



**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

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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

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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]

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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.

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

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5.05.08 – Architectural and Site Design Standards.

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E. Design standards for specific building uses.

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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.

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## **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