



LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20210001560

ORIGIN

Growth Management Department (GMD)

SUMMARY OF AMENDMENT

This amendment establishes design requirements for when existing Golden Gate Estates (GGE) tracts of land are subdivided into three or more lots. It requires an access driveway, utility and drainage easement when a GGE tract that isn't located on an existing right-of-way is subdivided. It further allows a GGE tract to be subdivided without any subdivision improvements when all of the lots front on an existing right-of-way or road easement.

HEARING DATES

BCC 05/10/22
 CCPC 04/07/22
 DSAC 02/02/22
 DSAC-LDR 01/19/22

LDC SECTION TO BE AMENDED

4.03.06 Golden Gate Estates Lot Divisions
 Appendix B Typical Street Sections and Right-of-Way Design Standards

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
 Approved with change

DSAC
 Approved with change

CCPC
 Approval

BACKGROUND

This amendment seeks to clarify and require an access driveway and improvements' to other lots when vacant GGE tracts, that are not located on an existing roadway, are subdivided into lots which must connect through an existing roadway frontage lot.

Currently, when subdividing a GGE platted tract into three or more lots, the Land Development Code (LDC) requires construction plans and plat approval (PPL) for the re-plat of a Golden Gate Estates land tract. In GGE, Casthely Place and Chesser Subdivisions are examples of a subdivision re-plat that did not require any subdivision or infrastructure improvements for the replat of a portion of Tract 8 and Tract 3 of Golden Gate Estates, Unit 1. Rustling Pines and McCarthy Subdivisions are an example of subdividing a tract into 3 lots from the front of the tract to the back of the tract which does require an access easement and driveway and cul-de-sac or turnaround improvement between the second and third lot or solely on the third lot. (See Exhibit A-Subdivisions and Minor Replats).

The replating of a tract or subdivision for the landowner is an expensive, time consuming process and requires Board approval prior to recording the replat. This amendment shall exempt certain GGE tracts of land from Construction Plan and Final Subdivision Plat (PPL), the "plans and plat" process, when there are no required subdivision or infrastructure improvements. However, for those GGE tracts of land that are subdivided from the front of the tract into additional lots that are behind the front lot abutting an existing right-of-way, it shall require an access, utility and drainage easement, a constructed driveway and cul-de-sac or turnaround improvement. The Golden Gate Estates tract landowner shall benefit by not having the added expense of a replat in one case and in the other, the future lot owners shall have the subdivider's assurance of a perpetual access, utility and drainage easement with the benefit of the construction of a driveway improvement in accordance with the design standards stipulated in Appendix B-7.

Currently, the Collier County Public Utilities Department as a matter of policy, for the Estates (E) zoned



lots has no mandatory utility connections regardless of the main size. Estates zoned lots are prohibited from connection to transmission mains.

The design requirements shall be implemented through the process and procedure set forth in LDC section 10.02.04 D. and Chapter 5 F of the Administrative Code. An applicant would request a pre-application meeting unless waived by the County Manager or his designee and file a “Minor Subdivision Plat Application” with the Development Review Division. In general, a minor final subdivision plat (FP) does not require improvements, a construction maintenance agreement, a security performance bond, a landscape buffer, or phasing.

DSAC-LDR Subcommittee Recommendations

The subcommittee unanimously recommended approval on January 19, 2022 with the following change to LDC section 4.03.06 A. 2.:

“When platted Golden Gate Estates tracts are subdivided into three or more lots from front to back and *one or more such lots do not front* on an existing right-of-way, the owner or subdivider of the tract shall be responsible *to provide access to all lots by constructing a 20 feet wide driveway... ”.*

DSAC Recommendations

The committee unanimously recommended approval on February 02, 2022 with the DSAC-LDR subcommittee’s recommendation to include the following text to LDC section 4.03.06 A.2:

“The driveway shall be installed and inspected prior to plat recording.”

The aforementioned recommendations have been incorporated in the LDC text.

CCPC Recommendations

The Collier County Planning Commission (CCPC) unanimously recommended approval on April 07, 2022.

FISCAL & OPERATIONAL IMPACTS

There are no anticipated fiscal or operational impacts associated with this amendment.

GMP CONSISTENCY

The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: A) Subdivisions and Minor Replats

Amend the LDC as follows:

4.03.06 Golden Gate Estates Lot Divisions

A. Applicability: Lot Divisions for Residential Use in Golden Gate Estates.

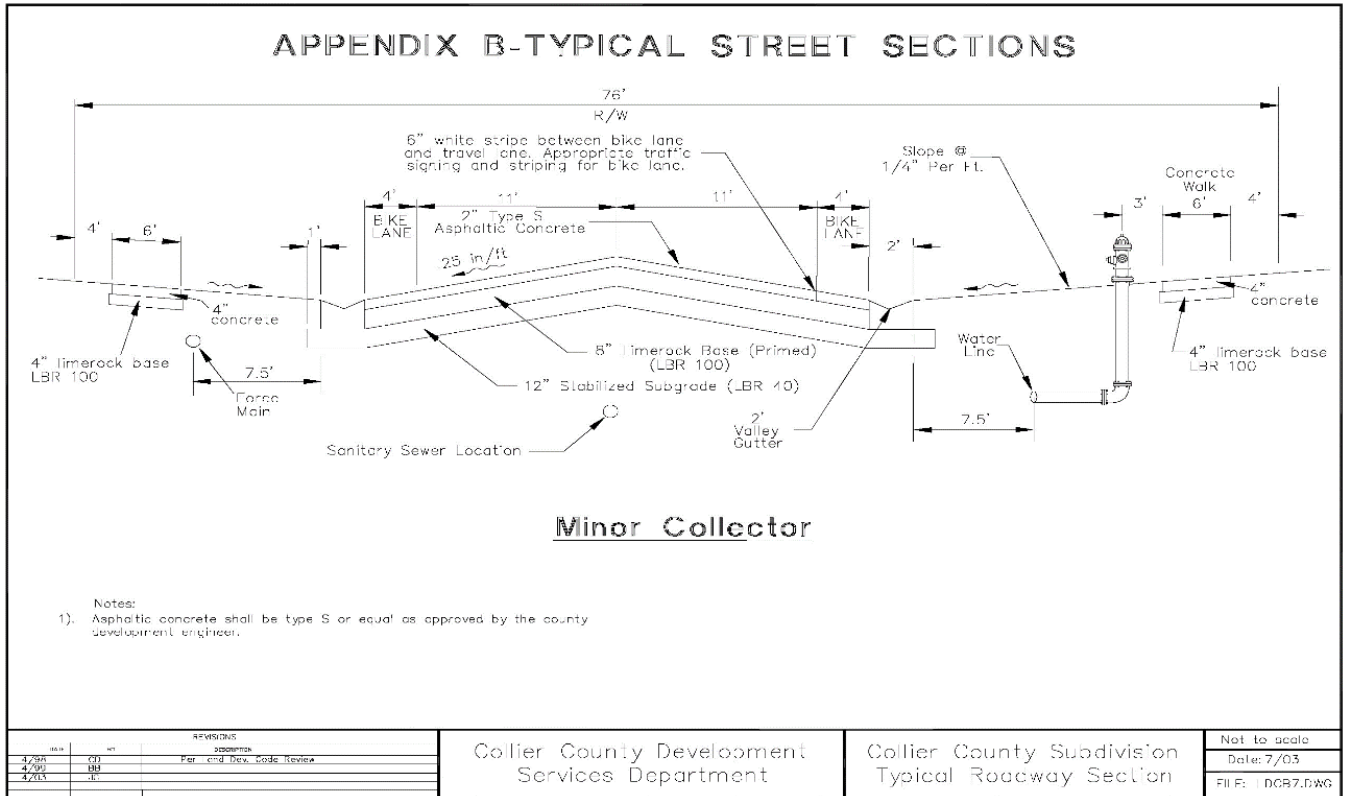
- 1. When a 5 acre parcel in Golden Gate Estates is subdivided into 2 lots, where one of the lots is not on the existing right-of-way, the owner ~~may~~ shall create an access easement to and through the parcel which is not on the right-of-way. The easement must be at least 20 feet in width and extend at least 150 feet into the otherwise landlocked lot and shall serve as an access, utility, and drainage easement. The easement shall provide for access to the lot and satisfy the frontage requirement.
- 2. When platted Golden Gate Estates tracts are subdivided into three or more lots from front to back and one or more such lots do not front on an existing right-of-way, the owner or subdivider of the tract shall be responsible to provide access to all lots by constructing a 20 feet wide driveway with a minimum 6 inches compacted lime rock over 12 inches stabilized subgrade and a minimum 3 inches of dust-free gravel surface course within a 30-foot wide access, utility and drainage easement (See Appendix B-7) and a cul-de-sac or turnaround acceptable to the local fire district. The easement shall provide for access to the rear lots and satisfy the frontage requirement. The driveway shall be installed and inspected prior to plat recording. For this subsection, the aggregate platted Golden Gate Estates tracts being subdivided shall not exceed 20 acres. When the requirements of this subsection are met, there shall be no required subdivision improvements.
- 3. When Golden Gate Estates tracts are subdivided into three or more lots, all of which front on an existing right-of-way, there shall be no required subdivision improvements.

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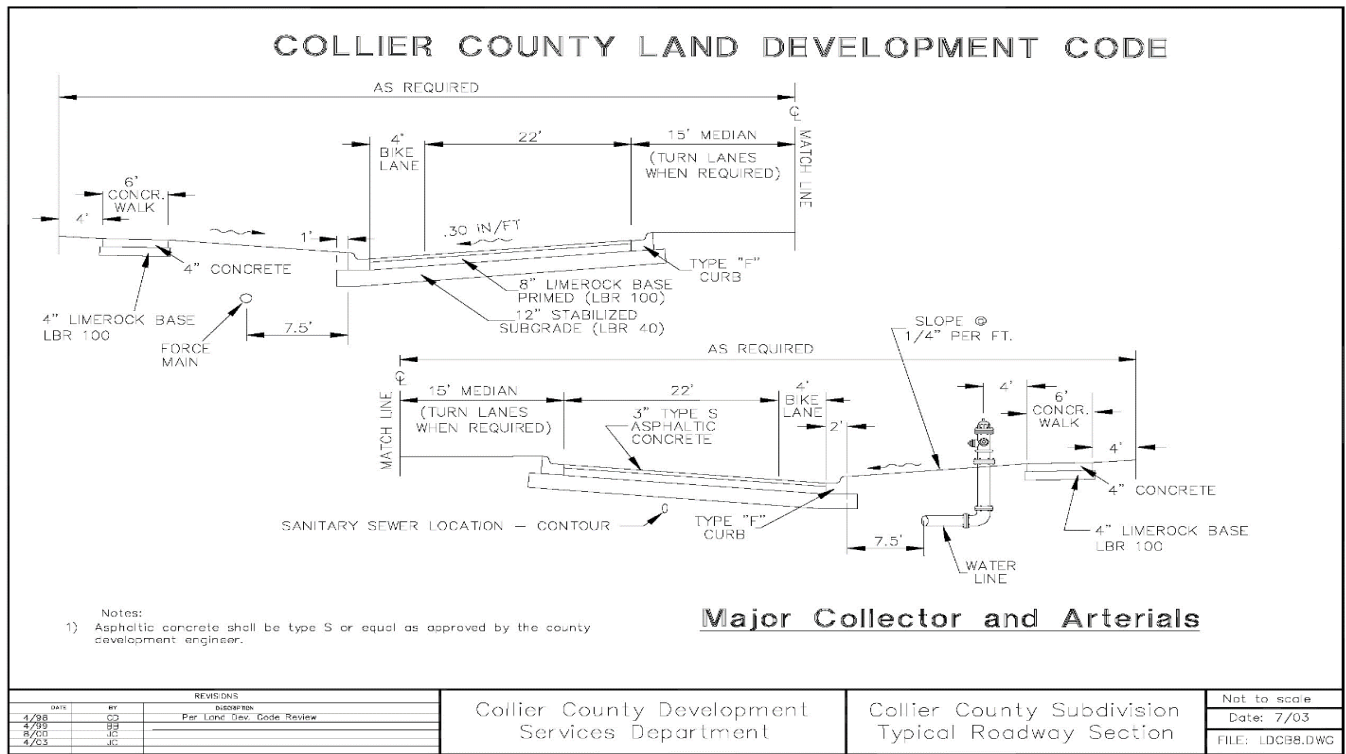
APPENDIX B- TYPICAL STREET SECTIONS AND RIGHT-OF-WAY DESIGN STANDARDS

Cul-De-Sac	B-2
Local Street	B-3
Commercial/Industrial	B-4
Minor Collector	B-5
Major Collector	B-6
<u>Dustless Gravel Driveway-GGE Access Easement</u>	<u>B-7</u>

* * * * *

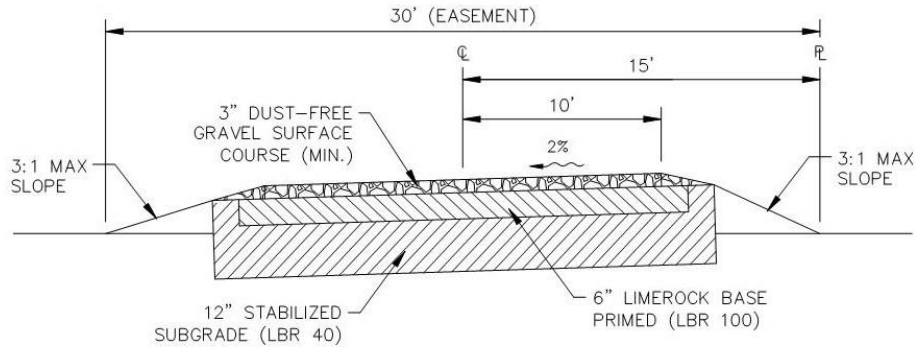


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**COLLIER COUNTY LAND DEVELOPMENT CODE
 APPENDIX B - TYPICAL STREET SECTIONS**



20' Dustless Gravel Driveway
Golden Gate Estates Access Easement

- Notes:
- 1) Extend stabilized subgrade 6" beyond limerock base primed.
 - 2) Extend limerock base primed 6" beyond edge of dust-free gravel.
 - 3) If 3:1 MAX. slope extends further into the lot, an additional easement shall be required.

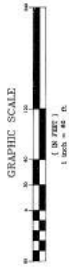
REVISIONS			Collier County Development Services Department	Collier County Subdivision Typical Roadway Section	Not to scale
DATE	BY	DESCRIPTION			Date: 12/21
12/21	WF	Per Land Dev. Code Review			FILE: LDCB7.DWG

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 3 # # # # # # # # # # # # # #

Exhibit A – Subdivisions and Minor Replats

RUSTLING PINES SUBDIVISION

IN SECTION 9, TOWNSHIP 49 SOUTH, RANGE 26 EAST AND
A RESUBDIVISION OF TRACT 80 OF GOLDEN GATE ESTATES, UNIT NO. 32,
COLLIER COUNTY, FLORIDA.



THIS PLAT APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT OF COLLEGE COUNTY, FLORIDA, ON 04/11/2011.

PROJECT PLAN REVIEW

HEALTH DEPARTMENT

UTILITIES DIVISION

COUNTY ATTORNEY

COUNTY COMMISSION

IF A HENRY GRANTED THAT THE PREPARATION OF THIS PLAT WAS MADE ON A GRANULAR SURVEY OF THE PROPERTY MADE BY AN ADMINISTRATIVE CODE, AND IN CHAPTER 472, FLORIDA STATUTES, AND CHAPTER 177, FLORIDA STATUTES, REMAINT REFERENCE REMAINTED TO THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, FOR THE RECORDS OF COLLIER COUNTY.

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Exhibit A – Subdivisions and Minor Replats

FOR REFERENCE USE ONLY:

LDC section 1.08.02 Definitions.

Tract: An area of land, public or private, occupied or intended to be occupied, by or for a lawful purpose, including a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, storm drainageway, water main, sanitary or storm sewer main, canal, landscape buffer, or for similar use. The term "tract," when used for land platting purposes, means an area separate and distinct from platted lots or parcels and not included within the dimensions or areas of such lots or parcels. Unless otherwise expressly stated, the dedication of a tract on a plat reflects an intention of the dedicator(s) to dedicate such tract as a fee simple interest in land, subject to any easement(s) stated on the plat or otherwise of record.

Right-of-way (ROW): Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

Subdivision: The division of land, whether improved or unimproved, into 3 or more contiguous lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land any of which do not equal or exceed 10 acres, for the purpose, whether immediate or future, of transfer of ownership or development; or any division of land if the extension of an existing street or the establishment of a new street is involved to provide access to the land. The term includes resubdivision, the division of land into 3 or more horizontal condominium parcels or horizontal cooperative parcels, and the division or development of residential or nonresidential zoned land, whether by deed, metes and bounds description, devise, intestacy, map, plat, horizontal condominium parcels, horizontal cooperative parcels, or other recorded instrument, and, when appropriate to the context, means the process of subdividing or to the lands or areas subdivided.