



**LAND DEVELOPMENT CODE AMENDMENT**

**PETITION**

PL20200002400

**ORIGIN**

Board of County  
Commissioners (Board)

**SUMMARY OF AMENDMENT**

This land development code (LDC) amendment creates the Collier Boulevard/Interstate 75 Innovation Zone Overlay District (CBIIZO), which serves to implement the economic development goals of the Interchange Activity Center No. 9 Innovation Zone and the updated Collier Boulevard/Interstate 75 Innovation Zone Overlay in the Growth Management Plan (GMP). The CBIIZO is a new zoning overlay that adds numerous permitted and conditional uses from the various occupational sectors, including but not limited to construction, manufacturing, and wholesale trade.

**HEARING DATES**

BCC           TBD  
CCPC        TBD  
DSAC        TBD  
DSAC-LDR   12/15/2020

**LDC SECTION TO BE AMENDED**

1.08.01   Abbreviations  
2.03.07   Overlay Zoning Districts  
4.02.23   Same—Development in the Activity Center #9 Zoning District  
5.05.08   Architectural and Site Design Standards

**ADVISORY BOARD RECOMMENDATIONS**

**DSAC-LDR**  
TBD

**DSAC**  
TBD

**CCPC**  
TBD

**BACKGROUND**

This LDC amendment will establish the CBIIZO (see Exhibit A) and eliminate the Activity Center #9 Zoning Overlay District (Ord. 2002-03, as amended). The CBIIZO, which is larger in size than the current zoning overlay, will continue to implement the future land use designation of the Growth Management Plan (GMP)—*Urban Designation, Urban Commercial District, Interchange Activity Center Subdistrict No. 9* (hereinafter referred to as “Subdistrict”—see Exhibit B). The most recent update to this Subdistrict occurred in 2020 when ±3.43 acres were added to allow for commercial and industrial development (Ord. 2020-25). A companion GMP amendment (PL20190000821) is being processed with this LDC amendment, to remove the commercial acreage limitation of the Subdistrict as well as eliminating the reference to the Interchange Master Plan (see Exhibit C). The companion GMP amendment will also establish the Collier Boulevard/Interstate 75 Innovation Zone Overlay in the Overlays and Special Features section of the Future Land Use Element and Future Land Use Map by adding new provisions, most notably, the list of allowable Economic Development Uses. The boundary of the proposed CBIIZO will mirror the boundary of the Subdistrict.

The County has three innovation zones, one of which being the Interchange Activity Center No. 9 Innovation Zone (hereinafter referred to as “Innovation Zone”). This Innovation Zone was adopted in 2018 (see Exhibit D) and is an economic development zone, not a zoning or GMP zone. It is intended to promote economic growth and to diversify the economy by attracting and retaining qualified targeted industry (QTI) businesses, which are defined by Florida Statutes 288.106. This Innovation Zone excludes the 3.43-acre parcel that was added to the Subdistrict.

The proposed uses in the CBIIZO are consistent with the proposed uses in the companion GMP amendment and the uses listed in the Innovation Zone. Retail activities, utilities, mining, and other extraction or processing

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businesses, and activities regulated by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation, are statutorily excluded from consideration. The QTI list includes a wide variety of uses. However, the CBIIZO is only intended to attract those businesses compatible with existing development. Performance and design standards are also included to ensure the Economic Development uses do not create impacts to the surrounding community which may be incompatible with the built environment. This amendment recognizes that additive manufacturing (i.e. “3D printing”) as identified by the International Organization for Standardization (ISO) is an emerging innovative business use and to be included as a permitted use under SIC 3999, Manufacturing Industries, Not Elsewhere Classified.

A benefit of creating the CBIIZO is that property owners wishing to attract prospective QTI business will not be compelled to rezone lands or establish a Planned Unit Development (PUD) or a PUD amendment to gain the additional entitlements. Adopting the CBIIZO will avail property owners the opportunity of establishing QTI uses without the need for rezoning, which can be time-consuming, costly, and with no certainty of approval.

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#### **FISCAL & OPERATIONAL IMPACTS**

There are no anticipated fiscal or operational impacts associated with this amendment. This amendment will support the Board’s goal of economic growth in the targeted area. The amendment will eliminate the need to rezone some of the properties within the overlay in order to develop any of the proposed permitted uses, thereby potentially reducing the time and costs associated with development associated with these industries.

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#### **GMP CONSISTENCY**

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

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**EXHIBITS:** A) Boundary of CBIIZO; B) Interchange Activity Center No. 9; C) Activity Center No. 9 IMP Land Use Map; D) Excerpt from Ord. 2018-39; and E) Changes to Zoning Atlas Maps

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

Amend the LDC as follows:

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## 1.08.01 – Abbreviations

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

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## 2.03.07 – Overlay Zoning Districts

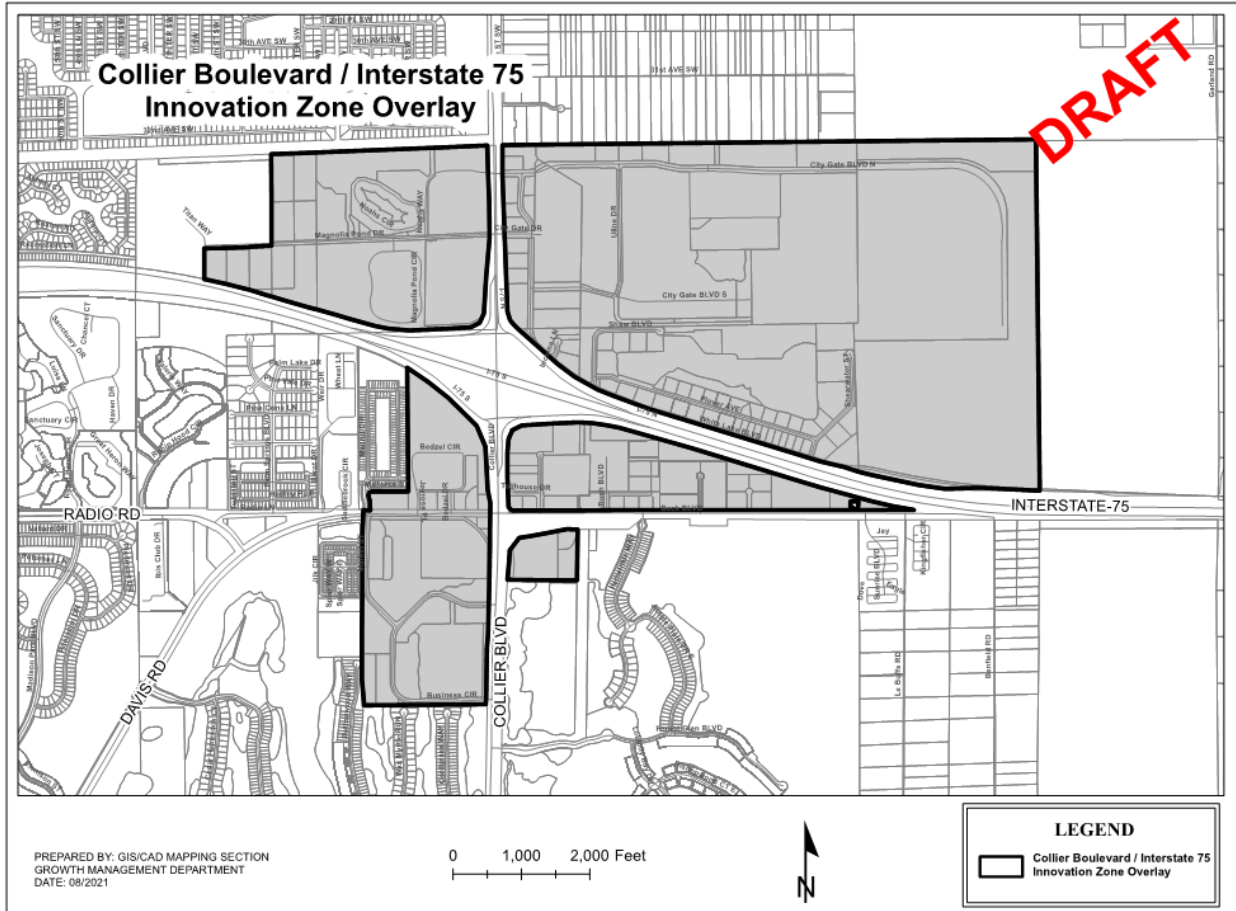
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### K. Collier Boulevard/Interstate 75 Innovation Zone Overlay (CBIIZO)

1. Purpose. The purpose and intent of the CBIIZO is to implement the goals, objectives, and policies of the Interchange Activity Center #9 and Collier Boulevard Interstate 75 Innovation Zone Overlay of the GMP and to attract and retain qualified target industry businesses as defined by Florida Statute, in concert with the Interchange Activity Center No. 9 Innovation Zone, Ordinance 2018-39.

#### 2. Applicability.

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



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

3. Table of Uses.

a. The Table of Uses identifies uses as permitted uses (P) or conditional uses (CU). Conditional uses shall require approval in accordance with the procedures set forth in LDC section 10.08.00. These uses are allowed except where the underlying zoning allows residential uses within the same parcel or tract as applicable.

b. Table 1.

<u>Use Category</u>	
<u>Economic Development Uses</u>	
<u>1) Apparel and other finished products (2311-2399)</u>	<u>P</u>
<u>2) Business services (7311-7319, 7331-7389)</u>	<u>P</u>

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<u>3)</u>	<u>Chemicals and allied products (2833 except vitamins, 2834-2841, 2844)</u>	<u>CU</u>
<u>4)</u>	<u>Communications (4812-4899 including communications towers up to specified heights, subject to LDC section 5.05.09)</u>	<u>P</u>
<u>5)</u>	<u>Depository and non-depository institutions (6011-6163)</u>	<u>CU</u>
<u>6)</u>	<u>Eating places (5812)</u>	<u>P</u>
<u>7)</u>	<u>Educational services (8231, 8299)</u>	<u>CU</u>
<u>8)</u>	<u>Electronic and other electrical equipment (3612-3699)</u>	<u>P</u>
<u>9)</u>	<u>Engineering, accounting, research, management, and related services (8711-8748)</u>	<u>P</u>
<u>10)</u>	<u>Fabricated metal products (3411-3499)</u>	<u>CU</u>
<u>11)</u>	<u>Food and kindred products (2011-2015 except slaughtering plants, 2021-2099)</u>	<u>P</u>
<u>12)</u>	<u>Furniture and fixtures (2511-2599)</u>	<u>P</u>
<u>13)</u>	<u>Guided missiles and space vehicles and parts (3761-3769)</u>	<u>CU</u>
<u>14)</u>	<u>Health services (8011-8049, 8092, 8093)</u>	<u>CU</u>
<u>15)</u>	<u>Holding and other investment offices (6712-6799)</u>	<u>CU</u>
<u>16)</u>	<u>Industrial and commercial machinery and computer equipment (3511-3599)</u>	<u>P</u>
<u>17)</u>	<u>Insurance agents, brokers, and service (6411)</u>	<u>CU</u>
<u>18)</u>	<u>Insurance carriers (6311-6399)</u>	<u>CU</u>
<u>19)</u>	<u>Leather and leather products (3131-3199)</u>	<u>P</u>
<u>20)</u>	<u>Legal services (8111)</u>	<u>P</u>
<u>21)</u>	<u>Local and suburban transit (4111-4173)</u>	<u>CU</u>
<u>22)</u>	<u>Lumber and wood products (2426, 2431-2499)</u>	<u>P</u>
<u>23)</u>	<u>Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks manufacturing (3812-3873)</u>	<u>P</u>
<u>24)</u>	<u>Medical and dental laboratories (8071, 8072)</u>	<u>P</u>
<u>25)</u>	<u>Medicinal chemicals and botanical products (2833 vitamins only)</u>	<u>P</u>
<u>26)</u>	<u>Miscellaneous manufacturing industries (3911-3996, 3999 including "additive manufacturing," as defined in ISO ASTM 52900)</u>	<u>P</u>
<u>27)</u>	<u>Miscellaneous services (8999)</u>	<u>P</u>
<u>28)</u>	<u>Motion pictures (7812-7829)</u>	<u>P</u>

<u>29)</u>	<u>Motion pictures (7832-7833)</u>	<u>CU</u>
<u>30)</u>	<u>Motor freight transportation and warehousing (4212-4225, 4226 except oil and gas storage, and petroleum and chemical bulk stations)</u>	<u>P</u>
<u>31)</u>	<u>Paper and allied products (2652-2679)</u>	<u>P</u>
<u>32)</u>	<u>Paper and paperboard mills (2621, 2631)</u>	<u>CU</u>
<u>33)</u>	<u>Printing, publishing, and allied industries (2711-2796)</u>	<u>P</u>
<u>34)</u>	<u>Railroad transportation (4011, 4013)</u>	<u>CU</u>
<u>35)</u>	<u>Rubber and miscellaneous plastic products (3021-3089)</u>	<u>CU</u>
<u>36)</u>	<u>Sawmills and planing mills (2421, 2429)</u>	<u>CU</u>
<u>37)</u>	<u>Security brokers, dealers, and flotation companies (6211)</u>	<u>CU</u>
<u>38)</u>	<u>Social services (8331, 8351)</u>	<u>CU</u>
<u>39)</u>	<u>Space research and technology (9661)</u>	<u>P</u>
<u>40)</u>	<u>Stone, clay, glass, and concrete products (3211, 3221, 3231, 3251-3273, 3275, 3281)</u>	<u>CU</u>
<u>41)</u>	<u>Textile mill products (2211-2299)</u>	<u>CU</u>
<u>42)</u>	<u>Title Abstract Offices (6541)</u>	<u>CU</u>
<u>43)</u>	<u>Transportation equipment (3714, 3716, 3721-3751, 3792, 3799)</u>	<u>P</u>
<u>44)</u>	<u>Transportation services (4724-4783, 4789 except stockyards)</u>	<u>CU</u>
<u>45)</u>	<u>United States Postal services (4311)</u>	<u>P</u>
<u>46)</u>	<u>Vocational schools (8243-8249)</u>	<u>P</u>
<u>47)</u>	<u>Wholesale trade-Durable goods (5012-5014, 5021-5049, 5063-5092, 5094, 5099)</u>	<u>P</u>
<u>48)</u>	<u>Wholesale trade-nondurable Goods (5111-5159, 5181, 5182, 5191 except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides must be a minimum of 500 feet from a residential zoning district, 5192-5199)</u>	<u>P</u>

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

a. Homeless shelters.

b. Soup kitchens.

~~Activity Center #9 Overlay. The purpose of this designation is to create an enhanced entryway into the Naples urban area through appropriate, unified design elements and standards; the implementation of which will result in an attractive, positive image as~~

~~outlined in the vision statement of the Activity Center #9 Interchange Master Plan. These regulations and the design standards located in section 4.02.23 apply to the following properties within Activity Center #9 as identified in the Interchange Master Plan Land Use Map:~~

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

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

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

A. General. The standards contained in this section shall be applicable to all development in the CBIIZO, except for residential uses. These standards apply to all property and replace the standards applicable to the underlying zoning district where there is a conflict. The excepted uses shall comply with the dimensional standards for principal and accessory uses in the underlying zoning district and all other applicable standards of the LDC.

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

1. All primary façades of a building shall feature one or more of the following design elements listed below:

a. Porch.

b. Portico.

c. Elevated first floor or elevated entry.

d. Any other treatment which the County Manager or designee determines to represent the character themes of this overlay district.

2. Roof treatment.

a. All buildings with gross floor areas of less than 10,000 square feet shall have pitched roofs. Pitched roofs shall have a minimum of 4/12 slope.

b. Industrial uses and the Economic Development uses listed in LDC section 2.03.07 K shall have one or more of the following roof treatments:

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

- 1                   ii. Flat roof with mansard edge treatment.
- 2
- 3                   iii. Flat roof with a combination of pitched and mansard roof elements
- 4                   that extend along a minimum of 30 percent of the length of any
- 5                   primary façade, and 20 percent of the attached façades as
- 6                   measured from the connection point.
- 7
- 8                   c. All non-residential buildings, with gross floor areas of 10,000 square feet or
- 9                   greater, excluding those that are subject to LDC section 4.02.23 B.2.b.,
- 10                  shall have one or more of the following roof treatments:
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- 12                  i. Pitched roof with a minimum slope of 4/12.
- 13
- 14                  ii. Flat roof with mansard edge treatment.
- 15
- 16                  iii. Flat roof with a combination of pitched and mansard roof elements
- 17                  that extend along a minimum of 50 percent of the length of any
- 18                  primary façade, and a minimum of 30 percent of the attached
- 19                  façades as measured from the connection point.
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- 21                  d. Roof material shall be tile or metal.
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- 23                  e. Roof overhangs shall be deep, no less than 3 feet beyond the supporting
- 24                  walls.
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- 26                  f. To create articulation, roofs shall include a minimum of one of the following
- 27                  architectural elements:
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- 29                  i. Clerestory windows.
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- 31                  ii. Cupolas.
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- 33                  iii. Dormers.
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- 35                  iv. Attached clock towers.
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- 37                  v. Any other treatment which the County Manager or designee
- 38                  determines to represent the character themes of this overlay
- 39                  district.
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- 41                  3. Freestanding clock towers shall be permitted subject to the following conditions:
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- 43                  a. The clock tower shall not exceed an actual height of 35 feet, measured
- 44                  from the highest point of the crown of the road adjoining the tower site;
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- 46                  b. The clock tower shall have no more than one clock face per side and digital
- 47                  clocks shall not be allowed;
- 48
- 49                  c. The clock tower shall not contain any signage of any nature; and
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d. Only one clock tower per business park or PUD shall be permitted.

C. Landscaping standards.

1. Plant material. To ensure there is consistency in plant material being maintained throughout the CBIIZO, each development shall contain at least one of the following species for each category:

<u>Category</u>	<u>Species</u>
<u>Trees</u>	<u>Southern Magnolia</u> <u>Live Oak</u> <u>Red Maple</u> <u>Slash Pine</u> <u>Dahoon Holly</u> <u>Bald Cypress</u> <u>White Geiger</u> <u>South Florida Slash Pine</u>
<u>Palms</u>	<u>Cabbage Palm</u> <u>Paurotis Palm</u> <u>Washington Palm</u>
<u>Accents</u>	<u>Cardboard Palm</u>
<u>Shrubs</u>	<u>Leather Fern</u> <u>Marlberry</u> <u>Myrsine</u> <u>Walters Viburnum</u> <u>Sweet Viburnum</u> <u>Indian Hawthorne</u> <u>Florida Privet</u> <u>Saw Palmetto</u> <u>Fakahatchee</u> <u>Shillings Holly</u> <u>Necklace Pod</u> <u>Thyrallis</u> <u>Dwarf Fakahatchee</u> <u>Sandankwa Viburnum</u>

2. Landscape buffers adjacent to road rights-of-way shall require a Type D Buffer in accordance with LDC section 4.06.00. In addition to the requirements for a Type D Buffer, the following requirements shall apply:

a. Landscape buffers adjacent to Collier Boulevard, S.R. 84. (Davis Boulevard and Beck Boulevard) and within 400 linear feet of I-75 right-of-way line:

i. Shall measure a minimum of 25 feet in width.

ii. The required number of trees shall be supplemented by an additional palm tree planting in the amount of 25 percent.

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iii. Undulating beds of ornamental grasses and/or ground cover beds shall be incorporated for at least 30 percent of the required buffer strip area.

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

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

b. Landscape buffers adjacent to all other public streets:

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

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

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

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

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

E. Pollution control. Any discharge from industrial, commercial, or manufacturing processes to a stormwater or surface water management system is prohibited. Wastewater from any industrial, commercial, or manufacturing process must be contained within a building 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).

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

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

2. Lot design requirements and building dimension standards.

<u>Minimum Lot Area</u>	<u>20,000 square feet</u>
<u>Minimum Lot Width</u>	<u>100 feet</u>
<u>Maximum Building Coverage</u>	<u>45%</u>
<u>Maximum Building Height</u>	<u>35 feet when the subject lot is abutting residential tracts/districts</u>

	<u>in PUDs or residential zoning districts; 50 feet in all other areas</u>
<u>Minimum Distance Between Buildings</u>	<u>50% of the sum of the heights of the buildings but not less than 15 feet</u>
<u>Minimum Distance of Buildings from Residential Land Uses</u>	<u>50 feet</u>
<u>Minimum Floor Area of Buildings</u>	<u>1,000 square feet</u>
<u>Minimum Front Yard</u>	<u>25 feet</u>
<u>Minimum Side Yard</u>	<u>20 feet</u>
<u>Minimum Rear Yard</u>	<u>25 feet</u>

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3. Operations.

- a. All activity associated with the uses in this category shall be conducted within a fully enclosed building. Activity includes but is not limited to the following:
  - i. The use or storage of any fixed or movable business equipment;
  - ii. The use, storage, display, sale, delivery, offering for sale, production, or consumption in any business, or by any business invitee on the premises of the business, of any goods, wares, merchandise, products, or foods; or
  - iii. The performance of any work or services.
- b. All Economic Development use operations and equipment, including accessory process equipment, such as compressors and air handlers, shall be contained in an enclosed structure.
- c. Outside storage and display. No outside storage and display shall be permitted except for the parking of commercial vehicles or for when approved as part of a temporary/special event in accordance with LDC section 5.04.05.

4. Environmental.

- a. Noise. No Economic Development use shall produce noise exceeding the sound level limits for Commercial or Tourist uses as set forth in the Collier County Noise Control Ordinance No. 90-17, as amended.
- b. Odors. No Economic Development use shall cause or allow the emission of odor.
- c.. Vibrations. No use shall operate to produce ground vibration noticeable by a reasonable person with normal sensitivity, outside the building for single-use buildings or outside the Economic Development use space inside mixed use and multi-tenant buildings.

1 d. Smoke and particulate matter. No Economic Development use shall  
2 discharge outside the building for single-use buildings or outside the  
3 Economic Development use space inside mixed use and multi-tenant  
4 building any toxic or noxious matter in such a concentration that will  
5 endanger the public health, safety, comfort, or general welfare.

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7 e. Electrical disturbance. No Economic Development use shall create any  
8 electrical disturbance which interferes unduly with the normal operation of  
9 equipment or instruments or which is reasonably likely to cause injury to  
10 any person located inside or outside building.

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

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29 5. Architectural and site design standards.

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

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35 b. Industrial/factory buildings in the CBIIZO shall be designed in  
36 accordance with the provisions of LDC section 5.05.08, excluding  
37 section 5.05.08 E.7.

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39 c. Loading areas. All loading areas shall be oriented away from  
40 adjacent residential uses, except for where obstructed by an  
41 intervening building. Loading areas, solid waste facilities, recycling  
42 facilities, and other services elements shall be placed to the sides  
43 or rear of the building.

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

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47 i. All light fixtures shall be directed away from neighboring  
48 properties.

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~~b. The required number of trees shall be supplemented by an additional palm tree planting in the amount of 25 percent.~~

~~c. Undulating beds of ornamental grasses and/or ground cover beds shall be incorporated for at least 30 percent of the required buffer strip area.~~

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

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

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

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

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

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

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

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

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

**5.05.08 – Architectural and Site Design Standards**

\* \* \* \* \* \* \* \* \* \* \* \* \*

E. Design standards for specific building uses.

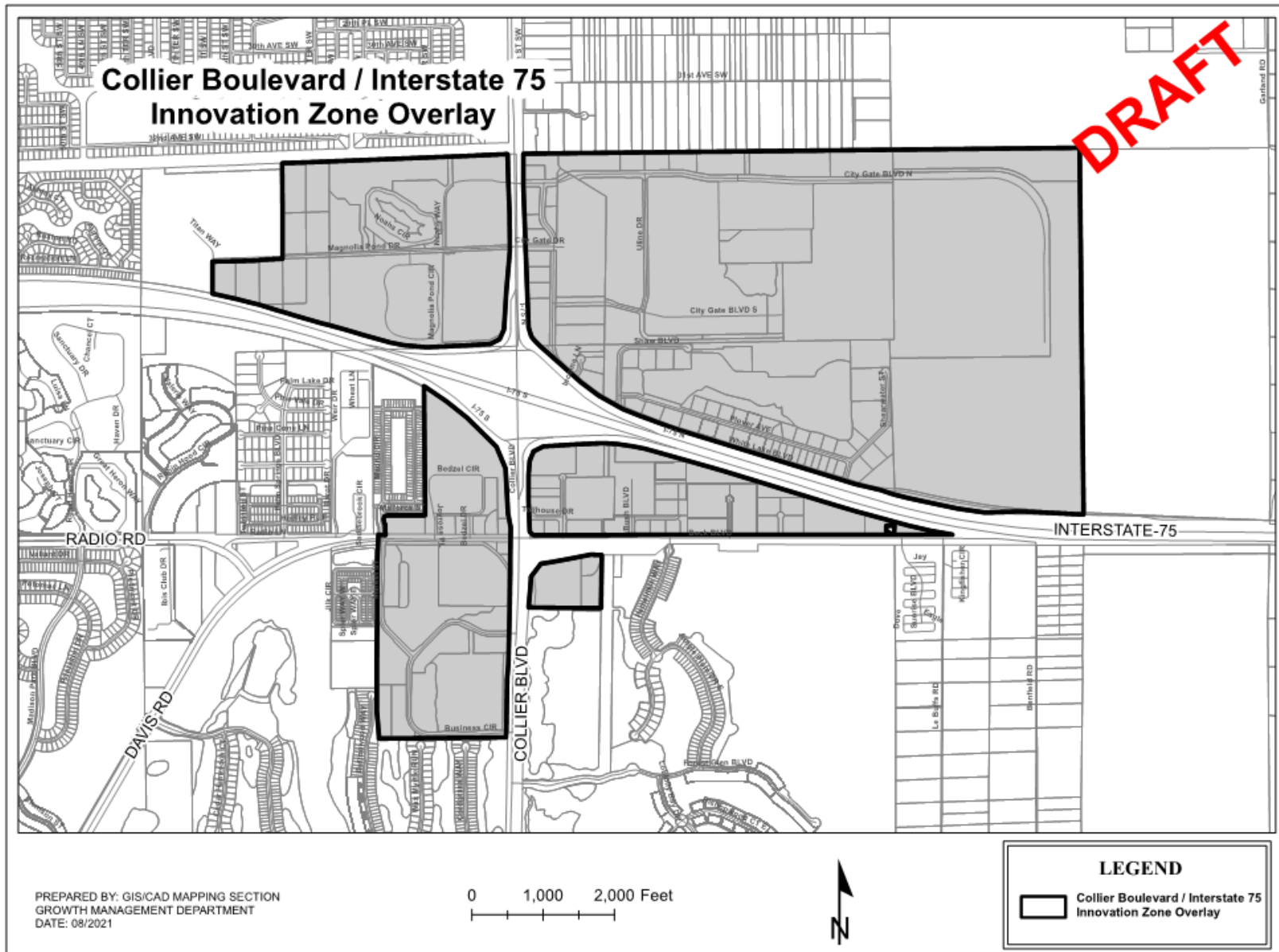
\* \* \* \* \* \* \* \* \* \* \* \* \*

7. Industrial/factory buildings.

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

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

# Exhibit A – Boundary of CBIIZO





# Exhibit B – Interchange Activity Center No. 9






**ACTIVITY CENTER #9**  
 C.R. 951 - INTERSTATE 75  
 Collier County, Florida

AMENDED - SEPTEMBER 13, 2011  
 (Ord. No. 2011-26)

AMENDED - JUNE 13, 2017  
 (Ord. No. 2017-22)

AMENDED - SEPTEMBER 22, 2020  
 (Ord. No. 2020-25)

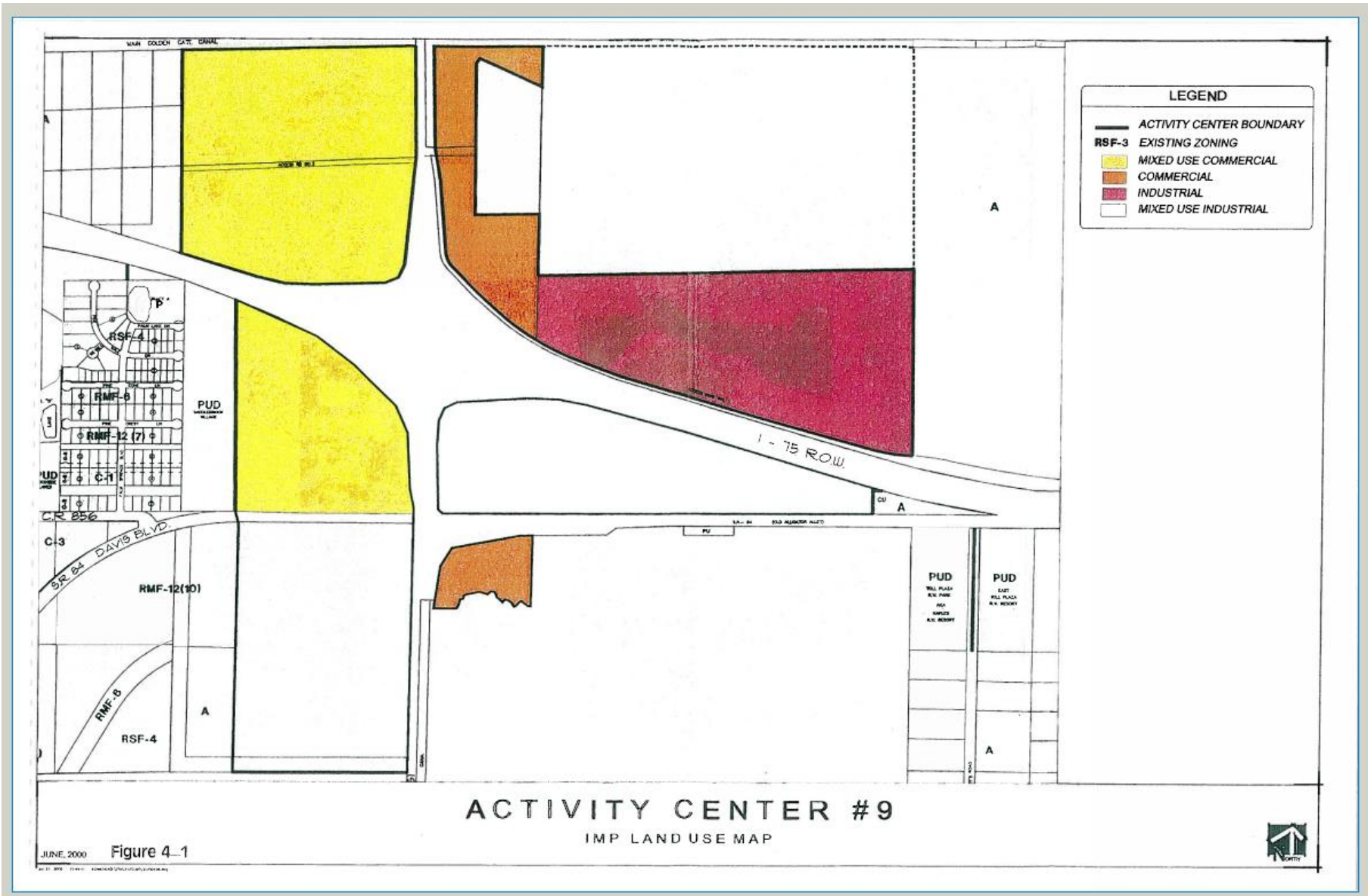
**LEGEND**

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



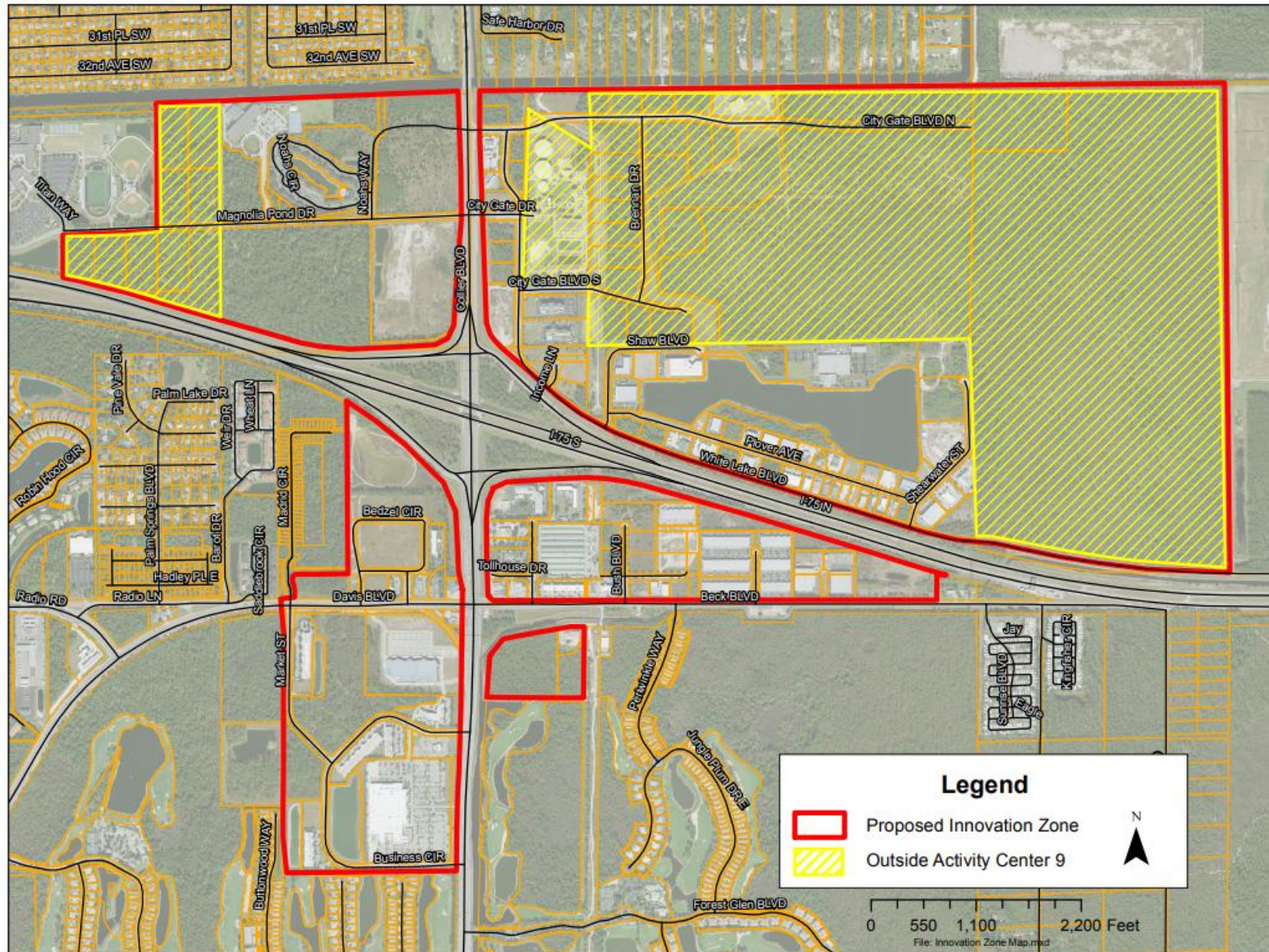
PREPARED BY: DESIGN MAPPING SECTION  
 2020/09/28 10:00 AM EDT  
 FILE: 20200928\_1000\_0000.dwg  
 DATE: 9/28/20

# Exhibit C –Activity Center No. 9 IMP Land Use Map

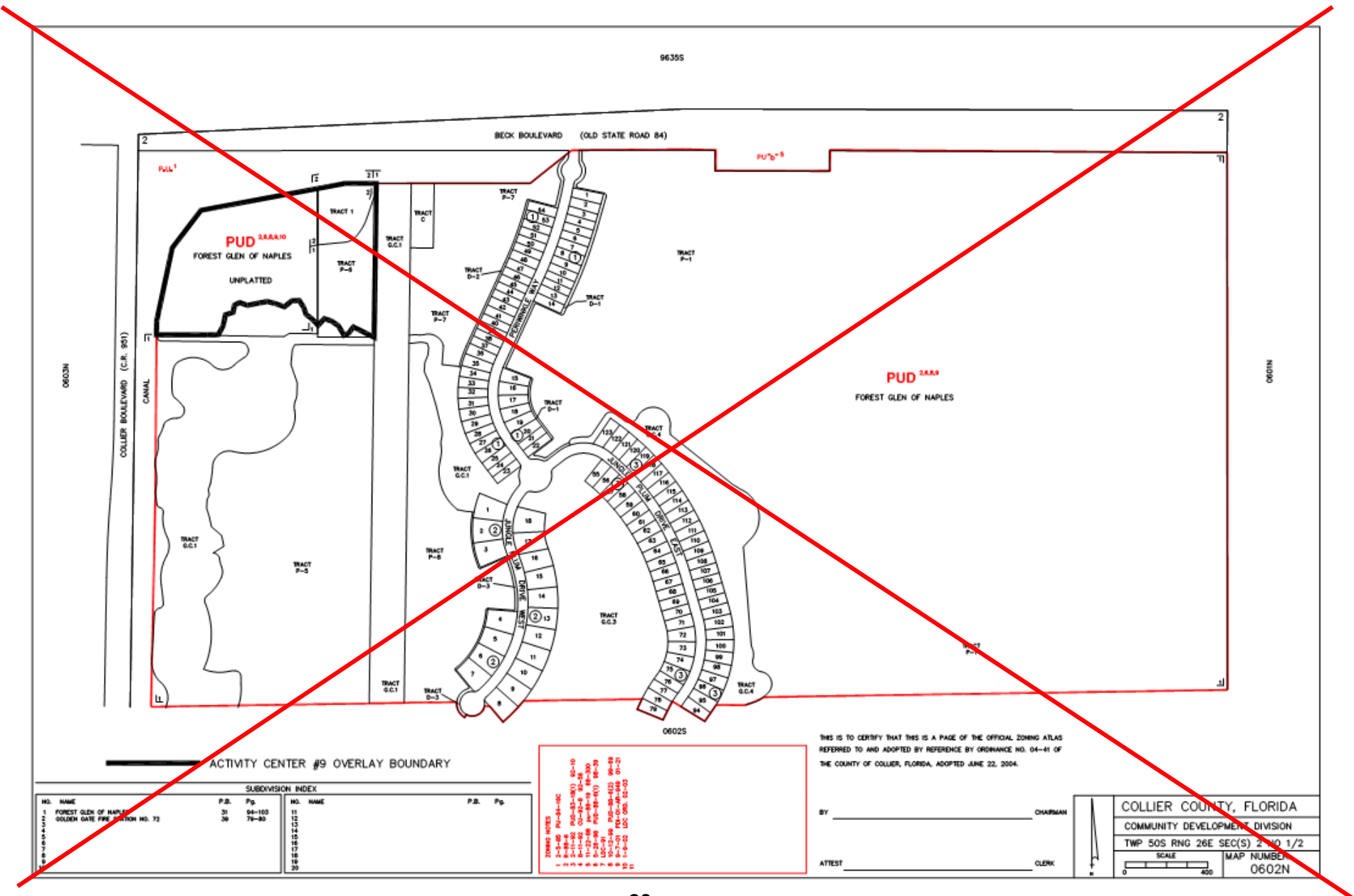




# Exhibit D – Excerpt from Ord. 2018-39



# Exhibit E – Changes to Zoning Atlas Maps



SUBDIVISION INDEX							
NO.	NAME	P.B.	Pg.	NO.	NAME	P.B.	Pg.
1	FOREST GLEN OF NAPLES	31	94-103	11			
	GOLDEN DATE FRUIT DIVISION NO. 72	36	79-80	12			
				13			
				14			
				15			
				16			
				17			
				18			
				19			
				20			

**CHANGES INDEX**

1-2-02 PUD 3A-100  
 3-1-02 PUD 3A-100  
 4-1-02 PUD 3A-100  
 5-1-02 PUD 3A-100  
 6-1-02 PUD 3A-100  
 7-1-02 PUD 3A-100  
 8-1-02 PUD 3A-100  
 9-1-02 PUD 3A-100  
 10-1-02 PUD 3A-100  
 11-1-02 PUD 3A-100  
 12-1-02 PUD 3A-100  
 13-1-02 PUD 3A-100  
 14-1-02 PUD 3A-100  
 15-1-02 PUD 3A-100  
 16-1-02 PUD 3A-100  
 17-1-02 PUD 3A-100  
 18-1-02 PUD 3A-100  
 19-1-02 PUD 3A-100  
 20-1-02 PUD 3A-100

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004.

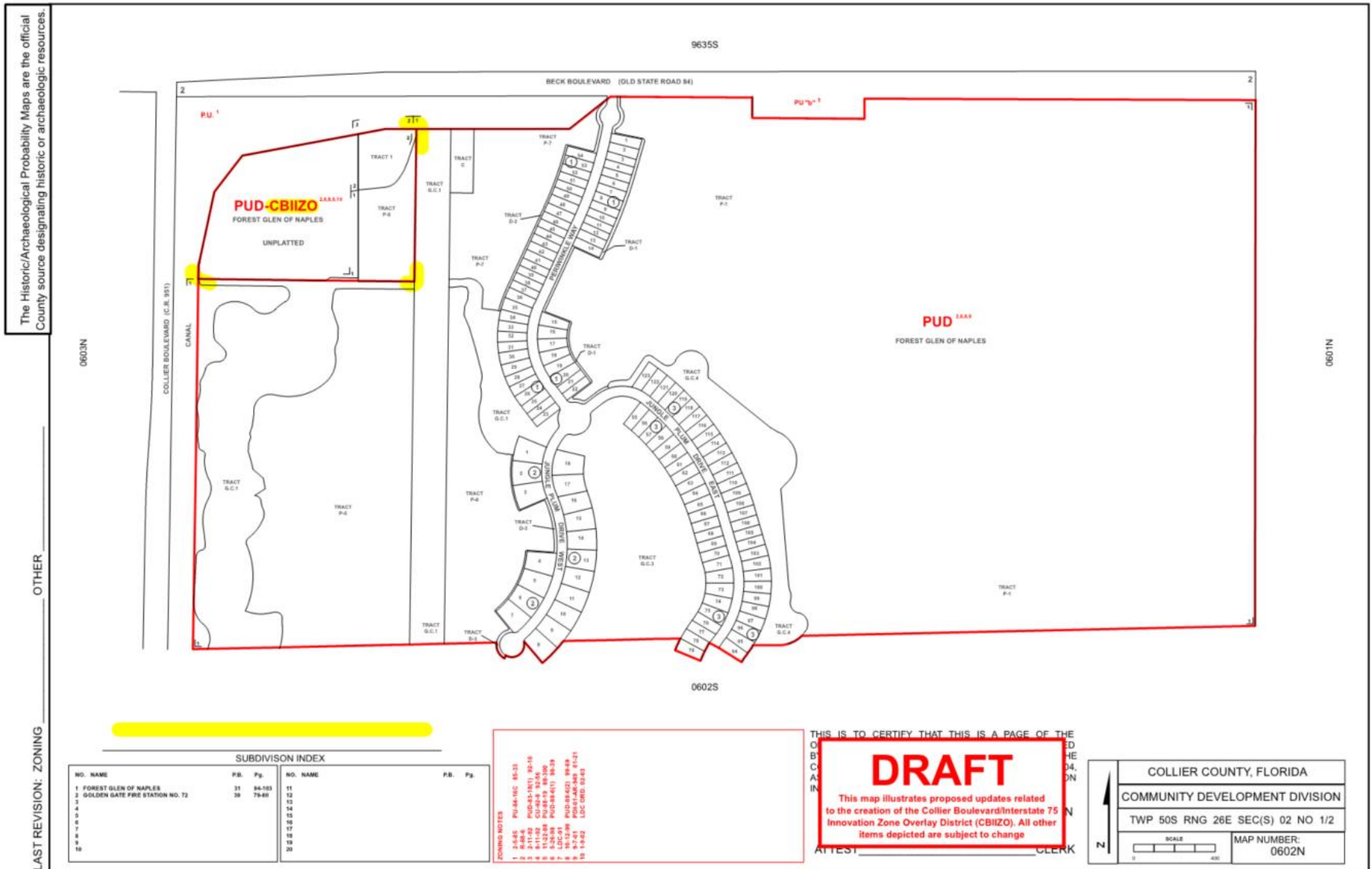
BY \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ CLERK

COLLIER COUNTY, FLORIDA  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 50S RING 26E SEC(S) 2 AND 1/2  
 SCALE 1" = 400'  
 MAP NUMBER 0602N



# Exhibit E – Changes to Zoning Atlas Maps



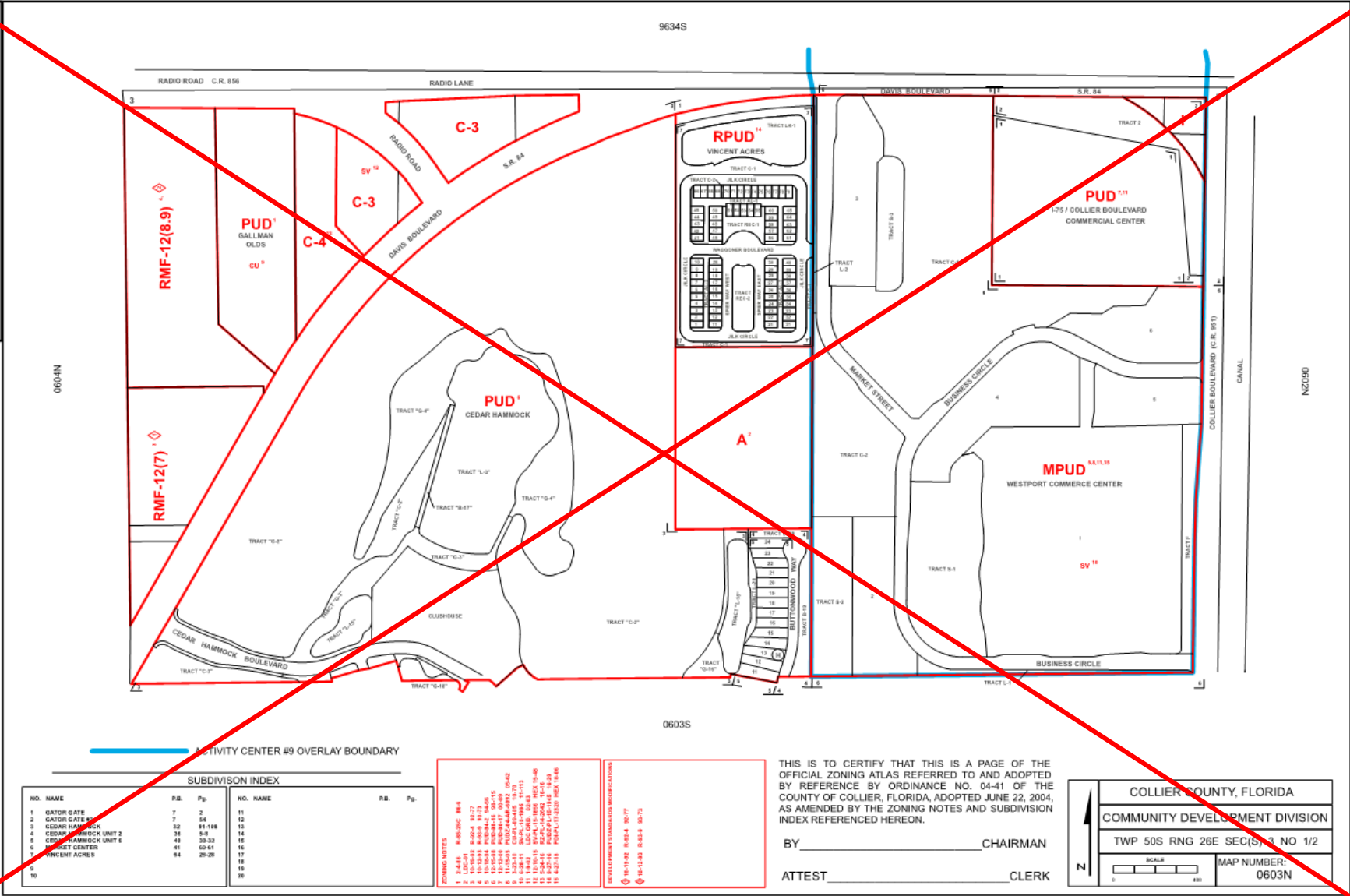
# Exhibit E – Changes to Zoning Atlas Maps

The Historic/Archaeological Probability Maps are the official County source designating historic or archaeological resources.

6/14/18

OTHER

LATEST REVISION: ZONING



SUBDIVISION INDEX

NO.	NAME	P.B.	Pg.	NO.	NAME	P.B.	Pg.
1	GATOR GATE	7	2	11			
2	GATOR GATE	7	54	12			
3	CEDAR HAMMOCK	32	81-118	13			
4	CEDAR HAMMOCK UNIT 2	38	5-8	14			
5	CEDAR HAMMOCK UNIT 4	49	35-32	15			
6	MARKET CENTERS	41	60-61	16			
7	VINCENT ACRES	84	26-28	17			
8				18			
9				19			
10				20			

**ZONING NOTES**

1. RMF-12(8.9) - 6/14/18  
 2. RMF-12(7) - 6/14/18  
 3. PUD - 6/14/18  
 4. C-3 - 6/14/18  
 5. C-4 - 6/14/18  
 6. RPUD - 6/14/18  
 7. A - 6/14/18  
 8. MPUD - 6/14/18  
 9. SV - 6/14/18  
 10. Activity Center #9 Overlay Boundary - 6/14/18

**DEVELOPMENT STANDARDS MODIFICATIONS**

1. 11-19-02 R-02-4 30.77  
 2. 11-19-02 R-02-4 30.77  
 3. 11-19-02 R-02-4 30.77  
 4. 11-19-02 R-02-4 30.77  
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 13. 11-19-02 R-02-4 30.77  
 14. 11-19-02 R-02-4 30.77  
 15. 11-19-02 R-02-4 30.77

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ CLERK

COLLIER COUNTY, FLORIDA

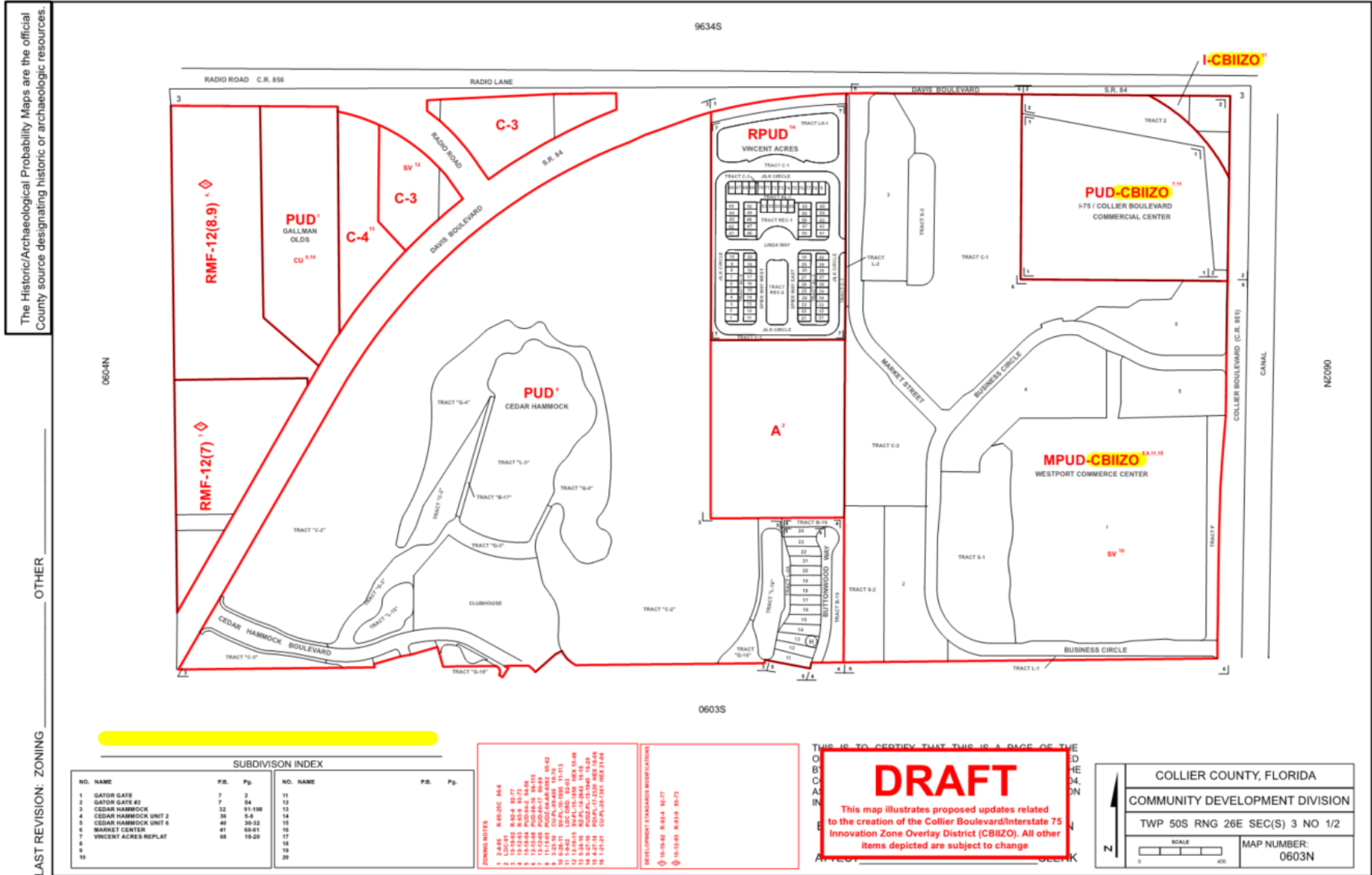
COMMUNITY DEVELOPMENT DIVISION

TWP 50S RNG 26E SEC(S) 3 NO 1/2

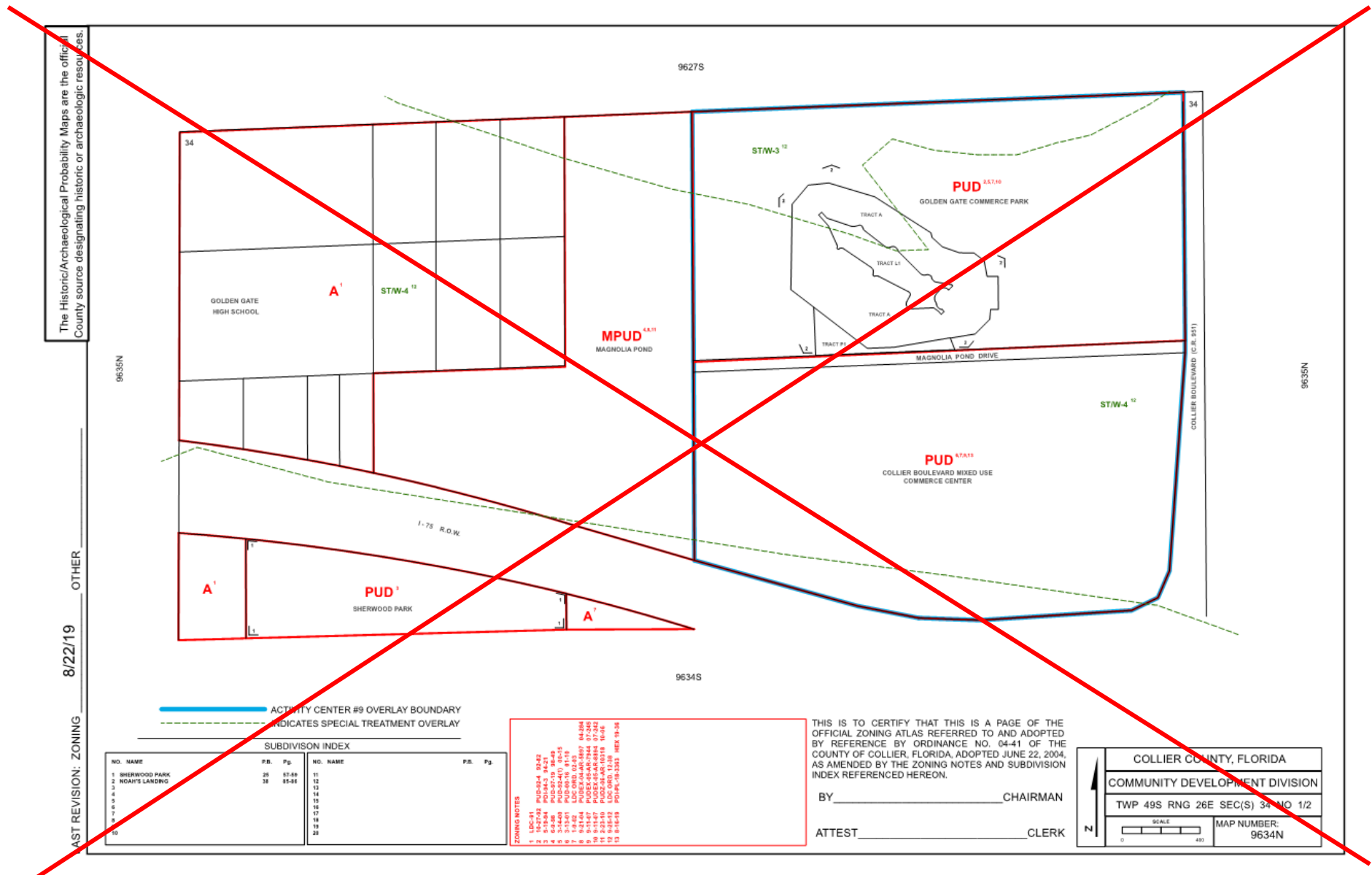
SCALE

MAP NUMBER: 0603N

# Exhibit E – Changes to Zoning Atlas Maps

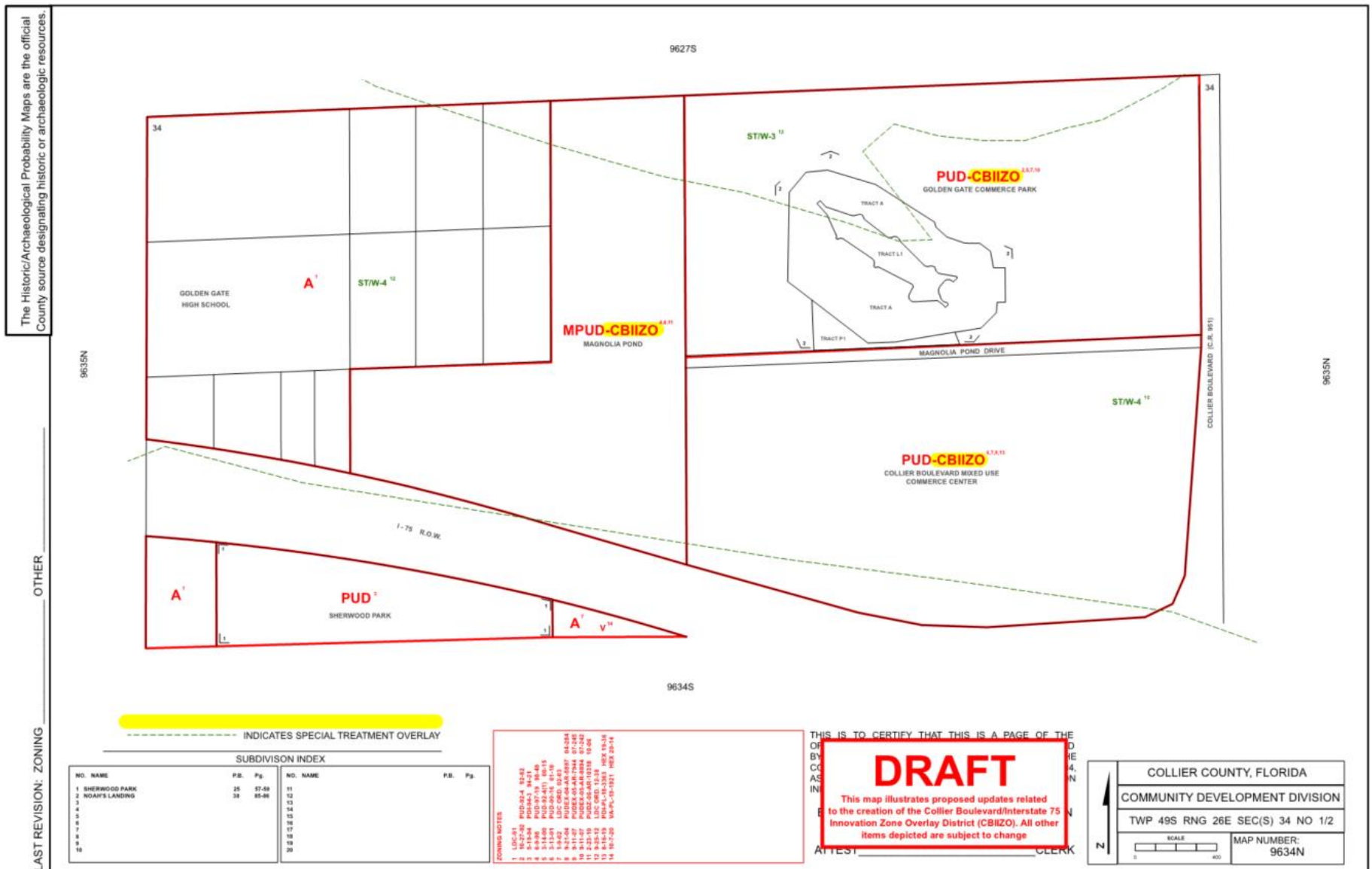


# Exhibit E – Changes to Zoning Atlas Maps





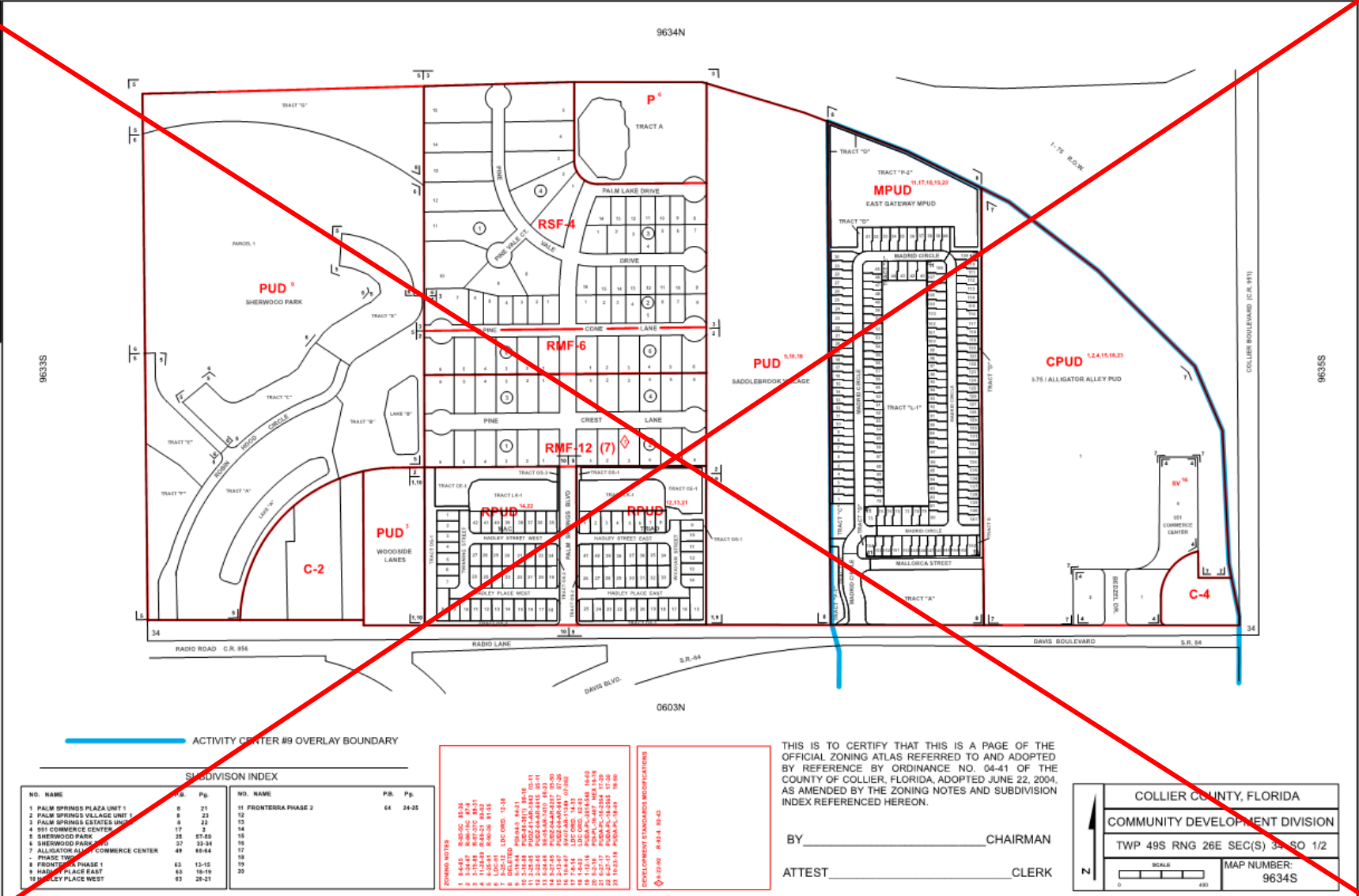
# Exhibit E – Changes to Zoning Atlas Maps



# Exhibit E – Changes to Zoning Atlas Maps

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LAST REVISION: ZONING 11/5/18 OTHER



ACTIVITY CENTER #9 OVERLAY BOUNDARY

SUBDIVISION INDEX

NO.	NAME	Pg.	Pg.	NO.	NAME	Pg.	Pg.
1	PALM SPRINGS PLAZA UNIT 1	8	21	11	FRONTERRA PHASE 2	64	24-25
2	PALM SPRINGS VILLAGE UNIT 1	8	23				
3	PALM SPRINGS ESTATES UNIT 1	8	22				
4	551 COMMERCIAL CENTER	17	3				
5	SHERWOOD PARK	35	15-19				
6	SHERWOOD PARK - PHASE TWO	37	23-24				
7	ALLIGATOR ALLEY COMMERCIAL CENTER	48	49-54				
8	FRONTERRA PHASE 1	63	13-15				
9	HADLEY PLACE EAST	63	16-19				
10	HADLEY PLACE WEST	63	20-21				

**ZONING NOTES**

1 8-4-05 R-45-05 10-38  
 2 3-24-07 R-40-10C 10-34  
 3 1-23-09 R-40-10C 10-34  
 4 1-23-09 R-40-10C 10-34  
 5 1-23-09 R-40-10C 10-34  
 6 1-23-09 R-40-10C 10-34  
 7 1-23-09 R-40-10C 10-34  
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 28 1-23-09 R-40-10C 10-34  
 29 1-23-09 R-40-10C 10-34  
 30 1-23-09 R-40-10C 10-34

**DEVELOPMENT STANDARDS MODIFICATIONS**

1-23-09 R-40-10C 10-34

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

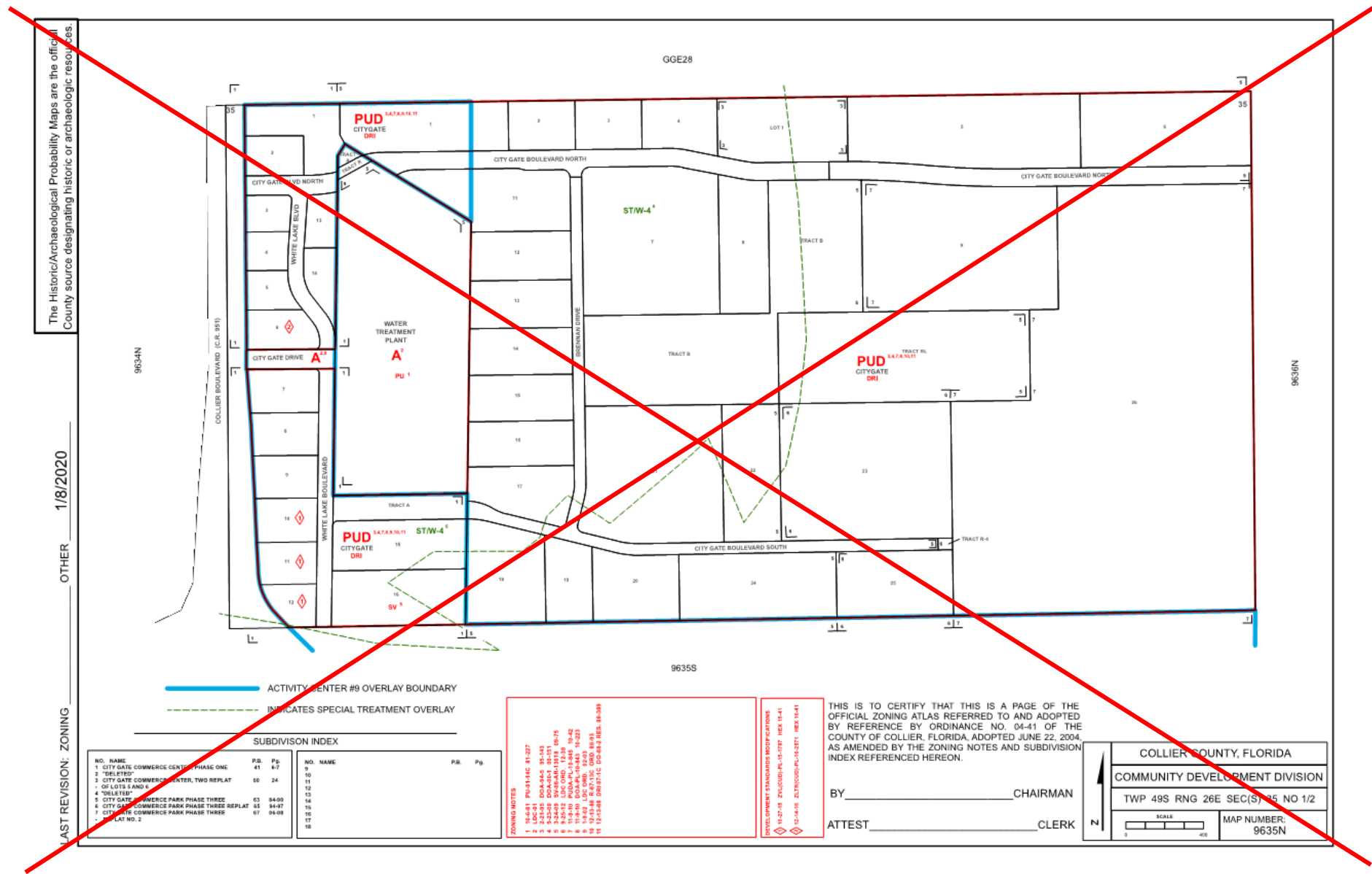
BY \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ CLERK

COLLIER COUNTY, FLORIDA  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 49S RNG 26E SEC(S) 34 SO 1/2  
 SCALE 0 400  
 MAP NUMBER: 9634S



# Exhibit E – Changes to Zoning Atlas Maps



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OTHER 1/8/2020

LAST REVISION: ZONING

NO.	NAME	P.B.	Pg.
1	CITY GATE COMMERCIAL CENTER PHASE ONE	41	67
2	"DELETED"		
3	CITY GATE COMMERCIAL CENTER, TWO REPLAT OF LOTS 5 AND 6	50	24
4	"DELETED"		
5	CITY GATE COMMERCIAL PARK PHASE THREE	63	84-93
6	CITY GATE COMMERCIAL PARK PHASE THREE REPLAT	65	84-97
7	CITY GATE COMMERCIAL PARK PHASE THREE REPLAT NO. 2	67	93-98

NO.	NAME	P.B.	Pg.
1			
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**ZONING NOTES**

- 18-02-01 PUD-114C 81-027
- LDC-01
- 2-22-05 DD-38-5 35-051
- 3-28-09 SV-08-AR-1313 80-75
- 3-28-09 SV-08-AR-1313 80-75
- 7-15-10 PUDA-PL-12-045 10-42
- 7-15-10 PUDA-PL-12-045 10-42
- 11-02-09 DD-04-AR-10440 10-233
- 11-02-09 DD-04-AR-10440 10-233
- 11-02-09 DD-04-AR-10440 10-233
- 11-02-09 DD-04-AR-10440 10-233
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**DEVELOPMENT STANDARDS MODIFICATIONS**

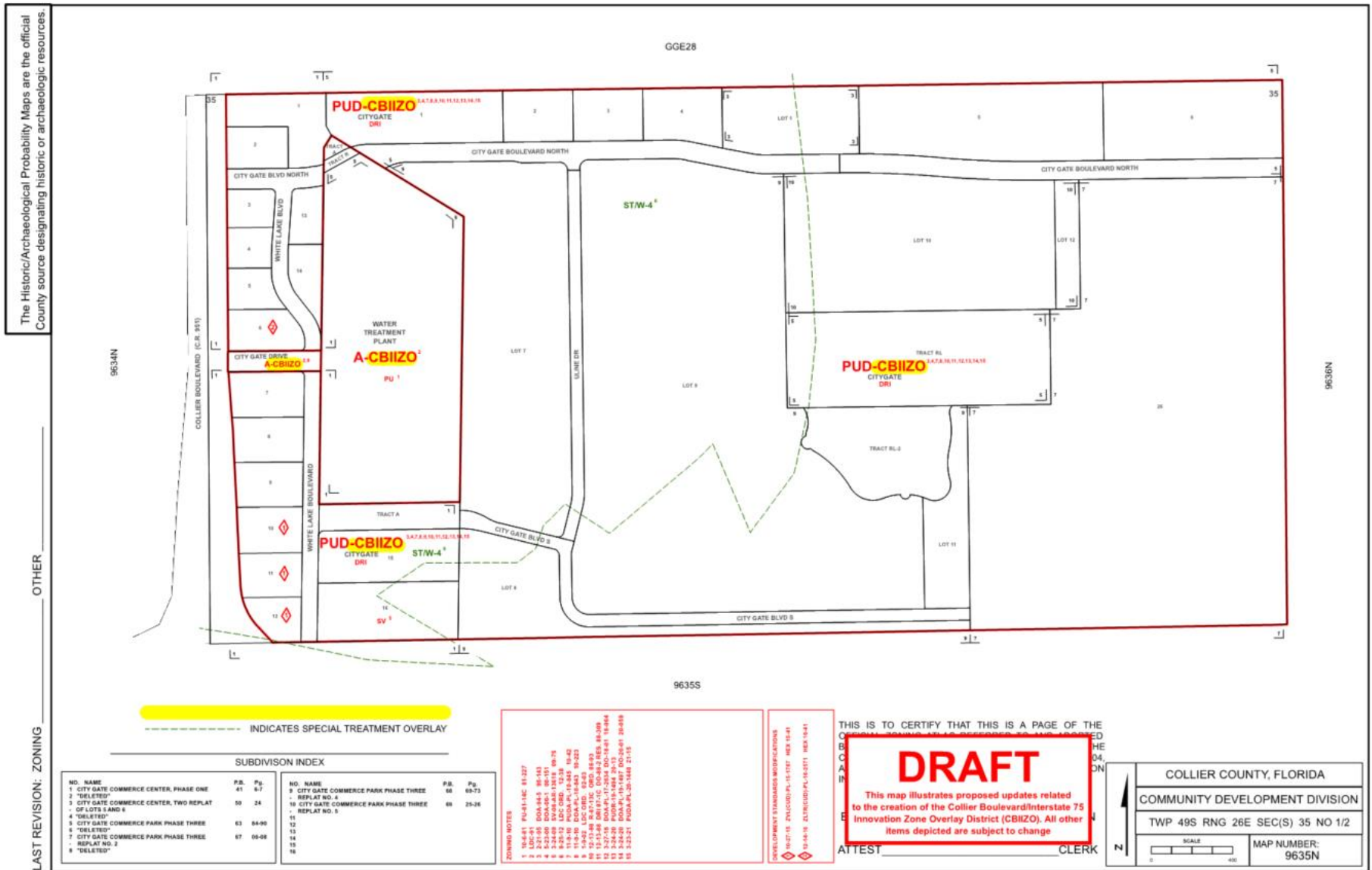
- 11-02-09 ZV-02-02-PL-10-107 REZ 10-41
- 10-24-09 ZV-02-02-PL-10-201 REZ 10-41

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY \_\_\_\_\_ CHAIRMAN  
 ATTEST \_\_\_\_\_ CLERK

COLLIER COUNTY, FLORIDA  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 49S RNG 26E SEC(S) 35 NO 1/2  
 SCALE \_\_\_\_\_ MAP NUMBER: 9635N

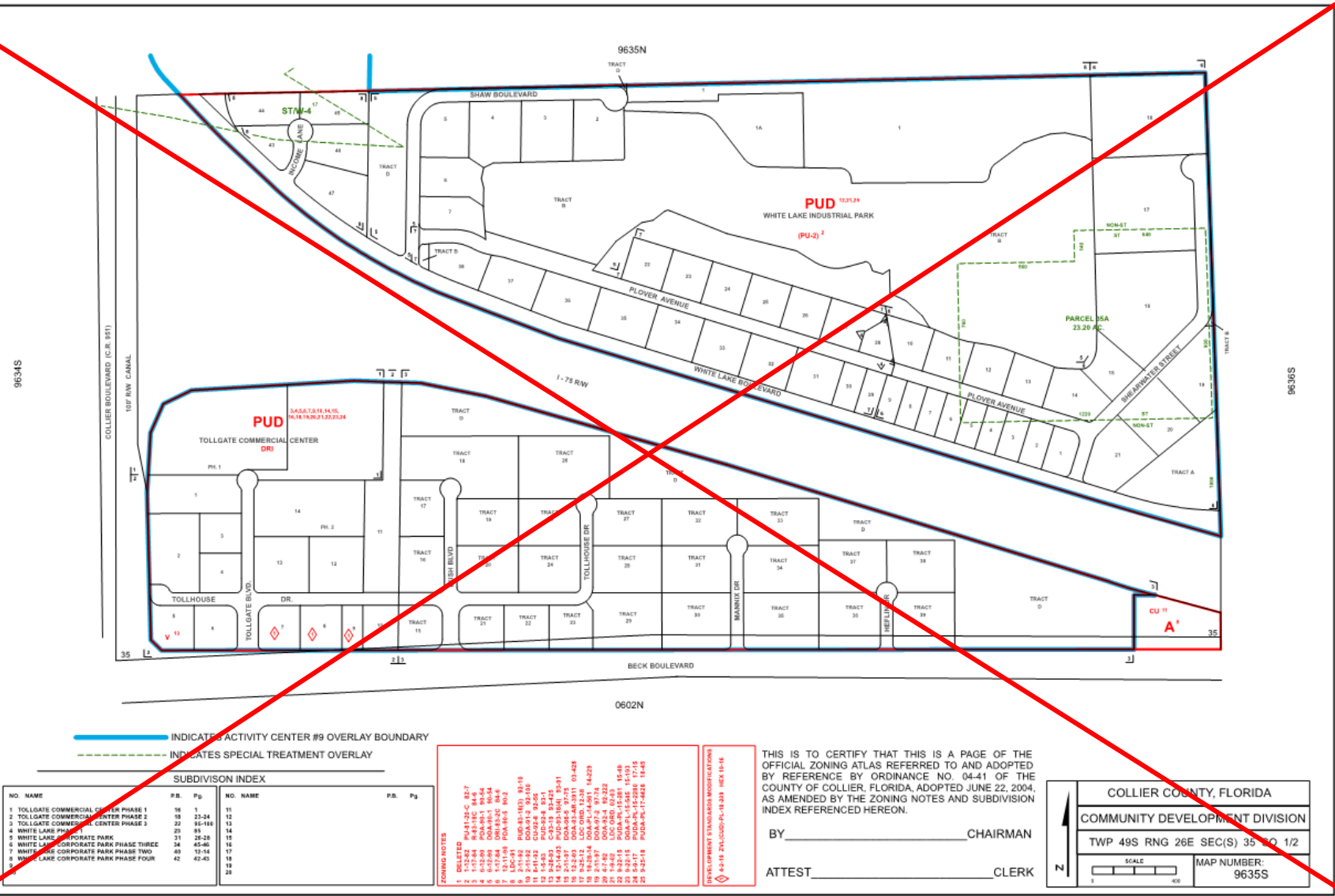
# Exhibit E – Changes to Zoning Atlas Maps



# Exhibit E – Changes to Zoning Atlas Maps

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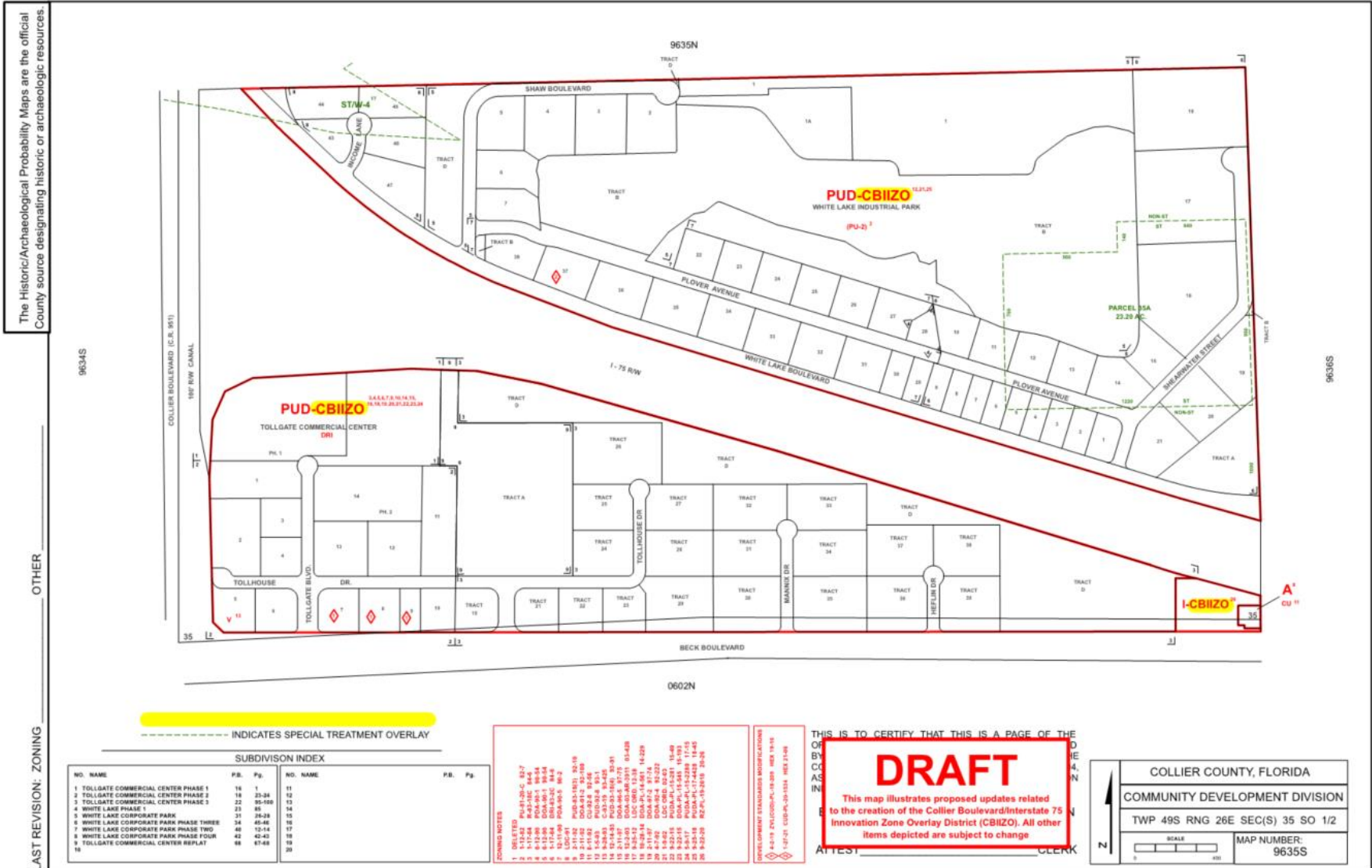
4/4/19 OTHER ZONING





# Exhibit E – Changes to Zoning Atlas Maps

# Exhibit E – Changes to Zoning Atlas Maps



1  
2



# Exhibit E – Changes to Zoning Atlas Maps

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LAST REVISION: ZONING 6/16/2021 OTHER \_\_\_\_\_

9625S

9630N
973132

36
36

A'

A' □

PU-13-1

9636S
9636S

SUBDIVISION INDEX

NO.	NAME	P.R.	Pg.	NO.	NAME	P.R.	Pg.

ZONING NOTES

1. LDC-66 01-16-87 96-244
2. 2-21-89 00-1-84-9 96-143
3. 3-21-89 00-1-84-9 96-143
4. 5-22-89 00-1-84-9 96-143
5. 11-8-01 00-0-01-1 96-42
6. 11-8-01 00-0-01-1 96-42
7. 12-13-08 00-1-08-1 00-103
8. 12-13-08 00-1-08-1 00-103
9. 12-13-08 00-1-08-1 00-103
10. 3-28-09 00-1-09-1 00-104
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100. 3-28-09 00-1-09-1 00-104

ZONING NOTES

OVERLAYS CREATED BY

LDC-66, No. 14-08, 17-04

□ 01-10-09 00-1-09-1 00-104

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ CLERK

COLLIER COUNTY, FLORIDA

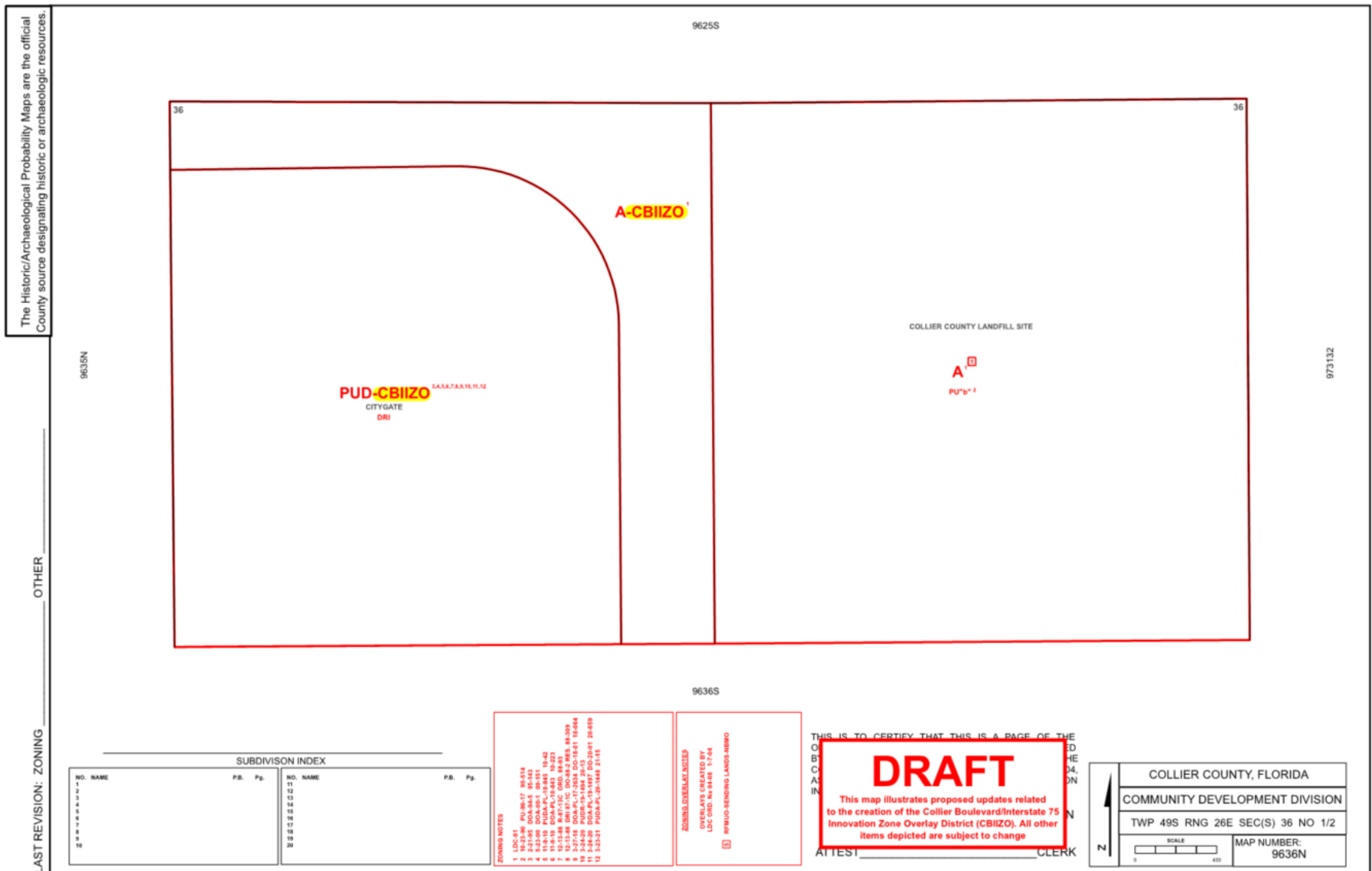
COMMUNITY DEVELOPMENT DIVISION

TWP 49S RNG 26E SEC 36 NO 1/2

SCALE 0 500

MAP NUMBER 9636N

# Exhibit E – Changes to Zoning Atlas Maps



# Exhibit E – Changes to Zoning Atlas Maps

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1/11/2021

OTHER

LAST REVISION: ZONING

9636N

**PUD** 10/27/06, 11/12  
CITYGATE  
DRI

A

COLLIER COUNTY LANDFILL SITE  
**A'**  
PUD-11 2

9635S

WHITE LAKE BOULEVARD

ALLIGATOR ALLEY (I-75)

9636S

97332

0601N

——— INDICATES ACTIVITY CENTER #9 OVERLAY BOUNDARY

SUBDIVISION INDEX

NO. NAME	P.B. Pg.

**ZONING NOTES**

- 1 100-01
- 2 10-22-06 PUD-17 90414
- 3 DELETE
- 4 02-20-08 DCA-14-05 95433
- 5 02-20-08 DCA-14-05 00431 16, 25
- 6 02-20-08 DCA-14-05 00431 16, 25
- 7 11-26-09 DCA-14-08 10-223
- 8 12-13-09 R-07-13C 0160-03003
- 9 12-13-09 R-07-13C 0160-03003
- 10 02-20-08 DCA-14-05 00431 16, 25
- 11 02-20-08 DCA-14-05 00431 16, 25
- 12 02-20-08 DCA-14-05 00431 16, 25
- 13 02-20-08 DCA-14-05 00431 16, 25

**ZONING OVERLAY NOTES**

OVERLAYS CREATED BY  
LIC# 0007-10-04-08 11-184  
BY MAUD-JENNIFER G. LANDS-ANNO

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ CLERK

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

TWP 49S RNG 26E SEC 34 36 SO 1/2

SCALE 1" = 400'

MAP NUMBER 9636S

# Exhibit E – Changes to Zoning Atlas Maps

