

## **Privately Initiated LDC Amendment Request**

### **APPLICANT:**

Scott Prephan

### **AUTHOR:**

Robert J. Mulhere, FAICP, President

### **LDC SECTIONS:**

2.03.03 - Commercial Zoning Districts

5.05.02 - Marinas

### **SUMMARY OF AMENDMENT:**

This amendment shall allow the off-site storage of boats in connection with a marina or a public boat launching facility (boat ramp).

### **DESCRIPTION OF CHANGES:**

Amend LDC section 2.03.03 and LDC section 5.05.02 to allow for the off-site storage of boats, boat trailers, trailered vessels, and other related vehicles as a conditional use when such are in connection with a marina or public boat ramp. The lot used for the off-site storage must be located within 660 feet of a marina or public boat ramp, measured from property line to property line.

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

No fiscal or operation impacts to the County are anticipated other than an increased use of public boat ramps.

### **GROWTH MANAGEMENT PLAN IMPACTS:**

No growth management plan impacts are anticipated with this LDC amendment.

---

### **Amend the LDC as follows:**

#### **2.03.03 - Commercial Zoning Districts**

\* \* \* \* \*

D. General Commercial District (C-4). The general commercial district (C-4) is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of **arterial** roads. Therefore, the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4

district is permitted in accordance with the **locational criteria** for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum **density** permissible or permitted in a district shall not exceed the **density** permissible under the density rating system.

1. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as **accessory** or **conditional uses** within the general commercial district (C-4).

a. ***Permitted uses.***

\* \* \* \* \*

- c. ***Conditional uses.*** The following uses are permitted as **conditional uses** in the general commercial district (C-4), subject to the standards and procedures established in section 10.08.00.

1. Animal specialty services, except veterinary (0752, with outside **kenneling**).

\* \* \* \* \*

19. Off-site boat yards and the dry storage of boats, boat trailers, trailered vessels, and other related vehicles, in connection with a marina or a public boat ramp, subject to LDC section 5.05.02 G. and limited to the Port of the Islands.

~~2019.~~ Permitted use with less than 700 square feet of gross floor area in the principal structure.

*Remainder of list shall be renumbered accordingly*

~~2625.~~ Veterinary services (0741 and 0742, with outside kenneling).

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

**5.05.02 – Marinas and Off-Site Boat Yards.**

- A. The following standards are for the purpose of manatee protection and are applicable to all multi-slip docking facilities with ten slips or more, and all marina facilities. These standards are not applicable to public boat ramps.

\* \* \* \* \*

G. Off-site boat yards or the storage of boats, boat trailers, trailered vessels, and other related vehicles in connection with a marina or a public boat ramp may be allowed on non-contiguous lots. A site development plan may be approved by the County Manager or designee to allow boat yards or the dry storage or parking of boats, boat trailers, trailered vessels, or other related vehicles on non-contiguous lots and exempt from the provisions of the MPP, provided the following conditions are satisfied:

1. The use of the boat yards and the dry storage of boats, boat trailers, trailered vessels, and other related vehicles at the off-site location shall be limited to the C-4 zoning district and require conditional use approval from the BZA in accordance with the standards and procedures set forth in LDC section 10.08.00. In addition to the Neighborhood Information Meeting (NIM) requirements of LDC section 10.08.00, the mailed notice shall be provided to all properties within 1,000 feet of the subject parcel and to all residential units relying on the roadway separating the non-contiguous lot used for storage and the marina or a public boat ramp for access. The NIM shall be held between November 1 and April 1. Applications relying on a public boat ramp shall notify the County Manager of the application and the NIM with a mailed letter of intent.
2. The non-contiguous lot shall be located no farther than 660 feet from the marina having a boat launching facility (boat ramp) or a public boat ramp parcel, measured from property line to property line. The site development plan for the off-site boat storage must indicate the distance the off-site boat storage is from either a marina or a public boat ramp.
3. The non-contiguous lot shall be located no closer than 100 feet from a residentially zoned parcel, excluding the Residential Tourist District (RT).
4. If the non-contiguous lot used for storage is separated from the marina or a public boat ramp by a roadway, the roadway shall not be a designated collector roadway, arterial roadway, or a higher roadway classification, as identified in the traffic circulation element of the GMP.
5. The zoned building height of all principal and accessory structure, associated with the use in LDC section 2.03.03 D.1.c.19., inclusive of the boats, boat trailers, trailered vessels, or other related vehicles, on the non-contiguous lot shall not exceed 35 feet.
6. The minimum setback for all structures, vessels, and trailers on the non-contiguous lot shall be 20 feet, except that along a public street, the setback shall be 25 feet.
7. Any outdoor storage on the non-contiguous lot shall be screened with an opaque wall or fence, not to exceed eight feet in height, except for the necessary ingress and egress, pursuant to LDC section 4.02.12. The wall or fence shall be located between the outdoor storage and the landscaping required within the buffers.
8. In addition to the buffer requirements of LDC section 4.06.00, the trees within the required buffers on the non-contiguous parcel shall be 16 feet in height at the time of installation and spaced no more than 25 feet on center, except for vehicular ingress and egress areas. The required hedge shall be 60 inches at the time of installation.
9. All exterior lights shall be shielded so as not to spill upon adjoining properties or beyond the property lines.
10. This provision for boat yards and the storage of boats, boat trailers, and trailered vessels shall not be construed to allow, as permitted or accessory use, wrecking yards, junkyards, or yards used in whole or part for scrap or salvage operations or

1 for processing, storage, display, or sales of any scrap, salvage, or secondhand  
2 building materials, junk automotive vehicles, or secondhand automotive vehicles  
3 parts.

4  
5 # # # # # # # # # # # # #

DRAFT