

ORDINANCE NO. 2025- 28

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS AMENDING ORDINANCE 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND MAP SERIES BY CHANGING THE LAND USE DESIGNATION OF PROPERTY FROM URBAN, MIXED USE DISTRICT, URBAN COASTAL FRINGE SUBDISTRICT TO URBAN, URBAN-COMMERCIAL DISTRICT, 951 VEHICLE SUITES COMMERCIAL SUBDISTRICT, TO ALLOW 135,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR AIR-CONDITIONED VEHICLE STORAGE INCLUDING AUTOMOBILES, RECREATIONAL VEHICLES, SWAMP BUGGIES, FOUR WHEELERS AND BOATS (SIC CODE 4225), AND FURTHERMORE DIRECTING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF COLLIER BOULEVARD NORTH OF CHAMPIONSHIP DRIVE AND 1.5 MILES SOUTH OF TAMiami TRAIL EAST, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 9.30± ACRES. [PL20240001700]

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Community Planning Act, formerly 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, Prestige Investments of Collier, 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 April 17, 2025, 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 May 27, 2025; and

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

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

SECTION ONE: ADOPTION OF AMENDMENTS TO THE GROWTH MANAGEMENT PLAN

The amendments to the Future Land Use Element and Future Land Use Map and Map Series attached hereto as Exhibit “A” and incorporated herein by reference, are hereby adopted in accordance with Section 163.3184, Florida Statutes, and shall be transmitted to the Florida Department of Economic Opportunity.

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 the state land planning agency notifies the local government that the plan amendment package is complete. 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 commenced before it has become effective.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 27 day of May, 2025.

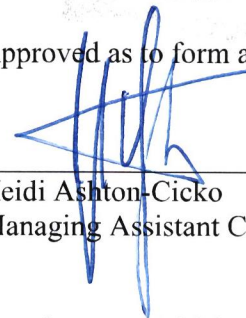
ATTEST:
CRYSTAL K. KINZEL, CLERK


Deputy Clerk
Attest as to Chairman's
signature only

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: 
Burt L. Saunders, Chairman

Approved as to form and legality:


Heidi Ashton-Cicko
Managing Assistant County Attorney

HFAC
3-17-25

Attachment: Exhibit A – Text and Map

This ordinance filed with the
Secretary of State's Office the
30th day of MAY, 2025
and acknowledgement of that
filing received this 30th
day of MAY, 2025
By 
Deputy Clerk

EXHIBIT A
FUTURE LAND USE ELEMENT

C. URBAN - COMMERCIAL DISTRICT:

*** ** Text break **

22. 951 Vehicle Suites Commercial Subdistrict

The 951 Vehicle Suites Commercial subdistrict is approximately 9.3 acres in size and is located on the west side of Collier Blvd. in Section 15, Township 51 South, Range 26 East; it is depicted on the 951 Vehicle Suites Commercial Subdistrict Map. The purpose of this Subdistrict is to permit indoor air-conditioned warehousing and storage for various vehicles.

Development within the Subdistrict shall be subject to the following:

- a. The Subdistrict shall be rezoned to a Commercial Planned Unit Development (CPUD).
- b. A maximum 135,000 square feet of gross floor area as permitted.
- c. The CPUD shall include a maximum PM Peak Hour trip cap which shall limit the allowed uses.
- d. Allowable uses include indoor self-storage for automobiles, recreational vehicles, four-wheelers, swamp buggies and boats, specifically within SIC 4225 Warehousing and Storage

DRAFT**951 Vehicle Suites Commercial Subdistrict**

COLLIER COUNTY, FLORIDA

Subject Site**Collier BLVD****Diamond Lake CIR****Silver Lakes BLVD****Southern Breeze DR****Championship DR****Hawks Nest DR****Cardinal Cove LN**ADOPTED - XXXX
(Ord. No. xxxx)

0 250 500 1,000 Feet

PREPARED BY: BETH YANG, AICP
GROWTH MANAGEMENT DEPT.
FILE: 951VEHICLESUITES LOCATION
MAP_DRAFT.MXD
DATE: 03/17/2025**LEGEND**951 Vehicle Suites Commercial
Subdistrict

03/17/2025



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 30, 2025

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. 2025-28, which was filed in this office on May 30, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp