

**GOLDEN GATE AREA MASTER PLAN**

**RURAL GOLDEN GATE ESTATES SUB-ELEMENT**

Prepared by  
Collier County Zoning Division

Prepared for  
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS  
Adopted September 24, 2019

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN  
GOLDEN GATE AREA MASTER PLAN: RURAL GOLDEN GATE ESTATES SUB-ELEMENT**

SYMBOL	DATE AMENDED	ORDINANCE NO.
(I)	April 27, 2021	2021-19
(II)	October 26, 2021	2021-41
(III)	October 26, 2021	2021-43
(IV)	June 13, 2023	2023-30
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## **A. GOALS, OBJECTIVES AND POLICIES**

### **GOAL 1:**

**TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING AND TO BALANCE THE NEED TO PROVIDE BASIC SERVICES WITH NATURAL RESOURCE CONCERNS THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS.**

### **OBJECTIVE 1.1:**

Develop new or revised uses of land consistent with designations outlined on the Rural Golden Gate Estates Future Land Use Map and provisions found in the Land Use Designation Description Section of this Sub-Element.

#### **Policy 1.1.1:**

The Policies under the above Objective shall identify the Future Land Use Designations, Districts, and Subdistricts for Rural Golden Gate Estates.

#### **Policy 1.1.2:**

The Land Use Designation Description Section of this Element shall provide the standards and permitted uses for Rural Golden Gate Estates Future Land Use Districts and Subdistricts.

#### **Policy 1.1.3:**

The Rural Golden Gate Estates Future Land Use Map and companion Future Land Use Designations, Districts, and Subdistricts shall be binding on all development orders unless otherwise permitted in this Master Plan effective with the adoption of this Master Plan.

#### **Policy 1.1.4:**

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

#### **A. ESTATES – MIXED USE DISTRICT**

1. Residential Estates Subdistrict
2. Neighborhood Center Subdistrict
3. Conditional Uses Subdistrict
- (VI) 4. Emmanuel Lutheran Church Community Facilities and Services Subdistrict
5. Everglades – Randall Subdistrict
- (III) 6. Immokalee Road/4<sup>th</sup> Street N.E. Mixed Use Subdistrict

#### **B. ESTATES – COMMERCIAL DISTRICT**

1. Randall Boulevard Commercial Subdistrict
2. Estates Shopping Center Subdistrict
- (I) 3. Immokalee Road – Estates Commercial Subdistrict

#### **Policy 1.1.5:**

The AGRICULTURAL/RURAL Future Land Use Designation shall include the following Future Land Use District:

#### **A. RURAL SETTLEMENT AREA DISTRICT**

(VI) = Plan Amendment by Ordinance No. 2024-22 on April 23, 2024

**Policy 1.1.6:**

Overlays and Special Features shall include:

- A. Southern Golden Gate Estates Natural Resource Protection Overlay

**Policy 1.1.7:**

Conditional Use requests within Rural Golden Gate Estates shall adhere to the guidelines outlined in the Conditional Uses Subdistrict.

**Policy 1.1.8:**

To obtain Conditional Use approval, a super majority vote (minimum of 4 votes) by the Board of Zoning Appeals shall be required.

**Policy 1.1.9:**

No development orders shall be issued inconsistent with the Rural Golden Gate Estates Sub-Element with the exception of those unimproved properties granted a positive determination through the Zoning Re-evaluation Program and identified on the Future Land Use Map Series as properties consistent by Policy and those development orders issued pursuant to conditional uses and rezones approved based on the County-Wide Future Land Use Element (adopted January 10, 1989, Ordinance 89-05) which was in effect at the time of approval. Any subsequent development orders shall also be reviewed for consistency with the Growth Management Plan based on the County-Wide Future Land Use Element.

**Policy 1.1.10:**

The sites containing existing public educational plants and ancillary plants, and the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary plants, within the Rural Golden Gate Estates area, are depicted on the Future Land Use Map Series in the countywide FLUE and on the Public School Facilities Element Map Series, and referenced in FLUE Policy 5.14 and Intergovernmental Coordination Element Policy 1.2.6. All of these sites are subject to the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted.

**OBJECTIVE 1.2:**

Ensure public facilities are provided at an acceptable level of service.

**Policy 1.2.1:**

Requests for new uses of land shall be subject to level of service standards and concurrency requirements for public facilities as outlined in the Capital Improvement Element of the Growth Management Plan.

**OBJECTIVE 1.3:**

Protect and preserve the valuable natural resources within the Rural Golden Gate Estates.

**Policy 1.3.1:**

The County shall protect and preserve natural resources within the Rural Golden Gate Estates in accordance with the Objectives and Policies contained within Goals 6 and 7 of the Collier County Conservation and Coastal Management Element (CCME).

**Policy 1.3.2:**

As provided for in CCME Policy 6.1.1, the subdivision of tracts up to 13 acres in size and designated Residential Estates Subdistrict shall not trigger preserve requirements.

**Policy 1.3.3:**

Collier County shall coordinate its planning and permitting activities within the Rural Golden Gate Estates with all other applicable environmental planning, permitting and regulatory

agencies to ensure that all Federal, State and local natural resource protection regulations are being enforced.

**OBJECTIVE 1.4:**

Provide a living environment within the Rural Golden Gate Estates, which is aesthetically acceptable and protects the quality of life.

**Policy 1.4.1:**

Collier County shall provide a living environment that is aesthetically acceptable and protects the quality of life through the enforcement of applicable codes and laws.

**Policy 1.4.2:**

The County's Code Enforcement Board shall strictly enforce the Land Development Code and other applicable codes and laws to control the illegal storage of machinery, vehicles and junk, and the illegal operation of commercial activities within the Rural Golden Gate Estates.

**GOAL 2:**

**TO RECOGNIZE THAT THE AREA WHICH LIES SOUTH OF INTERSTATE 75 (ALLIGATOR ALLEY) TO US 41 (TAMIAMI TRAIL) IS AN AREA OF SPECIAL ENVIRONMENTAL SENSITIVITY AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT THROUGH PARTICIPATION IN THE PICAYUNE STRAND RESTORATION PROJECT AS PART OF THE FEDERAL SAVE OUR EVERGLADES PROGRAM. BASED UPON SUCH CONDITIONS, THE STATE HAS ACQUIRED OWNERSHIP OF ALL LANDS WITHIN THE SOUTHERN GOLDEN GATE ESTATES (SGGE) PICAYUNE STRAND RESTORATION PROJECT AREA.**

**GOAL 3:**

**TO PROVIDE FOR LIMITED COMMERCIAL SERVICES AND CONDITIONAL USES FOR PURPOSES OF SERVING THE RURAL NEEDS OF GOLDEN GATE ESTATES RESIDENTS, SHORTENING VEHICULAR TRIPS, AND PRESERVING RURAL CHARACTER.**

**OBJECTIVE 3.1:**

Meet the locational and rural design criteria contained within the Estates Designation, Estates-Mixed Use District, Neighborhood Center Subdistrict and Conditional Use Subdistrict of this Rural Golden Gate Estates Sub-Element, of the Collier County Growth Management Plan when considering the placement and designation of Neighborhood Centers and Conditional Uses within Rural Golden Gate Estates.

**Policy 3.1.1:**

Neighborhood Centers within Rural Golden Gate Estates shall be subject to the locational and rural design criteria established within the Estates Designation, Estates – Mixed Use District, Neighborhood Center Subdistrict of this Rural Golden Gate Estates Sub-Element, of the Collier County Growth Management Plan.

**Policy 3.1.2:**

Conditional Uses within Rural Golden Gate Estates shall be subject to locational and dimensional criteria established within the Conditional Use Subdistrict in the Land Use Designation Description section of this Rural Golden Gate Sub-Element.

**OBJECTIVE 3.2:**

Provide for new commercial development within Neighborhood Centers and other Commercial Land Use Designations.

**Policy 3.2.1:**

Within one year of the completion of the Randall Blvd. and Oil Well Rd. Corridor study, the County Manager or designee shall initiate an evaluation of the future land uses along Immokalee Rd. in the vicinity of Randall Blvd., Oil Well Rd. and Wilson Blvd. (as generally shown on the Immokalee Rd./Randall Blvd. Planning Study Area Map) and make recommendations to the Board of County Commissioners for any proposed changes to the future land uses.

**GOAL 4:**

**TO PRESERVE THE AREA'S RURAL CHARACTER, AS DEFINED BY LARGE WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, ENVIRONMENTAL STEWARDSHIP, LOW-DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.**

**OBJECTIVE 4.1:**

Balance the provision of public infrastructure with the need to preserve the rural character of Rural Golden Gate Estates.

**Policy 4.1.1:**

Future road and bridge improvements in Rural Golden Gate Estates shall not only provide for safety and reasonable mobility, but shall also contribute to the rural character of the area. Transportation improvements shall be designed in context with their setting.

**Policy 4.1.2:**

The County shall initiate architectural standard requirements in the Land Development Code within two years of adoption that apply to commercial, conditional use and essential services facilities, reflecting the rural character of the Estates area and providing coherence and area identity.

**Policy 4.1.3:**

The County Manager or designee shall create a public network of greenway corridors within Rural Golden Gate Estates that interconnects public lands and permanently protected green space. The greenway network shall consist of interconnected trails and paths that allow people to move about the Estates area by means other than motorized vehicles. All greenways shall be constructed within or abutting existing or future public easements or rights-of-way. In creating the greenway network, the County shall not employ eminent domain proceedings.

**OBJECTIVE 4.2:**

Provide for the protection of the rural character of Rural Golden Gate Estates.

**Policy 4.2.1:**

Rural character protection provisions shall provide for the preservation of such rural amenities as, but not limited to, wooded lots, the keeping of livestock, the ability to grow crops, wildlife activity, and low-density residential development.

**Policy 4.2.2:**

The growing of food crops and/or the keeping of livestock on properties within Rural Golden Gate Estates shall be permitted, provided that such activities are conducted according to the Land Development Code.

**Policy 4.2.3:**

Rural character shall be further protected by resisting site-specific Master Plan changes that are out of scale or character with the rural quality of Golden Gate Estates.

**Policy 4.2.4:**

Recognizing the low density in Rural Golden Gate Estates, the County will initiate a review of written notification requirements in the Land Development Code and the Administrative Code

related to land use petitions in Golden Gate Estates, within 1 year of adoption, and consider increasing the specified distance, with particular attention to properties located on dead-end streets.

**Policy 4.2.5:**

Consistent with public safety requirements and best practices for rural areas, outdoor lighting within Rural Golden Gate Estates shall be placed, constructed and maintained in such manner as to prevent or reduce light pollution. In implementing this Policy, the County shall:

- a. Adhere to the “Collier County Lighting Standards” (County Manager’s Office Standards dated January 6, 2017) as amended, with respect to new and existing County owned or maintained sites and structures.
- b. Continue to coordinate with FPL and FDOT to improve roadway and security lighting consistent with International Dark Skies Association best practices.
- c. Consider changes to the Land Development Code and other applicable ordinances to create voluntary or mandatory outdoor lighting standards for commercial, residential or other uses consistent with International Dark Skies Association best practices, and determine the extent such standards apply to new or existing development.

**OBJECTIVE 4.3:**

Encourage the preservation of natural resources in Rural Golden Gate Estates, including protection and enhancement of its watershed.

**Policy 4.3.1:**

The Land Development Code shall continue to allow and further encourage the preservation of native vegetation and wildlife indigenous to the Rural Golden Gate Estates.

**Policy 4.3.2:**

The County shall continue to pursue the Watershed Management Plan initiatives in Rural Golden Gate Estates as financial and staff resources become available.

**Policy 4.3.3:**

The County shall encourage the combination of parcels smaller than 2.25 acres with other parcels in order to preserve and enhance low-density environmental advantages. Within two years of adoption of this policy, County staff will present recommendations for property owner incentives to the Board of County Commissioners.

**Policy 4.3.4:**

The County will evaluate the use of transferable development rights for the purpose of securing the preservation of wetland or other environmentally significant land within Rural Golden Gate Estates, in a timeframe directed by the Board.

**Policy 4.3.5:**

Within two years of adoption, the County, in coordination with the Floodplain Management Committee, will initiate a study on the feasibility of dispersed water management (DWM) for single family Estates lots, and determine the extent to which it will rely on voluntary, incentive or mandatory provisions and whether provisions will apply to developed and undeveloped Estates parcels.

**Policy 4.3.6:**

The County will continue to identify and implement educational opportunities related to water resources for parcel owners, homeowners, builders, real estate professionals and the public to aid in understanding and addressing site-specific financial and environmental impacts as well as area-wide impacts to water resources.

**Policy 4.3.7:**

The County will periodically coordinate with the South Florida Water Management District to review the Level of Service Standards for primary water management canals within the County and their effect on Rural Golden Gate Estates.

**Policy 4.3.8:**

The County shall continue to pursue a best management practices approach to making septage treatment available to residents and businesses within Rural Golden Gate Estates, as a component of bio-solid processing, either directly, through a private entity, or through a public-private partnership.

**GOAL 5: GOLDEN GATE ESTATES**

**TO PROVIDE FOR A SAFE AND EFFICIENT COUNTY AND LOCAL ROADWAY NETWORK, WHILE AT THE SAME TIME SEEKING TO PRESERVE THE RURAL CHARACTER OF RURAL GOLDEN GATE ESTATES IN FUTURE TRANSPORTATION IMPROVEMENTS WITHIN THE GOLDEN GATE AREA.**

**OBJECTIVE 5.1:**

Increase the number of route alternatives for traffic moving through the Rural Golden Gate Area in both east-west and north-south directions, consistent with neighborhood traffic safety considerations, and consistent with the preservation of the area's rural character.

**Policy 5.1.1:**

In planning to increase the number of route alternatives through the Rural Golden Gate Estates, Collier County will prioritize the following routes over other alternatives:

- a. The extension of Vanderbilt Beach Road from its current terminus to DeSoto Boulevard.
- b. The development of a north-south connection from the eastern terminus of White Boulevard to Golden Gate Boulevard.
- c. The development of a new east-west roadway crossing the Estates Area south of Golden Gate Boulevard.

**Policy 5.1.2:**

The County shall coordinate with FDOT and the Metropolitan Planning Organization to submit a revised interchange justification report for an interchange at I-75 in the vicinity of Everglades Blvd. (Section 31-34, Township 49, Range 28).

**Policy 5.1.3:**

Everglades Blvd., between Golden Gate Blvd and I-75, shall not be expanded beyond 4 lanes.

**OBJECTIVE 5.2:**

Increase linkages within the local road system for the purposes of limiting traffic on arterials and major collectors within Rural Golden Gate Estates, shortening vehicular trips, and increasing overall road system capacity.

**Policy 5.2.1:**

The County shall continue to explore alternative financing methods to facilitate both east- west and north-south bridging of canals within Rural Golden Gate Estates.

**Policy 5.2.2:**

The County shall update the 2008 Bridge Study to prioritize bridge construction based on emergency response times, evacuation times, cost components, anticipated development patterns and other considerations and shall report its recommendations to the Board of County Commissioners within two years of adoption of this policy.

**Policy 5.2.3:**

Planning and right-of-way acquisition for bridges within the Estates Area local road system shall include consideration of the costs and benefits of including sidewalks and bike lanes.

**Policy 5.2.4:**

Sidewalks and bike lanes shall provide access to government facilities, schools, commercial areas and the planned Metropolitan Planning Organization greenway network.

**Policy 5.2.5:**

Planning, funding and implementation of potential greenway trails shall be coordinated between the County and the Metropolitan Planning Organization.

**OBJECTIVE 5.3:**

Explore alternative financing methods to accelerate paving of lime rock roads.

**Policy 5.3.1:**

The County will consider the acceleration of the paving of lime rock roads, including a cost/benefit analysis, in its annual budget review.

**GOAL 6:**

**TO PROTECT THE LIVES AND PROPERTY OF THE RESIDENTS OF THE RURAL GOLDEN GATE ESTATES , AS WELL AS THE HEALTH OF THE NATURAL ENVIRONMENT, THROUGH THE PROVISION OF EMERGENCY SERVICES THAT PREPARE FOR, MITIGATE, AND RESPOND TO, NATURAL AND MANMADE DISASTERS.**

**OBJECTIVE 6.1:**

Coordinate with local emergency services officials in engineering and constructing road improvements within Rural Golden Gate Estates to ensure that the access needs of fire department, police and emergency management personnel and vehicles are met.

**Policy 6.1.1:**

Collier County shall hold at least one annual public meeting with Golden Gate Area emergency services providers and the local civic association in order to ensure that emergency needs are addressed during the acquisition of right-of-way for design and construction of road improvements.

**Policy 6.1.2:**

Collier County shall continue to coordinate with Golden Gate Area emergency services providers to prioritize necessary road improvements related to emergency evacuation needs.

**OBJECTIVE 6.2:**

Ensure that the needs of all applicable emergency services providers are included and coordinated in the overall public project design for capital improvement projects within the Rural Golden Gate Estates.

**Policy 6.2.1:**

Preparation of Collier County's annual Schedule of Capital Improvements for projects within the Rural Golden Gate Estates shall be coordinated with the independent Fire Districts that serve Rural Golden Gate Estates (Fire Districts), public and private utilities, Emergency Medical Services Department and the Collier County Sheriff's Department to ensure that public project designs are consistent with the needs of these agencies.

**Policy 6.2.2:**

Fire Districts, Collier County Emergency Medical Services Department and the Collier County Sheriff's Department will receive copies of pre-construction plans for capital improvement

projects in the Rural Golden Gate Estates and will be invited to review and comment on plans for the public projects.

**OBJECTIVE 6.3:**

Maintain and implement public information programs through the Collier County Bureau of Emergency Services, Collier County Sheriff's Department, Fire Districts, and other appropriate agencies, to inform residents and visitors of the Greater Golden Gate Area regarding the means to prevent, prepare for, and cope with, man-made and natural disasters.

**Policy 6.3.1:**

The Fire Districts that serve the Golden Gate area, and other appropriate agencies, shall embark on an education program to assist residents in knowing and understanding the value and need for prescribed burning on public lands in high risk fire areas.

**Policy 6.3.2:**

The Fire Districts, and Collier County Bureau of Emergency Services shall actively promote the Firewise Communities Program through public education in Rural Golden Gate Estates.

**Policy 6.3.3:**

The Fire Districts, and the Collier County Bureau of Emergency Services shall hold one or more annual "open house" presentations in the Golden Gate Area emphasizing issues related to wildfires, flooding, emergency access and general emergency management.

**OBJECTIVE 6.4:**

Pursue appropriate planning and mitigation measures to address the threat of wildfires in Rural Golden Gate Estates.

**Policy 6.4.1:**

Collier County shall evaluate the Land Development Code for Rural Golden Gate Estates and requirements that are found to be inconsistent with acceptable fire prevention standards. This evaluation process shall be coordinated with the Fire Districts, and the Collier County Bureau of Emergency Services.

**Policy 6.4.2:**

Within one year of adoption, the County shall begin to evaluate the need to purchase or dedicate parcels within Rural Golden Gate Estates for the purpose of providing staging areas for wildfire prevention activities for the Florida Forest Service, Fire Districts, Collier County or other agency use and will consider whether potential parcels may be used for other public purposes including ride sharing or park and ride facilities allowed by Conditional Use.

**Policy 6.4.3:**

The County shall explore annually, options for funding wildfire prevention measures undertaken by the County, Florida Forest Service and/or Fire Districts, including but not limited to Rural Golden Gate Estates Municipal Services Taxing Units (MSTU) revenue, grant funding and general fund revenue.

**Policy 6.4.4:**

The County shall review annually and update as necessary, all interlocal agreements and mutual aid agreements to assure coordination of legal, procedural and educational components of wildfire prevention.

**Policy 6.4.5:**

County-owned property within Rural Golden Gate Estates shall be subject to an active, on-going management plan to reduce the damage caused by wildfires originating from County-owned properties.

## **B. LAND USE DESIGNATION DESCRIPTION SECTION**

The following section describes the three land use designations shown on the Rural Golden Gate Estates Future Land Use Map. These designations generally indicate the types of land uses for which zoning may be requested. However, these land use designations do not guarantee that a zoning request will be approved. Requests may be denied by the Board of County Commissioners based on criteria in the Land Development Code or in special studies completed for the County.

### **1. ESTATES DESIGNATION**

- (III) This designation is characterized by low density semi-rural residential lots with limited opportunities for other land uses. Typical lots are 2.25 acres in size. However, there are some legal non-conforming lots as small as 1.14 acres. Residential density is limited to a maximum of one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive of guesthouses. Multiple family dwelling units, duplexes, and other structures containing two or more principal dwellings, are prohibited in all Districts and Subdistricts in this Designation, except within the Immokalee Road/4<sup>th</sup> Street N.E. Mixed Use Subdistrict.

Generally, the Estates Designation also accommodates future non-residential uses, including:

- a. Conditional uses and essential services as defined in the Land Development Code, except as prohibited in the Neighborhood Center Subdistrict. Also, refer to the Conditional Uses Subdistrict.
- b. Parks, open space and recreational uses.
- c. Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance No. 04-41, as amended) and consistent with locational requirements in Florida Statutes (Chapter 419.001 F.S.).
- d. Schools and school facilities in the Estates Designation north of I-75, and where feasible and mutually acceptable, co-locate schools with other public facilities, such as parks, libraries and community centers to the extent possible.

Group Housing includes the following type facilities:

- aa. Family Care Facility if occupied by not more than six (6) persons shall be permitted in residential areas.
- bb. Group Care Facility,
- cc. Care Units,
- dd. Adult Congregate Living Facilities, and
- ee. Nursing Homes.

All of the above uses shall be consistent with all of the Goals, Objectives and Policies of the Golden Gate Area Master Plan.

## **A. Estates – Mixed-Use District**

### **1. Residential Estates Subdistrict**

Single-family residential development is allowed within this Subdistrict at a maximum density of one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive of guesthouses.

### **2. Neighborhood Center Subdistrict**

Recognizing the need to provide basic goods, services and amenities to Estates residents,

(III) = Plan Amendment by Ordinance No. 2021-43 on October 26, 2021

Neighborhood Centers have been designated on the Rural Golden Gate Estates Future Land Use Map. The Neighborhood Center designation does not guarantee that commercial zoning will be granted. The designation only provides the opportunity to request commercial zoning.

- a. The Collier County Land Development Code shall be amended to provide rural design criteria to regulate all new commercial development within Neighborhood Centers.
- b. Locations

Neighborhood Centers are located along major roadways and are distributed within Rural Golden Gate Estates according to commercial demand estimates. (See Rural Golden Gate Estates Neighborhood Centers Map). The centers are designed to concentrate all new commercial zoning, and conditional uses, as allowed in the Estates Zoning District, in locations where traffic impacts can be readily accommodated and to avoid strip and disorganized patterns of commercial and conditional use development.

Three Neighborhood Centers are established as follows:

- i. Wilson Boulevard and Golden Gate Boulevard Center.

This center consists of three quadrants at the intersection of Wilson and Golden Gate Boulevards. The NE and SE quadrants of the Center consist of Tract 1 and 2, Unit 14, Tract 17, Unit 13 and the western half of Tract 18, Unit 13 Golden Gate Estates. The NE quadrant of Wilson and Golden Gate Boulevards is approximately 8.45 acres. The parcels within the NE quadrant shall be interconnected and share access to Golden Gate Boulevard and Wilson Boulevard to minimize connections to these two major roadways. The SE quadrant of Wilson and Golden Gate Boulevards is 7.15 acres, allows 5.00 acres of commercial development, and allocates 2.15 acres to project buffering and right-of-way for Golden Gate Boulevard and Wilson Boulevard. The SW quadrant of the Center is approximately 11.78 acres in size and consists of Tract 124, 125, and the north 150 feet of Tract 126, Unit 12 of Golden Gate Estates.

- ii. Everglades Boulevard and Golden Gate Boulevard Center.

This Center consists of all four quadrants at the intersection of Everglades and Golden Gate Boulevards (See Golden Gate Boulevard/Everglades Boulevard Center Map). The NE quadrant of the Center is approximately 5.46 acres in size and consists of Tract 1, Unit 77 of Golden Gate Estates. The SE quadrant of the Center is approximately 5.46 acres in size and consists of Tract 97, Unit 81 of Golden Gate Estates. The NW quadrant of the Center is approximately 5.46 acres in size and consists of Tract 128, Unit 76 of Golden Gate Estates. The SW quadrant of the Center is approximately 5.46 acres in size and consists of Tract 96, Unit 81 of Golden Gate Estates.

- iii. The Immokalee Road and Everglades Boulevard Center.

This Center is located in the southwest and the southeast quadrants of the intersection. This Center consists of three Tracts: Tract 128, Unit 47, is 5.15 + acres and is located within the southwest quadrant of the Center, south of the fire station; and, Tracts 113 and 16, Unit 46, are 4.05 + acres and 5.15 + acres respectively, and are within the southeast quadrant of the Center, east of the fire station.

c. Criteria for land uses at the centers are as follows:

- i. Commercial uses shall be limited to intermediate commercial so as to provide for a wider variety of goods and services in areas that have a higher degree of automobile traffic. These uses shall be similar to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land Development Code (Ordinance No. 04-41, as amended), except as prohibited below.
- ii. Parcels immediately adjacent to commercial zoning within the Neighborhood Centers located at the intersections Golden Gate Boulevard and Wilson Boulevard (excluding the SW quadrant), Golden Gate Boulevard and Everglades Boulevard, Everglades Boulevard and Immokalee Road may qualify for Conditional Use under the transitional conditional use provision of the Conditional Uses Subdistrict of this Master Plan Element.
- iii. A single project shall utilize no more than 50% of the total allowed commercial acreage. This percentage may be increased at the discretion of the Board of County Commissioners.
- iv. The project shall make provisions for shared parking arrangements with adjoining developments.
- v. Access points shall be limited to one per 180 feet commencing from the right-of-way of the major intersecting streets of the Neighborhood Center. A maximum of three curb cuts per quadrant shall be allowed.
- vi. Driveways and curb cuts shall be consolidated with adjoining developments, whenever possible.
- vii. Driveways accessing parcels on opposite sides of the roadway shall be in direct alignment, except when the roadway median between the two parcels has no opening.
- viii. Projects shall provide a 25-foot wide landscape buffer abutting the external right-of-way. This buffer shall contain two staggered rows of trees that shall be spaced no more than 30 feet on center, and a double row hedge at least 24 inches in height at time of planting and attaining a minimum of three feet height within one year. A minimum of 50% of the 25-foot wide buffer area shall be comprised of a meandering bed of shrubs and ground covers other than grass. Existing native trees must be retained within this 25-foot wide buffer area to aid in achieving this buffer requirement; other existing native vegetation shall be retained, where possible, to aid in achieving this buffer requirement. Water retention/detention areas shall be allowed in this buffer area if left in natural state, and drainage conveyance through the buffer area shall be allowed if necessary to reach an external outfall.
  - a. All buildings shall have tile roofs, 'Old Style Florida' metal roofs, or decorative parapet walls above the roofline. The buildings shall be finished in light, subdued colors, except for decorative trim.
- ix. Building heights shall be limited to one (1) story, with a maximum height of thirty-five (35) feet.
- x. All lighting facilities shall be architecturally-designed, and shall be limited to a height of twenty-five (25) feet. Such lighting facilities shall be shielded from neighboring residential land uses and consistent with Policy 5.2.4.
- xi. Commercial uses shall encourage pedestrian traffic through placement of sidewalks, pedestrian walkways, and marked crosswalks within parking areas.

Adjacent projects shall coordinate placement of sidewalks so that a continuous pathway through the Neighborhood Center is created.

- xii. All buildings and projects within any single specific quadrant of the Subdistrict shall utilize a common architectural theme. This theme shall be applicable to both building design and signage.
- xiii. No building footprint shall exceed 5,000 square feet, unless the project is submitted in the form of a PUD. Walkways or courtyards shall connect adjacent buildings.
- xiv. Drive-through establishments shall be limited to banks, with no more than 3 lanes; the drive-through areas shall be architecturally integrated with the rest of the building.
- xv. Fences or walls may be constructed on the commercial side of the required landscape buffer between adjacent commercial and residential uses. If constructed, such fences or walls shall not exceed five (5) feet in height. Walls shall be constructed of brick or stone. Fences shall be of wood or concrete post or rail types, and shall be of open design (not covered by slats, boards or wire).
- xvi. Projects directly abutting residential property (property zoned E-Estates and without an approved conditional use) shall provide, at a minimum, a seventy-five (75) feet wide buffer in which no parking uses are permitted. Twenty-five (25) feet of the width of the buffer along the developed area shall be a landscape buffer. A minimum of fifty (50) feet of the buffer width shall consist of retained native vegetation and must be consistent with subsection 3.05.07H. of the Collier County Land Development Code (LDC). The native vegetation retention area may consist of a perimeter berm and be used for water management detention. Any newly constructed berm shall be revegetated to meet subsection 3.05.07H. of the LDC (native vegetation replanting requirements). Additionally, in order to be considered for approval, use of the native vegetation retention area for water management purposes shall meet the following criteria:
  - a. There shall be no adverse impacts to the native vegetation being retained. The additional water directed to this area shall not increase the annual hydro-period unless it is proven that such would have no adverse impact to the existing vegetation.
  - b. If the project requires permitting by the South Florida Water Management District, the project shall provide a letter or official document from the District indicating that the native vegetation within the retention area will not have to be removed to comply with water management requirements. If the District cannot or will not supply such a letter, then the native vegetation retention area shall not be used for water management.
  - c. If the project is reviewed by Collier County, the County engineer shall provide evidence that no removal of native vegetation is necessary to facilitate the necessary storage of water in the water management area.
- xix. Projects within the Neighborhood Center Subdistrict that are submitted as PUDs shall provide a functional public open-space component. Such public open-space shall be developed as green space within a pedestrian-accessible courtyard, as per Section 4.06.03B. of the Collier County Land Development Code, as in effect at the time of P.U.D. approval.

- xx. The following principal permitted uses are prohibited within Neighborhood Centers:
  - a. Drinking Places (5813) and Liquor Stores (5921)
  - b. Mail Order Houses (5961)
  - c. Merchandizing Machine Operators (5962)
  - d. Power Laundries (7211)
  - e. Crematories (7261) (Does not include non-crematory Funeral Parlors)
  - f. Radio, TV Representatives (7313) and Direct Mail Advertising Services (7331)
  - g. NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
  - h. General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty Hospitals (8069)
  - i. Elementary and Secondary Schools (8211), Colleges (8221), Junior Colleges (8222)
  - j. Libraries (8231)
  - k. Correctional Institutions (9223)
  - l. Waste Management (9511)
  - m. Homeless Shelters and Soup Kitchens.
- xxi. The following additional restrictions and standards apply to Tract 124 and the north 150 feet of Tract 126, within the southwest quadrant of the Wilson Boulevard and Golden Gate Boulevard Center:
  - a. Commercial uses shall be limited to the following:
    - 1. medical offices and clinics and professional offices, except surveyors; and,
    - 2. medical related uses, such as a wellness center.
  - b. The ordinance rezoning this property to allow commercial uses shall include the following requirements:
    - 1. no less than sixty percent (60%) of the gross square footage shall be designated for medical offices and clinics; and,
    - 2. parking for the entire project shall be that required for medical office or clinic use by the Land Development Code (Ordinance No. 04-41, as amended), so as to allow 100 percent medical office use.
  - c. Parking lot lighting shall be restricted to bollards except as may be required to comply with lighting standards in the Land Development Code (Ordinance No. 04-41, as amended) and other governing regulations.
  - d. The Neighborhood Center boundaries of this quadrant shall not be further expanded.

### **3. Conditional Uses Subdistrict**

Various types of conditional uses are permitted in the Estates zoning district within the Rural Golden Gate Estates area. In order to control the location and spacing of new conditional uses, one of the following four sets of criteria shall be met:

- a. Essential Services Conditional Use Provisions:

Those Essential Services Conditional Uses, as identified within Section 2.01.03 G. of the Collier County Land Development Code, may be allowed anywhere within the

Estates Zoning District, except as prohibited in certain Neighborhood Centers, and are described as:

1. electric or gas generating plants,
2. effluent tanks,
3. major re-pump stations,
4. sewage treatment plants, including percolation ponds,
5. hospitals and hospices,
6. water aeration or treatment plants,
7. governmental facilities (except for those Permitted Uses identified in Section 2.01.03 of the Land Development Code),
8. public water supply acquisition, withdrawal, or extraction facilities, and
9. public safety service facilities, and other similar facilities.

b. Neighborhood Center Transitional Conditional Use Provisions:

Conditional uses shall be allowed immediately adjacent to designated Neighborhood Centers subject to the following criteria:

1. Properties eligible for conditional uses shall abut the arterial or collector road serving the Neighborhood Center,
2. Such uses shall be limited to transitional conditional uses that are compatible with both residential and commercial such as neighborhood churches, social or fraternal organizations, childcare centers, schools, and group care facilities,
3. All conditional uses shall make provisions for shared parking arrangements with adjoining developments whenever possible,
4. Conditional uses abutting Estates zoned property shall provide, at a minimum, a 75-foot buffer of native vegetation in which no parking or water management uses are permitted,
5. Conditional uses adjoining the commercial uses within Neighborhood Centers shall, whenever possible, share parking areas, access and curb cuts with the adjoining commercial use, in order to facilitate traffic movement.

c. Transitional Conditional Uses:

Conditional uses may be granted in Transitional Areas. A Transitional Area is defined as an area located between existing non-residential and residential areas. The purpose of this provision is to allow conditional uses in areas that are adjacent to existing non-residential uses and are therefore generally not appropriate for residential use. The conditional use will act as a buffer between non-residential and residential areas.

The following criteria shall apply for Transitional Conditional Use requests:

1. Site shall be directly adjacent to a non-residential use (zoned or developed);
2. Site shall be 2.25 acres, or more, in size or be at least 150 feet in width and shall not exceed 5 acres;
3. Site abutting Estates zoned property without an approved conditional use shall provide, at a minimum, a 75-foot buffer of native vegetation in which no parking or water management uses are permitted;
4. Site shall not be adjacent to a church, neighborhood church or other place of worship, school, social or fraternal organization, child care center,

convalescent home, hospice, rest home, home for the aged, adult foster home, children's home, rehabilitation centers;

5. Site shall not be adjacent to parks or open space and recreational uses; and
  6. Site shall not be adjacent to permitted (by right) Essential Service uses, as identified in Section 2.01.03 of the Land Development Code, except may be located adjacent to libraries and museums.
- d. Special Exceptions to Conditional Use Locational Criteria:
1. Temporary use (TU) permits for model homes, as defined in the Collier County Land Development Code, may be allowed anywhere within the Estates-Mixed Use District. Conditional use permits for the purpose of extending the time period for use of the structure as a model home shall be required, and shall be subject to the provisions of Section 5.04.04.B. and C. of the Collier County Land Development Code, Ordinance No. 04-41, as amended. Such conditional uses shall not be subject to the locational criteria of the Conditional Uses Subdistrict, and may be allowed anywhere within the Estates-Mixed Use District.
  2. Conditional Use permits for excavation, as provided for in the Estates zoning district, are not subject to the locational criteria for Conditional Uses and may be allowed anywhere within the Estates-Mixed Use District.
  3. Conditional Use for a church or place of worship, as provided for in the Estates zoning district, is allowed on Tract 22, Golden Gate Estates, Unit 97 (See Special Exception to Conditional Use Location Criteria Map).
  4. Conditional Use for a cellular tower be allowed in the Estates Zoning District only on parcels no smaller than 2.25 acres and adjacent to a roadway classified within the Transportation Element as a Collector or Arterial.

#### **4. Emmanuel Lutheran Church Community Facilities and Services Subdistrict**

The Emmanuel Lutheran Church Community Facilities and Services Subdistrict is located on the south side of Oil Well Road, approximately one-quarter mile west of Everglades Boulevard, and consists of 35.92 acres. The subdistrict has been designated on the Rural Golden Gate Estates Future Land Use Map and the Emmanuel Lutheran Church Community Facilities and Services Subdistrict Map. The purpose of this Subdistrict is to provide for churches and related uses, and other community facilities and services to serve the population of this area of Collier County and to provide public space for community engagement. The subdistrict shall be zoned Planned Unit Development (PUD). The PUD shall include development standards and perimeter buffering to ensure compatibility with adjacent lands. The following uses are allowed:

- a. Churches and places of worship.
- b. Child care services.
- c. Private or public schools.
- d. Individual and family social services (activity centers, elderly or handicapped only; counseling centers, day care centers, adult and handicapped only); disaster services; helping hand services; meal delivery programs; multiservice centers, neighborhood; outreach programs; relief services, temporary; service leagues; must be not-for-profit. Halfway houses are prohibited.

(VI) = Plan Amendment by Ordinance No. 2024-22 on April 23, 2024

- e. Medical outreach to the community, to include activities such as administering vaccines, providing medical check-ups, and related examinations, and conducting blood donation drives. Must be not-for-profit. To facilitate these services, a medical/health clinic is permitted, not to exceed 3,600 square feet in size, and operated by a not-for-profit organization.
- f. Colleges and universities – must be not-for-profit.
- g. Job training and vocational rehabilitation services – must be not-for-profit. Vocational rehabilitation services shall not include uses such as outboard or diesel engine repair that could emit noise beyond the boundaries of the subdistrict.
- h. Physical fitness facilities – must be not-for-profit and operated with a church or place of worship within the Subdistrict.
- i. Essential services, including law enforcement, fire, emergency medical services and facilities, public park, and public library services and facilities, including a mobile or manufactured home for use by a sheriff's deputy (and family).
- j. United States Postal Service, except major distribution center.
- k. Interim agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising; and aquaculture for native species subject to Florida Fish and Wildlife Conservation Commission permits; these uses are interim uses allowed prior to issuance of a Certificate of Occupancy for any other permitted principal use.
- l. Community Gardens, to be utilized by church members or students and their families.
- m. Recreational facilities including outdoor play areas and athletic field, administration offices and facilities, and youth recreation centers indoor to support church uses. The athletic field shall be limited to the location depicted on the PUD Master Plan as "Football/Soccer Field" and "Softball Field".

Soup kitchens and homeless shelters are prohibited in this Subdistrict.

The maximum total floor area allowed in this Subdistrict is 90,000 square feet. The maximum height of buildings shall be 30 feet zoned height, except the worship center shall be permitted a zoned height of 35 feet. Development in this Subdistrict shall be designed to be compatible with the existing, and allowed future, development in the surrounding area.

In the alternate to the foregoing uses, measures of development intensity, and development standards, this Subdistrict may be developed with single family dwellings in accordance with the Residential Estates Subdistrict.

Seventy-five-foot (75') wide buffer areas are required along the east, west and southwest property lines abutting residential development as shown on the CFPUD Master Plan. However, play fields are permitted in a portion of the 75-foot-wide buffer area shown on the west and southwest property lines along with an existing lake, as shown on the CFPUD Master Plan.

A twenty-five foot (25') wide Type "D" buffer is required along Oil Well Road and twenty-five foot (25') wide Type "B" buffer are required along the east, west and southwest south property lines as shown on the CFPUD Master Plan.

Property adjacent to this Subdistrict shall not qualify for the Transitional Conditional Use.

(VI) = Plan Amendment by Ordinance No. 2024-22 on April 23, 2024

## **5. Everglades – Randall Subdistrict**

The Everglades – Randall Subdistrict is located on the northeast corner of Everglades Boulevard and Randall Boulevard, consists of 7.8 acres, and comprises Tract 115 and the east 150 feet of Tract 116, Unit 69, Golden Gate Estates. The purpose of this Subdistrict is to provide for churches and other places of worship and their related uses.

The following use is permitted within the Subdistrict through the conditional use process:

- a. Churches and other places of worship

The following church-related uses are prohibited within the Subdistrict:

- a. Day care centers
- b. Private schools
- c. Soup kitchens
- d. Homeless shelters

The maximum total floor area allowed in this Subdistrict is 20,000 square feet, including no more than 230 seats. The maximum height of buildings shall be 30 feet. Architectural features such as steeples may be a maximum height of 60 feet.

For access drives, a throat depth of no less than 30 feet, measured from the roadway edge of the pavement, shall be provided.

## **(III) 6. Immokalee Road/4<sup>th</sup> Street N.E. Mixed Use Subdistrict**

This Subdistrict is 50.18± acres in size and is located on the northeast corner of Immokalee Road and 4th Street N.E. The Immokalee Road/ 4th Street N. E. Mixed Use Subdistrict is intended to provide a variety of commercial, office and residential land uses. Development within the Subdistrict shall be subject to the following:

- a. The subdistrict shall be rezoned to a Planned Unit Development (PUD).
- b. The rezone Ordinance must include standards for a common architectural theme as well as development standards and buffers to insure compatibility with surrounding properties.
- c. Allowable uses shall be limited to those:
  - 1. Use 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;
  - 2. Carwashes (SIC 7542);
  - 3. Dental Laboratories (SIC 8072)
  - 4. Food Stores, Miscellaneous (including convenience stores with fuel pumps, warehouse clubs and discount superstores) (SIC 5411, 5499);
  - 5. General Merchandise Stores (including warehouse clubs and discount retail superstores) (SIC 5311- 5399);
  - 6. Lumber and Other Building Materials Dealers (including home improvement superstores) (SIC 5211);
  - 7. Medical Laboratories (SIC 8071);
  - 8. Membership Warehouse Clubs with Gas and Liquor;
  - 9. Nursing and professional care facilities (SIC 8051, 8052, 8059);

The rezone Ordinance shall limit these uses further to insure compatibility with surrounding properties.

- d. Development is limited to a maximum intensity of 150, 000 square feet of gross floor area and a maximum of 400 residential dwelling units. Public uses and residential uses are not subject to the 150, 000 square feet of gross commercial floor area limitation.
- e. In lieu of the preservation requirement in Policy 6.1.1 of the CCME, fifteen (15) percent of the on- site native vegetation shall be retained, which shall principally be located adjacent to 4th Street N.E. to serve as a preserve and buffer to nearby residences. The minimum preserve width adjacent to 4th Street N.E. shall be 75 feet for that portion of the subdistrict located north of the previously cleared portion of the site utilized for Collier County stormwater management.
- f. The water management system serving development within the subdistrict shall provide for the water quality pretreatment and attenuation for that portion of the property originally designed to be utilized for water management area for Immokalee Road; however, the area necessary to provide for required Immokalee Road water management may be relocated throughout the subdistrict. Permitting for the overall water management shall be coordinated through Collier County and permitted by the South Florida Water Management District (SFWMD).

## **B. Estates – Commercial District**

### **1. Randall Boulevard Commercial Subdistrict**

The Randall Boulevard Commercial Subdistrict, containing approximately 56.5 acres, is located on the south side of Randall Boulevard and Immokalee Road (CR-846), extending from 8<sup>th</sup> Street NE west to the Corkscrew Canal. This Subdistrict is comprised of the following properties: Tracts 54, 55, 71, 72, 89, 90, 107, 108, 125, 126 and 127, Golden Gate Estates, Unit 23. This Subdistrict has been designated on the Rural Golden Gate Estates Future Land Use Map and the Randall Boulevard Commercial Subdistrict Map. It is the intent of this Subdistrict to provide commercial goods and services to the surrounding area.

All development in the Subdistrict shall comply with the following requirements and limitations:

- a. All development is encouraged to be in the form of a PUD.
- b. Projects directly abutting Estates zoned property shall provide, at a minimum, a 75-foot wide buffer of retained native vegetation in which no parking or water management uses are permitted; except that, when abutting conditional uses no such buffer is required.
- c. Shared parking shall be required with adjoining development whenever possible.
- d. Tract 55 shall only be utilized for native preservation and water management areas.
- e. The eastern boundary of Tract 55 shall contain, at a minimum, a 50-foot wide retained native vegetation buffer.
- f. The following limitation shall apply to Tract 71 only:
  - 1. Limitation of Uses – Uses shall be limited to the following:
    - a. Automobile Service Station;
    - b. Barber & Beauty Shops;

- c. Convenience Stores;
  - d. Drug Stores;
  - e. Food Markets;
  - f. Hardware Stores;
  - g. Laundries – Self Service Only;
  - h. Parks, Public or Private;
  - i. Post Offices and Professional Offices;
  - j. Repair Shops – Radio, TV, Small Appliances and Shoes;
  - k. Restaurants, including fast food restaurants but not drive in restaurants;
  - l. All Permitted Uses of the C-2, Convenience Commercial, zoning district in the Collier County Land Development Code, Ordinance No. 04-41, as amended as of April 14, 2009; and,
  - m. Veterinary Clinic with no outside kenneling;
- g. The following limitations shall apply to Tracts 72, 89, 90, 107, 108, 125, 126, 127, and Tract 54:
- 1. Development intensity on Tracts 72, 89, 90, 107, 108, 125, 126, 127 and the west one-half of Tract 54 shall be limited to 360,950 square feet of floor area, of which no more than 285,950 square feet shall be retail development.
  - 2. Development intensity on the east one-half of Tract 54 shall be limited to 20,000 square feet of commercial development.
  - 3. The first phase of the project development, exclusive of the existing 20,000 sq. ft. of development on the east one-half of Tract 54, shall include a grocery anchor, with a minimum of 35,000 square feet of gross leasable floor area, prior to any certificates of occupancy being issued beyond 100,000 square feet of commercial development.
  - 4. Allowable uses shall be limited to the permitted and conditional uses of the C-4, General Commercial District in the Collier County Land Development Code in effect as of the effective date of the adoption of the amendment of this Subdistrict [Ordinance No. 2010 -32, adopted July 28, 2010], except that the following uses, as identified with a number from the Standard Industrial Classification Manual, shall be prohibited:
    - a. Tire Dealers, Automotive Retail (Group 5531)
    - b. Automotive Parking (Group 7521)
    - c. Communication Services (Group 4899)
    - d. Drinking Places (Group 5813)
    - e. Fishing Piers (Group 7999)
    - f. Glass and Glazing work (Group 1793)
    - g. Health Services (Groups 8059 - 8069)
    - h. Specialty Outpatient Facilities (Group 8093)
    - i. Houseboat Rental, Lakes Operations, Party and Pleasure Boat rental (Group 7999)

- j. Large Appliance repair service (Group 7623)
  - k. Marinas (Group 4493 and 4499)
  - l. Miscellaneous Repair Services (Groups 7622-7641, 7699)
  - m. Liquor Store, unless operated by a Grocery Retailer (Group 5921)
  - n. Used Merchandise Store (Group 5932)
  - o. Automatic Merchandising Machine Operators (Group 5962)
  - p. Direct Selling Establishment (Group 5963)
  - q. Escort Services, Massage Parlors, Tattoo Parlors, Turkish Baths, Wedding Chapels (Group 7299)
  - r. Betting Information Services, Bath Houses, Billiard Parlors, Bookies and Bookmakers, Cable lifts, Carnival Operation, Circus Companies, Fortune Tellers, Go-cart racing operation, Off-track betting, Ping Pong Parlors, Rodeo Animal Rentals, Rodeos, Shooting Ranges, Trapshooting Facilities (Group 7999)
  - s. Parole offices, Probation offices, Public welfare centers, refugee services, settlement houses (Group 8322)
  - t. Tow-in parking lots (Groups 7514, 7515, 7521)
  - u. Animal Specialty Services (Group 0752)
5. At time of rezoning, consideration shall be given to imposing appropriate restrictions on the amount of development allowed in this Subdistrict prior to discontinuance and relocation of the Big Corkscrew Island Fire Station and Florida Division of Forestry fire tower uses.
6. All buildings on Tracts 72, 89, 90, 107, 108, 125, 126 and 127 shall be developed with a unified architectural theme.
7. Excluding the commercial zoning on Tract 71 and the existing approved commercial zoning on the east one-half of Tract 54, any additional development in the Subdistrict shall be developed in phases. Phase I shall be limited to 100,000 square feet of gross leasable floor area. Subsequent phases shall not receive building permits until the Randall Boulevard/Immokalee Road intersection project, including the widening of the segment of Randall Boulevard abutting the Subdistrict, as shown on Exhibit "A" of the Developer Contribution Agreement adopted July 28, 2010 by the Board of County Commissioners, has commenced. No Certificates of Occupancy shall be issued for subsequent development phases until the Randall Boulevard/Immokalee Road intersection project is substantially complete. Neither the building permits limitations nor the Certificates of Occupancy limitations shall apply if satisfactory alternative mitigation is approved by the Board of County Commissioners pursuant to Transportation Element Policy 5.1, or if traffic conditions change in such a manner that adequate capacity is available.

## **2. Estates Shopping Center Subdistrict**

- (II) Recognizing the need to provide for centrally located basic commercial goods and services and public, civic and institutional uses within a portion Northern Golden Gate Estates, the

Estates Shopping Center Subdistrict has been designated on the Rural Golden Gate Estates Future Land Use Map.

The Subdistrict is located at the NW corner of Golden Gate Boulevard and Wilson Boulevard westward to 3<sup>rd</sup> Street NW and extending northward to include the southern 180 feet of Tracts 142 and 106 of Unit 11 and the southern 255 feet of Tract 111 of Unit 11 of Golden Gate Estates, totaling approximately 41 acres.

The Estates Shopping Center Subdistrict is intended to provide convenient shopping, personal services, employment and public, civic and institutional uses for the central areas of Northern Golden Gate Estates.

All development in this Subdistrict shall comply with the following requirements and limitations:

(II) a. Allowable Uses, as identified with a number from the Standard Industrial Classification

Manual, shall be limited to the following:

1. All Permitted and conditional uses of the C-1 through C-3 Zoning District
2. Public Parks
3. Not for profit animal shelters, animal services centers, wildlife refuges and sanctuaries, and zoological attractions
4. Cultural, educational ecological or recreational facilities
5. In the alternate to the foregoing uses 2, 3, and 4 above, this Subdistrict may be developed with a maximum of 12 single family dwelling units in accordance with the Residential Estates Subdistrict.

b. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Utility buildings (including water and wastewater plants) which shall be enclosed
  2. Essential service facilities
  3. Gazebos, statuary and other architectural features
  4. Utilities, water and wastewater facilities and/or plants (all processing plants must be enclosed)
  5. Alcohol service for outdoor dining shall only be accessory to food service
- (II) 6. Dormitory, as incidental to and supporting of zoological attractions and animal services centers and shall not be subject to the dwelling unit limitation.

c. The following uses, as identified with a number from the Standard Industrial Classification Manual, shall be prohibited:

1. Amusement and recreation services, not elsewhere classified (Group 7999, except those uses expressly listed above in a.1 are permitted)
2. Air and water resource and solid waste management (Group 9511)
3. Business Services  
Groups 7313 – Radio, television, and publishers' advertising representatives  
7331 – Direct mail advertising services
4. Correctional Institutions (Group 9223)
5. Drinking places (alcoholic beverages) (Group 5813)
6. Educational services

Groups 8211 – Elementary and secondary schools

(II) = Plan Amendment by Ordinance No. 2021-41 on October 26, 2021

8221 – Colleges, universities, and professional schools  
8222 – Junior colleges and technical institutes  
8231 – Libraries

7. Health services

Groups 8062 – General medical and surgical hospitals  
8063 – Psychiatric hospitals  
8069 – Specialty hospitals, except psychiatric

8. Miscellaneous Retail

Groups 5921 – Liquor stores  
5961 – Catalog and mail-order houses  
5962 – Automatic merchandising machine operators

9. Personal services

Groups 7211 – Power Laundries, family and commercial  
7261 – Funeral service and crematories

10. Social services

Groups 8322 – Individual and family social services, excluding  
adult day care centers  
8361 – Residential care, including soup kitchens and homeless  
shelters

- (II) d. Retail and commercial development intensity shall be limited to 50,000 square feet of gross leasable floor area. The limitation herein does not apply to governmental facilities, animal shelters, animal service centers, wildlife refuges and sanctuaries, zoological attractions, veterinary services or their accessory uses.

- e. Rezoning is encouraged to be in the form of a Planned Unit Development (PUD), and the rezone ordinance must contain development standards to ensure that all commercial land uses will be compatible with neighboring residential uses.

This subdistrict includes a conceptual plan, which identifies the location of the permitted development area and required preserve area for this subdistrict. The preserve area depicted on the conceptual plan shall satisfy all comprehensive plan requirements for retained native vegetation, including but not limited to the requirements of Policy 6.1.1 of the CCME. A more detailed development plan must be developed and utilized for the required PUD rezoning.

- f. Development standards, including permitted uses and setbacks for principal buildings shall be established at the time of PUD rezoning. Any future PUD rezone shall include at a minimum:

- (II) 1. Landscape buffers adjacent to external rights-of-way shall be a minimum 20-foot-wide type D landscape buffer, except for Tract C which may be reduced to 14 feet on 3rd Street NW

(II) = Plan Amendment by Ordinance No. 2021-41 on October 26, 2021

(I)(IV)(VII) **3. Immokalee Road – Estates Commercial Subdistrict**

This Subdistrict is approximately 21.82± acres in size and is located on the west side of Immokalee Road, north of Randall Boulevard and south of Oil Well Road, as depicted on the Immokalee Road — Estates Commercial Subdistrict Map. The purpose of this Subdistrict is to provide a variety of commercial land uses. Development within the Subdistrict shall be subject to the following:

- a. All development within this Subdistrict shall be rezoned to a Planned Unit Development (PUD).
- b. The rezone Ordinance must include standards for a common architectural theme as well as development standards and buffers to insure compatibility with surrounding properties.
- c. Allowable uses shall be limited to those:
  1. Uses 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.
  2. Motor freight transportation and warehousing (SIC 4225, air-conditioned mini-and self-storage warehousing only);
  3. Carwashes provided that carwashes abutting residential zoning districts shall be subject to section 5. 05. 11 of this code, SIC 7542;
  4. Medical and dental laboratories, SIC 8071, 8072;
  5. Nursing and professional care facilities, SIC 8051, 8052, 8059. The rezone Ordinance shall limit these uses further to insure compatibility with surrounding properties.
  6. Golf carts retail sales (indoor only).
- d. Development is limited to a maximum intensity of 130,000 square feet of gross floor area and 130,000 square feet of indoor self-storage floor area.
- e. The westerly portion of this subdistrict (a.k.a. north 180 ft. of Tract 116, GGE Unit 22), which is the single western parcel immediately abutting 4th Street NE (the “Western Parcel”), shall be utilized for native preservation, stormwater management or buffer areas only. It shall not be utilized for any type of access from 4th St. NE to/ from the commercial uses within the CPUD; however, the adjacent single-family homeowner to the north (a.k.a. the south half of Tract 115, Golden Gate Estates Unit 22 subdivision) may establish a driveway for the sole benefit and exclusive use of that homeowner's residential property.
- f. Interconnection shall be provided with properties fronting Immokalee Road located immediately to the north and south.
- g. The Type B Landscape Buffer along a portion of the western property line shown on the PUD Master Plan shall be enhanced in accordance with the CPUD provisions.

(VII) = Plan Amendment by Ordinance No. 2024-37 on September 24, 2024

(V) **4. GMA Commercial Subdistrict**

The GMA Commercial Subdistrict is ±9.84 acres in size and located adjacent to and south of Immokalee Road, approximately 773 feet west of the intersection of Immokalee Road and Randall Boulevard. The subdistrict is comprised of the following properties: Tracts 35, 36, and 53, Golden Gate Estates, Unit 23. The Subdistrict has been designated on the Rural Golden Gate Estates Future Land Use Map and the GMA Commercial Subdistrict map.

The intent of this subdistrict is to provide a variety of commercial uses and services to the area. Development within the Subdistrict shall be subject to the following:

- a. The subdistrict shall be rezoned to a Planned Unit Development( PUD).
- b. Development shall be limited to a maximum intensity of 125,000 square feet of gross floor area (GFA) of Commercial Intermediate, C-3 zoning district uses, and Indoor Air-Conditioned Mini and Self-Storage (SIC 4225) of which self-storage will be limited to 80,000 square feet of GFA.
- c. The PUD must include development standards and perimeter buffering to ensure compatibility with adjacent lands, as follows:
  1. North Perimeter Buffer - Adjacent to Immokalee Road: A 15' wide buffer, with two rows of trees spaced 30' on center, and a double hedge row consisting of shrubs 24" in height spaced 3' on center. A minimum of 50% of the buffer area shall be comprised of meandering shrubs and ground covers other than sod.
  2. West Perimeter Buffer: A minimum 25-foot- wide native vegetation retention buffer area along the western perimeter. Retained native vegetation within this buffer may be used to satisfy the LDC native vegetation retention requirement. The retained native vegetation within this buffer may be used to meet the LDC buffer planting requirements after exotic vegetation removal in accordance with LDC Section 4.06. 02 and 4.06.05.E.1. Supplemental plantings utilizing native plant materials may be required in accordance with LDC Section 3.05.07, to ensure that 80% opacity is achieved within one year of planting. The type, size, and number of such plantings, if necessary, will be determined at time of initial SDP or plat and included on the landscape plans for the SDP or plat. No additional setbacks from this native vegetation buffer area shall be required. If, at the time of issuance of the first building permit for a commercial structure within this Subdistrict, the property to the west has been rezoned to allow for non-residential use, the 25-foot-wide native vegetation buffer area along the western perimeter may be reduced to a 10' Type A buffer.
  3. South Perimeter Buffer: A minimum 50-foot-wide native vegetation retention buffer area along the southern perimeter shall be required. Up to 25% of the width of the buffer may be utilized for stormwater management. Retained native vegetation within this buffer may be used to satisfy the LDC native vegetation retention requirement. The retained native vegetation within this buffer may be used to meet the LDC buffer planting requirements after exotic vegetation removal in accordance with LDC Section 4.06.02 and 4.06.05.E.1. Supplemental plantings utilizing native plant materials may be required in accordance with LDC

(V) = Plan Amendment by Ordinance No. 2024-14 on March 26, 2024

4. Section 3.05.07, to ensure that 80% opacity is achieved within one year of planting. The type, size, and number of such plantings, if necessary, will be determined at time of initial SDP or plat and included on the landscape plans for the SDP or plat. No additional setbacks from these native vegetation buffer areas shall be required.
  5. East Perimeter Buffer: A minimum 5-foot-wide Type A buffer shall be provided 58 feet from the eastern property line.
- d. The following uses shall be prohibited:
1. Educational plants and public schools;
  2. Funeral services;
  3. Gasoline service stations; and
  4. Group care facilities.

## **2. AGRICULTURAL/RURAL DESIGNATION**

### **A. Rural Settlement Area District**

This area consists of Sections 13, 14, 23 and 24, and a portion of 22, Township 48 South, Range 27 East (the former North Golden Gate Subdivision), which was zoned and platted between 1967 and 1970. In settlement of a lawsuit pertaining to the permitted uses of this property, this property has been “vested” for the types of land uses specified in that certain “PUD” by Settlement Zoning granted by the County as referenced in that certain SETTLEMENT AND ZONING AGREEMENT dated the 27<sup>th</sup> day of January 1986. Twenty-one hundred (2,100) dwelling units and twenty-two (22) acres of neighborhood commercial uses and hotel/motel use are “vested”. This area is now comprised of the Orange Tree PUD and Orange Blossom Ranch PUD, and the types of uses permitted in this District include residential, earth mining, commercial, agricultural, community facility, community uses, education facilities, religious facilities, golf course, open space and recreational uses, and essential service uses.

By designation in the Growth Management Plan and the Golden Gate Area Master Plan as Settlement Area, the Plan recognizes the property as an area which, while outside of the Urban Designation, is appropriate for the following types of uses: residential, earth mining, commercial, agricultural, community facility, community uses, education facilities, religious facilities, golf course, open space and recreational, and essential services.

Future zoning changes to add dwelling units or commercial acreage within the geographic boundaries of this District will not be prohibited or discouraged by reason of the above-referenced vested status. The geographic expansion of the Settlement Area to additional lands outside the areas covered by Sections 13, 14, 23 and 24, and a portion of 22, Township 48 South, Range 27 East (the former North Golden Gate Subdivision), shall be prohibited. The Settlement Area Land Use District is limited to the area described above and shall not be available as a land use district for any other property in the County.

## **2. OVERLAYS AND SPECIAL FEATURES**

### **A. Southern Golden Gate Estates Natural Resource Protection Overlay**

Southern Golden Gate Estates is identified as a Natural Resource Protection Area (NRPA) Overlay on the Rural Golden Gate Estates Future Land Use Map and is subject to the NRPA Overlay provisions of the FLUE.

**C. List of Maps**

Rural Golden Gate Estates Future Land Use Map

Rural Golden Gate Estates Neighborhood Centers

Wilson Boulevard/Golden Gate Boulevard Neighborhood Center

Golden Gate Boulevard/Everglades Boulevard Neighborhood Center

(IV) Immokalee Road/Everglades Boulevard Neighborhood Center

Randall Boulevard Commercial Subdistrict

(VI) Emmanuel Lutheran Church Community Facilities and Services Subdistrict

Estates Shopping Center Subdistrict

Estates Shopping Center Subdistrict Conceptual Plan

Everglades – Randall Subdistrict

Immokalee Road/Randall Boulevard Planning Study Area

(I) Immokalee Road – Estates Commercial Subdistrict

(III) Immokalee Road/4<sup>th</sup> Street N.E. Mixed Use Subdistrict

(V) GMA Commercial Subdistrict

(VI) = Plan Amendment by Ordinance No. 2024-22 on April 23, 2024