

## EXECUTIVE SUMMARY

**Recommendation to approve an Ordinance amending Ordinance Number 04-41, as amended, the Collier County Land Development Code, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to allow enclosed, indoor, air-conditioned self-storage as a permitted use in the General Commercial District (C-4) when such use is combined in the same building with another permitted commercial use, and to provide additional design standards for such buildings, by providing for: Section One, Recitals; Section Two, Findings of Fact; Section Three, Adoption of Amendments to the Land Development Code, more specifically amending the following: Chapter Two - Zoning Districts and Uses, including Section 2.03.03 - Commercial Zoning Districts; and Chapter Five - Supplemental Standards for Specific Uses, including Section 5.05.08 Architectural and Site Design Standards; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [PL2020000359]**

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**OBJECTIVE:** To obtain the Board of County Commissioners (Board) approval of the proposed Land Development Code (LDC) amendment. This is the first of two required hearings.

**CONSIDERATIONS:** On December 10, 2019, the Board directed staff to address their concerns regarding self-storage buildings within the U.S. 41 corridor area, through incentives for developments with a mix of uses rather than requiring separation standards.

This LDC amendment proposes to allow enclosed, indoor, air-conditioned self-storage use as a Permitted Use when combined in the same building with other uses that are permitted in the C-4 Commercial Zoning District. In order to be a permitted use, the self-storage use would be limited to occupying less than 50 percent of the total area of the first floor. When buildings are designed so that the self-storage use occupies less than 50 percent of the ground floor area and the square footage of the other permitted commercial use or uses exceeds 50 percent of the ground floor area, then the primary façade design features normally required for commercial buildings shall apply. In addition, the architectural design for the entire building shall be a consistent theme, in order to avoid having contrasting styles for each use.

This LDC amendment applies to all properties throughout the County that are zoned C-4 and does not apply only to properties with the U.S. 41 Corridor that was previously identified.

Two Board hearings are required to adopt an LDC amendment pursuant to LDC section 10.03.06 K. The scope of this amendment requires that at least one of the hearings must be held after 5:00 p.m. on a weekday. However, on September 8, 2020, the Board elected to waive the nighttime hearing requirement and instead, chose to conduct two daytime hearings. This meeting represents the first of the two required hearings-the other is anticipated for October 27, 2020.

**DEVELOPMENT SERVICES ADVISORY COMMITTEE (DSAC) RECOMMENDATION:** On July 28, 2020, the DSAC-Land Development Review (DSAC-LDR) Subcommittee recommended approval contingent upon the following:

1. Revise LDC section 5.05.08 E.2.f.ii. to indicate, “The architectural design for the entire building shall be a consistent theme, in order to avoid having contrasting styles for each use.”

On August 5, 2020, the DSAC recommended approval. Despite the DSAC recommending approval without conditions, the proposed text was updated to comply with the DSAC-LDR Subcommittee’s recommendation.

**COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION:** On September 9, 2020, the CCPC recommended approval of the amendment by a vote of 4-1. The dissenter (Mr. Fryer) noted that self-storage is a controversial use that is in high demand. Mr. Fryer was concerned that if the LDC is changed to allow self-storage as permitted by right rather than as a conditional use, that it would result in less effort by developers to achieve a higher-level quality of aesthetics.

**FISCAL IMPACT:** There are no fiscal impacts associated with this action.

**GROWTH MANAGEMENT IMPACT:** There is no growth management impact associated with this action.

**LEGAL CONSIDERATIONS:** This item is approved as to form and legality, and an affirmative vote of four is required for Board approval. (HFAC)

**RECOMMENDATION:** To approve the proposed Ordinance to amend the Land Development Code and direct staff as to any changes.

Prepared by: Eric Johnson, Principal Planner, Zoning Division

**ATTACHMENT(S)**

1. Ordinance (09-22-2020)(PDF)
2. LDC Amendment (self-storage) (PDF)
3. legal ad - Agenda ID 13519 (PDF)

**COLLIER COUNTY**  
**Board of County Commissioners**

**Item Number:** 9.F

**Doc ID:** 13519

**Item Summary:** Recommendation to approve an Ordinance amending Ordinance Number 04-41, as amended, the Collier County Land Development Code, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to allow enclosed, indoor, air-conditioned self-storage as a permitted use in the General Commercial District (C-4) when such use is combined in the same building with another permitted commercial use, and to provide additional design standards for such buildings, by providing for: Section One, Recitals; Section Two, Findings of Fact; Section Three, Adoption of Amendments to the Land Development Code, more specifically amending the following: Chapter Two - Zoning Districts and Uses, including Section 2.03.03 - Commercial Zoning Districts; and Chapter Five - Supplemental Standards for Specific Uses, including Section 5.05.08 Architectural and Site Design Standards; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [PL20200000359]

**Meeting Date:** 10/13/2020

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**Prepared by:**

Title: Planner, Principal – Zoning

Name: Eric Johnson

09/10/2020 3:26 PM

**Submitted by:**

Title: Manager - Planning – Zoning

Name: Ray Bellows

09/10/2020 3:26 PM

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**Approved By:**

**Review:**

Growth Management Department	Judy Puig	Level 1 Reviewer	Completed	09/11/2020 1:39 PM
Zoning	Jeremy Frantz	Additional Reviewer	Completed	09/14/2020 4:52 PM
Zoning	Anita Jenkins	Additional Reviewer	Completed	09/22/2020 4:39 PM
Growth Management Department	James C French	Deputy Department Head Review	Completed	09/24/2020 12:16 PM
Growth Management Department	Thaddeus Cohen	Department Head Review	Completed	09/28/2020 4:24 PM
County Attorney's Office	Heidi Ashton-Cicko	Level 2 Attorney of Record Review	Completed	10/01/2020 12:41 PM
Office of Management and Budget	Debra Windsor	Level 3 OMB Gatekeeper Review	Completed	10/01/2020 1:08 PM
Office of Management and Budget	Laura Zautcke	Additional Reviewer	Completed	10/01/2020 5:19 PM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	10/02/2020 8:53 AM
County Manager's Office	Nick Casalanguida	Level 4 County Manager Review	Completed	10/04/2020 11:42 AM
Board of County Commissioners	MaryJo Brock	Meeting Pending		10/13/2020 9:00 AM

ORDINANCE NO. 20 –

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, TO ALLOW ENCLOSED, INDOOR, AIR-CONDITIONED SELF-STORAGE AS A PERMITTED USE IN THE GENERAL COMMERCIAL DISTRICT (C-4) WHEN SUCH USE IS COMBINED IN THE SAME BUILDING WITH ANOTHER PERMITTED COMMERCIAL USE, AND TO PROVIDE ADDITIONAL DESIGN STANDARDS FOR SUCH BUILDINGS, BY PROVIDING FOR: SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER TWO – ZONING DISTRICTS AND USES, INCLUDING SECTION 2.03.03 – COMMERCIAL ZONING DISTRICTS; AND CHAPTER FIVE – SUPPLEMENTAL STANDARDS FOR SPECIFIC USES, INCLUDING SECTION 5.05.08 ARCHITECTURAL AND SITE DESIGN STANDARDS; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE. [PL20200000359]

**Recitals**

WHEREAS, on October 30, 1991, the Collier County Board of County Commissioners adopted Ordinance No. 91-102, the Collier County Land Development Code (hereinafter LDC), which was subsequently amended; and

WHEREAS, the Collier County Board of County Commissioners (Board) on June 22, 2004, adopted Ordinance No. 04-41, which repealed and superseded Ordinance No. 91-102, as amended, the Collier County Land Development Code, which had an effective date of October 18, 2004; and

WHEREAS, on March 18, 1997, the Board adopted Resolution 97-177 establishing local requirements and procedures for amending the LDC; and

WHEREAS, all requirements of Resolution 97-177 have been met; and

WHEREAS, the Collier County Planning Commission, sitting as the land planning agency, did hold an advertised public hearing on September 9, 2020, and reviewed the proposed amendments for consistency with the Comprehensive Plan and did recommend approval; and

WHEREAS, the Board of County Commissioners, in a manner prescribed by law, did hold an advertised public hearing on October 13, 2020, and did take action concerning these amendments to the LDC; and

WHEREAS, the subject amendments to the LDC are hereby determined by this Board to be consistent with and to implement the Collier County Growth Management Plan as required by Subsections 163.3194 (1) and 163.3202 (1), Florida Statutes; and

WHEREAS, this ordinance is adopted in compliance with and pursuant to the Community Planning Act (F.S. § 163.3161 *et seq.*), and F.S. § 125.01(1)(t) and (1)(w); and

WHEREAS, this ordinance is adopted pursuant to the constitutional and home rule powers of Fla. Const. Art. VIII, § 1(g); and

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

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida, that:

**SECTION ONE: RECITALS**

The foregoing Recitals are true and correct and incorporated by reference herein as if fully set forth.

**SECTION TWO: FINDINGS OF FACT**

The Board of Commissioners of Collier County, Florida, hereby makes the following findings of fact:

1. Collier County, pursuant to § 163.3161, *et seq.*, F.S., the Florida Community Planning Act (herein after the "Act"), is required to prepare and adopt a comprehensive plan.
2. After adoption of the Comprehensive Plan, the Act and in particular § 163.3202(1). F.S., mandates that Collier County adopt land development regulations that are consistent with and implement the adopted comprehensive plan.
3. Section 163.3201, F.S., provides that it is the intent of the Act that the adoption and enforcement by Collier County of land development regulations for the total unincorporated

area shall be based on, be related to, and be a means of implementation for, the adopted comprehensive plan.

4. Section 163.3194(1)(b), F.S., requires that all land development regulations enacted or amended by Collier County be consistent with the adopted comprehensive plan, or element or portion thereof, and any land regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

5. Section 163.3202(3), F.S., states that the Act shall be construed to encourage the use of innovative land development regulations.

6. On January 10, 1989, Collier County adopted the Collier County Growth Management Plan (hereinafter the "Growth Management Plan" or "GMP") as its comprehensive plan pursuant to the requirements of § 163.3161 *et seq.*, F.S.

7. Section 163.3194(1)(a), F.S., mandates that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with the Act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such comprehensive plan or element shall be consistent with such comprehensive plan or element as adopted.

8. Pursuant to § 163.3194(3)(a), F.S., a development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

9. Section 163.3194(3)(b), F.S., states that a development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

10. On October 30, 1991, Collier County adopted the Collier County Land Development Code, which became effective on November 13, 1991. The Land Development Code adopted in Ordinance 91-102 was recodified and superseded by Ordinance 04-41.

11. Collier County finds that the Land Development Code is intended and necessary to preserve and enhance the present advantages that exist in Collier County; to encourage the most appropriate use of land, water and resources consistent with the public interest; to overcome present handicaps; and to deal effectively with future problems that may result from

the use and development of land within the total unincorporated area of Collier County and it is intended that this Land Development Code preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience and general welfare of Collier County; to prevent the overcrowding of land and avoid the undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; to conserve, develop, utilize and protect natural resources within the jurisdiction of Collier County; to protect human, environmental, social and economic resources; and to maintain through orderly growth and development, the character and stability of present and future land uses and development in Collier County.

12. It is the intent of the Board of County Commissioners of Collier County to implement the Land Development Code in accordance with the provisions of the Collier County Comprehensive Plan, Chapter 125, Fla. Stat., and Chapter 163, Fla. Stat., and through these amendments to the Code.

**SECTION THREE: ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE**

\* \* \* \* \*

**SUBSECTION 3.A. AMENDMENTS TO SECTION 2.03.03 COMMERCIAL DISTRICTS**

Section 2.03.03, Commercial Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

**2.03.03 Commercial Districts**

\* \* \* \* \*

D. General Commercial District (C-4). The general commercial district (C-4) is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of arterial roads. Therefore the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4

district is permitted in accordance with the locational criteria for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

1. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the general commercial district (C-4).

a. *Permitted uses.*

\* \* \* \* \*

90. Motorcycle dealers (5571).

91. Motor freight transportation and warehousing (4225, limited to enclosed, indoor air-conditioned self-storage) when located with at least one other permitted commercial use in the same building, and subject to the following:

a. The enclosed, indoor air-conditioned self-storage shall occupy less than 50 percent of the total floor area of the first floor.

b. Any accessory office or retail component incidental to the enclosed, indoor air-conditioned self-storage use will not count toward the calculation of the floor area of the other permitted use(s). The accessory office or retail component of an enclosed, indoor air-conditioned self-storage use will count toward the calculation of the floor area of the self-storage use.

94. Museums and art galleries (8412).

[renumber remaining uses]

\* \* \* \* \*

c. **Conditional uses.** The following uses are permitted as **conditional uses** in the general commercial district (C-4), subject to the standards and procedures established in LDC section 10.08.00.

\* \* \* \* \*

24. Motor freight transportation and warehousing (4225, enclosed, indoor air-conditioned and self-storage warehousing ~~and mini-and self-storage warehousing~~ only).



**SUBSECTION 3.B. AMENDMENTS TO SECTION 5.05.08 ARCHITECTURAL AND SITE DESIGN STANDARDS**

Section 5.05.08, Architectural and Site Design Standards, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

**5.05.08 Architectural and Site Design Standards.**

\* \* \* \* \*

E. Design standards for specific building uses.

\* \* \* \* \*

2. Self-storage buildings. Self-storage buildings are subject to all of the applicable provisions of this section with the following exceptions and additions:

\* \* \* \* \*

f. Combined with another use or uses in the same building.

i. When an enclosed, indoor self-storage use is located in the same building with another permitted commercial use or uses and the square footage of the other use or uses exceeds 50 percent of the ground floor area of the building, then the primary façade design features of LDC section 5.05.08 D.2.b. shall apply.

ii. The architectural theme for the entire building shall be consistent throughout, in order to avoid having contrasting styles for each use.

\* \* \* \* \*

**SECTION FOUR: CONFLICT AND SEVERABILITY**

In the event that any provisions of this ordinance should result in an unresolved conflict with the provisions of the Land Development Code (LDC) or Growth Management Plan (GMP), the applicable provisions of the LDC or GMP shall prevail. In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. 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 FIVE: INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE**

The provisions of this Ordinance shall become and be made a part of the Land Development Code of Collier County, Florida. The sections of the Ordinance may be





**LAND DEVELOPMENT CODE AMENDMENT**

**PETITION**

PL20200000359

**SUMMARY OF AMENDMENT**

This Land Development Code Amendment (LDCA) proposes to allow enclosed, indoor, air-conditioned self-storage use as a Permitted Use when combined in the same building with other uses that are permitted in the C-4 Commercial Zoning District.

**ORIGIN**

Board of County Commissioners (Board)

**HEARING DATES**

Board 10/13/2020  
 CCPC 09/09/2020  
 DSAC 08/05/2020  
 DSAC-LDR 07/28/2020

**LDC SECTIONS TO BE AMENDED**

2.03.03 Commercial Zoning Districts  
 5.05.08 Architectural and Site Design Standards

**ADVISORY BOARD RECOMMENDATIONS**

**DSAC-LDR**  
Approval

**DSAC**  
Approval

**CCPC**  
Approval

**BACKGROUND:**

This LDCA follows a previous proposal (LDCA-PL20180003473) to establish separation standards between self-storage facilities within the U.S. 41 corridor area that was not approved by the Board (See Exhibit A). On December 10, 2019, the Board directed staff to address their concerns regarding self-storage buildings within the U.S. 41 corridor area, through incentives for developments with a mix of uses rather than requiring separation standards.

This amendment changes self-storage facilities from a Conditional Use to a Permitted Use in the C-4 zoning district, but only if the self-storage use is combined in the same building as with other permitted uses in the C-4 zoning district and occupies less than 50 percent of the total area of the first floor. Examples of buildings containing self-storage combined with other uses are shown in Exhibit B. This LDCA applies to all C-4 districts throughout the County and does not apply only to properties within the U.S. 41 Corridor that was previously identified.

*DSAC-LDR Subcommittee Recommendation:*

On July 28, 2020, the DSAC-LDR Subcommittee recommended approval contingent upon the following:

- Revise LDC section 5.05.08 E.2.f.ii. to indicate “The architectural design for the entire building shall be a consistent theme, in order to avoid having contrasting styles for each use.”

*DSAC Recommendation:*

On August 5, 2020, the DSAC-LDR Subcommittee recommended approval. Despite the DSAC recommending approval without conditions, the proposed text was updated to comply with the Subcommittee’s recommendation.

*CCPC Recommendation:*

On September 9, 2020, the CCPC recommended approval of the amendment by a vote of 4-1. The dissenter (Mr. Fryer) noted that self-storage is a controversial use that is in high demand. Mr. Fryer was concerned that if the LDC is changed to allow self-storage as permitted by right rather than as a conditional use, that it would result in less effort by developers to achieve a higher level quality of aesthetics.

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**FISCAL & OPERATIONAL IMPACTS**

There are no anticipated fiscal or operational impacts associated with this LDCA. By designing a self-storage facility combined with other uses in the same building, developers will not need to obtain Conditional Use approval and can immediately go through the Site Development Plan process, thereby reducing cost, time, and risk.

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**GMP CONSISTENCY**

This LDCA does not introduce a new use in C-4 district, rather it changes how an existing use is permitted under certain conditions. Only a few subdistricts within the Future Land Use Element, Immokalee Area Master Plan and Golden Gate Area Master Plan Sub-Elements allow C-4 zoning, e.g. Mixed Use Activity Center Subdistrict. Those few subdistricts do not restrict how the C-4 uses are allowed – by right or by conditional use. Therefore, this LDCA may be deemed consistent with the GMP.

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**EXHIBITS:** A – Amendment History; and B – Examples of Self Storage Combined with Other Uses

# DRAFT

Text underlined is new text to be added

~~Text strikethrough is current text to be deleted~~

## Amend the LDC as follows:

### 2.03.03 – Commercial Districts

D. General Commercial District (C-4). The general commercial district (C-4) is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of arterial roads. Therefore the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4 district is permitted in accordance with the locational criteria for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

1. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the general commercial district (C-4).

a. *Permitted uses.*

90. Motorcycle dealers (5571).

91. Motor freight transportation and warehousing (4225, limited to enclosed, indoor air-conditioned self-storage) when located with at least one other permitted commercial use in the same building, and subject to the following:

a. The enclosed, indoor air-conditioned self-storage shall occupy less than 50 percent of the total floor area of the first floor.

b. Any accessory office or retail component incidental to the enclosed, indoor air-conditioned self-storage use will not count toward the calculation of the floor area of the other permitted use(s). The accessory office or retail component

DRAFT

Text underlined is new text to be added

Text strikethrough is current text to be deleted

of an enclosed, indoor air-conditioned self-storage use will count toward the calculation of the floor area of the self-storage use.

912. Museums and art galleries (8412).

[renumber remaining uses]

\* \* \* \* \*

c. **Conditional uses.** The following uses are permitted as **conditional uses** in the general commercial district (C-4), subject to the standards and procedures established in LDC section 10.08.00.

\* \* \* \* \*

24. Motor freight transportation and warehousing (4225, enclosed, indoor air-conditioned ~~and mini-and~~ self-storage ~~warehousing~~ only).

# # # # #

**5.05.08 – Architectural and Site Design Standards.**

\* \* \* \* \*

E. Design standards for specific building uses.

\* \* \* \* \*

2. Self-storage buildings. Self-storage buildings are subject to all of the applicable provisions of this section with the following exceptions and additions:

\* \* \* \* \*

f. Combined with another use or uses in the same building.

i. When an enclosed, indoor self-storage use is located in the same building with another permitted commercial use or uses and the square footage of the other use or uses exceeds 50 percent of the ground floor area of the building, then the primary façade design features of LDC section 5.05.08 D.2.b. shall apply.

ii. The architectural design for the entire building shall be a consistent theme, in order to avoid having contrasting styles for each use.

# # # # #

## **Exhibit A – Amendment History**

In April of 2010, the East Naples Foundation completed Vision for the East Trail, which was a privately-initiated planning effort that resulted in the completion of a strategic plan for an approximately 14-mile stretch of the U.S. 41 corridor.

On February 14, 2017, the Board of County Commissioners (Board) directed staff to begin the process of developing a corridor study with the goal of obtaining community input and creating incentives for the desired development types. After getting input from the community, in April of 2018, Johnson Engineering, Inc. completed the U.S. 41 Corridor Study-Summary of Findings and Recommendations to the Board (“Corridor Study”) on behalf of the County. The Corridor Study was presented to and accepted by the Board on April 24, 2018. One recommendation of the Corridor Study suggested having a minimum distance separation between new self-storage facilities.

In response to the Corridor Study, staff drafted a Land Development Code amendment (LDCA) (PL20180003473) containing a 1,320-foot minimum separation requirement between new and existing self-storage buildings on properties zoned C-4 for lots fronting on U.S. 41, between the intersection of Palm Street/Commercial Drive and Price Street/Triangle Boulevard. The proposed LDCA included a relief process (i.e., distance waiver) if an applicant could demonstrate that an adequate supply of neighborhood goods and services are available within a quarter-mile radius of the new building.

On September 10, 2019, staff brought a request to the Board to advertise a new ordinance containing separation requirements between self-storage buildings. The Board discussed the item and voted 4-1 against advertising the ordinance in its current form and unanimously voted to bring back the item later so that staff could provide incentives, locational requirements, or alternatives.



# Exhibit B – Examples of Self Storage Combined with Other Uses



16638 Sheridan Street in Pembroke Pines, FL



401 34<sup>th</sup> Street North in St. Petersburg, FL



**Exhibit B – Examples of Self Storage Combined with Other Uses**



107 Hillcrest Street in Orlando, FL



1500 Gateway Blvd, Suite 190 in Boynton Beach, FL Source: Google Maps

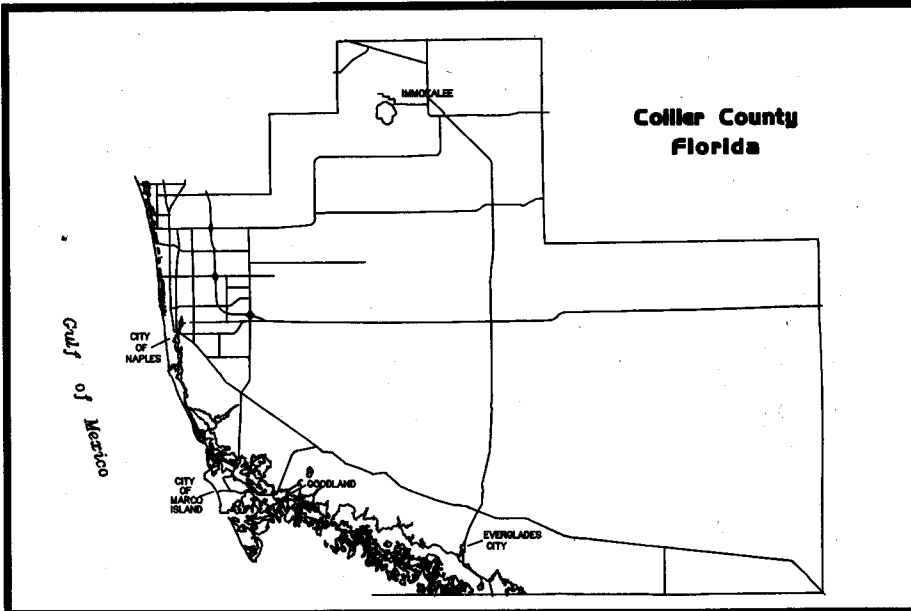
(13519)

# NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Board of County Commissioners** on **October 13, 2020**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL., the **Board of County Commissioners (BCC)** will consider the enactment of a County **Ordinance**. The meeting will commence at **9:00 A.M** The title of the proposed **Ordinance** is as follows:

The purpose of the hearing is to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, TO ALLOW ENCLOSED, INDOOR, AIR-CONDITIONED SELF-STORAGE AS A PERMITTED USE IN THE GENERAL COMMERCIAL DISTRICT (C-4) WHEN SUCH USE IS COMBINED IN THE SAME BUILDING WITH ANOTHER PERMITTED COMMERCIAL USE, AND TO PROVIDE ADDITIONAL DESIGN STANDARDS FOR SUCH BUILDINGS, BY PROVIDING FOR: SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER TWO - ZONING DISTRICTS AND USES, INCLUDING SECTION 2.03.03 - COMMERCIAL ZONING DISTRICTS; AND CHAPTER FIVE - SUPPLEMENTAL STANDARDS FOR SPECIFIC USES, INCLUDING SECTION 5.05.08 ARCHITECTURAL AND SITE DESIGN STANDARDS; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE. [PL2020000359]



A copy of the proposed **Ordinance** is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

**NOTE:** All persons wishing to speak on any agenda item must register with the County manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item.

Persons wishing to have written or graphic materials included in the Board agenda packets must submit said material a minimum of 3 weeks prior to the respective public hearing. In any case, written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of seven days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

As part of an ongoing initiative to promote social distancing during the COVID-19 pandemic, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely, should register any time after the agenda is posted on the County website which is 6 days before the meeting through the link provided on the front page of the County website at [www.colliercountyfl.gov](http://www.colliercountyfl.gov). Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to [Geoffrey.Willig@colliercountyfl.gov](mailto:Geoffrey.Willig@colliercountyfl.gov).

Any person who decides to appeal any decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

BURT L. SAUNDERS,  
CHAIRMAN

CRYSTAL K. KINZEL,  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: Ann Jennejohn  
Deputy Clerk (SEAL)  
ND-GC10501956-01