

**ORDINANCE NO. 2025- 54**

**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 FUTURE LAND USE MAP AND MAP SERIES BY CHANGING THE LAND USE DESIGNATION OF PROPERTY FROM URBAN MIXED USE DISTRICT, URBAN RESIDENTIAL FRINGE SUBDISTRICT TO URBAN MIXED USE DISTRICT, BONITA FLORES RESIDENTIAL INFILL SUBDISTRICT TO ALLOW FOR 92 MULTI-FAMILY RESIDENTIAL DWELLING UNITS WITH AFFORDABLE HOUSING; 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 EAST SIDE OF COLLIER BOULEVARD, APPROXIMATELY 1,300 FEET NORTH OF HACIENDA LAKES PARKWAY IN SECTION 14, TOWNSHIP 50 SOUTH, RANGE 26 EAST, CONSISTING OF 9.49± ACRES. [PL20230013845]**

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, Catana Construction, Inc., requested an amendment to the Future Land Use Element and Future Land Use Map 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 18, 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 Future Land Use Map and Map Series of the Growth Management Plan on October 28, 2025; 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 Future Land Use Map and Map Series in accordance with Section 163.3184, Florida Statutes. The text and map amendment are attached hereto as Exhibit “A” and incorporated herein by reference.

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 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 before it has become effective.

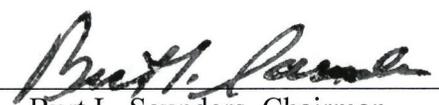
PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 28<sup>th</sup> day of October, 2025.

ATTEST:  
CRYSTAL K. KINZEL, CLERK

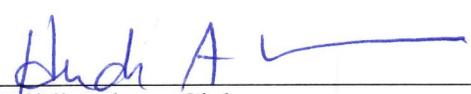
By:   
Deputy Clerk

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

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment

This ordinance filed with the  
Secretary of State's Office the  
4<sup>th</sup> day of November, 2025  
and acknowledgement of that  
filing received this 5<sup>th</sup> day  
of November, 2025

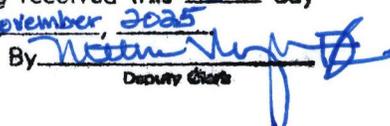
By:   
Deputy Clerk

EXHIBIT A

FUTURE LAND USE ELEMENT

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Policy 1.5:

The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

A. URBAN – MIXED USE DISTRICT

1. Urban Residential Subdistrict

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35. Bonita Flores Residential Infill Subdistrict

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FUTURE LAND USE DESIGNATION DESCRIPTION SECTION

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A. URBAN MIXED USE DISTRICT

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1. Urban Residential Subdistrict

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35. Bonita Flores Residential Infill Subdistrict

The Bonita Flores Residential Infill Subdistrict consists of approximately 9.49 acre and is located approximately ¼ mile north of the intersection of Collier Boulevard and Hacienda Lakes Parkway. It is depicted on the Bonita Flores Residential Infill Subdistrict Map. The purpose of this subdistrict is to allow multi-family residential dwelling units, inclusive of workforce housing targeted for essential service personnel such as, but not limited to police officers, fire personnel, child-care workers, teachers or other education personnel, health care personnel, or public employees.

Recognizing the need for housing diversity and to make workforce housing feasible, development within this subdistrict shall comply with the following requirements and limitations:

- a) The development shall be in the form of a Planned Unit Development (PUD).

- b) The development shall be limited to a maximum density of 10 dwelling units per acre for a total of 92 multi-family rental units.
- c) Twenty-eight (28) units collectively referred to as “Set Aside Units” will be income and rent restricted as follows:
1. The ratio of unit size types (i.e.: 1-bedroom, 2-bedroom, 3-bedroom, etc.) shall be consistent throughout the market rate and affordable units.
  2. Fourteen (14) units will be rented to households whose incomes are up to and including 80% of the Area Median Income (AMI) for Collier County and the corresponding rent limits.
  3. Fourteen (14) units will be rented to households whose incomes are up to and including 100% of the AMI for Collier County and the corresponding rent limits.
  4. The Set Aside Units will be committed for a period of thirty (30) years from the date of issuance of certificate of occupancy of the first unit. Income and rent 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.
  5. Preference to fifty percent (50%) of the Set Aside Units shall be given to Essential Service Personnel (ESP).
    - i. ESP means natural persons or families at least one of whom is employed as police or fire personnel, a childcare worker, a teacher or other educational personnel, health care personnel, active military, or public employee.
    - ii. The period of time the rental will be reserved and advertised for ESP persons will be a minimum of 90 days from the date the unit is first available and 45 days thereafter. In the event that no ESP person rents a Set Aside Unit, then the unit may be offered to the general public (non-ESP) but shall remain rent and income restricted.
    - iii. At a minimum, advertising will consist of providing written notice to the Collier County Community and Human Services Division and the human resource departments for local hospitals, the Collier County Public School District, Collier County Government, other municipalities within Collier County, all EMS and fire districts, and the Collier County Sheriff’s Office.
    - iv. Advertising for the development shall identify the project prioritizes units for ESP households.
    - v. The Developer shall maintain a waiting list of pre-qualified ESP renters for subsequent vacancies. Waitlist participants will be notified of subsequent vacancies.

vi. This commitment for ESP preference shall remain in effect for a period of 30 years from the date of issuance of certificate of occupancy of the first unit.

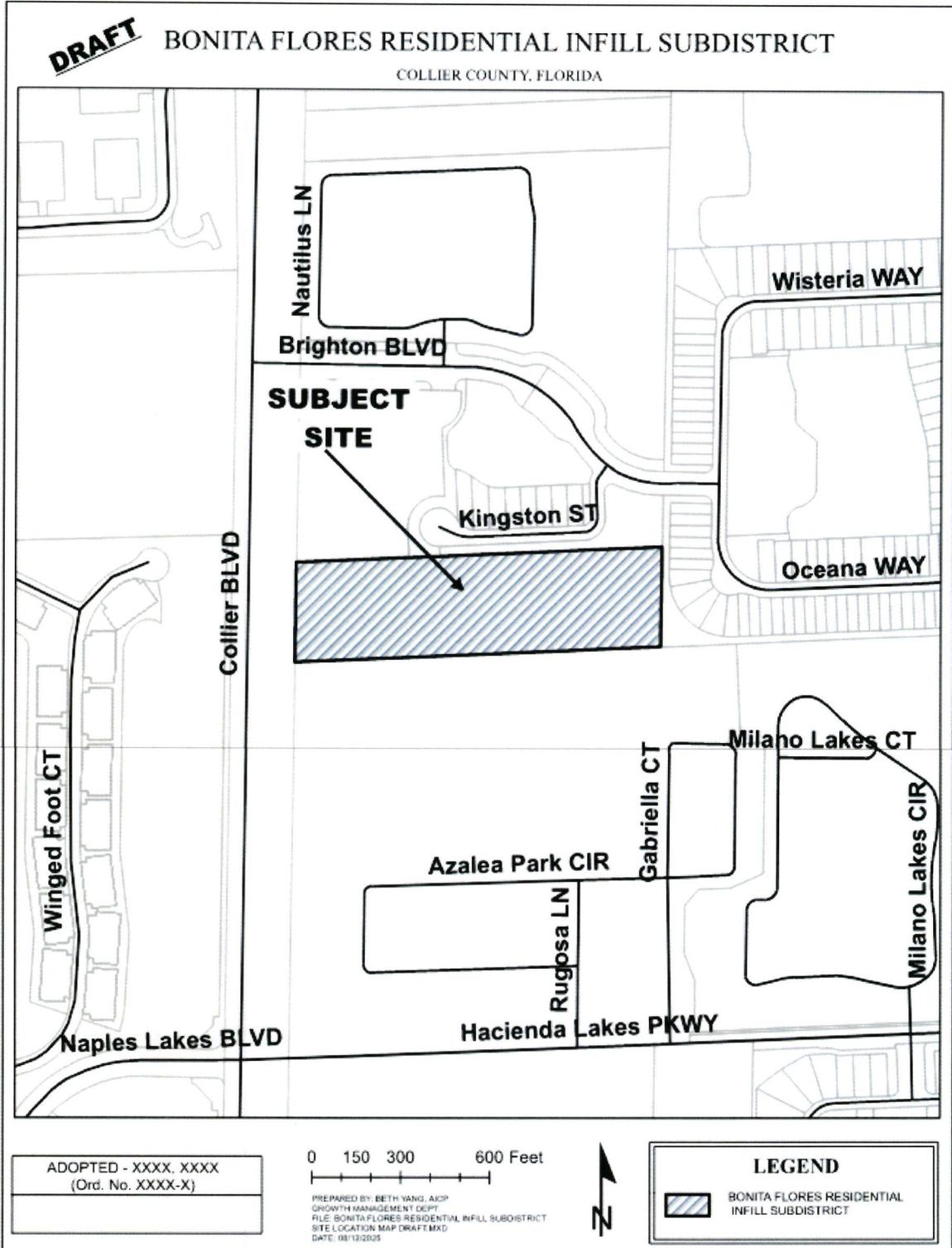
d) The Density Rating System is not applicable to this Subdistrict.

FUTURE LAND USE MAP SERIES

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- \* Mattson at Vanderbilt Residential Subdistrict Map
- \* Bonita Flores Residential Infill Subdistrict Map





WORDS UNDERLINED ARE ADDED, WORDS STRUCK-THROUGH ARE DELETED.

8/12/2025



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

November 5, 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. 2025-54, which was filed in this office on November 4, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp