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 ADDING THE EAST TAMIAI TRAIL
COMMERCIAL INFILL SUBDISTRICT TO THE URBAN—
COMMERCIAL DISTRICT AND CHANGING THE DESIGNATION
OF PROPERTY FROM URBAN COASTAL FRINGE SUBDISTRICT
TO EAST TAMIAI TRAIL COMMERCIAL INFILL SUBDISTRICT
TO ALLOW 60,000 SQUARE FEET OF COMMERCIAL
INTERMEDIATE (C-3) USES AND AN AIR-CONDITIONED AND
ENCLOSED SELF-STORAGE FACILITY AND ASSISTED LIVING
FACILITY/GROUP HOUSING AT A FLOOR AREA RATIO OF .60;
AND FURTHERMORE, RECOMMENDING TRANSMITTAL OF THE
ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF
ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY
AND PROVIDING FOR AN EFFECTIVE DATE. THE SUBJECT
PROPERTY CONSISTING OF ±5.8 ACRES IS LOCATED ON THE
SOUTH SIDE OF US 41, APPROXIMATELY ONE-HALF MILE
SOUTHEAST OF MANATEE ROAD AND, OPPOSITE AND
SOUTHEAST FROM NAPLES RESERVE BOULEVARD, IN SECTION
12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY,
FLORIDA. [PL20160002771]

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, Torres Family Holdings, LLC requested an amendment to the Future Land
Use Element and Future Land Use Map and Map Series to create the East Tamiami Trail Infill
District; 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 an area of critical economic concern; and

WHEREAS, the Collier County Planning Commission (CCPC) on May 3, 2018 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 June 12, 2018; 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 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 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 commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 12th day of June, 2018.

ATTEST: DWIGHT E. BROCK, CLERK

By: [Signature]
Deputy Clerk

BOARDS OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: [Signature]
ANDY SOLIS, Chairman

Approved as to form and legality:

Heidi Ashton-Cicko,
Managing Assistant County Attorney

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment

[16-CMP-00973/1415063/1]114
East Tamiami Trail infill
Subdistrict GMPA / PL201600002771
5/24/18

Words underlined are added, words struck through have been deleted.
EXHIBIT “A”

FUTURE LAND USE ELEMENT

Policy 1.5: [Page 10]
The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

C. URBAN – COMMERCIAL DISTRICT

11. Orange Blossom/ Airport Crossroads Commercial Subdistrict
12. Davis – Radio Commercial Subdistrict
13. Logan Boulevard/ Immokalee Road Commercial Infill Subdistrict
14. East Tamiami Trail Commercial Infill Subdistrict

I. URBAN DESIGNATION [Page 25]

Urban designated areas will accommodate the following uses:

b. Non-residential uses including:

12. Commercial uses subject to criteria identified in the ...Urban Commercial District, ...Commercial Infill Subdistrict, Goodlette/ Pine Ridge Commercial Infill Subdistrict; Orange Blossom/ Airport Crossroads Commercial Subdistrict, Logan Boulevard/ Immokalee Road Commercial Infill Subdistrict District, East Tamiami Trail Commercial Infill Subdistrict, in the Bayshore/ Gateway Triangle Redevelopment Overlay; and, as allowed by certain FLUE policies.

C. Urban – Commercial District [Page 67]

East Tamiami Trail Commercial Infill Subdistrict

This Subdistrict, comprising ± 5.8 acres, is located on the south side of Tamiami Trail East, approximately, one-half mile southeast of Manatee Road, within Section 12, Township 51 South, Range 26 East. It is depicted on the East Tamiami Trail Commercial Infill Subdistrict Map.

The intent of this Subdistrict is primarily to provide for neighborhood commercial uses, to serve the emerging residential development in proximity to this Subdistrict as well as the traveling public, while providing for a transition from the higher intensity uses permitted in the Marco Shores/ Fiddler’s Creek PUD Business tract located to the west to the lower intensity uses permitted in the Imperial Wilderness RV Park located to the east and south.

The development of this Subdistrict shall comply with the following restrictions, limitations and standards:

Words underlined are added; words struck-through are deleted.
a. Allowable uses are those permitted by right and by conditional use in the C-3, Commercial Intermediate zoning district, as listed in the Collier County Land Development Code, Ordinance No. 04-41, as amended, and to an air conditioned and enclosed self-storage facility.

b. The maximum floor area shall be limited to 60,000 square feet, except for Group Housing uses, which shall be subject to a Floor Area Ratio (FAR) to be established in the rezone ordinance for the site.

c. The rezone for the East Tamiami Trail Commercial Infill Subdistrict is encouraged to be in the form of a Planned Unit Development (PUD).

d. The rezone ordinance shall incorporate vehicular interconnection to, and/or shared Tamiami Trail East access with, the adjacent Fiddler’s Creek PUD Business Tract, and a development designed to provide for such potential future interconnection and/or shared access.

FUTURE LAND USE MAP SERIES

Vincentian Mixed Use Subdistrict Map
Davis – Radio Commercial Subdistrict Map
Logan Boulevard/Immokalee Road Commercial Infill Subdistrict Map
East Tamiami Trail Commercial Infill Subdistrict Map

Words underlined are added; words struck through are deleted.
June 13, 2018

Honorable Dwight E. Brock  
Clerk of the Circuit Court  
Collier County  
Post Office Box 413044  
Naples, Florida 34101-3044

Attention: Martha Vergara

Dear Mr. Brock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 18-30, which was filed in this office on June 13, 2018.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb