

**Goal, Objectives and Policies  
Golden Gate Area Master Plan Element**

**GOAL 1:** [No change to text, page 5]

**OBJECTIVE 1.1:** [No change to text, page 5]

**Policy 1.1.1:** [Revised text, page 5]

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

**1.A. URBAN - MIXED USE DISTRICT**

- ~~a.~~ 1. Urban Residential Subdistrict
- ~~b.~~ 2. High Density Residential Subdistrict
- 3. Downtown Center Commercial Subdistrict

**2. B. URBAN - COMMERCIAL DISTRICT**

- ~~a.~~ 1. Activity Center Subdistrict
- ~~b.~~ 2. Golden Gate Urban Commercial Infill Subdistrict
- ~~c.~~ Commercial Under Criteria Subdistrict
- ~~d.~~ Interchange Activity Center Subdistrict
- ~~e.~~ Pine Ridge Road Mixed Use Subdistrict
- ~~f.~~ 3. Santa Barbara Commercial Subdistrict
- ~~g.~~ 4. Golden Gate Parkway Professional Office Commercial Subdistrict
- ~~h.~~ Downtown Center Commercial Subdistrict
- ~~i.~~ 5. Collier Boulevard Commercial Subdistrict

**Policy 1.1.2:** [Revised text, page 5]

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

**A. ESTATES – MIXED USE DISTRICT**

- ~~a.~~1. Residential Estates Subdistrict
- 2. Neighborhood Center Subdistrict
- 3. Conditional Uses Subdistrict

**B. ESTATES – COMMERCIAL DISTRICT**

- ~~4.)~~1. Interchange Activity Center Subdistrict
- ~~5.)~~2. Pine Ridge Road Mixed Use Subdistrict
- ~~3.)~~3. Randall Boulevard Commercial Subdistrict

- ~~4.) Commercial Western Estates Infill Subdistrict~~
- ~~7)5. Golden Gate Estates Commercial Infill Subdistrict~~
- ~~2) Neighborhood Center Subdistrict~~
- ~~5) Conditional Uses Subdistrict~~
- ~~6) Southern Golden Gate Estates Natural Resource Protection Area Overlay~~

**Policy 1.1.3:** [Revised text, page 5.1]

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

**A. RURAL SETTLEMENT AREA DISTRICT**

**Policy 1.1.4:** [New text, page 7]

Overlays and Special Features shall include:

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

**Policy 1.1.4 5:** [Renumbered, revised text, page 7]

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

**Policy 1.1.5 6:** [Renumbered, revised text, page 7]

To obtain Conditional Use approval, a super majority vote (minimum of 4 votes) requests shall be approved by the Board of Zoning Appeals County Commissioners shall be required by a Super Majority (4/5 vote).

**Policy 1.1.6 7:** [Renumbered, page 7]

**Policy 1.1.7 8:** [Renumbered, revised text, page 7]

The sites containing existing public educational plants and ancillary plants, ant the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary, within the GGAMP area, are depicted on the Future Land Use Map Series in the countywide FLUE, and referenced in FLUE Policy 5.44 15 and Intergovernmental Coordination Element Policy 1.2.6. All of these sites are subject to the two Interlocal Agreements adopted in accordance with Sectional 163.3177 (6) (h) and 163.31777, Florida Statutes, on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations to be adopted. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in FLUE Policy 5.44 15.

Words underlined are added; words ~~struck through~~ are deleted. Words double underlined in red are added; words double ~~struck through~~ in red are deleted – both since 2-23-06 version.   
\*\*\*\*\*Indicates break in text\*\*\*\*\*

**OBJECTIVE 1.2:** [No change to text, page 7]

**Policy 1.2.1:** [No change to text, page 7]

**Policy 1.2.2:** [No change to text, page 7]

**Policy 1.2.3:** [Revised text, page 7]

Consistent with Florida Chapter 89-169, Florida Administrative Code, Law #89-169, the Florida ~~Cities Water Company~~ Governmental Utilities Authority or its successor shall provide updated water and sewer service data to the Collier County ~~Utilities Division~~ Water & Wastewater Authority on an annual basis.

**Policy 1.2.4:** [Revised text, page 8]

Due to the continued use of individual septic systems and private wells within a densely platted urban area, the Florida Cities Water Company Governmental Utilities Authority, or its successor, is encouraged to expand their sewer and water service area to include all of that area known as Golden Gate City at the earliest possible time.

**OBJECTIVE 1.3:** [Revised text, page 8]

The County shall continue to protect and preserve the valuable natural resources within the Golden Gate ~~study~~ area in accordance with the Objectives and Policies contained within Goals 6 and 7 of the Collier County Conservation and Coastal Management Element.

**Policy 1.3.1:** [Revised text, page 8]

The ~~Planning~~ Collier County Environmental Services ~~Environmental Review~~ staff Department shall coordinate its planning and permitting activities within the Golden Gate Area with all other applicable environmental planning, permitting and regulatory agencies ~~units of local governments involved in land use activities, permitting, and regulating to ensure that all Federal, State and local natural resource protection regulations are being enforced.~~

**OBJECTIVE 1.4:** [Revised text, page 8]

Through the enforcement of the Land Development Code and the housing and building codes, Collier County shall continue to provide a living environment within the Golden Gate Area, which is aesthetically acceptable and enhances the quality of life.

**Policy 1.4.1:** [No change to text, page 8]

**GOAL 2:** [No change to text, page 8]

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\*\*\*\*\*Indicates break in text\*\*\*\*\*

**OBJECTIVE 2.1:** [Revised text, page 8]

~~Immediately upon the adoption of Objective p~~Public infrastructure improvements ~~will be shall be handled~~ guided by the following policies.

**Policies 2.1.1 through 2.1.4:** [No change to text, page 8]

**OBJECTIVE 2.2:** [No change to text, page 9]

**Policy 2.2.1:** [No change to text, page 9]

**Policy 2.2.3~~2~~:** [Renumbered, revised text, page 9]

~~Immediately upon adoption of this policy,~~ Collier County shall continue to implement a system for reviewing applications for development in SGGE, which will include the following ~~two-step~~ procedures:

**~~Step I: Pre-application Procedure:~~**

- A. Notice to the DEP’s Bureau of Land Acquisition of the application within 5 days of receipt;
- B. Notice to the applicant of DEP’s acquisition program, the lack of public infrastructure and the proposed restoration program for ~~SGGE~~the area;
- C. Within the notice of DEP’s acquisition program, the applicant shall be encouraged to contact DEP’s Bureau of Land Acquisition to determine and negotiate whether DEP intends to purchase the applicant’s property at fair market value;
- D. Prior to the processing of an application for development approval, ~~(Step II)~~ the applicant shall provide to the County proof of coordination with DEP. Upon execution of a contract for sale, the ~~pre~~application shall be placed in abeyance pending completion of the purchase by DEP;

**~~Step II:~~ Application Review Procedure:**

- E. The County shall review the environmental impacts of the application in order to minimize said impact;
- F. The County shall apply Section ~~2.2.24.3.2~~ 4.02.14, Development Standards and Regulations for ACSC-ST of the County’s ~~Unified~~ Land Development Code or Chapter 28-25, Florida Administrative Code, “Boundary and Regulations for the Big Cypress Area of Critical State Concern”, whichever is stricter; ~~and,~~

G. The County shall provide a maximum review and processing time of 180 days from the date of commencement of the ~~pre~~-application procedures before any development permits are issued.

**GOAL 3:** [No change to text, page 9]

**OBJECTIVE 3.1:** [Revised text, page 10]

The placement and designation of Neighborhood Centers within Golden Gate Estates shall meet the locational and rural design criteria, ~~to be established as part of the Phase II Golden Gate Area Master Plan Restudy Amendments, to be transmitted during the 2003 Plan Amendment Cycle~~ contained within the Estates Designation, Estates-Mixed Use District, Neighborhood Center Subdistrict of this Golden Gate Area Master Plan Element, of the Collier County Growth Management Plan.

**Policy 3.1.1:** [Revised text, page 10]

Neighborhood Centers within 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 Golden Gate Area Master Plan Element, of the Collier County Growth Management Plan.

**GOAL 4:** [No change to text, page 10]

**OBJECTIVE 4.1:** [Revised text, page 10]

Development and redevelopment within Golden Gate City shall focus on the provision of residential and commercial land uses that meets the needs of the surrounding area.

**Policies 4.1.1 through 4.1.3:** [No change to text, page 10]

**GOAL 5, 6 and 7 and related policies:** [No change to text, pages 11 - 15]

**~~B.~~LAND USE DESIGNATION DESCRIPTION SECTION [Remove numbering, no change to text, page 16]**

**1. URBAN DESIGNATION: URBAN MIXED USE DISTRICT AND URBAN COMMERCIAL DISTRICT [No change to text, page 16]**

**~~a.~~A. Urban-Mixed Use District:** [Re-lettered, no change to text, page 17]

**1).Urban Residential Subdistrict:** [Modify number, page 17]

**DENSITY RATING SYSTEM:**

[Revised text, pages 17 - 18]

a) **BASE DENSITY** – Four (4) residential units per gross acre is the eligible density, though not an entitlement. ~~except as set forth below for affordable workforce housing~~ which may be adjusted depending upon the characteristics of the project. In no case shall the maximum permitted density exceed 16 residential dwelling units per gross acre.

~~b) Within the Urban Mixed Use District, all properties zoned RSF 1, 2, 3, Residential Single Family, for which an affordable workforce housing project is proposed and approved, in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04 41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.~~

be) **DENSITY BONUSES** - Density bonuses are discretionary, not entitlements, and are dependent upon meeting the criteria for each bonus provision and compatibility with surrounding properties, as well as the rezone criteria in the Land Development Code. The following densities per gross acre may be added to the base density. ~~However, i~~n no case shall the maximum permitted density exceed 16 residential dwelling units per gross acre.

i. **Conversion of Commercial Zoning Bonus** [Revised text, page 17]

- **16 dwelling units** – ~~If the a~~ a project includes the conversion of commercial zoning ~~which that has been found to be “Consistent By Policy” through the Collier County Zoning Re-evaluation Program (Ordinance No. 90-23), then is not located within an Activity Center or which is not consistent with adopted siting criteria for commercial land use;~~ a bonus of up to 16 dwelling residential units per acre may be added for every one (1) acre of commercial zoning ~~which that is converted to residential zoning.~~ These dwelling residential units may be distributed over the entire project. The project must be compatible with surrounding land uses.

ii. ~~Proximity to Activity Center~~

- ~~16 dwelling units~~ – Within an Activity Center
- ~~3 dwelling units~~ – Within 1 mile of Activity Center

iiii. Affordable-workforce Housing Bonus, By Public Hearing as defined by the Affordable Housing Density Bonus Ordinance (#90-89 adopted November 22, 1990) [Revised text, page 17]

- To encourage the provision of affordable-workforce housing within certain Districts and Subdistricts within the Urban Designated Area, a maximum of up to 8 residential units per gross acre may be added to the base density if the project meets the definitions and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance No. 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004 ).

~~iii. Affordable-workforce Housing Bonus, By Right~~

- ~~To encourage the provision of affordable-workforce housing within the Urban Mixed Use District, properties zoned RSE-1, 2, 3, 4, 5, 6, Residential Single Family and/or RMF 6, Residential Multi-Family, for which an affordable-workforce housing project is proposed in accordance with the definitions and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), a maximum of four (4) residential units per gross acre shall be added to the base density of 4 dwelling units per acre. Therefore, the maximum density that may be achieved by right shall not exceed eight (8) dwelling units per acre. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.~~

~~iv. Residential In-fill~~ if the project is 10 acres or less in size; located within an area with central public water and sewer service; compatible with surrounding land uses; has no common site development plan with adjoining property; no common ownership with any adjacent parcels; and the parcel in question was not created to take advantage of the in fill residential density.

- ~~3 dwelling units~~

~~v. Roadway Access~~ Density credits based on future roadways will be awarded if the developer commits to construct a portion of the roadway (as determined by the County Transportation Services Division) or the road is scheduled for completion during the first five years of the Capital Improvement Schedule.

- ~~Add 1 dwelling unit~~ if direct access to two or more arterial or collector roads as identified in the Traffic Circulation Element.

e) ~~There are Density Bands located around Activity Centers. The density band around an Activity Center shall be measured by the radial distance from the center of the intersection around which the Activity Center is situated. If 50% or more of a project is within the density band, the additional density applies to the entire project. Density bands do not apply within the Estates Designation.~~

2). **High Density Residential Subdistrict** [Modify number, page 18]

3). ~~Commercial Under Criteria Subdistrict:~~ [Delete text, page 21]

~~Within the Urban Mixed Use District certain in-fill commercial development may be permitted. This shall only apply in areas already substantially zoned or developed for such uses. For any project utilizing this Subdistrict, the following criteria shall be met:~~

- ~~• The subject parcel is bounded on both sides by improved commercial property or commercial zoning consistent with the Golden Gate Area Master Plan; or,~~
- ~~• The subject parcel is bounded on both sides by commercial property granted an exemption or compatibility exception as provided for in the Zoning Re-evaluation Ordinance; and~~
- ~~• The subject parcel is no more than 200 feet wide, unless otherwise approved by the Board of County Commissioners.~~
- ~~Uses that meet the intent of the C 1/T Commercial Professional and General Office Zoning District shall be bounded on one side by commercial zoning.~~

**43). Downtown Center Commercial Subdistrict:** [Relocated, revised text, from page 29]

The primary purpose of the Downtown Center Commercial Subdistrict (see Map 17) is to encourage redevelopment along Golden Gate Parkway in order to improve the physical appearance of the area and create a viable downtown district for the residents of Golden Gate City and Golden Gate Estates. Emphasis shall be placed on the creation of pedestrian-oriented areas, such as outdoor dining areas and pocket parks that do not impede the flow of traffic along Golden Gate Parkway. Also, emphasis shall be placed on the construction of mixed-use buildings. Residential dwelling units constructed in this Subdistrict are intended to promote resident-business ownership for employees who work within Golden Gate City or Golden Gate Estates, retirees, and seasonal residents. The provisions of this Subdistrict are intended to ensure harmonious development of commercial and mixed-use buildings at a pedestrian scale that are compatible with residential development within and outside of the Subdistrict.



The Subdistrict allows the aggregation of properties in order to promote flexibility in site design. The types of uses permitted within this Subdistrict are low intensity retail, office, personal services, institutional, and residential. Non-residential development is intended to serve the needs of residents within the Subdistrict, surrounding neighborhoods, and passersby. To reduce potential conflicts that may result from residential, commercial and institutional uses in close proximity to one another, existing, non-owner-occupied residential units with frontage on Golden Gate Parkway shall cease to exist no later than seven (7) years after the effective date of the adoption of this Subdistrict. This regulation does not require the removal of residential units located on Golden Gate Parkway that are converted to uses permitted in this Subdistrict within one additional year; nor does this Subdistrict require the removal of residential units located elsewhere in this Subdistrict.

A. All development or redevelopment within the boundaries of the Downtown Center Commercial Subdistrict shall include:

- 1. Provisions for bicycle and pedestrian travel.
- 2. An emphasis on building aesthetics.
- 3. Emphasis on the orderly circulation of vehicular, bicycle and pedestrian traffic.
- 4. Provision for broad sidewalks or pathways.
- 5. Enhanced streetscaping.
- 6. Project interconnections, where possible and feasible.
- 7. Quality designs for building façades, including lighting, uniform signage and landscaping.

B. Permitted uses within this Subdistrict shall include only the following, except as may be restricted in an implementing zoning overlay district, and except as may be prohibited in Paragraph D, below:

- 1. Those uses permitted by right within the C-1, C-2 and C-3 Zoning Districts, as outlined in the Collier County Land Development Code (LDC) in effect on the date of adoption of this Subdistrict in the GGAMP; and,
- 2. Residential uses permitted by right in the existing residential zoning districts in this Subdistrict.
- 3. Those permitted uses that may be allowed in an implementing zoning overlay district.

C. Conditional uses allowed by this Subdistrict shall include only:

- 1. Those conditional uses allowed within the C-1, C-2 and C-3 Zoning Districts, as outlined in the LDC in effect on the date of adoption of this Subdistrict in the GGAMP;

- 2. Those conditional uses allowed, by the LDC in effect on the date of adoption of this Subdistrict in the GGAMP, within existing residential Zoning Districts in this Subdistrict;
- 3. Those conditional uses that may be allowed in an implementing zoning overlay district; and,
- 4. Outdoor dining areas not directly abutting the Golden Gate Parkway right-of-way.

D. Prohibited uses in this Subdistrict are as follows:

- 1. Automatic food and drink vending machines located exterior to a building.
- 2. Any commercial use employing drive-up, drive-in or drive-through delivery of goods or services.
- 3. Enameling, painting or plating as a primary use. However, these uses are permitted if secondary to an artist’s or craft studio.
- 4. Single-room occupancy hotels, prisons, detention facilities, halfway houses, soup kitchens or homeless shelters.
- 5. Uses as may be prohibited in an implementing zoning overlay district.

E. For multi-story buildings:

- 1. Retail, personal service, and institutional uses are allowed on the first floor;
- 2. All uses allowed by this Subdistrict, except restaurants and cocktail lounges, are allowed on the second floor; and,
- 3. Only residential uses are allowed on the third floor.

F. All development and redevelopment on property abutting Golden Gate Parkway shall have a zero (0) feet front yard setback requirement.

G. Parking regulations shall be as follows:

- 1. A minimum of three (3) public parking spaces for each 1,000 square feet of commercial floor area.
- 2. A minimum of 1 ½ parking spaces for each residential unit.
- 3. No parking is allowed in the front yard ~~on lots abutting Golden Gate Parkway.~~
- 4. There shall be no parking requirement for outdoor restaurant seating areas.
- 5. Shared parking is required, where possible and feasible.

**B. Urban Commercial Districts**

**[Revised, relocated text, from page 18-31]**

**1). Mixed Use Activity Center Subdistrict**

**[Revised text, page 18]**

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\*\*\*\*\*Indicates break in text\*\*\*\*\*

The Activity Center designated on the Future Land Use Map is intended to accommodate commercial zoning within the Urban Designated Area. Activity Centers are intended to be mixed-use (commercial, residential, institutional) in character. The Activity Center concept is designed to concentrate new and existing commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development, and to create focal points within the community. The size and configuration of the Activity Center is outlined on Map 4.

The standard for intensity of commercial uses allowed within each Activity Center is ~~that the full array of commercial uses allowed in the C-1 through C-5 Zoning Districts as identified in the Land Development Code (Ordinance No. 04-41, adopted June 22, 2004 and effective October 18, 2004)~~ may be allowed. Hotels and motels that locate within an Activity Center will be allowed to develop at a density consistent with the Land Development Code Zoning Ordinance. ~~All new residential zoning shall be consistent with the Density Rating System.~~ Residential density for residential projects located within the boundaries of the Mixed Use Activity Center shall be allowed to develop at a density of up to 16 residential units per gross acre. This density may be distributed throughout the project, including any portion located outside of the boundary of the Mixed Use Activity Center.

~~(2).~~ **Golden Gate Urban Commercial Infill Subdistrict** [No change to text, page 21]

~~3)~~ **Commercial Under Criteria Subdistrict** [Deleted text, page 21]

~~Within the Urban Mixed Use District certain in-fill commercial development may be permitted. This shall only apply in areas already substantially zoned or developed for such uses. The following standards, which limit the intensity of uses, must be met:~~

- a) ~~The subject parcel must:~~
  - ~~Must be bounded on both sides by improved commercial property or commercial zoning consistent with the Golden Gate Area Master Plan; or,~~
  - ~~Must be bounded on both sides by commercial property granted an exemption or compatibility exception as provided for in the Zoning Re-evaluation Ordinance;~~
  - ~~Should not exceed 200 feet in width, although the width may be greater at the discretion of the Board of County Commissioners.~~

~~Uses that meet the intent of the C-1/T Commercial Professional/Transitional District are only required to be bounded on one side by improved commercial property or consistent commercial zoning or commercial property granted an exemption or compatibility exception as provided in the Zoning Re-evaluation Ordinance.~~

**4) — ~~Interchange Activity Center Subdistrict~~ [Relocated to Estates Designation, Estates - Mixed Use District, Residential Estates Subdistrict, page 23]**

~~On the fringes of the Golden Gate Area Master Plan boundaries, there are several parcels that are located within the Interchange Activity Center # 10 at I-75 and Pine Ridge Road as detailed in the County wide Future Land Use Element (FLUE). Parcels within this Activity Center are subject to the County wide FLUE and not this Master Plan. See Map 6 for a detailed map of this Activity Center.~~

**5) — ~~Pine Ridge Road Mixed Use Subdistrict~~ [Relocated to Estates Designation, Estates - Mixed Use District, Estates - Commercial Subdistrict, page 23]**

~~Adjacent to Interchange Activity Center #10 on the west side of I-75 and on the north side of Pine Ridge Road is a property comprising 16.23 acres located to the west of the Naples Gateway PUD, which is designated as the Pine Ridge Road Mixed Use Subdistrict and consists of Tracts 1, 12, 13 and 28 of Golden Gate Estates, Unit 35, as recorded in Plat Book 7, Page 85, of the Public Records of Collier County. The intent of the Pine Ridge Road Mixed Use Subdistrict is to provide for a mix of both retail and office uses to provide for shopping, and personal services for the surrounding residential areas within a convenient travel distance, and to provide commercial services in an acceptable manner along a collector roadway, Livingston Road. Well planned access points will be used to improve current and future traffic flows in the area. Within this Subdistrict no more than 35,000 square feet of office related uses on 13.2 acres are permitted within the eastern portion of this property which includes a portion of Tract 28 and a portion of Tract 13. A maximum of 80,000 square feet of gross leaseable retail or office area, as allowed in the Commercial Intermediate District (C-3) of the Collier County Land Development Code as of the effective date of the adoption of this Subdistrict [Ordinance No. 03-01, adopted January 16, 2003], are permitted within the western 10.52 acres of this property. The C-3 uses are not an entitlement. Such uses will be further evaluated at the time of rezoning approval to insure appropriateness in relationship to surrounding properties.~~

~~Building heights shall be limited to 35 feet. A rezone to such permitted principal uses shall be encouraged to be submitted as a Planned Unit Development for the western 10.52 acres of the subject property, with special attention to be provided for shared access. Water management, uniform landscaping, signage, screening and buffering will be provided at the time of rezoning to ensure compatibility with nearby residential areas, and subject to the following additional criteria:~~

- ~~• There shall be no access onto Livingston Woods Lane.~~
- ~~• There shall be a minimum setback area along the north property line of 75 feet.~~
- ~~• Driveway access, parking and water management facilities may be allowed within the 75' setback area along the north property line but none of these uses shall be located closer than 30 feet to the north property line.~~

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\*\*\*\*\*Indicates break in text\*\*\*\*\*

- ~~No freestanding automobile parking lots, homeless shelters or soup kitchens shall be permitted.~~
  - ~~The eastern 2.59 acres, more or less, of Tract 28 shall be preserved as wetlands and no development may occur within this area.~~
  - ~~Within the western 10.52 acres, a loop road/easement will be constructed through the property to provide access from Pine Ridge Road to Livingston Road and to reduce traffic at the intersection.~~
- See Map 6 for a detailed map of this Subdistrict.

**63). Santa Barbara Commercial Subdistrict [Renumbered, text, page 25]**

**74). Golden Gate Parkway Professional Office Commercial Subdistrict  
[Renumbered, page 27]**

**8) Downtown Center Commercial Subdistrict [Relocated to Urban Designation, Urban Mixed Use District, pages 29 – 31]**

~~The primary purpose of the Downtown Center Commercial Subdistrict (see Map 17) is to encourage redevelopment along Golden Gate Parkway in order to improve the physical appearance of the area and create a viable downtown district for the residents of Golden Gate City and Golden Gate Estates. Emphasis shall be placed on the creation of pedestrian-oriented areas, such as outdoor dining areas and pocket parks, which do not impede the flow of traffic along Golden Gate Parkway. Also, emphasis shall be placed on the construction of mixed use buildings. Residential dwelling units constructed in this Subdistrict are intended for employees who work within Golden Gate City or Golden Gate Estates, retirees, and seasonal residents. The provisions of this Subdistrict are intended to ensure harmonious development of commercial and mixed-use buildings at a pedestrian scale that are compatible with residential development within and outside of the Subdistrict.~~

~~The Subdistrict allows the aggregation of properties in order to promote flexibility in site design. The types of uses permitted within this Subdistrict are low intensity retail, office, personal services, institutional, and residential. Non-residential development is intended to serve the needs of residents within the Subdistrict, surrounding neighborhoods, and passersby. To reduce potential conflicts that may result from residential, commercial and institutional uses in close proximity to one another, existing, non-owner occupied residential units located along Golden Gate Parkway shall cease to exist no later than seven (7) years after the effective date of the adoption of this Subdistrict. This regulation does not require the removal of residential units located on Golden Gate Parkway that are converted to uses permitted in this Subdistrict within one additional year; nor does this Subdistrict require the removal of residential units located elsewhere in this Subdistrict.~~

~~Within one year of the effective date of this Subdistrict, the Land Development Code shall be amended to establish a zoning overlay containing regulations to implement this Subdistrict.~~

~~A. All development or redevelopment within the boundaries of the Downtown Center Commercial Subdistrict shall include:~~

- ~~1. Provisions for bicycle and pedestrian travel.~~
- ~~2. An emphasis on building aesthetics.~~
- ~~3. Emphasis on the orderly circulation of vehicular, bicycle and pedestrian traffic.~~
- ~~4. Provision for broad sidewalks or pathways.~~
- ~~5. Enhanced streetscaping.~~
- ~~6. Project interconnections, where possible and feasible.~~
- ~~7. Quality designs for building facades, including lighting, uniform signage and landscaping.~~

~~B. Permitted uses within this Subdistrict shall include only the following, except as may be restricted in an implementing zoning overlay district, and except as may be prohibited in paragraph D, below:~~

- ~~1. Those uses permitted by right within the C-1, C-2 and C-3 zoning districts, as outlined in the Collier County Land Development Code (LDC); and,~~
- ~~2. Residential uses permitted by right in the existing residential zoning districts in this Subdistrict.~~
- ~~3. Those permitted uses that may be allowed in an implementing zoning overlay district.~~

~~C. Conditional uses allowed by this Subdistrict shall include only:~~

- ~~1. Those conditional uses allowed within the C-1, C-2 and C-3 zoning districts, as outlined in the LDC;~~
- ~~2. Those conditional uses allowed within existing residential zoning districts in this Subdistrict;~~
- ~~3. Those conditional uses that may be allowed in an implementing zoning overlay district; and,~~
- ~~4. Outdoor dining areas not directly abutting the Golden Gate Parkway right-of-way.~~

~~D. Prohibited uses in this Subdistrict are as follows:~~

- ~~1. Automatic food and drink vending machines located exterior to a building.~~
- ~~2. Any commercial use employing drive up, drive in or drive through delivery of goods or services.~~
- ~~3. Enameling, painting or plating as a primary use. However, these uses are permitted if secondary to an artist's or craft studio.~~

- 4. ~~Single room occupancy hotels, prisons, detention facilities, halfway houses, soup kitchens or homeless shelters.~~
- 5. ~~Uses as may be prohibited in an implementing zoning overlay district.~~

E. ~~For multi story buildings:~~

- 1. ~~Only retail, personal service, and institutional uses are allowed on the first floor;~~
- 2. ~~All uses allowed by this Subdistrict, except restaurants and cocktail lounges, are allowed on the second floor; and,~~
- 3. ~~Only residential uses are allowed on the third floor.~~

F. ~~All development and redevelopment on property abutting Golden Gate Parkway shall have a zero (0) feet front yard setback requirement.~~

G. ~~Parking regulations shall be as follows:~~

- 1. ~~A minimum of three (3) public parking spaces for each 1,000 square feet of commercial floor area.~~
- 2. ~~A minimum of 1 1/2 parking spaces for each residential unit.~~
- 3. ~~No parking is allowed in the front yard.~~
- 4. ~~There shall be no parking requirement for outdoor restaurant seating areas.~~
- 5. ~~Shared parking is required, where possible and feasible.~~

H. ~~Outdoor restaurant seating shall be permitted to encroach upon a public sidewalk provided that a minimum 5 feet clearance remains between the seating area and the streetward edge of the sidewalk.~~

**95). Collier Boulevard Commercial Subdistrict [Renumbered, page 31]**

**2. ESTATES DESIGNATION [Revised text, page 32]**

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. Intensifying residential density shall not be permitted. Multiple family dwelling units, duplexes, and other structures containing two or more principal dwellings, are prohibited in all Districts and Subdistricts in this Designation.

~~Within all Districts and Subdistricts that allow residential development, a guest house is allowed as an accessory use in accordance with Section 5.03.03 of the Land Development Code (Ordinance No. 04-41, adopted June 22, 2004 and effective October 18, 2004), as amended, except that the guest house may be leased or rented. Additionally, the principal dwelling may be leased or rented as well. Under no circumstance shall this rental allowance be construed to allow the further subdivision of property below the minimum lot size of 2.25 acres.~~

Words underlined are added; words ~~struck through~~ are deleted. Words double underlined in red are added; words double ~~struck through~~ in red are deleted – both since 2-23-06 version.  
\*\*\*\*\*Indicates break in text\*\*\*\*\*

**a.A. Estates-Mixed Use District**

**[No change to text, page 32]**

**1). Residential Estates Subdistrict**

**[Revised text, page 32]**

Single-family residential development ~~may be~~ is allowed within the ~~Estates Mixed Use District~~ this Subdistrict at a maximum density of one unit per ~~2.4~~ 2.25 gross acres, or one unit per ~~unless the lot is considered a legal non-conforming lot of record,~~ exclusive of guesthouses.

**2.) Neighborhood Center Subdistrict**

**[Renumbered, relocated text, from page 32]**

- Immokalee Road and Everglades Boulevard Center **[Revised and relocated text from page 33]**

~~The Immokalee Road and Everglades Boulevard Center is located in the SW and SE quadrants of the intersection (see Map 13 14) and the parcels lie east and south of the Fire Station. The portion of the Center lying south of the Fire Station is approximately 5.15 acres in size and consists of the entirety of Tract 128, Unit 47. The southeast quadrant of the Center, lying east of the Fire Station (east side of Everglades Boulevard), is approximately 4.05 acres in size and consists of Tracts 113 (4.05 acres) and 16, (5.15 acres) Unit 46.~~

The Immokalee Road and Everglades Boulevard 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: [Revised text, page 34]**

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**(9<sup>th</sup> bullet)**

- 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~~ provided the area is ~~if~~ left in a natural state and the water retention/detention benefits the retained native vegetation. , and ~~Drainage~~ conveyance through the buffer area shall be allowed if necessary for stormwater to reach an external outfall, provided this conveyance benefits the retained native vegetation.

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\*\*\*\*\*Indicates break in text\*\*\*\*\*



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(Text located under 19<sup>th</sup> bullet) [Revised text, page 35]

- a. ~~Water directed to this management area shall provide a benefit to the native vegetation being preserved. Additional water directed to this area shall not increase the annual hydro period unless it is proven that such would be benefit the existing vegetation. 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.~~

**5)3. Conditional Uses Subdistrict** [Renumbered, relocated text, from page 41]

**B. Estates – Commercial District** [New text, page 43]

**4)1. Interchange Activity Center Subdistrict** [Renumbered, relocated text, from page 23]

On the fringes of the Golden Gate Area Master Plan boundaries, there are several parcels that are located within the Interchange Activity Center # 10 at I-75 and Pine Ridge Road as detailed in the County-wide Future Land Use Element (FLUE). Parcels within this Activity Center are subject to the County-wide FLUE and not this Master Plan. See Map 6 for a detailed map of this Activity Center.

**5)2. Pine Ridge Road Mixed Use Subdistrict** [Renumbered, revised, relocated text, from page 23]

This Subdistrict is adjacent to the northwest quadrant of Interchange Activity Center #10, west of the Naples Gateway PUD, and comprises 16.23 acres. It consists of Tracts 1, 12, 13 and 28 of Golden Gate Estates, Unit 35, as recorded in Plat Book 7, Page 85, of the Public Records of Collier County. The intent of the Pine Ridge Road Mixed Use Subdistrict is to allow for a mix of both retail and office uses to provide for shopping and personal services for the surrounding residential areas within a convenient travel distance and to provide commercial services appropriately located along a collector roadway, Livingston Road. Well-planned access points will be used to improve current and future traffic flows in the area. Within this Subdistrict no more than 35,000 square feet of office-related uses on +3.2 acres are permitted within the eastern portion of this property, which includes a portion of Tract 28 and a portion of Tract 13. A maximum of 80,000 square feet of gross leaseable retail or office area, as allowed in the Commercial Intermediate District (C-3) of the Collier County Land Development Code in effect as of the effective date of the adoption of this Subdistrict [Ordinance No. 03-01, adopted January 16, 2003], are permitted within the western 10.52 acres of this property. The C-3 uses are not an entitlement. Such uses will be further evaluated at the time of rezoning application to insure appropriateness in relationship to surrounding properties.

A rezoning of the western 10.52 acres is encouraged to be in the form of a Planned Unit Development. Regulations for water management, uniform landscaping, signage, screening and buffering will be included in the rezoning ordinance to ensure compatibility with nearby residential areas, and shall be subject to the following additional criteria:

- There shall be no access onto Livingston Woods Lane.
- Shared access shall be encouraged
- Building heights shall not exceed 35 feet.
- There shall be a minimum setback area ~~of 75 feet~~ along the northern property line.
- Driveway access, parking, and water management facilities may be allowed within the 75 ~~feet~~ foot setback area along the northern property line, but none of these uses shall be located closer than 30 feet to this line.
- No freestanding automobile parking lots, homeless shelters or soup kitchens shall be permitted.
- ~~Within t~~The eastern ~~portion of Tract 28, 2.2?~~ acres, more or less, ~~of Tract 28~~ shall be preserved as wetlands and no development shall occur within this area.
- Within the western 10.52 acres, a loop road ~~easement~~ shall be constructed through the property to provide access from Pine Ridge Road to Livingston Road and to reduce traffic at the intersection.

See Map 6 for a detailed map of this Subdistrict.

**4.5) Randall Boulevard Commercial Subdistrict [Renumbered, page 38]**

**5.6) Commercial Western Estates Infill Subdistrict [Renumbered, revised text, page 40 44]**

The purpose of the Subdistrict is to allow for limited commercial and/or medical office uses, in recognition of the subject property's unsuitability for single-family residential development. Limited commercial and/or medical uses at this location will also assist in reducing the distance and the number of vehicular trips generated within the general area through trip capture. The standards contained in this Subdistrict are designed to ensure that uses within the Subdistrict will be compatible with nearby residential development. A loop road shall be required through the property to connect Vanderbilt Beach Road with Collier Boulevard will also serve to lessen vehicular trips through the intersection.

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**c) Development Standards:**

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There shall be a setback of seventy-five (75) feet in width abutting Estates-zoned property. ~~Where~~ When feasible, existing native vegetation shall be retained within this setback area. Water retention/detention areas shall be allowed in this setback ~~area~~ provided that the area is left in a natural state and the water retention/detention benefits the retained native vegetation. ~~and a~~ Drainage conveyance through the setback area shall be allowed, as necessary, in order if

necessary for stormwater to reach an external outfall, provided this conveyance benefits the retained native vegetation.

**7)6. Golden Gate Estates Commercial Infill Subdistrict [Renumbered text, page 44]**

**3. Agricultural/Rural Designation —~~Rural Settlement Area District~~ [Revised text, page 47]**

**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 ~~known as~~ 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.

**4. Overlays and Special Features [New heading, page 47]**

**Southern Golden Gate Estates Natural Resource Protection Overlay [Relocated text from page 43]**

**MAP AMENDMENTS FOR GOLDEN GATE AREA MASTER PLAN ELEMENT**

Words underlined are added; words ~~struck through~~ are deleted. Words double underlined in red are added; words double ~~struck through~~ in red are deleted – both since 2-23-06 version.  
\*\*\*\*\*Indicates break in text\*\*\*\*\*

**Map 1 – GOLDEN GATE AREA MASTER PLAN STUDY AREAS [Relocate Map to end of document after text, page 3]**

**Map 2 – GOLDEN GATE AREA FUTURE LAND USE MAP –** Reformat the Map Legend consistent with the countywide FLUM, to include: Designations for Urban, Estates, and Agricultural/Rural; Districts for Mixed Use and Commercial within the Urban and Estates Designations; a single District for the Agricultural/Rural Designation; and, Subdistricts within each Mixed Use and Commercial District; and add a new heading/category for “Overlays and Special Features”; ~~and~~ remove/delete “Residential Density Band” to correlate with changes to the Density Rating System; and, Delete “Naples” in the label “Naples – Immokalee Road”. **[Relocate Map to end of document after text page 6]**

**Map 3 – HIGH DENSITY RESIDENTIAL SUBDISTRICT/1989 BOUNDARIES OF ACTIVITY CENTER [Relocate Map to end of document after text, page 19]**

**Re-numbered Map 4 – DOWNTOWN CENTER COMMERCIAL SUBDISTRICT [Relocate Map to end of document after text, page 21]**

**Re-numbered Map 5 – URBAN MIXED USE ACTIVITY CENTER/GOLDEN GATE PARKWAY AND CORONADO PARKWAY [Relocate Map to end of document after text, page 26]**

**Re-numbered Map 6 – GOLDEN GATE URBAN COMMERCIAL INFILL SUBDISTRICT AND GOLDEN GATE ESTATES COMMERCIAL INFILL SUBDISTRICT [Relocate Map to end of document after text, page 25]**

**Re-numbered Map 7 – SANTA BARBARA COMMERCIAL SUBDISTRICT [Relocate Map to end of document after text, page 28]**

**Re-numbered Map 8 – GOLDEN GATE PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT [Relocate Map to end of document after text, page 30]**

**Re-numbered Map 9 – COLLIER BOULEVARD COMMERCIAL SUBDISTRICT [Relocate Map to end of document after text, page 32]**

**Re-numbered Map 10 – PINE RIDGE ROAD (C.R. 896) – INTERCHANGE ACTIVITY CENTER AND PINE RIDGE ROAD MIXED USE SUBDISTRICT [Relocate Map to end of document after text, page 34]**

**Re-numbered Map 11 – GOLDEN GATE ESTATES NEIGHBORHOOD CENTERS [Relocate Map to end of document after text, page 36]**

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**Re-numbered Map 12 – WILSON BOULEVARD/GOLDEN GATE BOULEVARD CENTER [Relocate Map to end of document after text, page 38]**

**Re-numbered Map 13 – COLLIER BOULEVARD (C.R. 951)/PINE RIDGE ROAD CENTER [Relocate Map to end of document after text, page 39]**

**Re-numbered Map 14 – EVERGLADES BOULEVARD/GOLDEN GATE BOULEVARD CENTER [Relocate Map to end of document after text, page 40]**

**Re-numbered Map 15 – IMMOKALEE ROAD (C.R. 846)/EVERGLADES BOULEVARD CENTER [Relocate Map to end of document after text, page 41]**

**Re-numbered Map 16 – RANDALL BOULEVARD COMMERCIAL SUBDISTRICT [Relocate Map to end of document after text, page 40]**

**Re-numbered Map 17 – COMMERCIAL WESTERN ESTATES INFILL SUBDISTRICT [Relocate Map to end of document after text, page 45]**

**Re-numbered Map 18 – GOLDEN GATE PARKWAY INTERCHANGE CONDITIONAL USES AREA [Relocate Map to end of document after text, page 48]**

**Re-numbered Map 20 – RURAL SETTLEMENT AREA DISTRICT/ORANGE TREE PUD [Relocate Map to end of document after text, page 52]**