



LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL2019000XXXX

SUMMARY OF AMENDMENT

This Land Development Code Amendment (LDCA) involves reducing the required setback for directional signs where abutting rights-of-way in residential areas of Planned Unit Developments (PUD).

ORIGIN

Growth Management
Department (GMD)

LDC SECTIONS TO BE AMENDED

HEARING DATES

Board TBD
CCPC TBD
DSAC TBD
DSAC-LDR TBD

5.06.02 Development Standards for Signs within Residential Districts
 Street System Requirements

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
TBD

DSAC
TBD

CCPC
TBD

BACKGROUND:

Certain required elements of PUD master plans may be waived when the petitioner demonstrates that the elements may be waived with no detrimental effect on the health, safety, and welfare of the community. The waiving of these PUD master plan elements, known as deviations, is provided for pursuant to Section 10.02.13 A.3. of the Land Development Code (LDC).

When petitioners make frequent deviation requests to certain sections of the LDC, and those requests are being approved by the Board, it begs the question as to whether staff ought to assess those sections and update the LDC to reflect current standards and practices. Between January 1, 2003 and July 10, 2018, the Board and the Hearing Examiner reviewed over 100 petitions containing new deviations or amendments to existing deviations in PUDs. Of all approved deviations during this period, 19 involved deviations from LDC section 5.06.02, which is signage in residential zoning districts. Of these 19 deviations, nine involved reducing the required setbacks for on-premises directional signs (LDC section 5.06.02. B.5.a.). Because the deviations approved for this LDC section, staff elected to seek direction from the Collier County Planning Commission (CCPC). On February 7, 2019, the CCPC did not have an issue with staff considering the possibility of updating the LDC.

This LDCA proposes to reduce the required setback for directional signs from roadways, paved surfaces, or back of curbs on private rights-of-way within PUDs. The new setback is five feet rather than 10 feet. These signs are typically located on roadways with relatively slower posted speed limits.

FISCAL & OPERATIONAL IMPACTS

Reduction in the need for and submittal of deviation requests.

GMP CONSISTENCY

To be provided by Comprehensive Planning Staff subsequent to first review.

EXHIBITS: A – Summary of Each Decision

DRAFT

Text underlined is new text to be added

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Amend the LDC as follows:

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5.06.02 - Development Standards for Signs within Residential Districts

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B. Applicability. Signs within residential zoning districts, and in designated residential portions of PUD zoned properties shall be permitted as provided for in this section.

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5. On-premises directional signs. This provision shall apply to all new and existing residential developments within Collier County, including all created through the PUD process. In the event of a conflict between this provision and a PUD ordinance, the PUD language shall control. Directional signs are subject to the following standards:

a. Each sign shall be setback a minimum of 10 feet from the edge of the roadway, paved surface or back of the curb, as applicable. However, directional signs internal to PUDs may reduce the setback to five feet provided such signs are not abutting a public right-of-way.

b. There is no limitation on the number of directional signs provided they are separated by a minimum distance of 250 feet or a road right-of-way.

c. Signs shall be no greater than 4 square feet in area and 4 feet in height.

i. Exception. One on-premise directional sign with a maximum area of 24 square feet and a maximum height of 8 feet is allowed. Such sign requires a building permit.

d. Directional signs shall be located internal to the subdivision or development.

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LDC Section 5.06.02 B.5

Ord. 2013-18

To allow for on-premise direction signage to be setback a minimum of 5 feet from internal property lines. This deviation does not apply to property adjacent to public roadways.

Ord. 2014-10

To allow the directional sign to be located five feet from a roadway or platted easement, excluding public roadways, if it does not result in public safety concerns or obscure visibility of the motoring traffic, as determined by the County Manager or designee.

Ord. 2014-15

To allow for on-premise directional signage to be setback a minimum of 5' from internal property lines. This deviation does not apply to property adjacent to public roadways.

Ord. 2014-35

To allow for on-premise directional signage to be setback a minimum of 5' from internal property lines. This deviation does not apply to property adjacent to Collier Boulevard.

Ord. 2015-31

To allow a setback of 5' from the edge of a private roadway/drive aisle internal to the PUD only.

Ord. 2016-03

To allow a setback of 5' from the edge of a private roadway/drive aisle.

Ord. 2016-29

To allow a minimum setback of 5 feet from the edge of private roadway/drive aisle.

Ord. 2017-31

To allow a setback of 5' from edge of roadway paved surface or back of curb.

Ord. 2018-02

To allow a setback of 5' from the edge of a private roadway/drive aisle.