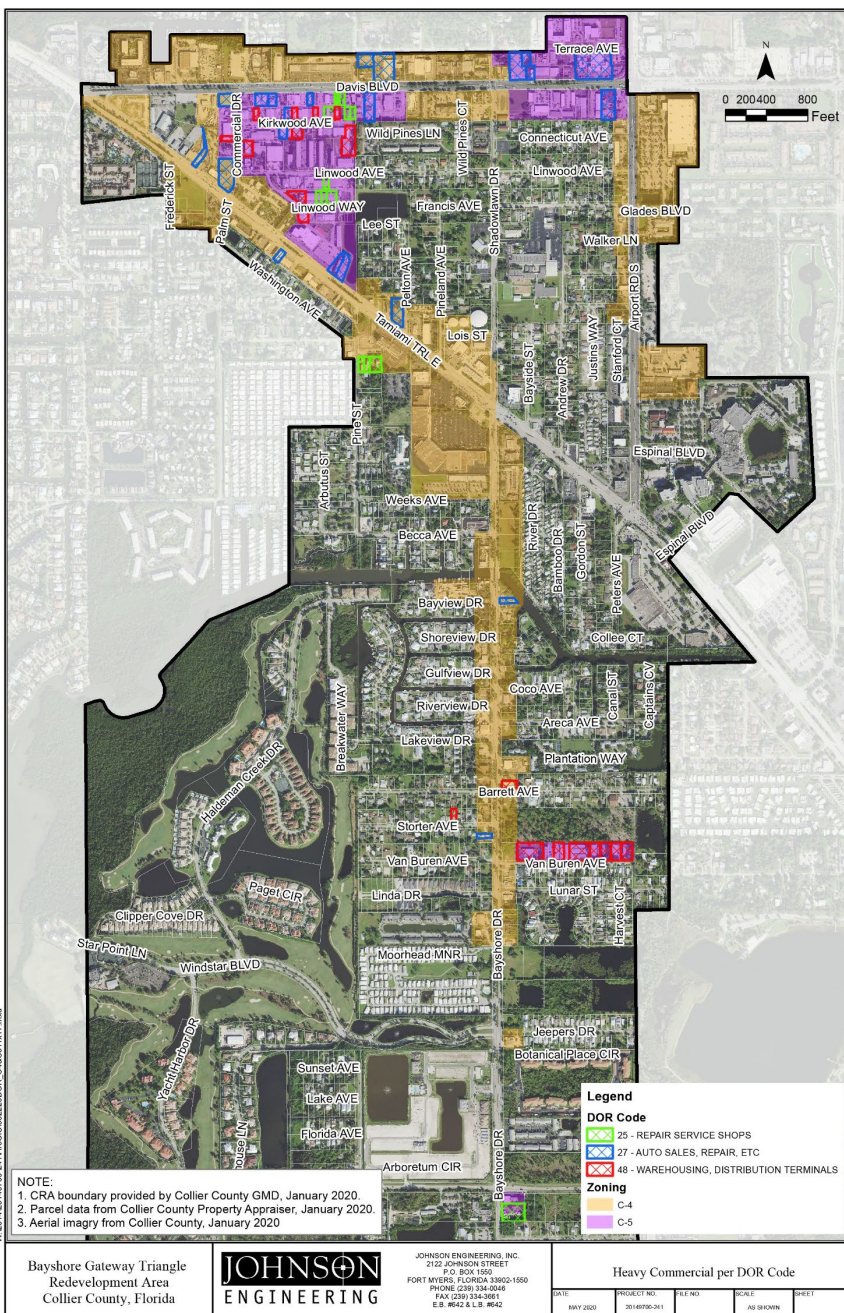


Regulatory Changes Update - Heavy Commercial Uses

STAKEHOLDER MEETING

OCTOBER 29, 2020

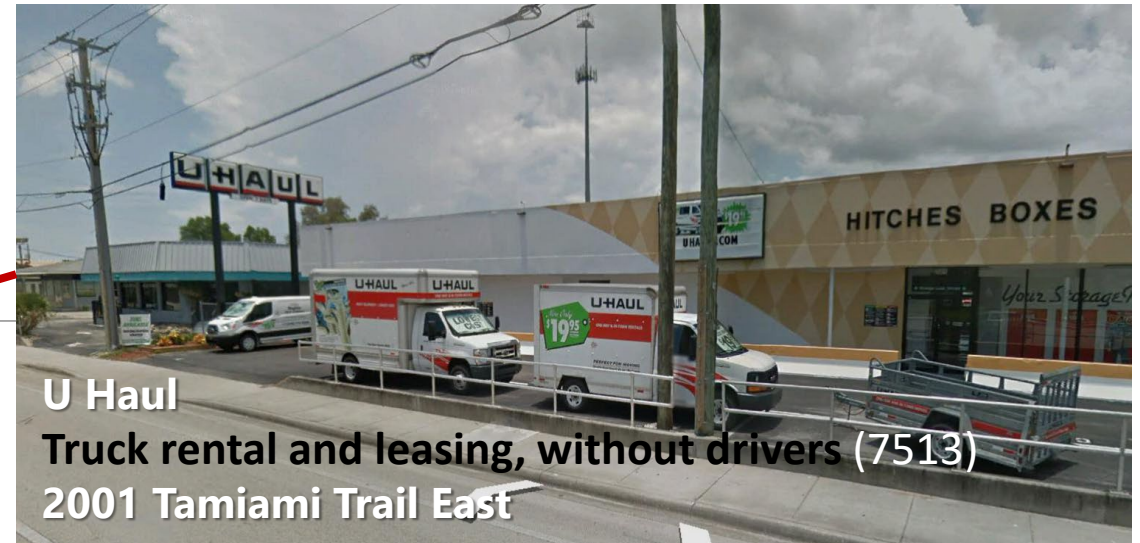
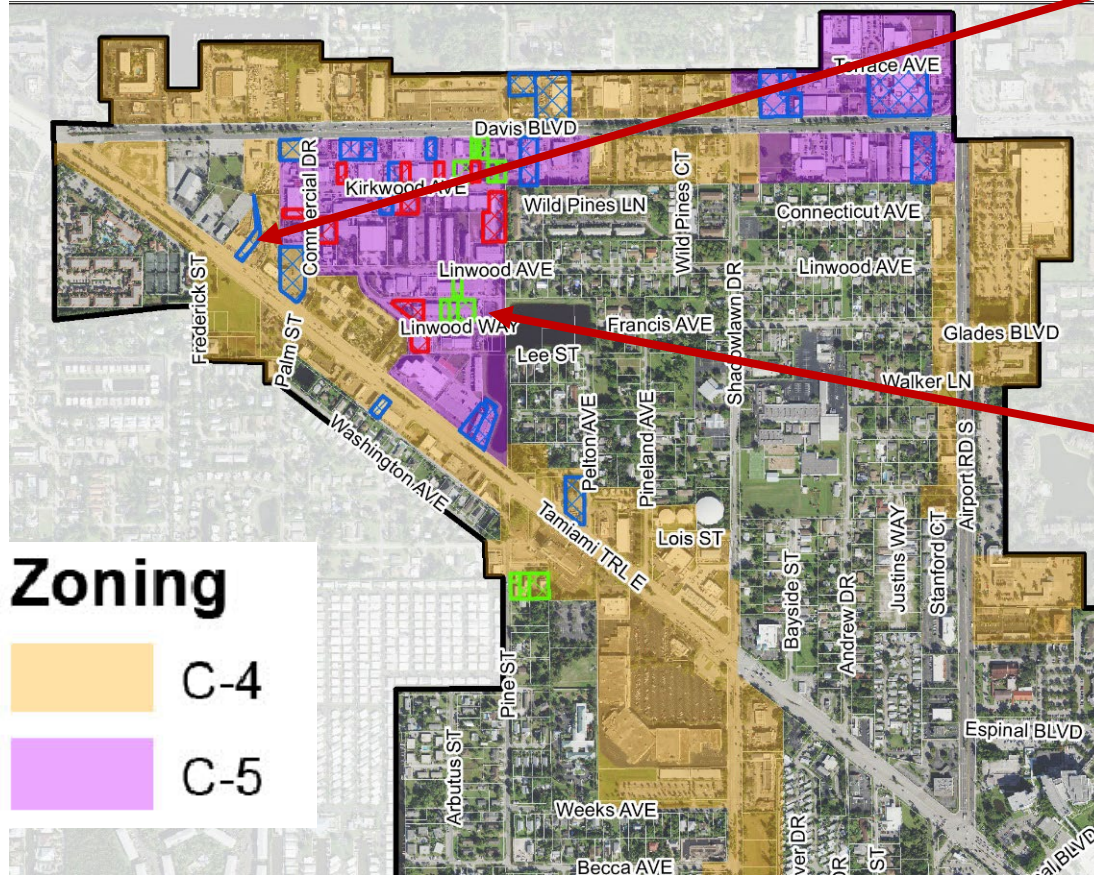




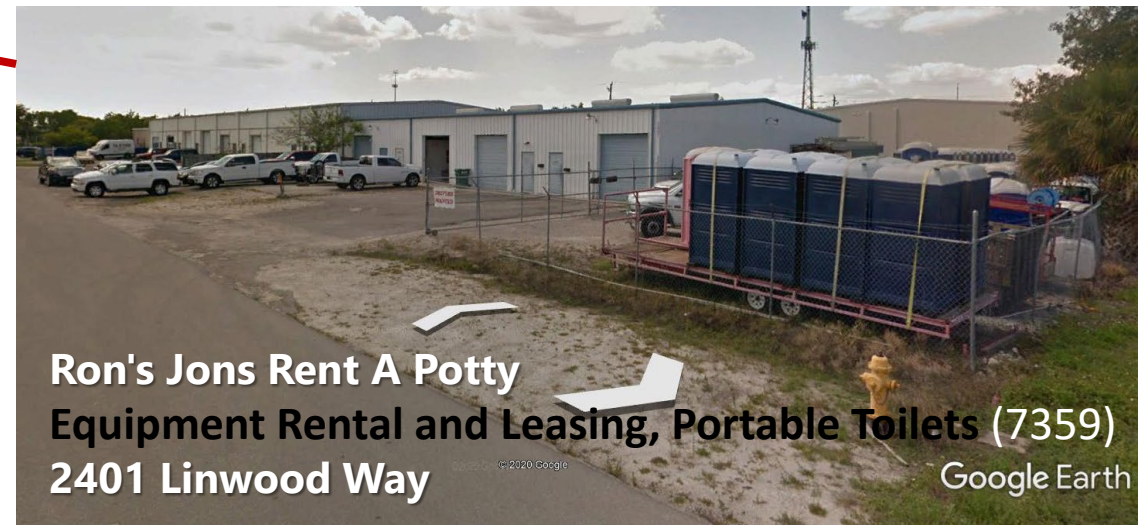
- Current conditions and examples
- Redevelopment Plan policies
- Examples from other communities
- Code amendments for consideration
- Feedback

Current Conditions

Heavy Commercial Uses



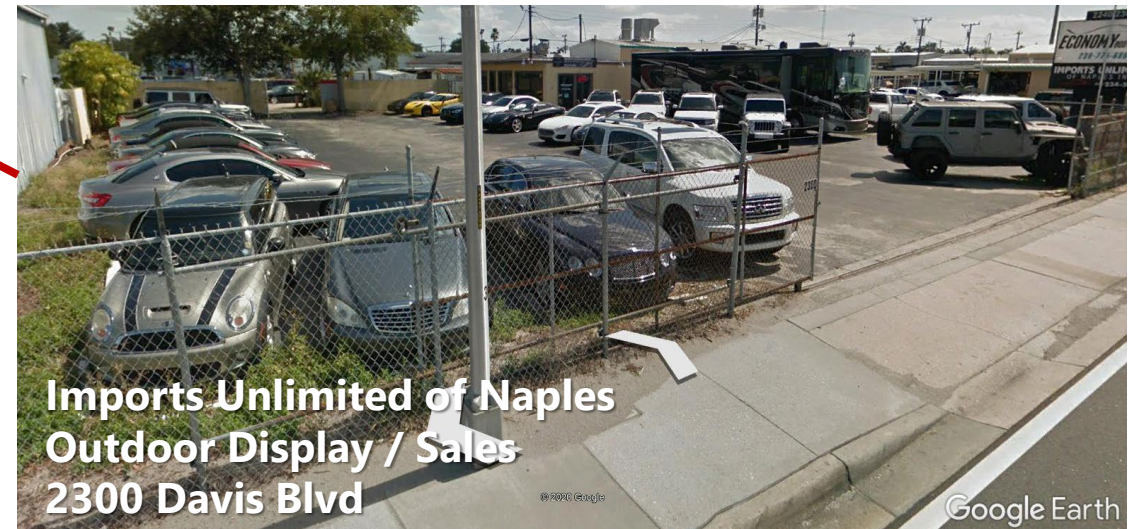
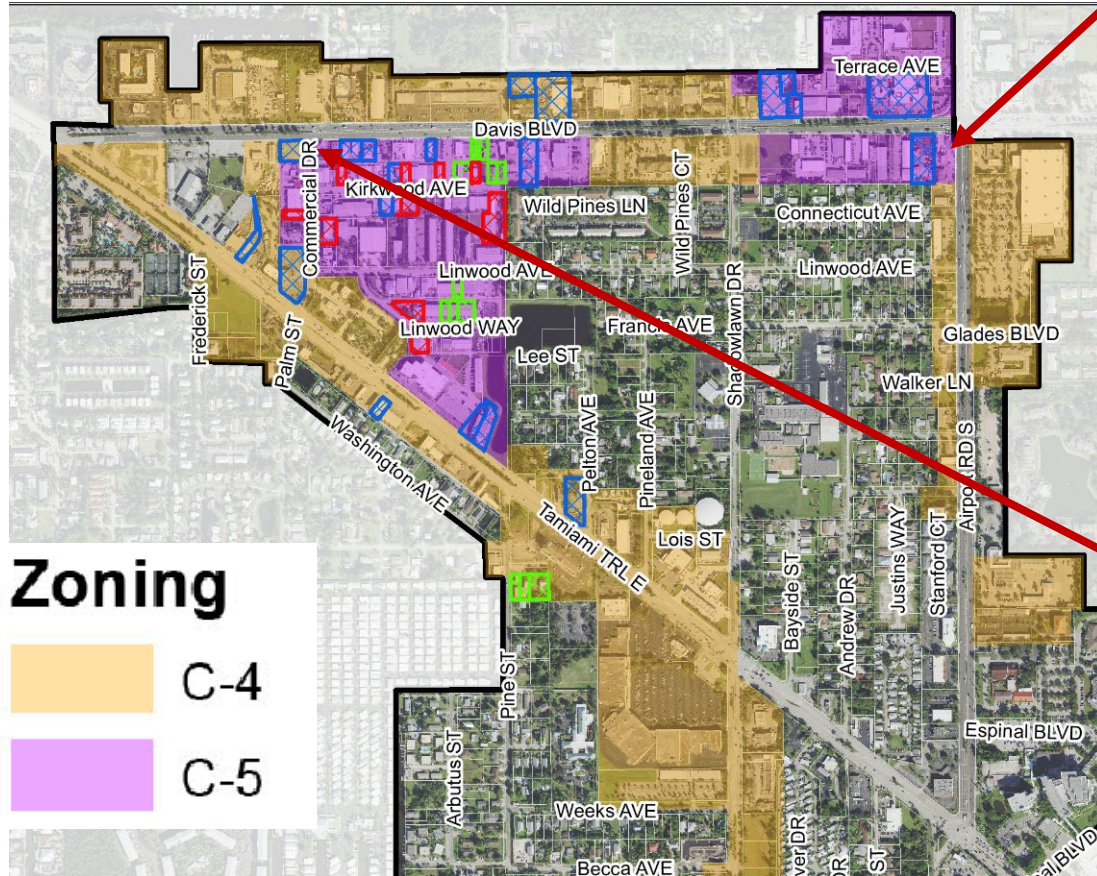
U Haul
Truck rental and leasing, without drivers (7513)
2001 Tamiami Trail East



Ron's Jons Rent A Potty
Equipment Rental and Leasing, Portable Toilets (7359)
2401 Linwood Way
Google Earth

Current Conditions

Outdoor Storage, Display & Sales



Current Code Standards



Naples Boat Yard
Marinas & Boatyards Outdoor Storage/Display
2775 Bayview Drive



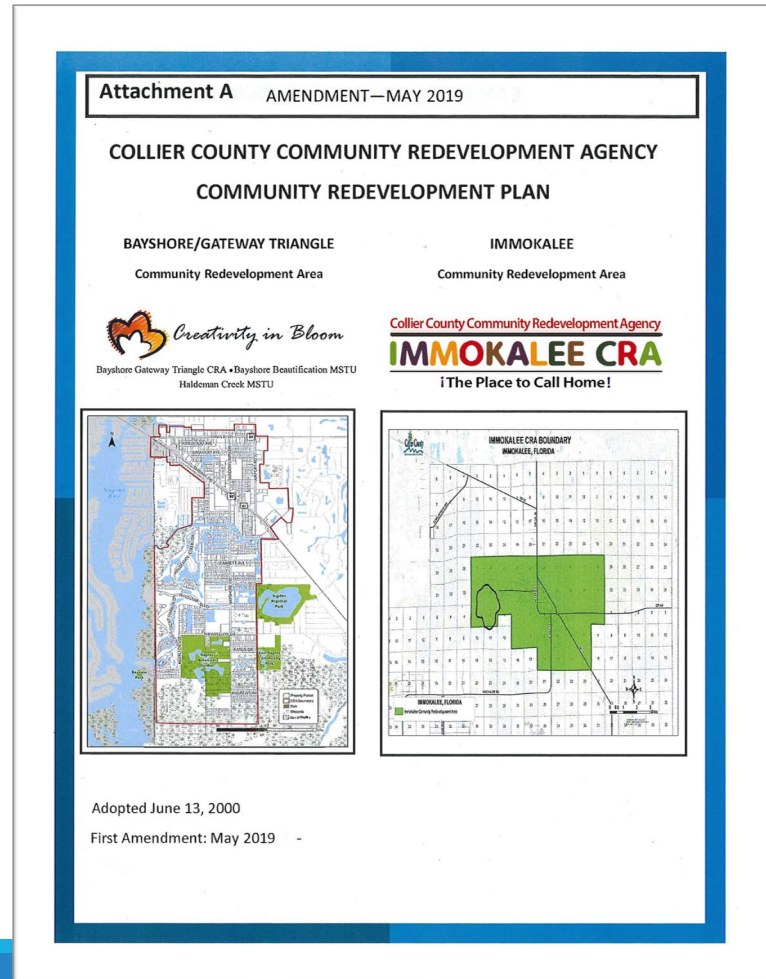
Naples Bay Marina
Marinas & Boatyards Outdoor Storage/Display
3470 Bayshore Drive

4.02.16 - Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area.

C. 7. Marinas and Boatyards

- e. Outdoor displays of boats for sale on properties fronting Bayshore Drive shall be limited to the following:
 - i. Boat display activities shall occupy no more than 35 percent of the property's linear frontage.
 - ii. All boat sale areas shall not be closer to the frontage line than the primary building they serve.
 - iii. All boats for outdoor sales shall not exceed the height of 17 feet above existing grade.
 - iv. Outdoor sales areas shall connect to the parking area and primary structure by a pedestrian walkway.
 - v. An additional 10-foot landscape buffer is required around the outdoor boat sales area.
 - o Minimum 14-foot high trees, spaced at 30 feet on center
 - o 3-foot high double row hedge spaced at 3 feet on center at the time of planting.

Policies from the Redevelopment Plan



- Redevelopment Plan adopted May 2019
- Amend the LDC to limit heavy commercial and manufacturing/ warehouse/storage uses throughout the CRA area
- Limit heavier industrial and commercial uses in the Triangle area

Policies from the Redevelopment Plan

5.3

PLANNING FRAMEWORK & ELEMENTS

PLANNING FRAMEWORK & ELEMENTS

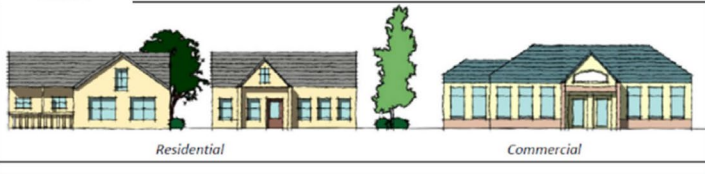
5.3

ADDITIONAL INFORMATION

Land Use Transition Types

There are four main types of land use strategies to transition between differing land use types (Figure 5-3-2). Factors affecting use of any given type might include characteristics of the particular site or the general Character Area.

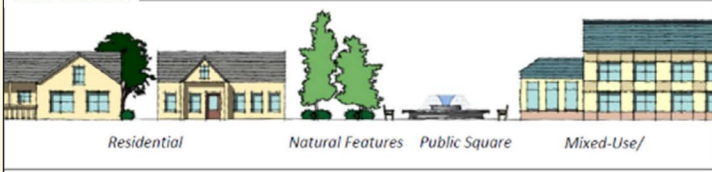
BUILDING



PARKING LOT/LANDSCAPE



GREEN/OPEN SPACE



INTENSITY OF USE



Figure 5-3-2: Land Use Transition Types

Objective 2: Achieve consistent land uses in the CRA area and sub-areas.

- **Strategy 1:** Use sub-area (“Character Area”) characteristics (see Section 5.3.8) to guide land use vision in the CRA area.
- **Strategy 2:** Amend the LDC to limit heavy commercial and manufacturing/warehouse/storage uses throughout the CRA area; evaluate incentives to encourage transitions away from heavy commercial and manufacturing/warehouse/storage uses.
- **Strategy 3:** Identify elements in the LDC to create clear transitional areas and land use buffers between uses that are incompatible (see Figure 5-3-2); coordinate buffers with related improvements, such as landscaping improvements via the Bayshore Beautification MSTU.

Policies from the Redevelopment Plan

5.3

PLANNING FRAMEWORK & ELEMENTS



RECOMMENDATIONS



Needed Land Use Transitions: Uses

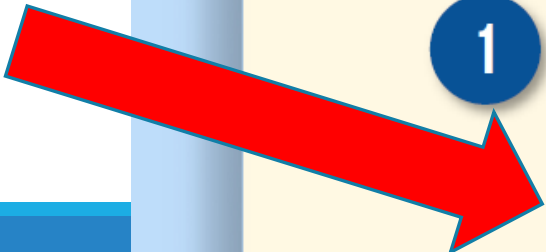
Elements to facilitate transitions can be helpful where there are dissimilar uses, built forms, or development styles. Strategies range from land use buffers (e.g., gradual transition in density/intensity, open space buffers; see Figure 5-3-2), physical barriers (e.g., walls, fences, landscaping), or limitations placed on uses incompatible with the area's land use vision. Map 5-3-5 shows the generalized base zoning districts, highlighting areas with use boundaries that might benefit from transition strategies. The highlighted areas are described further below.

Focus: transition from interior residential area of Triangle to the major commercial corridors surrounding it

Strategies:

- Put in place land use transition areas of lighter commercial or multi-family residential near single-family residential areas
- Promote use of physical barriers/buffers between heavier commercial uses and residential uses
- Limit heavier industrial and commercial uses in the Triangle area

1



Compatibility issues --- Appearance issues

- Uses identified as conflicting with the CRA Plan goals
- Consider prohibiting any **new**:

Mini- and self-storage warehousing (4225)

Equipment rental and leasing – Industrial trucks, portable toilets (7359)

Truck rental and leasing, without drivers (7513)

Utility trailer and recreational vehicle rental (7519)

Mobile home dealers (5271)

Recreational vehicle dealers (5561)

Boiler cleaning, Boiler repair shops, Cesspool cleaning, Industrial truck repair, Septic tank cleaning service, Sewer cleaning and rodding, Tank and boiler cleaning service, and Tank truck cleaning service. (7699)

- Uses identified as appearance issues when visible from the street or from residential property
- Consider appearance standards when **expanding or updating** these activities related to a permitted use:

Outdoor storage of boats, vehicles, construction materials, and equipment

Outdoor display of boats, vehicles, construction materials, and equipment

Outdoor sales of boats, vehicles, construction materials, and equipment

Commercial vehicle or Fleet vehicle parking

Other Communities:

Adverse Uses in Fort Myers Downtown Redevelopment Area

Adverse uses are defined. Existing uses can remain, but these cannot be newly established.

Appearance standards apply to outdoor storage and display:

- **Where located abutting or across the street from a residential district, the standard vegetative buffer shall be provided on the exterior of the fence or wall.**
- **Max. 8' – 10' high solid fence or wall (Fully screened from public view, 100% opaque)**
- **Stored/displayed material: Max. 8' in height and max. 30% of the site area**

AND US... / ARTICLE 8. - SMART CO... / 118.8.5 - Zoning Distric...

SHOW CHANGES   MORE

m. Transportation terminals, except bus depots, rail stations, and ferry terminals.

n. Prohibited uses are also those found in subsection 118.3.3.D.3.

E. Special Impact Zoning District Regulations.

1. **Generally.** Areas have been designated special impact district to meet the specialized needs of the community. Proposed development in these areas shall be required to be approved through the planned unit development process, and use the underlying future land use categories for uses and standards for development. For purposes of this section, the definition of development is limited to new construction and is not intended to limit the ability of parcels to be refurbished or reconstructed in a manner which brings them more into compliance and which is an improvement.
2. **Changes in use in CI District.** Change from one permitted use to another permitted use listed in the commercial intensive district (CI) is allowed with the exception of those uses listed below lettered a. through m.
3. **Adverse impact uses in the CI District.** Uses which create an adverse impact require approval of a planned unit development. For purposes of this section, property designated district located south of Dr. Martin Luther King Jr. Boulevard with an underlying zoning of commercial intensive district (CI) shall be subject to the following modified list of adverse impact uses:
 - a. Cellular telephone towers.
 - b. Kennels and animal husbandry.
 - c. Depots for large-scale storage and distribution.
 - d. Golf courses and nurseries.
 - e. Labor pool, halfway houses, and food pantries.
 - f. Landfills and dumps.
 - g. Mineral extraction areas.
 - h. Outdoor storage.

Other Communities (cont.)

Code Reference	Landscaping	Wall or fence	Other
Sec. 3-9-48. - Enterprise Charlotte Airport Park (ECAP) – outdoor storage or assembly area (Charlotte County)	Min. 15' wide buffer planted with 4 canopy trees per 100' and a double staggered hedge row at least 24" in height at time of planting and maintained at a min. of 36" in height within 1 year of planting.	Where abutting residential use or residentially zoned property, the min. buffer width increases to 20' and a min. 6' wall is also required with plantings placed along outside of wall.	Outdoor storage or fleet parking or outdoor assembly must be setback a minimum of twenty 20' from any property line, and must not extend forward of the primary building façade, which is where a customer entrance fronts a right-of-way. Where items are stored in stacks or piles, the height over 8' shall be stored at least 50' from any residential zoned or used properties.
Sec. 34-3005. - Storage facilities - commercial or industrial outdoor storage (Lee County)	Continuous visual screening at least 8' in height when visible from a residential use or residential zoning district, and 6' in height when visible from any street right-of-way or street easement.		
Sec. 124-124. - Outdoor Display and Storage (Sarasota County)	Not referenced.	Min. 8' high wall or fence (opaque, chain link with slats inserted is acceptable)	Outdoor display requires Special Exception approval. Outdoor storage: min. setback of 15' from ROW or abutting residential, cannot be forward of the building.

Other Collier Standards

Code Reference	Landscaping	Wall or fence	Other
4.02.12 - Design Standards for Outdoor Storage (Collier County)	Screen of 7' height --- or →	Screen of 7' height (opaque, masonry, wood, or similar)	
4.02.13.H Parking of commercial vehicles in the BP District (Collier County)	<i>No outdoor storage or display is permitted</i>		
	Standard buffers apply	Screen from abutting residential with 6' height wall or fence (opaque, architecturally finished masonry, wood, or similar)	Parking of commercial vehicles in rear yard only. Chain linked fences are prohibited.
Marinas and Boatyards - Repair & Dry Storage from 4.02.16.C.7 Design Standards in the BGTRA (Collier County)	Standard buffers apply	All boat racks shall be enclosed with a wall or fence and the boats shall not exceed the height of the enclosure. (wood, vinyl composite, concrete block with stucco finish or metal or a combination. No chain link fence is allowed.)	Repair and dry storage areas shall not be visible from the street

Options for BGT Overlay Code Amendments

List certain uses as prohibited from being newly established (Existing uses allowed to remain):

Mini- and self-storage warehousing (4225)
Equipment rental and leasing – Industrial trucks, portable toilets (7359)
Truck rental and leasing, without drivers (7513)
Utility trailer and recreational vehicle rental (7519)
Mobile home dealers (5271)
Recreational vehicle dealers (5561)
Boiler cleaning, Boiler repair shops, Cesspool cleaning, Industrial truck repair, Septic tank cleaning service, Sewer cleaning and rodding, Tank and boiler cleaning service, and Tank truck cleaning service. (7699)

BGT Overlay Code Amendments

Require new appearance standards

- Apply when submitting for a new such use
- Apply when submitting to expand or change an existing use

Outdoor sales of boats, vehicles, construction materials, and equipment

Outdoor display of boats, vehicles, construction materials, and equipment

Outdoor storage of boats, vehicles, construction materials, and equipment

Fleet vehicle parking

Lot size must be 40,000 square feet or greater

Marina & boatyard standards that currently apply along Bayshore - apply along all streets

For properties with alley access, the alley shall be the primary access for loading and service functions.

Limit sales/display/storage to 35% of linear feet of property frontage (same as marina & boatyards); up to 50% on local street not in view of residents

Limit sales/display/storage to maximum area of 30% of the site

Areas used for sales/display/storage shall not be closer to the frontage line than the primary building.

Maximum height of sales/display/storage items: 17' (same as marina & boatyards)

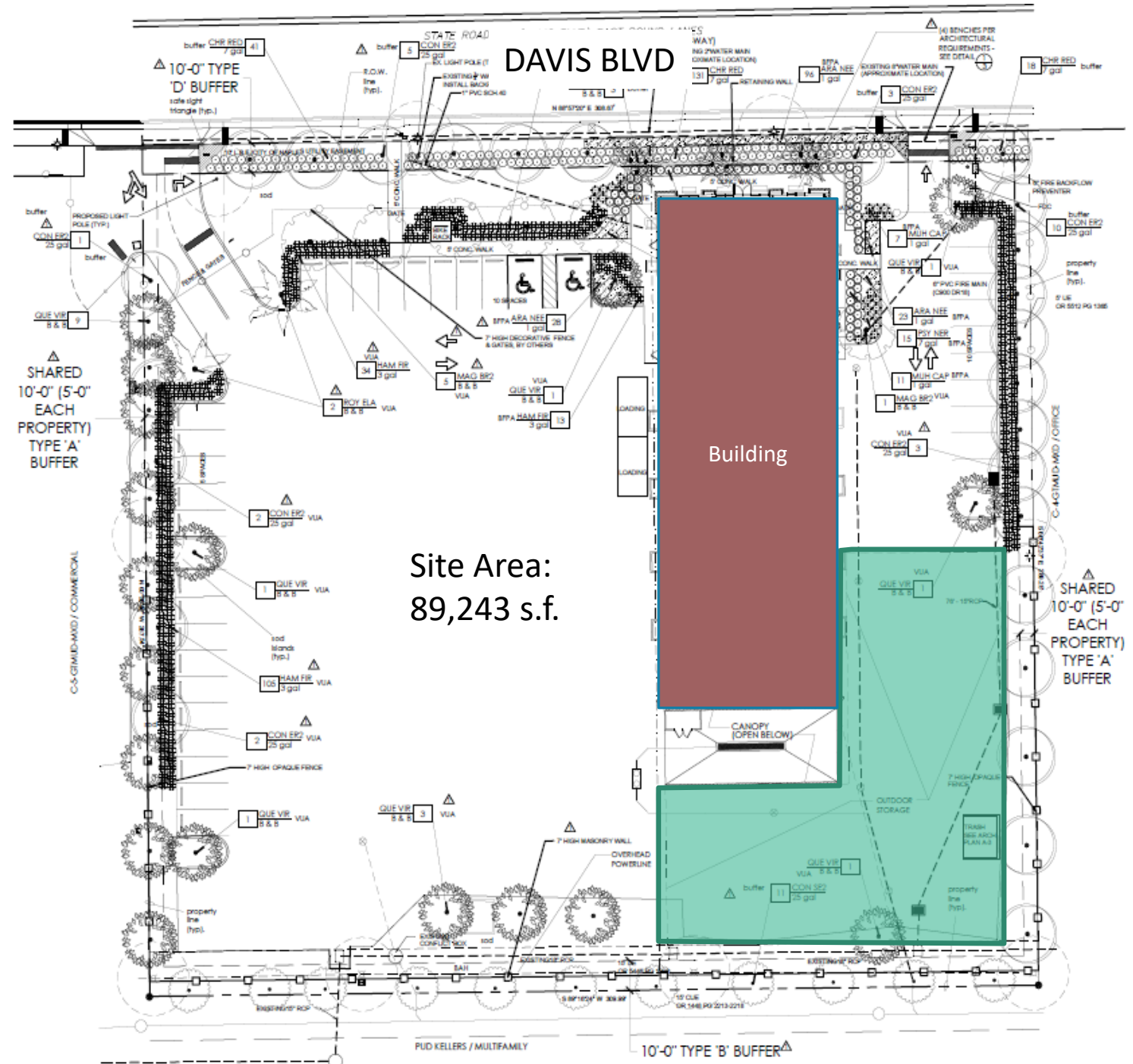
Screening required: 10' wide landscape buffer with 14' tall trees and 3' tall double hedge row; with addition of a 7' wall or fence for storage areas

Fleet parking must be in rear yard and screened

Example: Sunbelt Rentals

New standards would require:

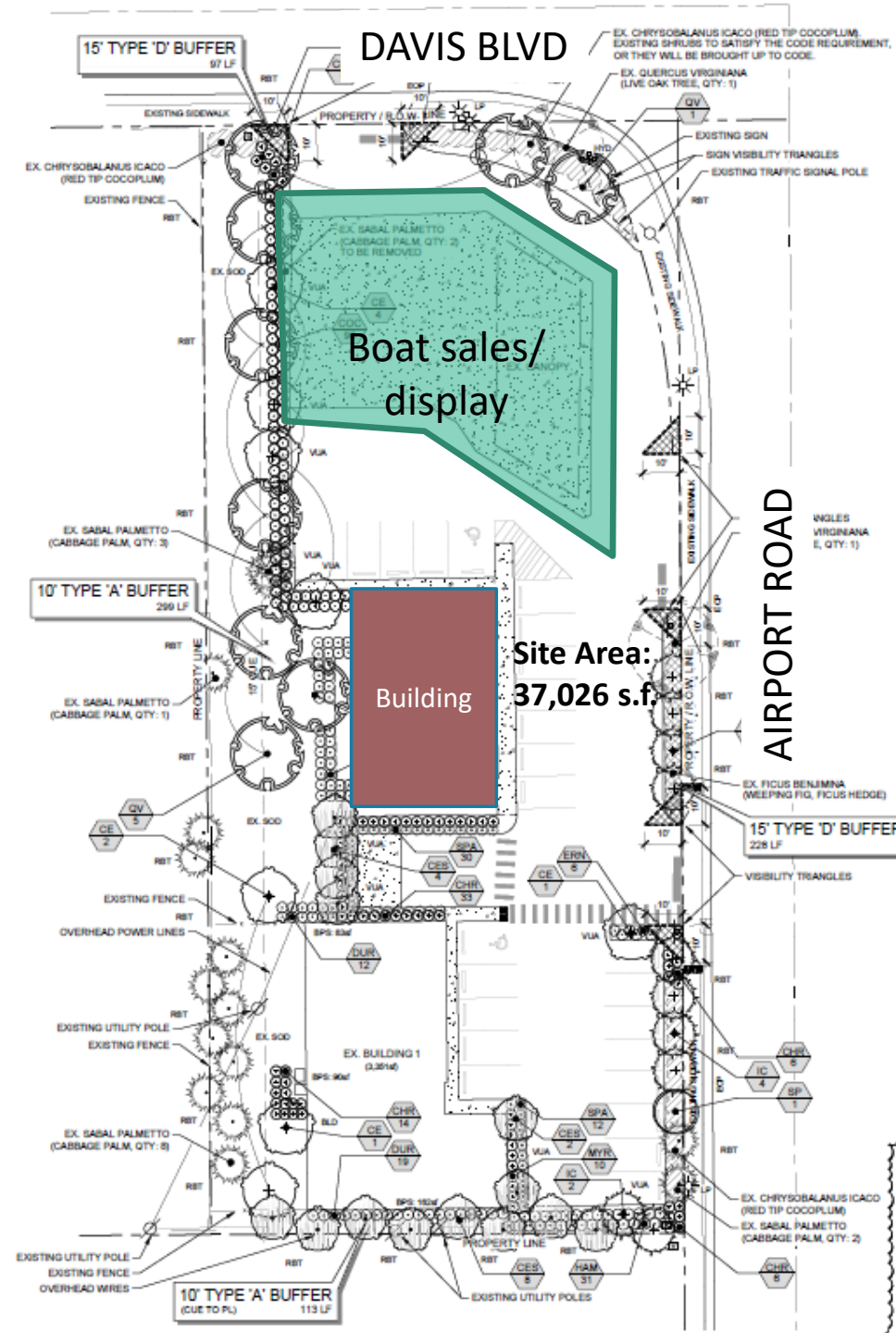
- Min. lot size of 40,000 s.f.
- No storage/display forward of building
- Screening with 10' wide landscape outside of 7' tall fence or wall around storage area
- Max. 35% of linear frontage
- Max. 30% of site area



Example: Viage Group Boat Sales

New standards would require:

- Min. lot size of 40,000 s.f.
- No display forward of building
- Screening with 10' wide landscape buffer
- Max. 35% of linear frontage
- Max. 30% of site area



Local Streets, that do not access residential and not in view of residential

New standards would require:

- Min. lot size of 40,000 s.f.
- No outdoor display/storage forward of building
- Screening with 10' wide landscape buffer
- **Max. 50%** (vs. 35%) of linear frontage
- Max. 30% of site area



Feedback & Next Steps

- Incorporate feedback
- Refine draft standards
- Nov. CRA Advisory Board
- Collier County public hearing process:
 - ❖ Dev. Serv. Advisory Committee (DSAC)
 - ❖ Planning Commission
 - ❖ Board of County Commissioners

