

ORDINANCE NO. 2024- 49

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND MAP SERIES BY ADDING THE PALM RIVER CORPORATE HOUSING RESIDENTIAL SUBDISTRICT TO THE URBAN MIXED USE DISTRICT TO ALLOW UP TO 41 MULTI-FAMILY RENTAL DWELLING UNITS OR 41 TRANSITIONAL CORPORATE HOUSING RENTAL DWELLING UNITS. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF PALM RIVER BOULEVARD AT VIKING WAY, IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 2.06± ACRES; AND FURTHERMORE, DIRECTING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20230011318]

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., and Richard D. Yovanovich, Esq., of Coleman, Yovanovich & Koester, P.A., representing Palm River Accommodations LLC, requested an amendment to the Future Land Use Element and Map Series; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, this amendment is considered a Small-Scale Amendment; and

WHEREAS, the Subdistrict property is not located in an area of critical state concern or a rural area of opportunity; and

WHEREAS, the Collier County Planning Commission (CCPC) on September 20, 2024 considered the proposed amendment to the Growth Management Plan and recommended approval of said amendment to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and held public hearings concerning the proposed adoption of the amendment to the Future Land Use Element and Map Series of the Growth Management Plan on December 10, 2024; and

WHEREAS, all applicable substantive and procedural requirements of law have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

**SECTION ONE: ADOPTION OF AMENDMENT TO THE GROWTH
MANAGEMENT PLAN**

The Board of County Commissioners hereby adopts this small scale amendment to the Future Land Use Element and Map Series in accordance with Section 163.3184, Florida Statutes. The amendment is attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION TWO: SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: EFFECTIVE DATE.

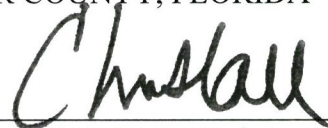
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after Board approval. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 10th day of December 2024.

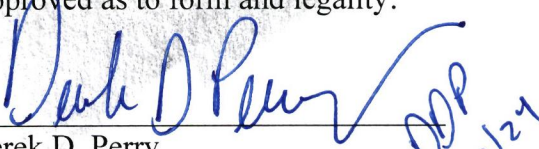
ATTEST:
CRYSTAL K. KINZEL, CLERK

By: 
Attest as to Chairman's
signature only Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: 
Chris Hall, Chairman

Approved as to form and legality:


Derek D. Perry
Assistant County Attorney
DDP
10/28/24

Attachment:

Exhibit "A" – Proposed Text Amendment & Map Amendment

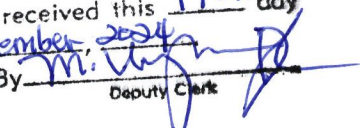
This ordinance filed with the
Secretary of State's Office the
16th day of December, 2024
and acknowledgement of that
filing received this 17th day
of December, 2024
By: 
Deputy Clerk

Exhibit A
COLLIER COUNTY FUTURE LAND USE ELEMENT

I. Urban Designation

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A. Urban Mixed-Use District

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1. Urban Residential Subdistrict

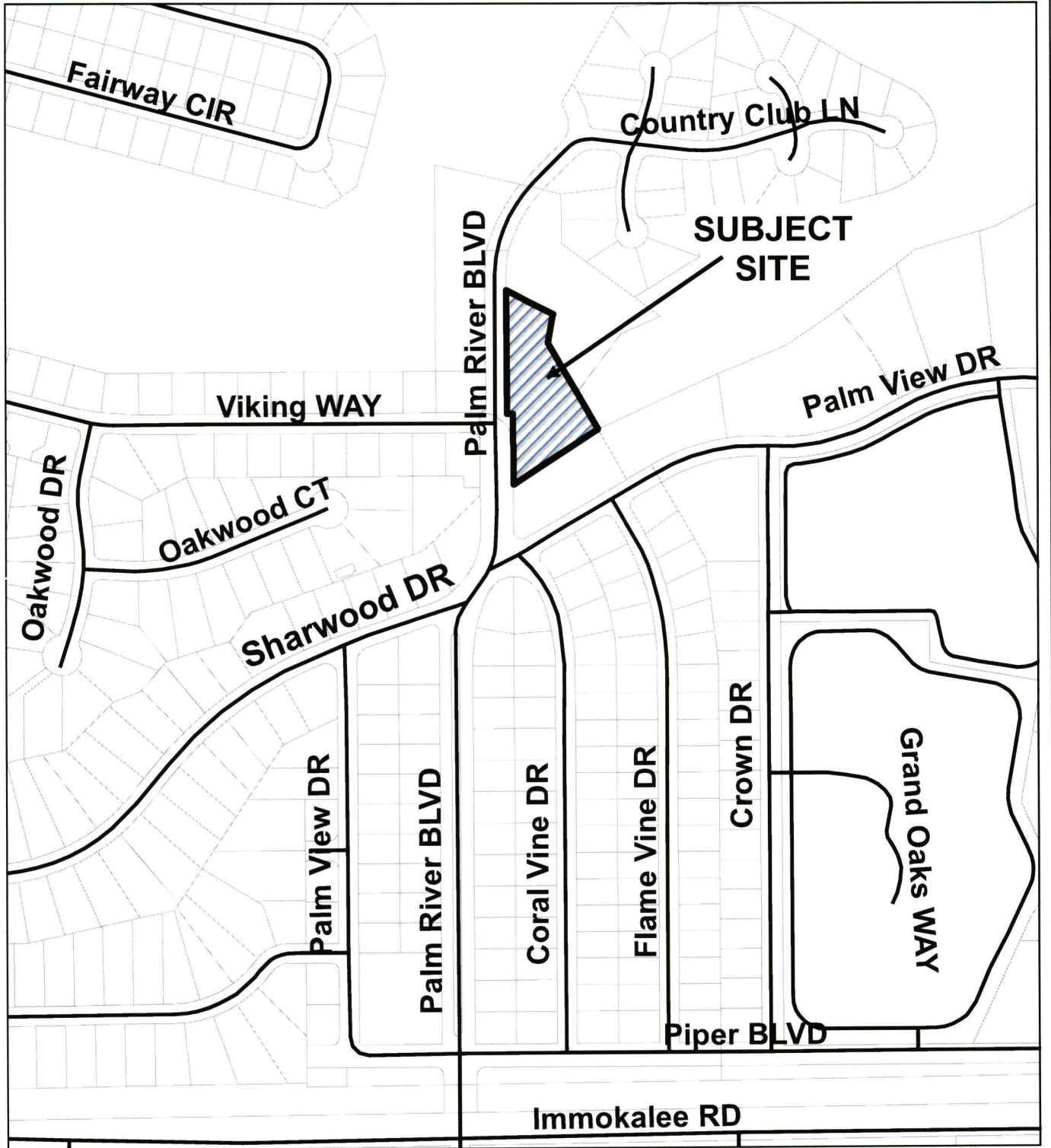
30. Palm River Corporate Housing Residential Subdistrict

The 2.06-acre subdistrict, as depicted on the Palm River Corporate Housing Residential Subdistrict map, is located at 208 Palm River Blvd approximately 1/3 mile north of Immokalee Road. The intent of this subdistrict is to allow for a maximum of 41 rental dwelling units or 41 transitional corporate housing units to provide corporate employee housing in an urban area with transit, employment centers, and public infrastructure and proximity to corporate headquarters. The development of this subdistrict will be governed by the following criteria:

- a. Development shall be in the form of a PUD.
- b. The dwelling units are limited to use for corporate housing, except as provided in paragraph 'd'.
- c. The maximum number of dwelling units permitted within the subdistrict is 41 rental dwelling units.
- d. Affordable Housing Commitment:
 - 1. In the event property is no longer utilized strictly for Transitional Corporate Housing, 8 dwelling units shall be required to be income restricted to individuals or families having incomes up to and including 100% of the Area Median Income (AMI) for Collier County.
 - 2. These units will be committed for a period of 30 years from the date the units cease to be utilized for corporate employee housing. Income and rental limits may be adjusted annually based on combined income and rent limit table published by the Florida Housing Finance Corporation or as otherwise provided by Collier County.
 - 3. As part of the annual PUD monitoring report, the developer will include an annual report that provides the progress and monitoring of occupancy of the income restricted units (if developed), including rent data for rented units, in a format approved by Collier County Community and Human Services Division. Developer agrees to annual on-site monitoring by the County.
- e. Transitional Corporate Housing is defined as short term housing no less than a 30-day rental of a furnished apartment or condominium to professional employees who are relocating for work or on assignment or training in Collier County for companies located in Collier County. Short term housing is 12 months or less but can be extended with evidence of a permanent housing contract or permanent lease.
- f. The Density Rating System is not applicable to this Subdistrict.

DRAFT

PALM RIVER CORPORATE HOUSING RESIDENTIAL SUBDISTRICT
COLLIER COUNTY, FLORIDA



ADOPTED - XXXX, XXXX
(Ord. No. XXXX-X)

0 150 300 600 Feet

PREPARED BY: BETH YANG, AICP
GROWTH MANAGEMENT DEPT.
FILE: PALM RIVER CORPORATE HOUSING SUBDISTRICT
SITE LOCATION MAP DRAFT.MXD
DATE: 12/5/2023



LEGEND



PALM RIVER CORPORATE HOUSING
RESIDENTIAL SUBDISTRICT

URBAN DESIGNATION
MIXED USE DISTRICT

 Urban Residential Subdistrict

 Residential Density Bands

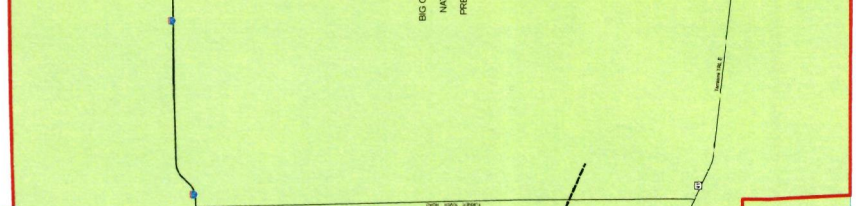
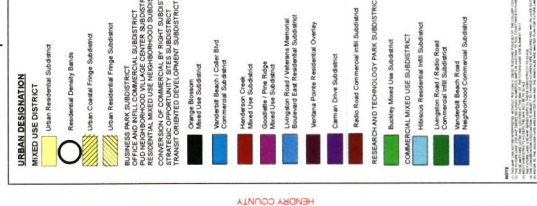
 Urban Coastal Fringe Subdistrict

BUSINESS PARK SUBDISTRICT
OFFICE AND IN-PLA COMMERCIAL SUBDISTRICT
PUD NEIGHBORHOOD VILLAGE CENTER SUBDISTRICT
RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT
CONVERSION OF COMMERCIAL BY RIGHT SUBDISTRICT
STRATEGIC OPPORTUNITY SITES SUBDISTRICT
TRANSIT ORIENTED DEVELOPMENT SUBDISTRICT

 Mixed Use Subdistrict
 Vanderbilt Beach / Cedar Blvd. Commercial Subdistrict
 Henderson Creek Mixed Use Subdistrict
 Goodlette / Pine Ridge Goodlette / Pine Ridge Mixed Use Subdistrict

Boulevard East Residential Subdistrict

Ventana Pointe Residential Overlay



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MONROE COUNTY



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 17, 2024

Crystal K. Kinzel
Clerk of Court
Collier County
3329 Tamiami Trail E, Suite #401
Naples, FL 34112

Dear Crystal Kinzel,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2024-49, which was filed in this office on December 16, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

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