community. Examples of required design  
47 features include: tower element, public plaza, or courtyard.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

b. Required building design along Type A Frontage.

- i. First story. Buildings shall be designed with a minimum finished floor to ceiling height of 12 feet.
- ii. Second and higher stories. The second and higher stories shall be set back from the first story façade by at least 10 feet. This set back requirement is not applicable to the Type A Frontage requirement along Golden Gate Parkway.

Illustration 2. Minimum required dimensions.

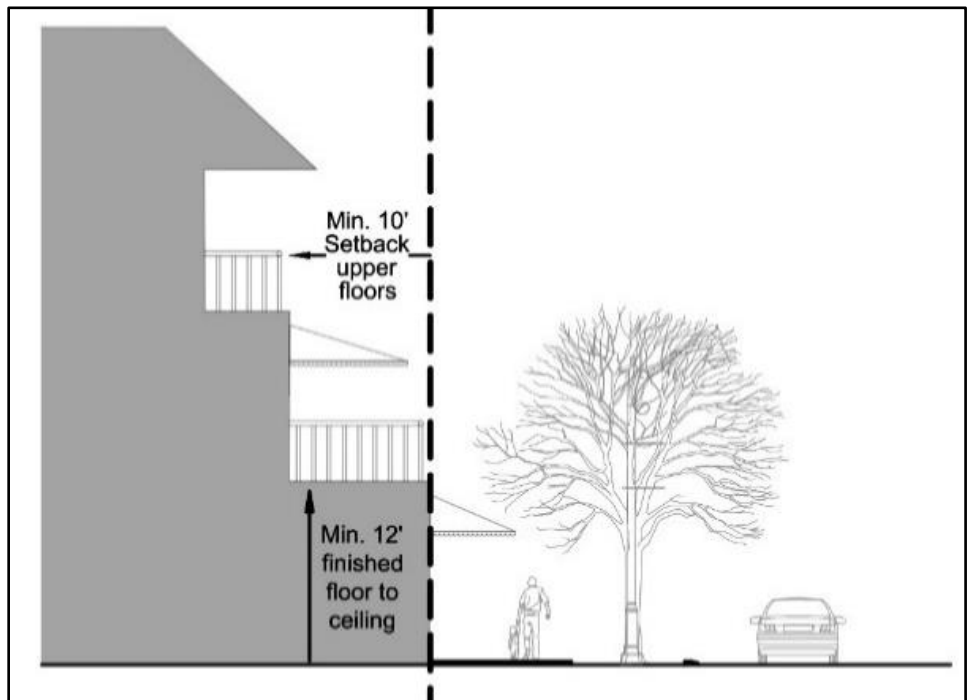


Image by Jeffrey Michael George

*(Image to be added)*

14

- iii. Windows. The ground floor of non-residential buildings shall have at least 60 percent of its façade designed with windows to provide visual interest for pedestrians and to serve as a deterrent to crime.

c. Off-street parking, vehicular use, and service area standards.

- i. Vehicular use, parking and service areas shall be located to the rear or sides of buildings. When located to the sides of buildings, vehicular use areas shall occupy less than 50 percent of the length

15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

1 of the Type A Frontage line to maintain a degree of pedestrian scale  
2 and comfort along the street front.

3  
4 ii. Vehicular use areas shall be screened from Type A Frontages,  
5 public paths and pedestrian corridors, and residential-only  
6 development, including those external to the GGPOD, with either a  
7 two and one-half foot streetwall or a row of hedges or any  
8 combination of the two. If hedges are used, they shall be spaced  
9 no greater than three feet on-center, except where such vehicular  
10 use areas are obscured from view by an intervening building or  
11 where such vehicular use area is in connection with a driveway of  
12 a townhouse. If a streetwall is used, it shall be designed in  
13 accordance with the following:

14  
15 a) A minimum of two and one-half feet in height and made of a  
16 material matching the adjacent building.

17  
18 b) Openings shall be spaced no greater than 25 feet in width  
19 to allow automobile and pedestrian access or to  
20 accommodate a plaza or public space.

21  
22 iii. Along Type A Frontage, parking structures shall have commercial  
23 or residential uses occupy the ground floors.

24  
25 iv. Vehicular use areas that are not obscured from view by a building,  
26 except for townhouse driveways, shall be screened from view when  
27 located along Type A Frontage, a public path or public pedestrian  
28 corridor, or a residential development or a residentially zoned  
29 property external to the GGPOD, with a wall, continuous hedge or  
30 other durable nonvegetative barrier, or combination thereof,  
31 measuring three to four feet in height, along the entire length of the  
32 vehicular use area, except within sight triangles.

33  
34 10. Required public transit facilities. The standards contained herein are applicable to  
35 all projects in the GGPOD having more than 50 dwelling units or a unified  
36 development with at least 10,000 square feet of commercial uses, industrial uses,  
37 or a combination of commercial and industrial uses.

38  
39 a. A paved sidewalk to the nearest bus stop shall be provided if the bus stop  
40 or other transit facility is within 330 feet from the primary building entrance,  
41 the developer must install signage, a landing pad, and bicycle storage rack  
42 within the road right-of-way or dedicated easement if the bus stop is not so  
43 equipped.

44  
45 b. If there is no bus stop within 330 feet from the primary building entrance  
46 and the property abuts the bus route, the developer shall provide signage,

a bicycle storage rack, and landing pad for a new bus stop within the road right-of-way or dedicated easement.

11. Design of Primary Streets and Secondary Streets (alleys). The standards contained herein are applicable to all new primary streets and secondary streets (alleys) in the GGPOD.

a. Primary Streets (excluding Golden Gate Parkway).

i. Primary Streets are to form a modified grid to provide continuous pedestrian walkways. The Primary Street network corresponds to a mix of uses and a higher level of site and building design standards that are intended to promote pedestrian comfort and foster a vibrant urban realm. The frontage condition for property along Primary Streets is subject to Type A Frontage standards of LDC section 4.02.26 B.9. Primary Streets shall be designed with sidewalks, street tree areas, parallel on-street parking areas with curbing, and travel lanes for vehicles and cyclists. ~~In addition, the following shall apply:~~

~~i. Public infrastructure, including but not limited to stormwater, potable water, and sanitary sewer may be placed underground within the areas designated for sidewalks, on-street parking, or travel lanes.~~

ii. Public utility and drainage infrastructure may be placed in the right-of-way of Primary Streets in the areas designated below and subject to the following restrictions:

a) Storm and sanitary sewers shall be located within the travel lanes. Where both are present, parallel sewers shall be constructed with junction boxes and manholes centered in either travel lane. Where only one is present, structures may be located at the centerline of the roadway or centered within either travel lane. On curves, sufficient structures shall be provided to facilitate pipeline alignments that achieve minimum horizontal separation criteria found in 62-555.314(1), FAC. Sewer laterals and storm drains shall connect to sewer mains at right angles to facilitate perpendicular crossings with other utilities in the right-of-way and to minimize proximity to tree roots.

b) Potable water and sanitary sewer force mains shall be located between the travel lanes and the landscape strips, on opposite sides of the roadway. Where on-street parking is provided, the main shall be centered therein, four feet from both the gutter and the travel lane. Where on-street

1 parking is not provided, the main shall be five feet from both  
2 the curb and adjacent street trees.

3  
4 c) Other underground utilities shall be centered beneath the  
5 sidewalks.

6  
7 d) Aboveground structures and appurtenances shall be placed  
8 in the landscape strips, no closer than 10 feet to any street  
9 tree.

10  
11 iii. ~~ii.~~ Lighting fixtures shall be provided along Primary Streets  
12 consistent with the decorative lighting identified in the Golden Gate  
13 Community Roadways Beautification Master Plan. If such lighting  
14 becomes unavailable, similarly themed lighting shall be used.

15  
16 iv. ~~iii.~~ Seating for outdoor dining shall be permitted to encroach  
17 onto the public sidewalks with the right-of-way, provided that a  
18 minimum of five feet of clear pedestrian passage is maintained on  
19 the sidewalk, between the outdoor dining and the right-of-way street  
20 tree landscaped area, paved roadway, or vehicular travel lane,  
21 whichever is applicable and the most restrictive.

22  
23 b. Secondary Streets (alleys). Secondary Streets are to function as  
24 secondary accessways or alleys. The Secondary Streets are meant to  
25 maintain necessary vehicle and service access, including access to parking  
26 lots and parking structures. Secondary Streets shall be a minimum of 20  
27 feet in width. Where property is adjacent to residential development  
28 external to the GGPOD or residentially zoned property external to the  
29 GGPOD, vehicular ingress and egress shall be located along Secondary  
30 Streets or alleys and located to avoid conflict with traffic along streets  
31 external to the GGPOD.

32  
33 12. Perimeter walls. The masonry, concrete, or pre-fabricated concrete wall  
34 and/or fence requirement between nonresidential development and residentially-  
35 zoned properties pursuant to LDC section 5.03.02 H. is not applicable in the  
36 GGPOD.

37  
38 C. Off-street parking requirements. The standards contained herein are applicable to all  
39 developments in the GGPOD.

40  
41 1. Required off-street parking.

42  
43 a. Non-residential. The minimum number of off-street parking spaces for non-  
44 residential uses shall be required as follows:

45  
46 i. Hotels shall provide one space per hotel room.  
47

- 1                   ii. Food truck parks shall provide parking as follows:
- 2
- 3                   a) Restaurant/Food truck pads/restrooms/storage: one space
- 4                   per 150 square feet;
- 5
- 6                   b) Bar area: one space per 50 square feet; and
- 7
- 8                   c) Outdoor or covered seating area: one space per 75 square
- 9                   feet.
- 10
- 11                  iii. All other non-residential uses shall provide in accordance with LDC
- 12                  section 4.05.04 but not to exceed three spaces per 1,000 square feet gross
- 13                  floor area.
- 14
- 15                  b. Residential:
- 16
- 17                   i. Required number of parking spaces for residential units shall be in
- 18                   accordance with LDC section 4.05.04.
- 19
- 20                   ii. Spaces required for residential units must be dedicated in an on-
- 21                   site parking structure, garage, townhouse driveway, or off-street
- 22                   parking space(s), with the exception that a dedicated on-street
- 23                   parking space developed as part of a Primary Street and located
- 24                   within 330 feet measured from the property line may substitute for
- 25                   one on-site parking space.
- 26
- 27                  2. Reductions. Off-street parking requirements of LDC section 4.02.26 C. may be
- 28                  reduced cumulatively by the following provisions, in any combination:
- 29
- 30                   a. Excluding food truck parks, no additional off-street parking is required for
- 31                   outdoor dining or outdoor restaurant seating areas.
- 32
- 33                   b. For mixed use projects, the required number of residential off-street parking
- 34                   spaces may be reduced by 10 percent.
- 35
- 36                   c. If the subject property is located within the GGPOD-AC and within 330 feet
- 37                   of an improved public transit facility, such as a bus shelter, bus transfer
- 38                   facility, or park and ride site, a 20 percent reduction in required off-street
- 39                   parking spaces is permissible.
- 40
- 41                   d. If the subject property is located within the GGPOD-DT and within 330 feet
- 42                   of an improved public transit facility, such as a bus shelter, bus transfer
- 43                   facility, or park and ride site, a 10% reduction in required off-street parking
- 44                   spaces is permissible.
- 45
- 46                   e. The County Manager or designee may approve valet parking, subject to an
- 47                   SDP or SDPA demonstrating the operation, including traffic levels and

- 1                    hours of operation, will not adversely impact surrounding properties and
- 2                    residential neighborhoods. Establishments providing valet parking
- 3                    services may not utilize parking areas designated for shared use for the
- 4                    storage of vehicles parked by this service, unless allowed by a shared
- 5                    parking agreement
- 6
- 7                    f.                    For mixed use projects, residential areas that are within 0.125 mile of a
- 8                    commercial area but are not directly accessible by a vehicle due to gating
- 9                    or lack of vehicular interconnection may not utilize on-street parking in the
- 10                   commercial area to meet the residential parking requirement.
- 11
- 12                   g.                    Residential areas may utilize on-street parking that is abutting a residential
- 13                   unit to meet the parking requirement in a one to one (1:1) ratio. If parking
- 14                   spaces are used to meet a residential parking requirement, they may not
- 15                   then be utilized to meet any of the commercial requirement.
- 16
- 17                   h.                    Parking credits. The County Manager or designee may grant parking
- 18                   credits to reduce the minimum parking requirement for non-residential and
- 19                   mixed uses for any combination of the following development strategies:
- 20
- 21                   a)                   Each space dedicated for parking or charging of electric vehicles or
- 22                   scooters may be substituted for standard required parking spaces
- 23                   up to a maximum quantity of 10 percent required parking spaces,
- 24                   but not to exceed a maximum of 20 substituted parking spaces.
- 25
- 26                   b)                   Compact vehicle spaces measuring eight feet in width by 16 feet in
- 27                   length may substitute for standard required parking spaces up to a
- 28                   maximum quantity of 10 percent of the required parking spaces.
- 29
- 30                   c)                   If a public transit facility, such as bus shelter, bus transfer facility, or
- 31                   park and ride accommodation, is provided on-site and in
- 32                   coordination with and accepted by the Collier Area Transit, or if a
- 33                   bike-share station or ride-share pick up/drop off zone is provided
- 34                   on-site, the facility may substitute for a portion of the standard
- 35                   required off-street parking spaces and may combine parking space
- 36                   reduction percentages with LDC section 4.02.26 C.2.b and LDC
- 37                   section 4.02.26 C.2.c. The total percentage of parking reduction
- 38                   shall only equal a maximum of 30 percent of the minimum required
- 39                   off-street parking spaces. The County Manager or designee may
- 40                   approve an alternative parking credit if the applicant provides a site-
- 41                   specific analysis of the projected frequency of passenger or patron
- 42                   use demonstrating a greater off-set of parking spaces is warranted.
- 43
- 44                   i.                    The minimum number of spaces required may be adjusted by the County
- 45                   Manager or designee when it has been determined that the reduction is
- 46                   necessary to preserve a healthy tree or trees (with a 12-inch or greater

diameter at breast height) from being damaged or removed, and where the SDP provides for the retention of said tree or trees.

D. Design standards for Employment uses in the GGPOD. The following performance standards shall be applicable to all Employment uses identified in Table 1 of LDC section 2.03.07 F.6.:

- 1. Loading areas. All loading areas shall be oriented away from adjacent residential uses, except for where obstructed by an intervening building.
- 2. Outside storage and display. No outside storage and display shall be permitted except for which may be approved as part of a temporary/special event in accordance with LDC section 5.04.05.
- 3. Operations. All uses within this category, including but not limited to manufacturing, process, and packing, shall be conducted within a fully enclosed building. All manufacturing operations and equipment, including accessory process equipment, such as compressors and air handlers, shall be contained in an enclosed structure.
- 4. Noise. No use shall produce noise exceeding the sound level limits for Commercial or Tourist uses as set forth in Ordinance No. 90-17, the Noise Ordinance, as amended.
- 5. Objectionable odors. No person shall cause, suffer, allow, or commit the discharge of air pollutants which contribute to an objectionable odor. No business shall cause or allow the emission of odorous air from any single source, such as to result in odors which are detectable outside the parcel boundaries. Best practical treatment, maintenance, and control currently available shall be utilized in order to maintain the lowest possible emission of odorous air.
- 6. Lighting. Unless obstructed by an intervening building, lighting shall be located so that no light is aimed directly toward a property with existing residential uses, residential zoning, or otherwise designated residential.
- 7. Vibrations. No use shall operate to produce ground vibration noticeable by a person of reasonable sensitivity at the property line.
- 8. Smoke and Particulate Matter. Toxic or noxious matter. No use shall for any period of time, discharge across the boundaries of a lot on which it is located, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or general welfare, or cause injury or damage to persons, land, or the use of land, or render unclean the waters of the state to the extent of being harmful or inimical to the public health, or to animal or aquatic life, or to the use of such waters for domestic water supply, industrial purposes, recreation, or other legitimate and necessary uses.

1           9. No use shall include the storage of large volumes of highly flammable, toxic matter  
2           or explosive materials as a primary use.

3  
4 E. Deviation process for projects with site plans in the GGPOD.

5  
6           1. General. Excluding maximum building height, deviation requests may be  
7           made from specific dimensional or design requirements as described in this  
8           section. A deviation request may be reviewed administratively or by the Office of  
9           the Hearing Examiner. This section addresses the permissible deviations,  
10           limitations thereon, and the review process. Property owners shall be eligible to  
11           seek a deviation from the dimensional requirements of the following Code  
12           provisions, unless otherwise noted.

13  
14           a. LDC section 4.02.26. All dimensional standards of this section, excluding  
15           building height, may be considered for a deviation request. In addition,  
16           deviations from non-dimensional provisions are also allowed as substantial  
17           deviations.

18  
19           b. LDC section 4.05.06 B., utilizing the existing administrative deviation  
20           process set forth in LDC section 4.05.04 F.4., recognizing that the reduced  
21           need for off-street parking in the GGPOD may be offered as a viable basis  
22           for such administrative deviation.

23  
24           c. LDC section 4.06.03 B.

25  
26           d. LDC section 4.06.05 B.3.

27  
28           e. LDC section 4.06.05 C., including Table inset.

29  
30           2. Review process. Insubstantial deviations will be reviewed administratively by  
31           the County Manager or designee. Substantial deviations will be reviewed by the  
32           Hearing Examiner. This section is not intended to replace the current established  
33           process of requesting deviations through the PUD rezoning process. Any  
34           deviations from the LDC which are not expressly provided for in this section shall  
35           be processed as variances in accordance with LDC section 9.04.00.

36  
37           3. Concurrent deviation application required. All deviation requests shall be made  
38           concurrently with an application for an SDP, SDPA, or SIP or in the case of sign  
39           deviations, with a building permit. The applicant shall list all requested deviations  
40           on the required site plan(s) and depict the deviation(s) graphically on the plan(s).  
41           Additional graphic information may also be required by staff, on a case-by case  
42           basis.

43  
44           4. Insubstantial deviations. Excluding maximum building height, requested  
45           deviations that do not exceed 10 percent of the required dimension, amount, size,  
46           or other applicable dimensional standard, except for the required number of  
47           parking spaces, which may not exceed 20 percent of the LDC requirement (not



1 more than 10 spaces), are insubstantial. To be approved, the following criteria  
2 must be considered:

3  
4 a. The proposed deviation is compatible with adjacent land uses  
5 and structures, achieves the requirements of the regulations as closely as  
6 is practicable, and meets the intent of the related LDC regulations; and

7  
8 b. The applicant proposes equitable tradeoffs for the proposed deviation of  
9 development standards, such as increased open space, landscaping,  
10 pedestrian spaces, buffering or architectural features, in order to meet the  
11 intent of the regulation being diminished.

12  
13 5. Substantial deviations. Requested deviations that do not qualify as insubstantial  
14 deviations are substantial deviations. When evaluating a substantial deviation, the  
15 Hearing Examiner shall consider the following:

16  
17 a. Whether or not the proposed deviation is compatible with adjacent land  
18 uses and achieves the requirements and/or intent of the regulations as  
19 closely as is practicable;

20  
21 b. Whether the proposed deviation is the minimum amount necessary to allow  
22 for reasonable use of the property and/or address the issue necessitating  
23 the deviation request; and

24  
25 c. Whether the reduced or increased standard requested by the deviation is  
26 mitigated for, either on the subject site or by providing a public benefit on  
27 the subject site. Examples of such on-site mitigation include but are not  
28 limited to: increasing setbacks from the adjacent road right-of-way when  
29 proposing to deviate from sign size limitations; increasing plantings or  
30 planting sizes or installing a fence or wall where a reduced buffer width is  
31 proposed; providing public pedestrian and/or bicycle pathway easements  
32 or other similar mobility improvements including transit enhancements;  
33 providing public parking; providing beautification in the public realm,  
34 including street trees, street furniture, lighting and other similar public  
35 benefits.

36  
37 6. Public notice. Public notice, including signage, notice to property owners, and an  
38 advertised public hearing, is required for substantial deviation requests and shall  
39 be provided in accordance with the applicable provisions of LDC section 10.03.06

40 F.

41  
42 # # # # # # # # # # # # # #

43  
44 ~~4.02.37 – Reserved. Design Standards for Development in the Golden Gate Downtown~~  
45 ~~Center Commercial Overlay District (GGDCCO)~~  
46

1 A. ~~Development criteria. The following standards shall apply to all uses in this overlay district.~~  
2 ~~Where specific development criteria and standards also exist in the Golden Gate Area Master~~  
3 ~~Plan, or the Future Land Use Element of the Growth Management Plan, these standards shall~~  
4 ~~supersede any less stringent requirement or place additional requirements on development.~~

5  
6 1. ~~Cessation of residential uses. Existing, non-owner-occupied residential uses~~  
7 ~~located along Golden Gate Parkway shall cease to exist no later than seven (7) years after~~  
8 ~~the effective date of the adoption of the Downtown Center Commercial Subdistrict in the~~  
9 ~~Golden Gate Area Master Plan (adopted October 26, 2004; effective January 14, 2005).~~  
10 ~~This does not require the removal of residential structures located on Golden Gate~~  
11 ~~Parkway that are converted to uses allowed in this overlay district within one (1) additional~~  
12 ~~year; nor does this require the removal of residential structures located elsewhere in this~~  
13 ~~overlay district.~~

14  
15 2. ~~Multi-story buildings.~~

16  
17 a. ~~Only retail, personal service, and institutional uses are allowed on the first~~  
18 ~~floor.~~

19  
20 b. ~~All uses allowed by this zoning overlay, except restaurants and cocktail~~  
21 ~~lounges, are allowed on the second floor.~~

22  
23 c. ~~Only residential uses are allowed on the third floor.~~

24  
25 3. ~~Density. Density shall be as per the underlying zoning district. For mixed-use~~  
26 ~~projects, density shall be calculated based upon total project acreage.~~

27  
28 4. ~~Setbacks.~~

29  
30 a. ~~All development and redevelopment on lots abutting Golden Gate Parkway~~  
31 ~~shall have a front yard and setback of no more than 15 feet. All projects~~  
32 ~~providing a front yard setback greater than 0 feet must provide restaurant~~  
33 ~~seating, and/or open space areas such as other seating, planting areas,~~  
34 ~~and decorative landscape planters within such front yard, except that water~~  
35 ~~management retention and detention areas are prohibited.~~

36  
37 b. ~~All development and redevelopment on properties in the overlay area not~~  
38 ~~abutting Golden Gate Parkway must comply with the front yard setback~~  
39 ~~requirements of that property's underlying zoning.~~

40  
41 c. ~~Side yard setback shall be a minimum of 5 feet.~~

42  
43 d. ~~Rear yard setback shall be no less than 1/2 of the building height, with a 15-~~  
44 ~~foot minimum.~~

45  
46 5. ~~Building footprint limits.~~

47

- 1 a. ~~Minimum building footprint of 3,000 square feet.~~
- 2
- 3 b. ~~Maximum building footprint of 12,000 square feet.~~
- 4
- 5 6. ~~Minimum floor area—Residential.~~
- 6
- 7 a. ~~Mixed use. Minimum floor area of 1,500 square feet.~~
- 8
- 9 7. ~~Minimum height. The zoned height of buildings shall be no less than 34 feet.~~
- 10
- 11 8. ~~Maximum height. The actual height of buildings shall not exceed 3 stories or 45~~
- 12 ~~feet.~~
- 13
- 14 9. ~~Crime Prevention Through Environmental Design (CPTED) Standards. The~~
- 15 ~~Golden Gate community supports the CPTED philosophy as a way to reduce~~
- 16 ~~crime, improve neighborhood and business environments, and increase overall~~
- 17 ~~quality of life of its citizens. CPTED principles such as natural surveillance, natural~~
- 18 ~~access control, and territorial reinforcement shall be incorporated into the overall~~
- 19 ~~design of the project, consistent with the provisions in this overlay and as identified~~
- 20 ~~below.~~
- 21
- 22 a. ~~Public paths shall be clearly marked by using design elements such as~~
- 23 ~~landscaping and pedestrian accent lighting.~~
- 24
- 25 b. ~~Public entrances shall be clearly defined by walkways and signage, as~~
- 26 ~~specifically provided in this overlay.~~
- 27
- 28 10. ~~Common architectural style. In support of the purpose and intent of the GGDCCO,~~
- 29 ~~all structures within the overlay district shall have a common Mediterranean~~
- 30 ~~architectural style, with barrel tile roofs, stucco façades, arches and wood accent~~
- 31 ~~members used as details. During the site development plan review process,~~
- 32 ~~architectural drawings shall be submitted to demonstrate adherence to this~~
- 33 ~~requirement. All commercial and mixed use buildings and projects shall be subject~~
- 34 ~~to the provisions of section 5.05.08 of the Code, except as provided herein.~~
- 35
- 36 11. ~~Architectural standards. All buildings shall meet the requirements set forth in~~
- 37 ~~section 5.05.08, except as otherwise specified below:~~
- 38
- 39 a. ~~Buildings with frontage on Golden Gate Parkway shall have 60 percent of~~
- 40 ~~the ground floor façade finished with clear or lightly tinted glass.~~
- 41
- 42 b. ~~The glazed area of the façade above the first floor shall be at least twenty~~
- 43 ~~(20) percent but shall not exceed 35 percent of the total area, with each~~
- 44 ~~façade being calculated independently.~~
- 45
- 46 c. ~~Design elements used to embellish the primary façade shall be similarly~~
- 47 ~~incorporated into the rear façade of buildings.~~

- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8
  - 9
  - 10
  - 11
  - 12
  - 13
  - 14
  - 15
  - 16
  - 17
  - 18
  - 19
  - 20
  - 21
  - 22
  - 23
  - 24
  - 25
  - 26
  - 27
  - 28
  - 29
  - 30
  - 31
  - 32
  - 33
  - 34
  - 35
  - 36
  - 37
  - 38
  - 39
  - 40
  - 41
  - 42
  - 43
  - 44
  - 45
  - 46
  - 47
- d. ~~The façades of buildings 5,000 square feet or larger shall use rooflines that vary in height or architectural embellishments, such as cupolas, at least every 80 feet.~~
- e. ~~Parapet roof treatments are prohibited.~~
- f. ~~Flat roofs must be screened with a mansard edge barrel tile roof extending the length of all façades.~~
- g. ~~Building entrances shall be accentuated through architectural elements, lighting, landscaping, and/or paving stones.~~
12. ~~Outdoor display/sale of merchandise.~~
- a. ~~No automatic food and drink vending machines shall be located exterior to buildings.~~
13. ~~Access. Those aggregated lots developed under these overlay provisions and fronting on Golden Gate Parkway must provide site access from abutting local streets and may not obtain site access from Golden Gate Parkway, and where one such commercial or mixed use development provides site access at the project boundary abutting other lots, whether aggregated or not for commercial or mixed use development. Such developments must provide for joint or cross access with the abutting property or properties in order to share access and minimize the number of points from Golden Gate Parkway.~~
14. ~~Parking standards. All commercial and mixed-use projects shall meet the parking requirements as set forth below:~~
- a. ~~A minimum of 3 public parking spaces for each 1,000 square feet of commercial floor area.~~
- b. ~~A minimum of 1.5 parking spaces for each residential unit.~~
- c. ~~No parking is allowed in the front yard of lots abutting Golden Gate Parkway.~~
- d. ~~There shall be no parking requirement for outdoor restaurant seating areas.~~
- e. ~~Shared parking is required, where possible and feasible.~~
- f. ~~Interconnection between adjacent parking lots is required, where possible and feasible.~~
- g. ~~Parking facility lighting shall be consistent with the pedestrian/accent decorative lighting fixtures illustrated in Fig. 29, page 5-9 of the Golden~~

1 Gate Community Roadways Beautification Master Plan, as amended, and  
2 shall be maintained at a light level of 3.0 foot candles, and arranged and  
3 shielded in a manner that protects roadways and neighboring properties  
4 from direct glare or other interference.  
5

6 h. All projects that are adjacent to residential development within the district  
7 and/or residentially zoned properties outside the district shall provide  
8 lighting fixtures with full-cutoff optics that direct the light source downward.  
9

10 i. The overnight parking of commercial vehicles, with a rated load capacity of  
11 one ton or more, is prohibited.

12 j. The overnight parking of commercial vehicles shall be limited to 1 vehicle  
13 per 1,000 square feet of commercial floor area, not to exceed 6 commercial  
14 vehicles per building.  
15

16  
17 15. Project standards. In addition to the site design elements described in section  
18 5.05.08 F.1, all projects shall provide:  
19

20 a. Two accept or specimen trees, above the minimum landscape code  
21 requirements, for every 100 linear feet along both the front and rear  
22 façades, at a minimum height of 18 feet at planting, except that projects  
23 with frontage along Golden Gate Parkway shall only be required to provide  
24 the planting along the rear façade.  
25

26 b. Decorative landscape planters or planting areas, a minimum of 5 feet wide,  
27 and areas for shaded seating consisting of a minimum of 100 square feet.  
28

29 16. Landscaping. All commercial and mixed use projects shall meet the landscape  
30 requirements in section 4.06.00 of the Code, unless otherwise specified in this  
31 zoning overlay.  
32

33 a. Project Perimeter Buffering. All projects that are located adjacent to  
34 residential zoning external to the district boundaries shall provide a 6-foot  
35 wide sidewalk and a minimum 19-foot wide landscape planting area, except  
36 that the project's frontage along Golden Gate Parkway shall be exempt  
37 from this requirement.  
38

39 The planting area shall be landscaped with: 1. shrubs and ground cover;  
40 shrubs shall be planted in a double row and be no less than 24 inches in  
41 height at time of planting; and, 2. Trees, planted one per 30 linear feet and,  
42 at time of planting, shall be a minimum height of 22 feet.  
43

44 b. Internal Project Buffering. All projects that are located adjacent to a  
45 residential use within the district boundaries shall provide an Alternative B  
46 buffer per section 4.06.02 C.2. except: walls and berms are prohibited, a  
47 freestanding hedge must be 6 feet in height, if a fence is provided it must

1 be accompanied by a hedge 3 feet in height with a 2 foot spread at time of  
2 planting. The project frontage along Golden Gate Parkway shall be exempt  
3 from this requirement.  
4

5 ~~c. Building Foundation Planting Areas. Building foundation plantings shall be~~  
6 ~~required for all projects, except for buildings adjacent to Golden Gate~~  
7 ~~Parkway and the rights-of-way abutting the district's external boundaries.~~  
8

9 ~~d. Project Vehicular Use Areas. Mountable curbs shall be provided for all~~  
10 ~~terminal landscape islands as depicted in Figure 3, Section 4.06.03.B.3.~~  
11

12 ~~17. Golden Gate Parkway Right-of-Way Improvements. Right-of-way improvements~~  
13 ~~required for properties/lots with frontage along Golden Gate Parkway.~~  
14

15 ~~a. Curbing. All projects/lots shall provide Type "F" non-mountable curbing per~~  
16 ~~F.D.O.T. "Roadway and Traffic Design Standards" Index 300, the latest~~  
17 ~~edition.~~  
18

19 ~~b. Landscaping. All projects/ lots shall be required to provide an 8 foot wide~~  
20 ~~landscaping strip between the curb and sidewalk. This planting area may~~  
21 ~~be reduced between tree spacing to 5 feet wide, for a maximum of 50~~  
22 ~~percent of the buffer area, to accommodate street furnishings and fixtures,~~  
23 ~~consistent with the Golden Gate Community Roadways Beautification~~  
24 ~~Master Plan.~~  
25

26 ~~The landscaping strip shall be landscaped with: 1. Turf, not to exceed 50~~  
27 ~~percent of the planting area; 2. Shrubs and ground cover, at a minimum of~~  
28 ~~50 percent coverage, not to exceed a mature height of 24 inches; and, 3.~~  
29 ~~Canopy trees, planted one per 30 linear feet and, shall be at time of~~  
30 ~~planting, a minimum 4-inch caliper with 8 feet of clear trunk and 22 feet in~~  
31 ~~height.~~  
32

33 ~~All planting materials in the public right-of-way shall be consistent with~~  
34 ~~those identified in the Golden Gate Community Roadways Beautification~~  
35 ~~Master Plan. Installation and maintenance shall be consistent with the~~  
36 ~~Collier County Construction Standards Handbook for Work Within the~~  
37 ~~Right-of-Way.~~  
38

39 ~~Where right-of-way plantings above are not practicable, a planting area~~  
40 ~~and/or a decorative planter(s) may be provided consistent with the Collier~~  
41 ~~County Construction Standards Handbook for Work Within the Right-of-~~  
42 ~~Way.~~  
43

44 ~~Property owners shall be required to enter into a Landscape Maintenance~~  
45 ~~Agreement with the County for the installation and maintenance of the~~  
46 ~~required right-of-way plantings. Landscape Maintenance Agreements shall~~  
47 ~~require a signed and sealed landscape and irrigation plan(s), review by the~~

1 appropriate ~~Transportation Division staff, approval by the Board of County~~  
2 ~~Commissioners, and recording of said agreement with the Clerk of Courts.~~  
3 ~~Plans shall include, but not be limited to, the following:~~

- 4
- 5 i. ~~Existing conditions inventory.~~
- 6
- 7 ii. ~~Proposed plantings/details of planting methods and~~  
8 ~~maintenance specifications.~~
- 9
- 10 iii. ~~Location of utilities.~~
- 11
- 12 iv. ~~Location of drainage facilities.~~
- 13
- 14 v. ~~Irrigation proposal, including water connections.~~

15

16 c. ~~Sidewalks. All projects/lots shall provide a ten foot wide sidewalk between~~  
17 ~~the required landscape strip identified in "b." above and the property line.~~  
18 ~~Sidewalks shall be constructed pursuant to the Land Development Code~~  
19 ~~and the "Construction Standards Handbook for Work Within the Right-of-~~  
20 ~~Way". Decorative pavers (consistent with the approved pavers identified in~~  
21 ~~the Golden Gate Community Roadways Beautification Master Plan) may~~  
22 ~~be substituted for portions of sidewalk, subject to approval by the County~~  
23 ~~Manager, or designee.~~

24

25 ~~Where a portion of the required sidewalk cannot be constructed in the~~  
26 ~~public right-of-way, the property owner shall locate such portion on their~~  
27 ~~private property and grant the County an easement.~~

28

29 18. ~~Address numbers. Address numbers shall be 8 inches in vertical height and shall~~  
30 ~~be located on the primary building façade. Numbering materials shall be reflective~~  
31 ~~and have a contrasting background.~~

32

33 19. ~~Signage. As required, allowed, or prohibited in section 5.06.00 of the Code.~~

34

35 20. ~~Lighting. As described and provided in the Golden Gate Community Roadways~~  
36 ~~Beautification Master Plan or as identified below:~~

37

38 a. ~~Internal Project Lighting. All projects shall use architectural decorative~~  
39 ~~lighting. Such lighting shall be the same decorative lighting as identified in~~  
40 ~~Figure 29 on page 5-9 of the Golden Gate Community Roadways~~  
41 ~~Beautification Master Plan. If such lighting becomes unavailable, similarly~~  
42 ~~themed lighting shall be used. Light fixtures must light all public use areas~~  
43 ~~adjacent to the building (e.g. entryway, courtyards, etc.) to a recommended~~  
44 ~~0.5 candle level of illumination. Lighting shall be arranged in a manner that~~  
45 ~~protects roadways and neighboring properties from direct glare or other~~  
46 ~~interference.~~

47

~~b. Street/Roadway Lighting. Architectural decorative lighting shall be used along Golden Gate Parkway within the public right-of-way. Such lighting shall be a variation of the decorative lighting identified as Figure 29 on page 5-9 of the Golden Gate Community Roadways Beautification Master Plan, more specifically identified as the Lumec Domus Series (DMS50-250MH-SG3-480-LD-DL-CRL72-1A/U.S. 41 East lighting fixture). If such lighting becomes unavailable, similarly themed lighting shall be used. The installation and maintenance of lighting shall be consistent with the Collier County Construction Standards Handbook for Work Within the Right-of-Way.~~

~~21. Dumpsters. Dumpsters shall be screened and positioned out of view from public rights-of-way and pedestrian walkways.~~

# # # # # # # # # # # # #

**4.02.038 - Specific Design Criteria for Mixed Use Development within C-1 through C-3 Zoning Districts**

\* \* \* \* \*

B. *Applicability.* All properties zoned C-1, C-2 and C-3, excluding where located in the GGPOD. These regulations shall apply to all mixed-use projects proposed within these zoning districts, subject to the design criteria set forth in this section. The design criteria address the relationship of **buildings**, parking, vehicular, and pedestrian movement to create a pedestrian oriented experience. **Buildings** are encouraged to be built close to the vehicular and pedestrian way to create a continuous active and vibrant **streetscape** utilizing the architecture, landscaping, lighting, signage, and **street** furnishings. Vehicular travelways support two-way traffic and on **street** parking. A logical pedestrian **pathway** system is provided throughout that connects the pedestrian movements from one use to another or within use areas. **Building** arcades and awnings are allowed to extend over the **sidewalk** to create shade and encourage pedestrian activity. Signage design shall be carefully integrated with site and **building** design to create a unified appearance for the project. Creativity in the design of **signs** is encouraged in order to emphasize the unique character of the project. Projects utilizing these design criteria will be developed in compliance with the LDC, except as specified herein.

C. *Commercial Mixed Use Design Criteria.* Projects utilizing the Commercial Mixed Use option within a C-1, C-2, or C-3 Zoning District shall comply with the following standards and criteria:

1. These design criteria are applicable to the C-1 through C-3 zoning districts, excluding where located in the GGPOD.

# # # # # # # # # # # # #



5.05.01 - Businesses Serving Alcoholic Beverages

- \* \* \* \* \*
- 7. The following uses shall be exempt from the requirements of section 5.05.01.
  - a. Any restaurant deriving at least fifty-one (51) percent of its gross revenue from the sale of food and nonalcoholic beverages.
  - b. Any motel and/or hotel with 100 or more guestrooms.
  - c. Any private club, golf club, country club, or civic or fraternal club may serve alcoholic beverages for consumption on-site when such service is incidental to the main use and for the exclusive use of the members, tenants, and/or guests of the facility.
  - d. Any beverage manufacturer having a tasting room with a floor area less than 10 percent of the gross floor area of the establishment.

# # # # # # # # # # # # # #

5.06.02 - Development Standards for Signs within Residential Districts

- \* \* \* \* \*
- 8. *Conditional uses within the residential and agricultural districts.*
  - a. Excluding properties located within the GGPOD, Properties granted conditional uses within the residential district are permitted one **wall sign** with a maximum of 32 square feet. Corner **lots** are permitted two such **wall signs**. Conditional uses allowed in the GGPOD pursuant to LDC section 2.03.07 F.7. shall follow the requirements for signs within nonresidential districts; however, the limitation on illumination as provided for in LDC section 5.06.02 B.7.a. shall be in effect.

# # # # # # # # # # # # # #

10.03.06 - Public Notice and Required Hearings for Land Use Petitions

- \* \* \* \* \*
- F. Variance, pursuant to LDC section 9.04.02, ~~or~~ a sign variance, pursuant to LDC section 5.06.08, or a substantial deviation in the GGPOD, pursuant to LDC section 4.02.26:
  - 1. The following advertised public hearings are required:

# DRAFT

Text underlined is new text to be added  
~~Text strikethrough is current text to be deleted~~

- 1
- 2 a. One Planning Commission or Hearing Examiner hearing.
- 3
- 4 b. If heard by the Planning Commission, one BZA hearing.
- 5
- 6 2. The following notice procedures are required:
- 7
- 8 a. An Agent Letter shall be sent to property owners within 150 feet of the
- 9 area covered by the petition following the initial staff review comments
- 10 and prior to the resubmittal of the petition to the County.
- 11
- 12 b. Mailed Notice prior to the advertised public hearing.
- 13
- 14 c. Newspaper Advertisement prior to each advertised public hearing.
- 15
- 16 d. Posting of a sign prior to the first advertised public hearing.
- 17
- 18 # # # # # # # # # # # # #