

EXHIBIT A

CPSP-2006-13

TRANSPORTATION ELEMENT

Policy 1.3

[page 13]

County arterial and collector roads as well as State highways not on the Strategic Intermodal System (SIS) ~~Florida Intrastate Highway System (FIHS)~~ shall be maintained at Level of Service "D" or better as addressed in the Implementation Strategy of the Transportation Element except for the roadways listed below that have been widened to six (6) lanes and cannot be widened any further. The County will also adopt FDOT's LOS on roadway segments where the County has entered into a TRIP (a national transportation research group) agreement for funding. TRIP eligible facilities and SIS facilities are identified on Map TR-8 and Map TR-9.

\*\*\* \*\*

Policy 1.4

[page 13]

Collier County sets and adopts the LOS standards for State Roads with the exception of those on the Strategic Intermodal System (SIS) ~~Florida Intrastate Highway System (FIHS)~~. In Collier County FDOT sets the LOS standards for I-75. The standards for I-75 are as follows:

\*\*\* \*\*

Policy 5.4

[page 16]

Pursuant to Rule 9J-5.0055(6)(a)3., Florida Administrative Code and the Urban Infill and Urban Redevelopment Strategy contained in the Future Land Use Element of this Plan, the South U.S. 41 Transportation Concurrency Exception Area (TCEA) is hereby designated. Development located within the South U.S. 41 TCEA (MapTR-4) may be exempt from transportation concurrency requirements, so long as impacts to the transportation system are mitigated using the procedures below:

- A. Any proposed development within the concurrency exception area that would reduce the LOS on Strategic Intermodal System (SIS) ~~Florida Intrastate Highway System (FIHS)~~ roadways within the County by 5% or more of the capacity at the adopted LOS standard shall meet the transportation concurrency requirements specified in Capital Improvement Element, Policy 5.3.
- B. Any proposed development within the concurrency exception area that would reduce the LOS on (SIS) ~~FIHS~~ roadways within the County by less than 5% of the capacity at the adopted LOS standard and meets the requirements identified below in Policy 5.5 are exempt from the transportation requirements of Capital Improvement Element, Policy 5.3.

## RECREATION AND OPEN SPACE ELEMENT

### Policy 1.4.2

[page 4]

Continue to develop and implement a formal program for coordinating County programs with other government agencies.

Collier County shall continue to coordinate the provision of recreational facilities and activities with other governmental jurisdictions that own or operate such facilities and activities within, or adjacent to, Collier County. Said governmental entities shall include, but not necessarily be limited to:

\*\*\* \*\*

Miami-Dade County, Florida

\*\*\* \*\*

### Policy ~~3.1.6~~ 3.1.7 (second listed policy 3.1.6)

[page 6]

By the year 2010, the Parks and Recreation Department and the ... [no further changes]

## ECONOMIC ELEMENT

### Policy ~~3.14~~ 3.13

[page 4]

Collier County will continue to support programs designed to ... [no further changes]

## FUTURE LAND USE ELEMENT

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\*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*

**OVERVIEW, C. UNDERLYING CONCEPTS, Attainment of High Quality Urban Design, second paragraph, fourth line [page 6]**

OVERVIEW  
 C. UNDERLYING CONCEPTS  
 Attainment of High Quality Urban Design

\*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*

“... level and it relates to aesthetics and sense of place. Within the Traffic—Circulation Transportation Element ...”. [no further changes]

**OVERVIEW, D. SPECIAL ISSUES, Coordination of Land Use and Public Facility Planning, fourth paragraph, second line [page 8]**

OVERVIEW  
 D. SPECIAL ISSUES  
 Coordination of Land Use and Public Facility Planning

\*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*      \*\*\*

“... and through process oriented commitments. First, the Traffic—Circulation Transportation Element includes an ... .” [no further changes]

**B. DENSITY RATING SYSTEM, 2. Density Bonuses, e. Roadway Access, second line [page 49]**

B. DENSITY RATING SYSTEM  
 2. Density Bonuses  
 e. Roadway Access

If the project has direct access to two 2 or more arterial or collector roads as identified in the ~~Traffic Circulation~~ Transportation Element, one 4 residential dwelling ... ." [no further changes]

**D. Urban Industrial District, seventh line** [page 63]

\*\*\* \*\*

"... classified as an arterial or collector in the ~~Traffic Circulation~~ Transportation Element, or access may be ... ." [no further changes]

**Overview, E. FUTURE LAND USE MAP, second paragraph** [page 10]

Overview  
E. FUTURE LAND USE MAP

\*\*\* \*\*

The Future Land Use Map series includes additional map series:  
North Belle Meade Overlay Map  
Future Land Use Map - Mixed Use Activity Centers and Interchange Activity Centers  
Future Land Use Map - Properties Consistent by Policy (5.9, 5.10, 5.11)  
Future Land Use Map - ~~Natural Resources~~: Collier County Wetlands;

\*\*\* \*\*

**Policy 1.1** [page 11]

- A. URBAN - MIXED USE DISTRICT**
- 1. Urban Residential Subdistrict

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17. Collier Boulevard Community Facility Subdistrict.

**Policy 1.2** [page 12]

- A. AGRICULTURAL/RURAL- MIXED USE DISTRICT**
- 1. Rural Commercial Subdistrict
- 2. Corkscrew Island Neighborhood Commercial Subdistrict

**Policy 2.4** [page 13]

Pursuant to Rule 9J-5.0055(6)(a) 3., Florida Administrative Code and the Urban Infill and Urban Redevelopment Strategy contained in this Element, development located within the South U.S. 41 Transportation Concurrency Exception Area (TCEA) (See Map TR-4) may be exempt from transportation concurrency requirements, so long as impacts to the transportation system are mitigated using the procedures set forth in ~~Policies~~ Policy 5.5 and 5.6 of the Transportation Element.

Developments within the South U.S. 41 TCEA that obtain an exception from concurrency requirements for transportation, pursuant to the certification process described in Transportation Element, Policy 5.5, and that include affordable housing (as per Section 2.06.00 the Collier County Land Development Code, as amended) as part of their plan of development shall not be subject to the Traffic Congestion Density Reduction requirement as contained in the Density Rating System of this Element.

Developments within the Northwest and East-Central TCMA's that meet the requirements of FLUE Policies 6.1 through 6.5, and Transportation Policies 5.7 and 5.8, and that include affordable housing (as per Section 2.06.00 of the Collier County Land Development Code, as amended) as part of their plan of development shall not be subject to the Traffic Congestion Density Reduction requirements as contained in the Density Rating System of this Element.

Developments within the South U.S. 41 TCEA that do not obtain certification pursuant to Policy 5.5 of the Transportation Element shall meet all concurrency requirements. Whether or not a concurrency exception is requested, developments shall be subject to a concurrency review for the purpose of reserving capacity for those trips associated with the development and maintaining accurate counts of the remaining capacity on the roadway network.

### **3. Urban Coastal Fringe Subdistrict**

**[page 31]**

The purpose of this Subdistrict is to provide transitional densities between the Conservation designated area (primarily located to the south of the Subdistrict) and the remainder of the Urban designated area (primarily located to the north of the Subdistrict). The Subdistrict comprises those Urban areas south of US 41, generally east of the City of Naples, and generally west of the Rural Fringe Mixed Use District Neutral Lands, but excludes Section 13, Township 51 South, Range 26 East, and comprises approximately 11,354 acres and 10% of the Urban Mixed Use District. The entire Subdistrict is located seaward of the Coastal High Hazard Area Boundary. In order to facilitate hurricane evacuation and to protect the adjacent environmentally sensitive Conservation designated area, residential densities within the Subdistrict shall not exceed a maximum of 4 dwelling units per acre, except as allowed in the Density Rating System to exceed 4 units per acre through provision of Affordable Housing and Transfers of Development Rights, and except as allowed by certain FLUE Policies under Objective 5, and except as provided in the Bayshore Gateway Triangle Redevelopment Overlay. New rezones to permit mobile home development within this Subdistrict are prohibited. Rezones are recommended to be in the form of a Planned Unit Development.

#### **d. Residential In-fill**

**[page 49]**

To encourage residential in-fill in urban areas of existing development outside of the Coastal High Hazard Area, a maximum of 3 residential dwelling units per gross acre may be added if the following criteria are met:

- (a) The project is 20 acres or less in size;
- (b) At time of development, the project will be served by central public water and sewer;
- (c) The project is compatible with surrounding land uses;

- (d) The property in question has no common site development plan with adjacent property;
- (e) There is no common ownership with any adjacent parcels; ;
- (f) The parcel in question was not created to take advantage of the in-fill residential density bonus and was created prior to the adoption of this provision in the Growth Management Plan on January 10, 1989; ;
- (g) Of the maximum 3 additional units, one (1) dwelling unit per acre shall be transferred from Sending Lands; ; and
- (h) Projects qualifying under this provision may increase the density administratively by a maximum of one dwelling unit per acre by transferring that additional density from Sending Lands.

**a. Traffic Congestion Area**

**[pages 50-51]**

If the project lies within the Traffic Congestion Area, an area identified as subject to long range traffic congestion, one dwelling unit per gross acre would be subtracted from the eligible base density of four dwelling units per acre. The Traffic Congestion Boundary is shown on the Future Land Use Map and consists of the western coastal Urban Designated Area seaward of a boundary marked by Airport-Pulling Road (including an extension north to the Lee County boundary), Davis Boulevard, County Barn Road, and Rattlesnake Hammock Road consistent with the Mixed Use Activity Center's residential density band located at the southwest quadrant of the intersection of Rattlesnake Hammock Road and County Road 951 (including an extension to the east, but exclusive of the outlying Urban designated areas of Copeland, Port of the Islands, Plantation Island, and Chokoloskee). Properties adjacent to the Traffic Congestion Area shall be considered part of the Traffic Congestion Area if their only access is to a ~~read~~ road forming the boundary of the Area; however, if that property also has an ... [no further changes]

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**II. AGRICULTURAL/RURAL DESIGNATION, third paragraph**

**[page 64]**

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

The following uses and densities are generally permitted under this Designation – but may not be permitted in all Districts and Subdistricts, and may be subject to specific criteria, conditions, development standards; permitted densities may be greater, or lesser, than that stated below, in some Districts and Subdistricts. Alternatively, the Rural Lands Stewardship Area Overlay contains specific provisions for uses, intensities and residential densities for Stewardship Receiving Areas participating in the Stewardship Credit System.

- a. Agricultural uses such as farming, ranching, forestry, bee-keeping;

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

- i. Commercial uses as principal uses, as provided for within the Rural Commercial Subdistrict, Corkscrew Island Neighborhood Commercial Subdistrict, and Rural Villages within the Rural Fringe Mixed Use District, and based upon the criteria set forth therein, respectively;

\*\*\* \*\*

**Early Entry TDR Bonus** [page 76]  
C) Sending Lands

\*\*\* \*\*

6. Early Entry TDR Bonus: An Early Entry TDR Bonus shall be available in the form of an additional one TDR Credit for each base TDR Credit severed from Sending Lands from March 5, 2004, onward for a period of ~~three~~ six and one-half years after the adoption of the LDC amendment implementing this provision, or until March 27, 2012. Early Entry TDR Bonus Credits may be used after the termination of the bonus period.

**Policy 5.5, 2.a.i.4 of the Rural Lands Stewardship Overlay** [page 115]  
D. Rural Lands Stewardship Overlay  
Policy 5.5, 2.a.i.

\*\*\* \*\*

4. Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay (*Aphelocoma coerulescens*), Technical Report No.8, Florida Game and Fresh Water Fish Commission, 1991.

\*\*\* \*\*

**Future Land Use Map Series list** [page 124]  
FUTURE LAND USE MAP SERIES

Future Land Use Map  
Mixed Use & Interchange Activity Center Maps

\*\*\* \*\*

- Livingston Road Commercial Infill Subdistrict Map
- Livingston Road/Veteran's Memorial Boulevard Commercial Infill Subdistrict Map
- Corkscrew Island Neighborhood Commercial Subdistrict Map
- Collier Boulevard Community Facility Subdistrict Map

**FUTURE LAND USE MAP (countywide)**

Make modifications to the Future Land Use Map, as described or depicted below.

- Modify Future Land Use Map to add interchange symbol to the countywide FLUM map for the new Golden Gate Parkway/I-75 interchange.
- Modify Future Land Use Map to expand Incorporated Areas to reflect City of Naples annexations of Moorings Park PUD and portion of Wilderness Country Club PUD commercial tract.

- In Future Land Use Map legend, under Overlays and Special Features, add the word “Overlay” after three entries so as to read: Area of Critical State Concern Overlay, Natural Resource Protection Area (NRPA) Overlay, and Airport Noise Area Overlay.
- In Future Land Use Map legend, delete second note: ~~(2) Exact boundaries of all Activity Centers are identified in the Future Land Use Element.~~
- In Future Land Use Map legend, relocate and re-number fourth note as second note, and modify to read: ~~(4)~~ (2) The Future Land Use Map series includes numerous maps in addition to this Countywide Future Land Use Map. These maps are listed and located at the end of the Future Land Use Element text.
- In Future Land Use Map legend, add new third note to read: (3) Most Subdistricts as depicted may not be to scale. The Future Land Use Map series depicts these Subdistricts to scale.
- In Future Land Use Map legend, re-number existing third note as the fourth note: ~~(3)~~ (4) The Conservation designation is subject to change as areas are acquired and may include outparcels.

**Stewardship Overlay Map.**

Amend the Stewardship Overlay Map to add all nine approved Stewardship Sending Areas, as required by Policy 1.6 of the Rural Lands Stewardship Area Overlay.

**Livingston Road/Veteran’s Memorial Boulevard Commercial Infill Subdistrict Map.**

Create a new Livingston Road/Veteran’s Memorial Boulevard Commercial Infill Subdistrict Map for inclusion in the Future Land Use Map Series.

**FUTURE LAND USE MAP – MAP SERIES**

Make modifications to the following maps, as described below.

**Map 5A, Goodlette/Pine Ridge Commercial Infill Subdistrict Map.**

Amend to delete “Map 5A” and to depict the City of Naples boundary as result of Moorings Park PUD annexation in 2005 (located on east side of Goodlette Road, south of Pine Ridge Road, and north of Solana Road).

**Map FLUE-10, Consistent by Policy Map.**

Amend to depict the City of Naples boundary as result of previous annexation of Royal Poinciana Golf Course (located east of Goodlette Road, west of Poinciana subdivision, and north of Grey Oaks PUD [Estuary]), Moorings Park PUD, and portion of Wilderness Country Club PUD commercial tract (site of Eagle View Professional Park, located on east side of Goodlette Road and north of Golden Gate Parkway).

**Map FLUE-11, Consistent by Policy Map.**

Amend to depict the City of Naples boundary as result of previous annexation at southeast corner of US-41 East and Sandpiper Street.

**Activity Center Index Map.**

Amend to depict the City of Naples boundary as result of previous annexations at southeast corner of US-41 East and Sandpiper Street, Moorings Park PUD, and portion of Wilderness Country Club PUD commercial tract.

**Rivers and Floodplains Map.**



Amend to depict the City of Naples boundary as result of previous annexations of Moorings Park PUD, and portion of Wilderness Country Club PUD commercial tract.

**Estuarine Bays Map.**

Amend to depict the City of Naples boundary as result of previous annexations of Moorings Park PUD, and portion of Wilderness Country Club PUD commercial tract.

**Soils Map.**

Amend to depict the City of Naples boundary as result of previous annexations of Moorings Park PUD, and portion of Wilderness Country Club PUD commercial tract.

**Existing Commercial Mineral Extraction Sites Map.**

Amend to depict the City of Naples boundary as result of previous annexations of Moorings Park PUD, and portion of Wilderness Country Club PUD commercial tract.

**GOLDEN GATE AREA MASTER PLAN**

**iii. Affordable-workforce Housing Bonus**

**[pages 18-19]**

**• 8 dwelling units**

- ~~• 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).~~

As used in this density bonus provision, the term "affordable" shall be as defined in Chapter 420.9071, F.S. To encourage the provision of affordable-workforce housing within certain Districts and Subdistricts in 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 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), and if the affordable-workforce housing units are targeted for families earning no greater than 150% of the median income for Collier County.

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**[page 1]**

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**Introduction, first paragraph**

**[page 2]**

**I. INTRODUCTION**

As part of the revised Growth Management Plan, the County adopted the original Golden Gate Area Master Plan (GGAMP) in 1991. The GGAMP was further revised in 1997. The Golden Gate Area Master Plan provides growth management regulations for the designated Golden Gate Area (see Golden Gate Area Master Plan Study Areas Map 4).

**2. High Density Residential Subdistrict**

**[page 19]**

To encourage higher density residential and promote mixed uses in close proximity to Activity Centers, those residential zoned properties permitting up to 12 dwelling units per acre which were located within and consistent with the Activity Center designation at Golden Gate Parkway and Coronado Parkway established by the 1989 Collier County Growth Management Plan and subsequently removed by the creation of a new Activity Center via the adoption of the Golden Gate Area Master Plan are recognized as being consistent with this Master Plan and are outlined on the High Density Residential Subdistrict Map 3.

**3. Downtown Center Commercial Subdistrict**

**[page 19]**

The primary purpose of the Downtown Center Commercial Subdistrict (see Downtown Center Commercial Subdistrict Map 47) 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. [no further changes]

**1. Mixed Use Activity Center Subdistrict**

**[page 22]**

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 the Urban Mixed Use Activity Center - Golden Gate Parkway and Coronado Parkway Map 4.

**2. Golden Gate Urban Commercial Infill Subdistrict**

**[page 22]**

This Subdistrict is located at the southwest quadrant of C.R. 951 and Golden Gate Parkway. Due to the existing zoning and land use pattern in proximity to the Commercial In-fill Subdistrict (see Golden Gate Urban Commercial Infill Subdistrict and Golden Gate Estates Commercial Infill Subdistrict Map 5) and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses shall be permitted under the following criteria: [no further changes]

**3. Santa Barbara Commercial Subdistrict**

**[page 23]**

The boundaries of the Subdistrict are hereby expanded to include the former Commercial Subdistrict and also to extend approximately one (1) block to the east of the former boundary (see Santa Barbara Commercial Subdistrict Map 7). The intent of the Santa Barbara Commercial Subdistrict is to provide Golden Gate City with an area that is primarily commercial, with an allowance for certain conditional uses. The types of uses permitted within this Subdistrict are low intensity retail, offices, personal services, and institutional uses, such as churches and day care centers. Such development is intended to serve the needs of residents within the Subdistrict and surrounding neighborhoods and persons traveling nearby. [no further changes]

**4. Golden Gate Parkway Professional Office Commercial Subdistrict [page 24]**

The provisions of this Subdistrict (see Golden Gate Parkway Professional Office Commercial Subdistrict Map 8) are intended to provide Golden Gate City with a viable professional office district with associated small-scale retail as identified under item A, below. This Subdistrict has two purposes:

- to serve as a bona-fide entry way into Golden Gate City; and
- to provide a community focal point and sense of place.

**5. Collier Boulevard Commercial Subdistrict**

**[page 25]**

The primary purpose of the Collier Boulevard Commercial Subdistrict (see Collier Boulevard Commercial Subdistrict Map 48) is to encourage redevelopment along Collier Boulevard in order to improve the physical appearance of the area. This Subdistrict is intended to allow a mix of uses, including heavy commercial within those areas presently zoned C-5. [no further changes]

**2. ESTATES DESIGNATION**

**A. Estates Mixed Use District**

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**2. Neighborhood Center Subdistrict, paragraph b, and first bullet point [pages 27-28]**

2. Neighborhood Center Subdistrict  
b) Locations [no further changes]

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

Neighborhood Centers are located along major roadways and are distributed within Golden Gate Estates according to commercial demand estimates. (See Golden Gate

Estates Neighborhood Centers Map 9). The centers are designed to ... [no further changes]

\*\*\* \*\*

- Wilson Boulevard and Golden Gate Boulevard Center.  
This center consists of all four quadrants at the intersection of Wilson and Golden Gate Boulevards (See Wilson Boulevard/Golden Gate Boulevard Center Map 10). The NE and SE quadrants ... [no further changes]

\*\*\* \*\*

- Collier Boulevard and Pine Ridge Road Center.  
The center at Collier Boulevard and Pine Ridge Road is located on both sides of the intersection. Tracts 109-114, Unit 26, Golden Gate Estates are included in this center as eligible for commercial development. (See Collier Boulevard/Pine Ridge Road Center Map 14). The E1/2 of Tract 107, Unit 26 is also ... [no further changes]

\*\*\* \*\*

- 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 12). The NE quadrant ... [no further changes]

\*\*\* \*\*

### 3. Conditional Uses Subdistrict

\*\*\* \*\*

#### b. Golden Gate Parkway and Collier Boulevard Special Provisions [page 31.1]

- Conditional uses (~~except essential services, as described in Paragraph a), above~~) shall not be permitted on those parcels immediately adjacent to the west side of Collier Boulevard within the Estates Designated Area unless except where the parcel is directly bounded by conditional uses on two (2) or more side yards with no intervening rights-of-ways or waterways; and, except as provided in subparagraph 2., below; and, except for essential services, as described in paragraph a), above.
- Recognizing the existing residential nature of the land uses surrounding the ~~planned~~ I-75 interchange at Golden Gate Parkway, there shall be no further conditional uses for properties abutting Golden Gate Parkway, between Livingston Road and Santa Barbara Boulevard, except as permitted within the Golden Gate Parkway Institutional Subdistrict; and, except as provided in subparagraph 1., below; and, except for essential services, as described in paragraph a), above.
- Further, no properties abutting streets accessing Golden Gate Parkway, between Livingston Road and Santa Barbara Boulevard, ~~within the above defined~~

segment shall be approved for conditional uses except as permitted within the Golden Gate Parkway Institutional Subdistrict; and, except as provided in subparagraph 1., below; and, except for essential services, as described in paragraph a), above.

1. In consideration of the improvements associated with the proposed interchange at Interstate 75 and Golden Gate Parkway, the existing conditional use (church and related facilities) located at the southeast corner of Golden Gate Parkway and 66<sup>th</sup> Street S.W. may be expanded in acreage and intensity along the south side of Golden Gate Parkway to the east of 66<sup>th</sup> Street S.W., but the total project area shall not exceed approximately 9.22 8-24 acres (see Golden Gate Parkway Interchange Conditional Uses Area Map 45).
2. The parcel located immediately south of the Commercial Western Estates Infill Subdistrict, on the west side of Collier Boulevard, and at the southwest quadrant of the intersection of Vanderbilt Beach Road and Collier Boulevard, shall be eligible for a transitional conditional use designation.

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

**1. Interchange Activity Center Subdistrict** **[page 33]**

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 Activity Center and Pine Ridge Road Mixed Use Subdistrict Map 6 for a detailed map of this Activity Center.

**2. Pine Ridge Road Mixed Use Subdistrict, bottom of page, last line** **[page 34]**

\*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*    \*\*\*

See Activity Center and Pine Ridge Road Mixed Use Subdistrict Map 6 for a detailed map of this Subdistrict.

**3. Randall Boulevard Commercial Subdistrict, first paragraph** **[page 35]**

Recognizing the unique development pattern and characteristics of surrounding land uses, the Randall Boulevard Commercial Subdistrict has been designated on the Golden Gate Area Future Land Use Map. The Subdistrict is comprised of the following properties: Tract 71, Golden Gate Estates, Unit 23; and the East 165 feet of Tract 54, Golden Gate Estates, Unit 23. See Randall Boulevard Commercial Subdistrict Map 44.

**4. Commercial Western Estates Infill Subdistrict, paragraph a** **[pages 35-36]**

a) Size and Location:

The Subdistrict includes a 6.23-acre parcel, located at the southwest corner of Vanderbilt Beach Road and Collier Boulevard (see Commercial Western Estates Infill Subdistrict Map 46). The parcel is identified as Tract 105, Unit 2, Golden Gate Estates.

**5. Golden Gate Estates Commercial Infill Subdistrict, first paragraph [page 37]**

This subdistrict consists of two infill areas. The two areas are located at the northwest corner of Collier Boulevard and Green Boulevard and at the northwest corner of Santa Barbara Boulevard and Golden Gate Parkway. Due to the existing zoning and land use pattern in proximity to the Estates Commercial In-fill Subdistrict (see Golden Gate Urban Commercial Infill Subdistrict and Golden Gate Estates Commercial Infill Subdistrict Map 5) and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses shall be permitted under the following criteria: [no further changes]

**ESTATES DESIGNATION, second paragraph [page 26]**

\*\*\* \*\*

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

- 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.

\*\*\* \*\*

**3. Conditional Uses Subdistrict, paragraph a) [page 31]**

\*\*\* \*\*

**a) Essential Services Conditional Use Provisions:**

Those Essential Services Conditional Uses, as identified within Section 2-6-9.2 2.01.03G. 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 defined as: [no further changes]

\*\*\* \*\*

**3. Conditional Uses Subdistrict, paragraph a), 7<sup>th</sup> bullet [page 31.1]**

**a) Essential Services Conditional Use Provisions:**

\*\*\* \*\*

- governmental facilities (except for those Permitted Uses identified in Section 2-6-9 2.01.03 of the Land Development Code)

\*\*\* \*\*

**LAND USE DESIGNATION DESCRIPTION SECTION**

**1. URBAN DESIGNATION: URBAN MIXED USE DISTRICT AND URBAN COMMERCIAL DISTRICT. [first three lines at top of page 18]**

1. URBAN DESIGNATION: URBAN MIXED USE DISTRICT AND URBAN COMMERCIAL DISTRICT.

\*\*\* \*\*

“...Collier County Land Development Code (Ordinance No. 91-102, adopted ~~October 30, 1991~~ 04-41, adopted June 22, 2004, effective October 18, 2004) and consistent with locational requirements in Florida Statutes (Chapter 419.001 F.S.)

\*\*\* \*\*

2. ESTATES DESIGNATION, third bullet point [page 26]

\*\*\* \*\*

- Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance No. 91-102, adopted ~~October 30, 1991~~ 04-41, adopted June 22, 2004, effective October 18, 2004) and consistent with locational requirements in Florida Statutes (Chapter 419.001 F.S.).

\*\*\* \*\*

2. Neighborhood Center Subdistrict, paragraph c, first bullet point [page 28]

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

- 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. 91-102, adopted ~~October 30, 1991~~ 04-41, adopted June 22, 2004, effective October 18, 2004), except as prohibited below. [no further changes]

\*\*\* \*\*

e) Special Exceptions to Conditional Use Locational Criteria [page 32]

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 submitted for the purpose of extending the time period for use of the structure as a model home shall not be subject to the locational criteria of the Conditional Uses Subdistrict, and may be allowed anywhere within the Estates-Mixed Use District. ~~Temporary Use permits for model homes shall have a duration of three (3) years from the date of approval. No subsequent issuance of a Conditional Use permit shall be for a duration exceeding two (2) years. The total time period for Temporary Use and Conditional Use permits together shall not exceed five (5) years.~~

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## NEW Future Land Use Map Series list

[Page 40]

### FUTURE LAND USE MAP SERIES

Golden Gate Area Master Plan Study Areas

Golden Gate Area Future Land Use Map

High Density Residential Subdistrict 1989 Boundaries of Activity Center

Downtown Center Commercial Subdistrict

Urban Mixed Use Activity Center/Golden Gate Parkway and Coronado Parkway

Golden Gate Urban Commercial Infill Subdistrict and Golden Gate Estates

Commercial Infill Subdistrict

Santa Barbara Commercial Subdistrict

Golden Gate Parkway Professional Office Commercial Subdistrict

Collier Boulevard Commercial Subdistrict

Pine Ridge Road Interchange Activity Center and Pine Ridge Road Mixed Use Subdistrict

Golden Gate Estates Neighborhood Centers

Wilson Boulevard/Golden Gate Boulevard Center

Collier Boulevard/Pine Ridge Road Center

Golden Gate Boulevard/Everglades Boulevard Center

Immokalee Road/Everglades Boulevard Center

Randall Boulevard Commercial Subdistrict

Commercial Western Estates Infill Subdistrict

Golden Gate Parkway Interchange Conditional Uses Area

Golden Gate Parkway Institutional Subdistrict

### **GOLDEN GATE AREA MASTER PLAN MAP SERIES**

Make modifications to the following maps, as described below.

#### **Golden Gate Parkway Professional Office Commercial Subdistrict Map.**

Amend map to remove property that was added to the Mixed Use Activity Center via a small scale GMP amendment in 2004 (petition CPSS-2004-1); property is now zoned Zone PUD and is described as Lot 1, Block 201, Golden Gate Unit 6.

#### **Map 1, Study Areas.**

Amend map to depict the City of Naples boundary as result of previous annexations of Moorings Park PUD, portion of Wilderness Country Club PUD commercial tract, Royal Poinciana Golf Course, and US-41/Sandpiper Street.

#### **Revise the Golden Gate Estates Neighborhood Centers Map.**

Revise this map to reflect the approval of petition CP-2005-2 that expanded the southwest quadrant of the Wilson/Golden Gate Boulevards neighborhood center.

#### **Golden Gate Future Land Use Map.**

Amend map to remove RSF-3 property at northeast corner of the Mixed Use Activity Center to correlate with same change previously made to the Activity Center map in GGAMP and Activity Center #15 Map in the FLUE, and remove the Santa Barbara

Words underlined are added; words ~~struck through~~ are deleted.

Row of asterisks (\*\*\*) denotes break in text.



Square commercial plaza at northeast corner of Golden Gate Parkway/Santa Barbara Blvd. from the Golden Gate Parkway Professional Office Commercial Subdistrict to be consistent with the map for that Subdistrict.

**All Existing GGAMP Maps.**

Amend map to remove map number on each respective map:

- ~~Map 1~~ Golden Gate Area Master Plan Study Areas
- ~~Map 2~~ Golden Gate Area Future Land Use Map
- ~~Map 3~~ High Density Residential Subdistrict 1989 Boundaries of Activity Center
- ~~Map 4~~ Downtown Center Commercial Subdistrict
- ~~Map 5~~ Urban Mixed Use Activity Center/Golden Gate Parkway and Coronado Parkway
- ~~Map 6~~ Golden Gate Urban Commercial Infill Subdistrict and Golden Gate Estates Commercial Infill Subdistrict
- ~~Map 7~~ Santa Barbara Commercial Subdistrict
- ~~Map 8~~ Golden Gate Parkway Professional Office Commercial Subdistrict
- ~~Map 9~~ Collier Boulevard Commercial Subdistrict
- ~~Map 10~~ Pine Ridge Road Interchange Activity Center and Pine Ridge Road Mixed Use Subdistrict
- ~~Map 11~~ Golden Gate Estates Neighborhood Centers
- ~~Map 12~~ Wilson Boulevard/Golden Gate Boulevard Center
- ~~Map 13~~ Collier Boulevard/Pine Ridge Road Center
- ~~Map 14~~ Golden Gate Boulevard/Everglades Boulevard Center
- ~~Map 15~~ Immokalee Road/Everglades Boulevard Center
- ~~Map 16~~ Randall Boulevard Commercial Subdistrict
- ~~Map 17~~ Commercial Western Estates Infill Subdistrict
- ~~Map 18~~ Golden Gate Parkway Interchange Conditional Uses Area

CPSP-06-13 Exhibit A Transmittal - per BCC  
G:\Comprehensive\Comp. Planning GMP DATA\Comp. Plan Amendments\2006 Cycle Petitions\Exhibit A Transmittal - as approved by BCC 4-15 & 4-29-08 -- only those modified from CCPC  
tg-dw/4-30-08 and mk-dw/8-7-08