

1 LDC AMENDMENT REQUEST

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

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

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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. This will ensure that anyone searching the LDC will  
11 be aware of this exemption.

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

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16 Reflect the height exemption (from the applicable Airport Zone building height limitations),  
17 so that anyone utilizing the LDC to determine limitations for properties with the designated  
18 "Airport Zones" would see that the Mini Triangle has a limited exemption (from the height  
19 limitations) and would then understand the need to review the referenced ordinance number  
20 for the Mini Triangle MPUD to determine the exact nature of that exemption,  
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22 These proposed LDC Amendment would receive final consideration and approval only after the  
23 proposed SSGMPA and MPUD are approved.  
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25 Fiscal & Operational Impacts: There are no specific fiscal impacts or costs associated with the  
26 proposed LDC Amendments. However, if the property is developed as permitted under the Mini  
27 Triangle Subdistrict there will be a significant return on the taxpayers investment in the CRA via  
28 increased tax receipts to the CRA. This is exactly the outcome desired as the end result of  
29 creating a CRA and investing an increment of property tax revenues to promote redevelopment  
30 and improvement in the CRA. Additionally, as was intended, development within the Mini  
31 Triangle will act as a catalyst for further investment and redevelopment in the lager Bayshore  
32 Gateway Triangle Redevelopment Area.  
33

34 Related Codes or Regulations: This LDC is submitted with companion petitions SSGMPA  
35 (PL-20160003084/CPSS) and MPUD (PI-20160003054)  
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37 Growth Management Plan Impact: The proposed LDC Amendment is necessitated in the  
38 event the Mini Triangle Subdistrict and companion MPUD are approved). The proposed change  
39 is consistent with that subdistrict and with the overall GMP.  
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41 Amend the LDC as follows:

42  
43 4.02.06 - Standards for Development in Airport Zones

44 L. Exemptions.

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

50 a. 4. The agreement between Johnson Bay **Development** Corporation Collier  
51 County **Airport** Authority and the BCC, dated August 8, 1995.

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

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

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

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