

1 **LDC AMENDMENT REQUEST**

2
3 **LDC Section(s):** 4.02.06.L. Standards for Development in Airport Zones

4
5 **Author:** Robert J. Mulhere, FAICP, VP Planning Services

6
7 **Change:** To expressly indentify an exemption (applicable to the Mini Triangle project) to the
8 LDC Airport Zone height limitations, generally utilizing the same format as was previously used
9 to identify an exemption for the Marco Shores Golf Course Community, and to
10 renumber/reformat the related paragraphs.

11
12 **Reason:** Assuming the GMPA and MPUD are approved by the BCC, the proposed
13 amendments are necessary to:

14
15 Reflect the height exemption (from the applicable Airport Zone building height limitations),
16 so that anyone utilizing the LDC to determine limitations for properties with the designated
17 "Airport Zones" would see that the Mini Triangle has a limited exemption (from the height
18 limitations) and would then understand the need to review the referenced ordinance number
19 for the Mini Triangle MPUD to determine the exact nature of that exemption,
20

21 These proposed LDC Amendment would receive final consideration and approval only after the
22 proposed SSGMPA and MPUD are approved.

23
24 **Fiscal & Operational Impacts:** There are no specific fiscal impacts or costs associated with
25 the proposed LDC Amendments. However, if the property is developed as permitted under the
26 Mini Triangle Subdistrict there will be a significant return on the taxpayers investment in the
27 CRA via increased tax receipts to the CRA .This is exactly the outcome desired as the end
28 result of creating a CRA and investing an increment of property tax revenues to promote
29 redevelopment and improvement in the CRA. Additionally, as was intended, development within
30 the Mini Triangle will act as a catalyst for further investment and redevelopment in the lager
31 Bayshore Gateway Triangle Redevelopment Area.
32

33 **Related Codes or Regulations:** This LDC is submitted with companion petitions SSGMPA
34 (PL-20160003084/CPSS) and MPUD (PI-20160003054)
35

36 **Growth Management Plan Impact:** The proposed LDC Amendment is necessitated in the
37 event the Mini Triangle Subdistrict and companion MPUD are approved). The proposed change
38 is consistent with that subdistrict and with the overall GMP.
39

40 **Amend the LDC as follows:**

41
42 **4.02.06 - Standards for Development in Airport Zones**

43 L. Exemptions.

- 44
45 1. **Development** of the Marco Shores Golf Course Community that comports with the
46 location and height requirements of Ordinance No. 81-6, as amended by Ordinance No.
47 85-56 and Ordinance No. 94-41, is exempted from the provisions of section 4.02.06
48 only to the following extent:

49 a. 1. The agreement between Johnson Bay **Development** Corporation Collier
50 County **Airport** Authority and the BCC, dated August 8, 1995.

51 b. 2. Prior issuance of a Federal Aviation Administration "Determination Of No
52 Hazard To Air Navigation."

53 2. **Development** of the Mini-Triangle Subdistrict of the Urban Designation, Urban Mixed
54 Use District of the Growth Management Plan that comports with height requirements of
55 Ordinance 2017-_____ , is exempted from the provisions of section 4.02.06 only to the
56 following extent:

57 a. Prior issuance of a Federal Aviation Administration "Determination Of No Hazard To
58 Air Navigation", including such letters dated January 1, 2017, or subsequent letters
59 addressing structures within the Mini-Triangle Subdistrict of the Urban Designation,
60 Urban Mixed Use District of the Growth Management Plan.

DRAFT