

ORDINANCE NO. 2025- 41 \_\_\_\_\_

**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, URBAN MIXED USE DISTRICT, URBAN RESIDENTIAL SUBDISTRICT TO URBAN DESIGNATION, URBAN-COMMERCIAL DISTRICT, PREMIER VEHICLE STORAGE SUBDISTRICT, TO ALLOW DEVELOPMENT OF 60,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR AIR-CONDITIONED, WAREHOUSING AND SELF-STORAGE FOR VEHICLES INCLUDING AUTOMOBILES, RECREATIONAL VEHICLES, BOATS AND OTHER VEHICLES, AND FURTHERMORE DIRECTING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SANTA BARBARA BOULEVARD AND POLLY AVENUE, IN SECTION 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 3.7± ACRES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20240001079]**

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, Santa Barbara 2022, 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 July 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 September 23, 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: TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE

The Board of County Commissioners directs transmittal of the adopted amendment to the Florida Department of Commerce.

SECTION THREE: 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 FOUR: 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 23rd day of September, 2025.

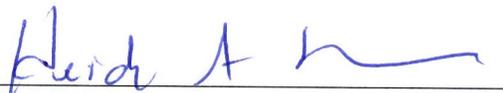
ATTEST:  
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

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

BY:   
Burt L. Saunders, Chairman

Approved as to form and legality:

  
Heidi Ashton-Cicko  
Managing Assistant County Attorney

Attachment: Exhibit A – Text and Map

This ordinance filed with the  
Secretary of State's Office the  
25 day of September 2025  
and acknowledgement of that  
filing received this 25 day  
of September 2025  
By:   
Deputy Clerk

EXHIBIT A

FUTURE LAND USE ELEMENT

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Policy 1.5: [page 9]
The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

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C. URBAN – COMMERCIAL DISTRICT [page 10]
1. Mixed Use Activity Center Subdistrict

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22. Premier Vehicle Storage Subdistrict

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C. Urban Commercial District [page 70]

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1. Mixed Use Activity Center Subdistrict

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21. Boat House Commercial Subdistrict [page 86]

22. Premier Vehicle Storage Commercial Subdistrict [page 87]

This Subdistrict is approximately 3.7 acres in size and is located on the east side of Santa Barbara Boulevard, approximately 0.33 miles north of Rattlesnake Hammock Road as depicted on the Premier Vehicle Storage Subdistrict Map. The purpose of this Subdistrict is to permit air-conditioned warehousing and storage for various vehicles.

- a. All development within this Subdistrict shall be rezoned to a Commercial Planned Unit Development (CPUD).
b. The CPUD shall include a maximum PM Peak Hour trip cap which will limit the allowed uses.
c. Allowable uses are limited to indoor self-storage for automobiles, recreational vehicles, four-wheelers, swamp buggies, and boats (SIC 4225).
d. Development is limited to a maximum intensity of 60,000 square feet of gross floor area.
e. Within 90 days of the effective date of the PUD Ordinance, the owner will record a restrictive covenant against the PUD property in favor of Collier County that prohibits

residential development. The restrictive covenant will be in a form acceptable to Collier County.

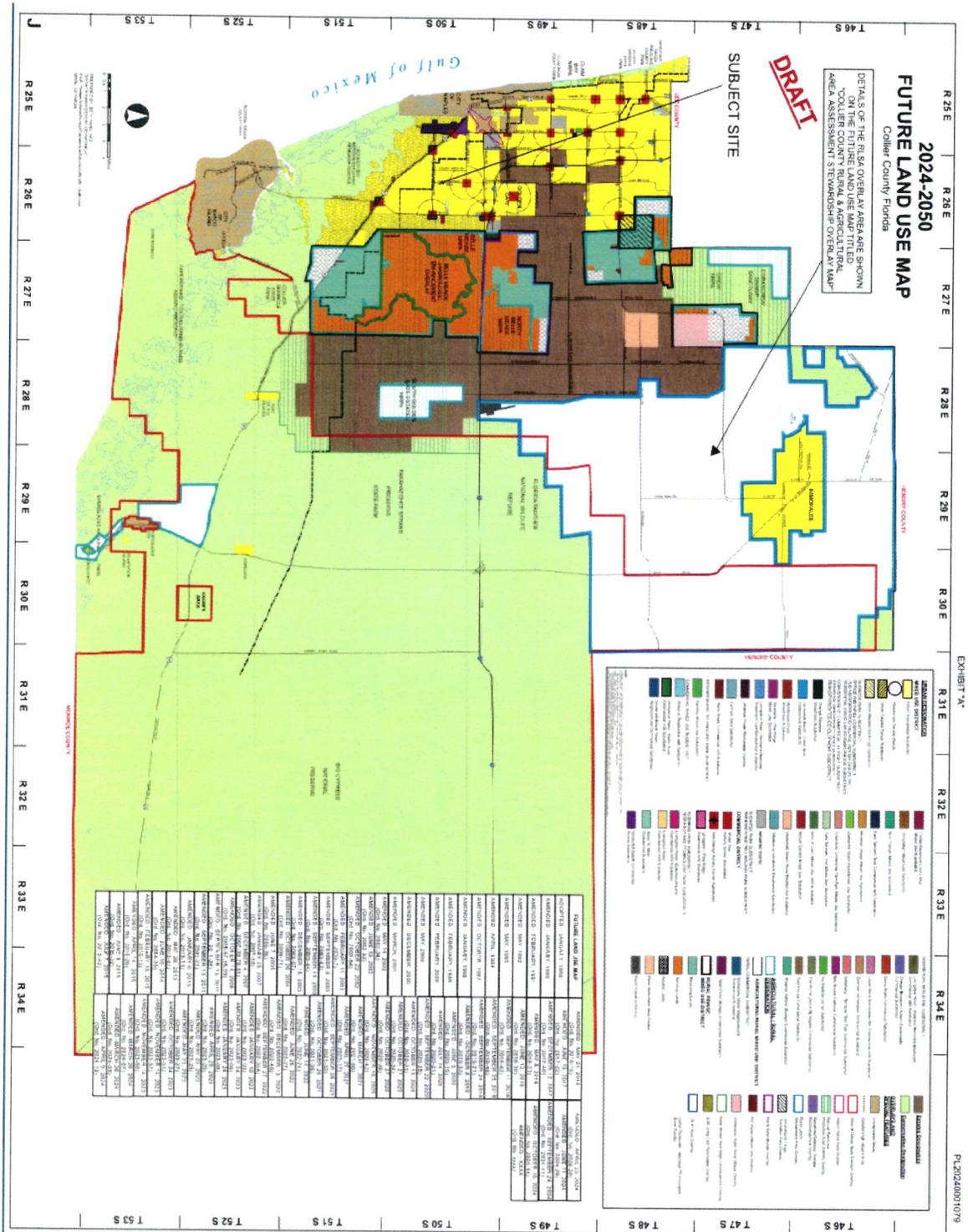
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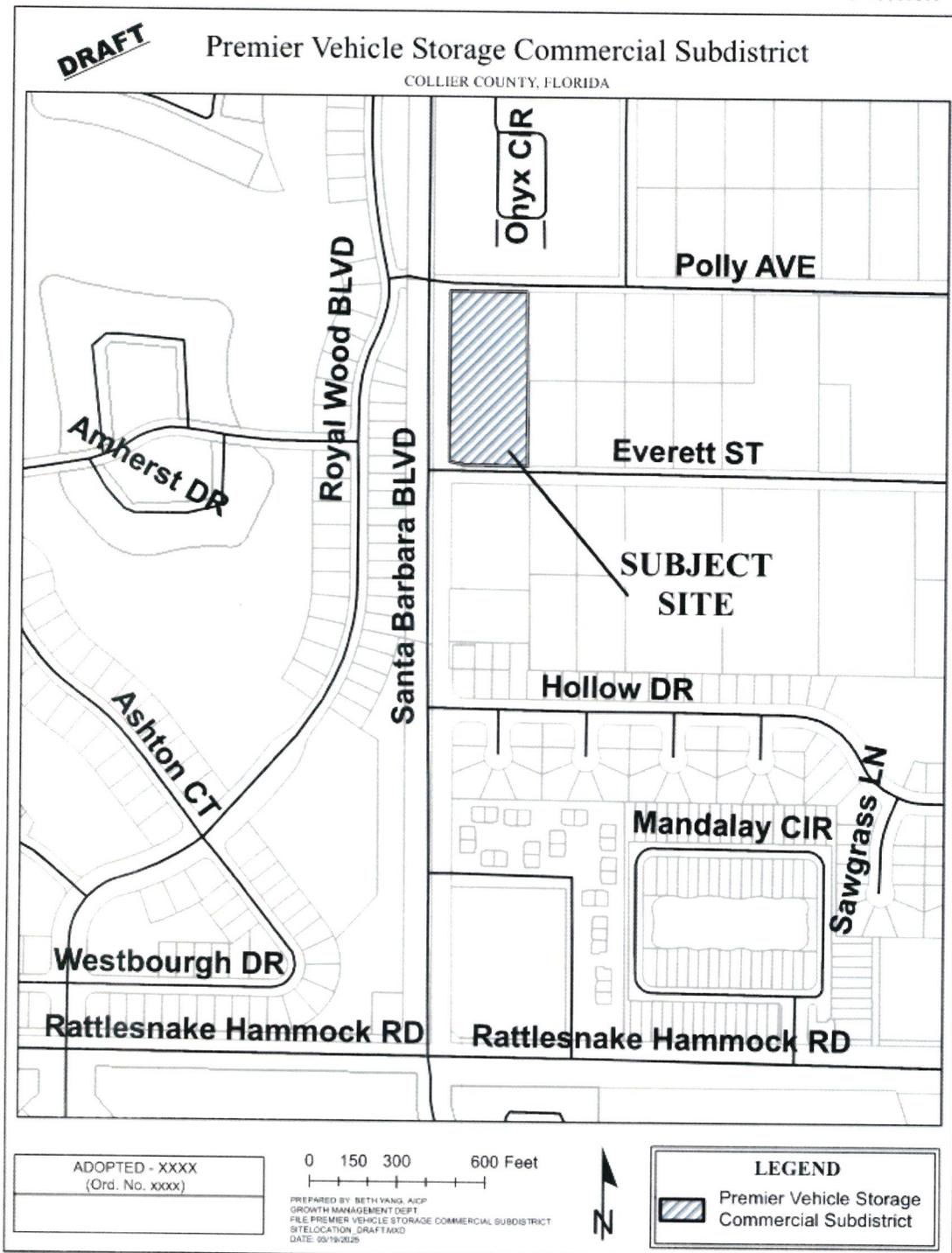
FUTURE LAND USE MAP SERIES

[page 177]

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Boat House Commercial Subdistrict  
Premier Vehicle Storage Subdistrict







FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 25, 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. 2025-41, which was filed in this office on September 25, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

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