

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

GOLDEN GATE AREA MASTER PLAN

Prepared By
Collier County Planning Services Department
Comprehensive Planning Section

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted October, 1997

AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
GOLDEN GATE AREA MASTER PLAN

Symbol	Date Amended	Ordinance No.
**	May 9, 2000	Ordinance No. 2000-25
***	May 9, 2000	Ordinance No. 2000-26
(I)	May 9, 2000	Ordinance No. 2000-27
(II)	May 9, 2000	Ordinance No. 2000-28
(III)	May 9, 2000	Ordinance No. 2000-29
(IV)	March 13, 2001	Ordinance No. 2001-12
(V)	May 14, 2002	Ordinance No. 2002-24
(VI)	September 10, 2003	Ordinance No. 2003-44
(VII)	December 16, 2003	Ordinance No. 2003-67
(VIII)	October 26, 2004	Ordinance No. 2004-71
(IX)	June 7, 2005	Ordinance No. 2005-25
(X)	January 25, 2007	Ordinance No. 2007-19
(XI)	December 4, 2007	Ordinance No. 2007-76
(XII)	December 4, 2007	Ordinance No. 2007-77
(XIII)	December 4, 2007	Ordinance No. 2007-83
(XIV)	October 14, 2008	Ordinance No. 2008-55
(XV)	October 14, 2008	Ordinance No. 2008-56
(XVI)	October 14, 2008	Ordinance No. 2008-59

- The above Ordinance No. 2007-19 is based on the 2004 EAR, Evaluation and Appraisal Report.
 - *** Ordinance No. 2000-26 amended Ordinance No. 89-05, as amended, the Collier County Growth Management Plan, having the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM), more specifically portions of the Intergovernmental Coordination Element (Ord. No. 98-56), Natural Groundwater Aquifer Recharge (Ord. No. 97-59) and Drainage (Ord. No. 97-61) sub-elements of the Public Facilities Element, Housing Element (Ord. No. 97-63), Golden Gate Area Master Plan (Ord. No. 97-64), Conservation and Coastal Management Element (Ord. No. 97-66), and the Future Land Use Element and Future Land Use Map (Ord. No. 97-67); and re-adopts Policy 2.2.3 of the Golden Gate Area Master Plan.
 - ** Ordinance No. 2000-25 rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM).
 - * Indicates adopted portions
- Note: the support document will be updated as current information becomes available.

(XIV, XV & XVI) = Plan Amendment by Ordinance No. 2008-55, 2008-56 and 2008-59
on October 14, 2008

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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).

The Golden Gate Area was previously subject to the regulations outlined in the County's Future Land Use Element (FLUE). However, in 1991, the unique characteristics of the area resulted in adoption of a Master Plan for Golden Gate, as a separate Element of the Collier County Growth Management Plan. This Master Plan superseded former Objective 1, Policy 1.1, and Policy 1.3 of the FLUE. All other Goals, Objectives, and Policies contained in the FLUE and all other Elements of the Growth Management Plan remain applicable to the Golden Gate Area. In addition, the Golden Gate Area Future Land Use Map will be used instead of the County-Wide Future Land Use Map.

In April 1996, the Board of County Commissioners adopted the Evaluation and Appraisal Report (EAR) for Collier County. As a result of the recommendations made in the EAR, Ordinance 91-15, which adopted the original Golden Gate Area Master Plan, was repealed and a new Ordinance 97-64 was adopted.

In February of 2001, the Board of County Commissioners directed staff to initiate a restudy of the Golden Gate Area Master Plan. Accordingly, in June of 2001, Comprehensive Planning Section Staff requested that the Board appoint an advisory committee, consisting of residents of Golden Gate City and Golden Gate Estates, to aid Staff in the restudy process. The Golden Gate Area Master Plan Restudy Committee met on over twenty (20) occasions, between June 2001 and June 2003, to consider proposed amendments to the GGAMP, as well as other matters related to the Golden Gate Area. All meetings were open to the public, many of these meetings were well attended.

The restudy process was divided into two phases. The County transmitted Phase I amendments to the Florida Department of Community Affairs (DCA) in April 2003. These amendments were adopted, as Ordinance 2003-44, in September 2003. Phase II amendments were transmitted in June 2004. The Phase II amendments were adopted in October 2004, as Ordinance 2004-71.

This plan includes three major sections:

The **OVERVIEW** section provides an introduction to Countywide and Golden Gate Area planning efforts.

The **IMPLEMENTATION STRATEGY** places the Plan into effect. Strategies have been developed to address land use, public facilities, transportation, rural character, emergency management and natural resources. This section also includes the Goals, Objectives, and Policies, and the Golden Gate Area Future Land Use Map.

The **SUPPORT DOCUMENT** outlines data and information used to develop the Implementation strategy, including the Goals, Objectives, and Policies.

II. OVERVIEW

A. COUNTY-WIDE PLANNING PROCESS

Pursuant to Chapter 163, Florida Statutes, the "Local Comprehensive Planning and Land Development Regulations Act" and Chapter 9J-5, Florida Administrative Code, "Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance", the Collier County Growth Management Plan shall contain the following elements:

1. Future Land Use
2. Housing
3. Public Facilities
4. Conservation and Coastal Management (Coastal Counties only)
5. Intergovernmental Coordination
6. Capital Improvements
7. Transportation
8. Recreation and Open Space.

In addition to the above Elements, local government comprehensive plans in Florida may, by decision of the local legislative body, contain one or more optional elements. Optional elements are required to comply with certain general criteria under Rule 9J-5, Florida Administrative Code, but are not subject to specific requirements (with some exceptions). In 1991, the Board of County Commissioners chose the option of adopting the Golden Gate Area Master Plan, in recognition of the unique characteristics of the Golden Gate Area.

In addition to establishing the Collier County Growth Management Plan's mandatory structure, Chapter 163, F.S. and Rule 9J-5, F.A.C., also subject the Plan to a mandatory evaluation process every 7 years. This process involves the preparation of an Evaluation and Appraisal Report (EAR) to determine whether, and to what extent, the existing Growth Management Plan has carried out its stated Goals, Objectives and Policies.

B. GOLDEN GATE AREA PLANNING PROCESS

Objective 4 of the Collier County Future Land Use Element (FLUE) allows the countywide planning process to "address specific geographic or issue areas." Policy 4.1 of this Objective reads as follows:

"A detailed Master Plan for Golden Gate Estates has been developed and was incorporated into this Growth Management Plan in February, 1991. The Master Plan addresses Natural Resources, Future Land Use, Water Management, Public Facilities and other considerations."

In February 1991, the Board of County Commissioners adopted the original Golden Gate Area Master Plan. The original Master Plan incorporated the recommendations of a Citizens Steering Committee. A revised and updated Master Plan was adopted in 1997, pursuant to recommendations of the County's 1996 Evaluation and Appraisal Report. In 2001, the Board of County Commissioners established the Golden Gate Area Master Plan Restudy Committee and directed Staff to work with the Committee to further revise and update the Master Plan. The Board of County Commissioners adopted revisions to the GGAMP, incorporating the recommendations of the Restudy Committee, in 2003 and 2004.

III. IMPLEMENTATION STRATEGY

This section places the plan into effect. Implementation strategies include the Goals, Objectives and Policies, and the Land Use Designation Description Section.

GOAL 1: TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING WHILE BALANCING 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:

Unless otherwise permitted in this Master Plan, new or revised uses of land shall be consistent with designations outlined on the Golden Gate Area Future Land Use Map. The Golden Gate Area Future Land Use Map and companion Future Land Use Designations, Districts, and Subdistricts shall be binding on all development orders effective with the adoption of this Master Plan. Standards and permitted uses for Golden Gate Area Future Land Use Districts and Subdistricts are identified in the Land Use Designation Description Section of this Element.

(VIII)(X) Policy 1.1.1:

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

A. URBAN - MIXED USE DISTRICT

1. Urban Residential Subdistrict
2. High Density Residential Subdistrict
3. Downtown Center Commercial Subdistrict

B. URBAN - COMMERCIAL DISTRICT

1. Activity Center Subdistrict
2. Golden Gate Urban Commercial Infill Subdistrict
3. Santa Barbara Commercial Subdistrict
4. Golden Gate Parkway Professional Office Commercial Subdistrict
5. Collier Boulevard Commercial Subdistrict

Policy 1.1.2:

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
- (VI) 3. Conditional Uses Subdistrict
- (XII) 4. Golden Gate Parkway Institutional Subdistrict

B. ESTATES – COMMERCIAL DISTRICT

1. Interchange Activity Center Subdistrict
2. Pine Ridge Road Mixed Use Subdistrict
3. Randall Boulevard Commercial Subdistrict
- (VI) 4. Commercial Western Estates Infill Subdistrict
- (VI) 5. Golden Gate Estates Commercial Infill Subdistrict

(X) Policy 1.1.3:

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

(X) A. RURAL SETTLEMENT AREA DISTRICT

(X) Policy 1.1.4:

Overlays and Special Features shall include:

(VI) A. Southern Golden Gate Estates Natural Resource Protection Overlay

(X) Policy 1.1.5

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

(X) Policy 1.1.6

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

(VII) (X) Policy 1.1.7:

No development orders shall be issued inconsistent with the Golden Gate Master Plan 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.

(VII)(XIV) Policy 1.1.8:

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 GGAMP 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; and, shall be subject to the School Board Review (SBR) 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 subject to the implementing land development regulations. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in FLUE Policy 5.14.

(XIV) = Plan Amendment by Ordinance No. 2008-55 on October 14, 2008

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.

(VIII) Policy 1.2.2:

The Collier County Transportation Department shall continue to explore alternative financing methods to accelerate paving of lime-rock roads in the Estates.

(VIII) (X) Policy 1.2.3:

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

(VIII) (X) Policy 1.2.4:

Due to the continued use of individual septic systems and private wells within a densely platted urban area, the Florida 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.

(X) OBJECTIVE 1.3:

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

(X) Policy 1.3.1:

The Collier County Environmental Services Department shall coordinate its planning and permitting activities within the Golden Gate Area 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.

(X) OBJECTIVE 1.4:

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 quality of life.

Policy 1.4.1:

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

(X) = Plan Amendment by Ordinance No. 2007-19 on January 25, 2007

GOAL 2: THE COUNTY RECOGNIZES THAT THE SOUTHERN GOLDEN GATE ESTATES PROJECT (SGGE), AS PART OF THE FEDERAL SAVE OUR EVERGLADES PROGRAM, THAT AREA WHICH LIES SOUTH OF STATE ROAD 84 TO US 41, IS AN AREA OF SPECIAL ENVIRONMENTAL SENSITIVITY AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT.

(X) OBJECTIVE 2.1:

Public infrastructure improvements shall be guided by the following policies.

Policy 2.1.1

Minimal road maintenance to include traffic signage, right-of-way mowing and road surface patching/grading will continue.

Policy 2.1.2

Consistent with the Public Facilities Element, public water and sewer facilities shall not be expanded into SGGE.

Policy 2.1.3

Special taxing districts associated with infrastructure improvements shall not be created for or expanded into SGGE.

Policy 2.1.4

The County shall apply Chapter 28-25, F.A.C., "Boundary and Regulations for the Big Cypress Area of Critical State Concern" to those Golden Gate Estates units located within the Big Cypress Area of Critical State Concern.

OBJECTIVE 2.2:

In order to further its goal of protecting this area of special environmental sensitivity, the County will coordinate with DEP in an effort to assist the State's acquisition of privately owned property within SGGE to the extent consistent with the recognition of existing private property rights.

Policy 2.2.1:

The County shall direct inquiries and make information available regarding options for the sale or donation of land to the State, or other inquiries regarding acquisition, to the Florida DEP, Bureau of Land Acquisition's designee, as provided by DEP.

(X) Policy 2.2.2:

Collier County shall continue to implement a system for reviewing applications for development in SGGE, which will include the following procedures:

(I) A. Notice to the DEP's Bureau of Land Acquisition of the application within 5 days of receipt.

(I) B. Notice to the applicant of DEP's acquisition program, the lack of public infrastructure and the proposed restoration program for the area.

(X) = Plan Amendment by Ordinance No. 2007-19 on January 25, 2007

- (I) 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.
- (I) D. Prior to the processing of an application for development approval, the applicant shall provide to the County proof of coordination with DEP. Upon execution of a contract for sale, the application shall be placed in abeyance pending completion of the purchase by DEP.
- E. The County shall review the environmental impacts of the application in order to minimize said impact.
- F. The County shall apply Section 4.02.14, Development Standards and Regulations for ACSC-ST of the County's 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.
- (I) G. The County shall provide a maximum review and processing time of 180 days from the date of commencement of the application procedures before any development permits are issued.

(X) = Plan Amendment by Ordinance No. 2007-19 on January 25, 2007

(VI) GOAL 3: PROVIDE FOR BASIC COMMERCIAL SERVICES FOR PURPOSES OF SERVING THE RURAL NEEDS OF GOLDEN GATE ESTATES RESIDENTS, SHORTENING VEHICULAR TRIPS, AND PRESERVING RURAL CHARACTER.

(VI)(X) OBJECTIVE 3.1:

The placement and designation of Neighborhood Centers within Golden Gate Estates shall meet the locational and rural design criteria 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.

(VI)(X) Policy 3.1.1:

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.

(X) = Plan Amendment by Ordinance No. 2007-19 on January 25, 2007

(VIII) GOAL 4:

COLLIER COUNTY PLANNING EFFORTS WITHIN GOLDEN GATE CITY SHALL SEEK TO PRESERVE AND ENHANCE A MIX OF RESIDENTIAL AND COMMERCIAL LAND USES THAT PROVIDES FOR THE BASIC NEEDS OF BOTH THE LOCAL RESIDENTS AND THE RESIDENTS OF THE SURROUNDING AREA.

(VIII) (X) OBJECTIVE 4.1:

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.

(VIII) Policy 4.1.1:

By 2006, Collier County shall develop an implementation schedule for the creation of a community-planning program for Golden Gate City. The implementation schedule shall take into consideration the following issues:

- a) Affordable housing based upon home ownership;
- b) Commercial re-vitalization, to include:
 - i. Sidewalks
 - ii. Traffic calming measures
 - iii. Improved street lighting;
- c) Neighborhood parks, open space and recreational centers;
- d) Crime reduction;
- e) Consistent enforcement of land development regulations; and,
- f) Improved lighting for streets and parking areas.

(VIII) Policy 4.1.2:

By 2006, Collier County shall begin to examine, by holding community meetings, the feasibility of establishing neighborhood-based planning programs within Golden Gate City that focus on the unique or distinct features of the different portions of the community. While focusing on distinct areas within the community, such neighborhood planning efforts as may be established shall not neglect Golden Gate City as a whole.

(VIII) Policy 4.1.3:

By 2006, Collier County shall examine the feasibility of crafting land development regulations specific to the Golden Gate City community. Such regulations shall focus on the unique circumstances of this community.

(X) = Plan Amendment by Ordinance No. 2007-19 on January 25, 2007

(VIII) GOAL 5:

FUTURE GROWTH AND DEVELOPMENT WITHIN GOLDEN GATE ESTATES WILL BALANCE THE DESIRE BY RESIDENTS FOR URBAN AMENITIES WITH THE PRESERVATION OF THE AREA'S RURAL CHARACTER, AS DEFINED BY WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, LOW-DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.

(VIII) OBJECTIVE 5.1:

By 2006, the Collier County Land Development Code shall be amended to provide for new commercial development within Neighborhood Centers.

(VIII) Policy 5.1.1:

Consistent with public safety requirements, street, recreational and structure lighting within 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 apply the following standards:

- a. If a streetlight or an area light is required, it shall be of the type specified to protect neighboring properties from direct glare. Area lighting shall be shielded such that direct rays do not pass property lines. Low-pressure sodium lamps are encouraged while halogen type lights are discouraged.
 1. Where required, the street lamp shall be of the high pressure sodium type and have a "cobra head with flat bottom" style or be fully shielded so that light is directed only downward. Street lamps shall be mounted on a wood pole at a height and wattage recommended by the appropriate electric utility and as appropriate for a rural area.
 2. Parking lot lamps shall be low-pressure sodium type lamps and shall be mounted so that they point downward without direct rays extending past the parking lot, building entrance, walkway, or other area intended to be illuminated.
- b. Where lighting of recreational areas is required, such lighting shall be mounted so as to focus illumination on the areas intended to be illuminated, and to limit the amount of light that extends outside of the intended area.
- c. This policy shall not apply to Tract 124 and the north 150 feet of Tract 126, Unit 12, Golden Gate Estates, located in the southwest quadrant of the Wilson and Golden Gate Boulevards Neighborhood Center.

(VIII) OBJECTIVE 5.2:

The provision of public infrastructure shall be balanced with the need to preserve the rural character of Golden Gate Estates.

(VIII) Policy 5.2.1:

Future road and bridge improvements in 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.

(XI) = Plan Amendment by Ordinance No. 2007-76 on December 4, 2007

(VIII) Policy 5.2.2:

The Collier County Parks and Recreation Department shall create a public network of greenway corridors within Golden Gate Estates that interconnects public lands and permanently protected green space. The first segment of greenway shall be in place by 2006. The greenway network shall consist of interconnected trails and paths which allow people to move about the Estates Area by means other than motorized vehicles. All greenways shall be constructed within existing or future public rights-of-way. In creating the greenway network, the County shall not employ eminent domain proceedings.

(VIII) Policy 5.2.3:

Recognizing the existing residential nature of the land uses surrounding the planned I-75 interchange at Golden Gate Parkway, as well as the restrictions on conditional uses of the Conditional Uses Subdistrict of the Golden Gate Area Master Plan, there shall be no further commercial zoning for properties abutting Golden Gate Parkway between Livingston Road and Santa Barbara Boulevard. No new commercial uses shall be permitted on properties abutting streets accessing Golden Gate Parkway within the above-defined segment. This policy shall not apply to that existing portion of the Golden Gate Estates Commercial Infill Subdistrict, which is located at the northwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard.

(VIII) OBJECTIVE 5.3:

By 2006, the Collier County Land Development Code shall be amended, as necessary, so as to provide for the protection of the rural character of Golden Gate Estates. These 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.

(VIII) Policy 5.3.1:

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

(VIII) Policy 5.3.2:

The Land Development Code shall continue to allow the preservation of native vegetation and wildlife indigenous to the Estates Area.

(VIII) GOAL 6:
FUTURE TRANSPORTATION IMPROVEMENTS WITHIN THE GOLDEN GATE AREA SHALL PROVIDE FOR A SAFE AND EFFICIENT COUNTY AND LOCAL ROADWAY NETWORK, WHILE AT THE SAME TIME SEEKING TO PRESERVE THE RURAL CHARACTER OF GOLDEN GATE ESTATES.

(VIII) OBJECTIVE 6.1:
The Collier County Transportation Division will continue to increase the number of route alternatives for traffic moving through the 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.

(VIII) Policy 6.1.1:
In planning to increase the number of route alternatives through the Estates Area, the Collier County Transportation Division 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.

(VIII) Policy 6.1.2:
Collier County shall coordinate with the Florida Department of Transportation to initiate a study of a potential interchange in the vicinity of I-75 and Everglades Boulevard.

(VIII) OBJECTIVE 6.2:
For the purpose of limiting traffic on arterials and major collectors within Golden Gate Estates, shortening vehicular trips, and increasing overall road system capacity, the County will actively work to increase linkages within the local road system.

(VIII) Policy 6.2.1:
The County shall continue to explore alternative financing methods to facilitate both east- west and north-south bridging of canals within Golden Gate Estates.

(VIII) Policy 6.2.2:
Planning and right-of-way acquisition for bridges within the Estates Area local road system shall make adequate provision for sidewalks and bike lanes.

(VIII) Policy 6.2.3:
Sidewalks and bike lanes shall provide access to government facilities, schools, commercial areas and the planned County greenway network.

(VIII) OBJECTIVE 6.3:
In planning and constructing road improvements within Golden Gate Estates and Golden Gate City, Collier County shall coordinate with local emergency services officials to ensure that the access needs of fire department, police and emergency management personnel and vehicles are met.

(VIII) Policy 6.3.1:

Beginning in 2005, the Collier County Transportation Planning Department 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.

(VIII) Policy 6.3.2:

Beginning in 2005, the Collier County Transportation Planning Department shall coordinate with Golden Gate Area emergency services providers to prioritize necessary road improvements related to emergency evacuation needs.

(VIII) GOAL 7:

THE LIVES AND PROPERTY OF THE RESIDENTS OF THE GREATER GOLDEN GATE AREA, AS WELL AS THE HEALTH OF THE NATURAL ENVIRONMENT, WILL BE PROTECTED THROUGH THE PROVISION OF EMERGENCY SERVICES THAT PREPARE FOR, MITIGATE, AND RESPOND TO, NATURAL AND MANMADE DISASTERS.

(VIII) OBJECTIVE 7.1:

The Collier County Bureau of Emergency Services, Collier County Sheriff's Department, Golden Gate Fire Control and Rescue District, and other appropriate agencies, will continue to maintain and implement public information programs to inform residents and visitors of the Greater Golden Gate Area regarding the means to prevent, prepare for, and cope with, disaster situations.

(VIII) Policy 7.1.1:

The County, 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.

(VIII) Policy 7.1.2:

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

(VIII) Policy 7.1.3:

By 2005, the Collier County Community Development and Environmental Services Division shall evaluate the Land Development Code for Golden Gate Estates and shall eliminate any requirements that are found to be inconsistent with acceptable fire prevention standards. This evaluation process shall be coordinated with the Golden Gate Fire Control and Rescue District and the Collier County Bureau of Emergency Services.

(VIII) Policy 7.1.4:

The Golden Gate Fire Control and Rescue District 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.

(VIII) OBJECTIVE 7.2:

Capital improvement projects within the Golden Gate Area shall be coordinated with all applicable emergency services providers to ensure that the needs of these entities are included in the overall public project design.

(VIII) Policy 7.2.1:

Preparation of Collier County's annual Schedule of Capital Improvements for projects within the Golden Gate Area shall be coordinated with the 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.

(VIII) Policy 7.2.2:

The Golden Gate Fire Control and Rescue District, Collier County Emergency Medical Services Department and the Collier County Sheriff's Department shall receive copies of pre-construction plans for capital improvement projects in the Golden Gate Area and shall be invited to review and comment on plans for the public projects.

(VIII) OBJECTIVE 7.3:

While the County Transportation Planning Department is in the process of developing strategies for the enhancement of roadway interconnection within Golden Gate City and the Estates Area, interim measures to assure interconnection shall be developed.

(VIII) Policy 7.3.1:

By 2006, the Collier County Bureau of Emergency Services, the Collier County Transportation Division, Golden Gate Fire Control and Rescue District, and other appropriate Federal, State or local agencies, shall begin establishing one or more of the following routes for emergency evacuation purposes:

- a. An I-75 Interchange at Everglades Boulevard.
- b. Improved emergency access from Everglades Boulevard to I-75.
- c. Construction of a north-south bridge on 23rd Street, SW, between White Boulevard and Golden Gate Boulevard.

(VIII) Policy 7.3.2:

All new residential structures shall comply with NFPA (National Fire Protection Association, Incorporated) 299 Standard for Protection of Life and Property from Wildfire, 1997 Edition, as adopted by reference in the Florida Fire Code or the most recent edition.

(VIII) Policy 7.3.3:

Modified portions of existing structures shall meet NFPA Standards through the adoption of appropriate regulations in the County Building Codes.

(VIII) Policy 7.3.4:

Beginning in 2006, County-owned property within 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.

(X) LAND USE DESIGNATION DESCRIPTION SECTION

The following section describes the three land use designations shown on the Golden Gate Area 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.

(X) 1. URBAN DESIGNATION: URBAN MIXED USE DISTRICT AND URBAN COMMERCIAL DISTRICT

Urban Designated Areas on the Future Land Use Map include two general portions of Collier County: areas with the greatest residential densities and areas in close proximity, which have or are projected to receive future urban support facilities and services. It is intended that Urban Designated areas accommodate the majority of population growth and that new intensive land uses be located within them.

The boundaries of the Urban Designated areas have been established based on several factors including:

- patterns of existing development,
- patterns of approved but unbuilt development,
- natural resources, water management, and hurricane risk,
- existing and proposed public facilities,
- population projections, and
- land needed to accommodate growth.

The Urban Designation will also accommodate future non-residential uses including essential services as defined by the most recently adopted Collier County Land Development Code. Other permitted non-residential land uses may include:

- parks, open space and recreational use;
- water-dependent and water-related uses;
- child care centers;
- (I)** • community facilities such as churches, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where
feasible and mutually acceptable, fire and police stations;
- community facilities such as churches, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable, fire and police stations;
- utility and communication facilities.
- support medical facilities such as physician's offices, medical clinics, treatment, research and rehabilitative centers and pharmacies (as long as the dominant use is medical related) may also be permitted provided they are granted concurrent with or located within ¼ mile of existing or approved hospitals or medical centers which offer primary and urgent care treatment for all types of injuries and traumas, such as, Golden Gate Urgent Care. Stipulations to ensure that the construction of such support medical facilities are concurrent with hospitals or such medical centers shall be determined at the time of zoning approval.

(XVI) Group Housing shall be permitted within the Urban Mixed Use District and Urban Commercial Districts subject to the definitions and regulations as outlined in the

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

Group Housing includes the following type facilities:

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

(X) A. Urban-Mixed Use District

This district is intended to accommodate a variety of residential and commercial land uses including single-family, multi-family, duplex, and mixed use (Planned Unit Development).

(X) 1. Urban Residential Subdistrict

All land within the urban mixed use designation is zoned and platted. However, any parcel to be rezoned residential is subject to and must be consistent with the Density Rating System:

DENSITY RATING SYSTEM:

(X) a. BASE DENSITY – Four (4) residential units per gross acre is the eligible density, though not an entitlement.

(X) b. 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. ÷ In no case shall the maximum permitted density exceed 16 residential dwelling units per gross acre.

(X) i. Conversion of Commercial Zoning Bonus

- **16 dwelling units** – If a project includes the conversion of commercial zoning that has been found to be “Consistent By Policy” through the Collier County Zoning Re-evaluation Program (Ordinance No. 90-23), then a bonus of up to 16 dwelling units per acre may be added for every one (1) acre of commercial zoning that is converted to residential zoning. These dwelling units may be distributed over the entire project.

(X) ii. Proximity to Activity Center

- **3 dwelling units** - Within 1 mile of Activity Center

(X)(XVI) iii. Affordable-workforce Housing Bonus

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

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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.

- 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.
- c) 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 shall not apply within the Estates Designation.

(X)(XVI) 2. High Density Residential Subdistrict

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.

(VIII)(X)(XVI) 3. Downtown Center Commercial Subdistrict:

The primary purpose of the Downtown Center Commercial Subdistrict (see Downtown Center Commercial Subdistrict Map) 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. 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.

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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:

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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) foot 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.

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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.

(X) B. Urban Commercial District

(X)(XVI) 1. Mixed Use Activity Center Subdistrict

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.

The standard for intensity of commercial uses allowed within each Activity Center is the full array of 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). Hotels and motels that locate within an Activity Center will be allowed to develop at a density consistent with the Land Development Code. 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.

(IV)(VI)(X)(XVI) 2. Golden Gate Urban Commercial In-fill Subdistrict

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) and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses shall be permitted under the following criteria:

- (VI) a)** Commercial uses shall be limited to:
- Low intensity commercial uses that are compatible with both residential and intermediate commercial uses, in order to provide for small scale shopping and personal needs, and
 - Intermediate commercial 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 91-102), adopted October 30, 1991.
- b)** Rezones shall be encouraged in the form of a Planned Unit Development (there shall be no minimum acreage requirement for PUD rezones except for

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the requirement that all requests for rezoning must be at least forty thousand (40,000) square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan);

- (VI) c) Projects within this Subdistrict shall make provisions for shared parking arrangements with adjoining commercial developments when appropriate.
- (VI) d) Driveways and curb cuts for projects within this Subdistrict shall be consolidated with adjoining commercial developments.
- (VI) e) Access to projects shall not be permitted from Collier Boulevard.

(VI)(VIII)(X)(XVI) 3. Santa Barbara Commercial Subdistrict

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). 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.

Commercial and institutional uses permitted within this Subdistrict are those that:

- Generate/attract relatively low traffic volumes;
- Are appropriately landscaped and buffered to protect nearby residential properties;
- Are architecturally designed to be compatible with nearby residential areas; and,
- Limit access and traffic flow to or from Santa Barbara Boulevard.

This Subdistrict is intended to promote commercial and institutional development opportunities. Therefore, in order to reduce the potential conflicts that may result from residential, commercial and institutional uses in close proximity, existing residential uses shall cease to exist no later than seven (7) years after the effective date of the adoption of the revised Subdistrict boundaries. This does not require the removal of the residential structures if they can be, and are, converted to uses permitted in this Subdistrict, within one additional year. The requirement to cease existing residential uses does not apply to owner-occupied dwelling units.

Within one year of the effective date of the adoption of the revised Subdistrict boundaries, the Land Development Code shall be amended to provide specific uses and development standards to implement the revised Subdistrict. These shall include, but not necessarily be limited to:

1. Landscaping and buffering requirements.
2. Water management provisions.
3. Architectural design standards.
4. Prohibition of automobile service stations and similar repair facilities. This does not preclude convenience marts with gasoline pumps.

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5. Encouragement of shared parking and access with adjacent projects, wherever possible.
6. Provisions allowing local street vacation or relocation, if alternate access is provided.
7. A minimum project size of one acre.
8. Encouragement of submittal of proposed development in the form of a PUD Zoning District.
9. Provisions for sidewalks and coordination of sidewalk location between adjacent properties.
10. Signage restrictions.
11. Building height limitation of two stories, not to exceed a maximum of 35 feet.
12. Variance provisions applicable to the above items, except items 4, 6, 9, and 11.

(II)(VI)(IX)(X)(XVI) 4. Golden Gate Parkway Professional Office Commercial Subdistrict

The provisions of this Subdistrict (see Golden Gate Parkway Professional Office Commercial Subdistrict Map) 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.

The uses permitted within this district are generally low intensity, office development, associated retail uses, and community facility uses, such as churches, which will minimize vehicular traffic, provide suitable landscaping, control ingress and egress, and ensure compatibility with abutting residential uses.

- (VI)(IX) A.** For projects contained wholly within the original Professional Office Commercial Subdistrict with a minimum depth of 150 feet as measured from the property line adjacent and parallel with Golden Gate Parkway, the following small-scale retail uses are permitted:
1. Apparel and accessory stores.
 2. Auto and home supply stores (Auto accessory dealers-retail, automobile parts dealers-retail and speed shops-retail only).
 3. Eating places (except carry-out establishments, drive-through only establishments, commissary restaurants, concession stands, contract feeding, food service-institutional, hamburger stands, hot-dog stands, Ice cream stands, Industrial feeding, refreshment stands, snack shops, soft drink stands and tea rooms).
 4. Food stores (except Convenience Food stores-retail, grocery stores and supermarkets).
 5. General merchandise stores.
 6. Home furniture, furnishing, and equipment stores.
 7. Libraries.
 8. Miscellaneous repair services (no electronic repair, except computer repair only in conjunction with sales).
 9. Miscellaneous retail.
 10. Paint, glass, and wallpaper stores.

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11. Personal services (except coin operated laundries, beauty shops and barbershops).
12. United States Postal Service.

(VI) B. Properties that qualify under item A, above, will be subject to the following:

All uses listed shall be in accordance with the Standard Industrial Classification Codes within the C-2 zoning district as identified in the Collier County Land Development Code with the exceptions noted above. Item A.2, above, shall be consistent with the LDC uses listed in the C-3 zoning district with the exceptions noted above.

Ordering devices and/or order windows at fast food restaurants shall not be visible from Golden Gate Parkway.

Vehicular access through adjacent properties to 53rd Street SW may be allowed at time of rezone upon completion of appropriate cross access easements.

Any property line of the subject parcel that is immediately adjacent to single family residential must provide a minimum Type "C" landscape buffer as indicated in the Collier County Land Development Code.

Buildings utilizing second story office or retail, or a combination thereof, may request up to 35' in height, subject to architectural design elements incorporated through the rezone process. Buildings will be limited to two stories in height with no parking under the building.

All buildings shall provide a common theme incorporating architecture and project signage.

(VII)(X)(XVI) 5. Collier Boulevard Commercial Subdistrict

The primary purpose of the Collier Boulevard Commercial Subdistrict (see Collier Boulevard Commercial Subdistrict Map) 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.

This Subdistrict includes properties zoned RMF-12, C-4, and C-5. This Subdistrict will allow commercial development on lands presently zoned residential.

Buildings shall be limited to three stories, not to exceed 50 feet, inclusive of under building parking.

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 and redevelopment within this Subdistrict shall include:

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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 adequate ingress and egress, which may include local street vacation or relocation if alternative access is provided.
5. Provision for broad sidewalks or pathways.
6. Enhanced streetscaping.
7. Shared parking and/or property interconnections, where possible and feasible.
8. Quality designs for building facades, including lighting, uniform signage and landscaping.

(X) 2. ESTATES DESIGNATION

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.

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

- (XVI)** • 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.
- Parks, open space and recreational uses,
- (XVI)** • Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance No. 04-41, adopted June 22, 2004, effective October 18, 2004) and consistent with locational requirements in Florida Statutes (Chapter 419.001 F.S.).
- (I)** • 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.

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Group Housing includes the following type facilities:

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

(VIII)(X) 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.

(VI)(X) 2. Neighborhood Center Subdistrict - Recognizing the need to provide basic goods, services and amenities to Estates residents, Neighborhood Centers have been designated on the Golden Gate Area 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.

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

(III)(V)(VI)(XVI) b) Locations
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). 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.

Four Neighborhood Centers are established as follows:

- (XI)(XVI) •** 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). 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

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and right-of-way for Golden Gate Boulevard and Wilson Boulevard. The NW quadrant of the Center is approximately 4.98 acres in size and consists of Tract 144, Unit 11 of Golden Gate Estates. The SW quadrant of the Center is approximately 11.78 acres in size and consists of Tracts 124, 125, and the north 150 feet of Tract 126, Unit 12 of Golden Gate Estates.

- (XVI) • 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). The E1/2 of Tract 107, Unit 26 is also included within this center but is only to be used for buffer, water management and open space.
- (XVI) • 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.
- (X) • 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.

(I)(V)(VI)(VIII) c) Criteria for land uses at the centers are as follows:

- (XVI) • 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, adopted June 22, 2004, effective October 18, 2004), except as prohibited below.
 - The Neighborhood Center located at the intersection of Pine Ridge Road and Collier Boulevard may be developed at 100% commercial and must provide internal circulation. Any rezoning is encouraged to be in the form of a PUD. This Neighborhood Center may also be utilized for single-family residential or conditional uses allowed in the Estates zoning district such as churches, social or fraternal organizations, childcare centers, schools, and group care facilities.
- (XI) • 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.

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- 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.
- The project shall make provisions for shared parking arrangements with adjoining developments.
- 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.
- Driveways and curb cuts shall be consolidated with adjoining developments, whenever possible.
- 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.
- 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.
- For Tract 114, Golden Gate Estates, Unit 26, access shall be restricted to 11th Avenue S.W. Also, vehicular interconnection shall be provided to the adjacent property(s) in the Pine Ridge Road/Collier Boulevard Neighborhood Center.
- 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.
- Building heights shall be limited to one (1) story, with a maximum height of thirty-five (35) feet. This provision only applies east of Collier Boulevard.
- 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.
- 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.
- 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.

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- 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. This provision only applies east of Collier Boulevard.
- 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. This provision only applies east of Collier Boulevard.
- 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).
- 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 3.9.5.5.6 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 3.9.5.5.6 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.
- 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 2.4.5.4 of the Collier County Land Development Code, as in effect at the time of P.U.D. approval.
- The following principal permitted uses are prohibited within Neighborhood Centers:
 - Drinking Places (5813) and Liquor Stores (5921)
 - Mail Order Houses (5961)
 - Merchandizing Machine Operators (5962)

Power Laundries (7211)
 Crematories (7261) (Does not include non-crematory Funeral Parlors)
 Radio, TV Representatives (7313) and Direct Mail Advertising Services (7331)
 NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
 General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty Hospitals (8069)
 Elementary and Secondary Schools (8211), Colleges (8221), Junior Colleges (8222)
 Libraries (8231)
 Correctional Institutions (9223)
 Waste Management (9511)
 Homeless Shelters and Soup Kitchens.

- (XI) • 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 (60%) percent 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 #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 #04-41, as amended) and other governing regulations.
 - d. The Neighborhood Center boundaries of this quadrant shall not be further expanded.

(VI)(X) **3. Conditional Uses Subdistrict**

Various types of conditional uses are permitted in the Estates zoning district within the 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:

(XVI) 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 defined as:

- electric or gas generating plants,
- effluent tanks,

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- major re-pump stations,
 - sewage treatment plants, including percolation ponds,
 - hospitals and hospices,
 - water aeration or treatment plants,
- (XVI) • governmental facilities (except for those Permitted Uses identified in Section 2.01.03 of the Land Development Code),
- public water supply acquisition, withdrawal, or extraction facilities, and
 - public safety service facilities, and other similar facilities.
- (VIII)(XVI) b) **Golden Gate Parkway and Collier Boulevard Special Provisions:**
- Conditional uses shall not be permitted on those parcels immediately adjacent to the west side of Collier Boulevard within the Estates Designated Area 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.
- (XII)(XVI) • Recognizing the existing residential nature of the land uses surrounding the 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.
- (XVI) • Further, no properties abutting streets accessing Golden Gate Parkway, between Livingston Road and Santa Barbara Boulevard, 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. This provision shall not be construed to affect the area described in Paragraph a), above.
- (XVI) 1. In consideration of the improvements associated with the 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 66th Street S.W. may be expanded in acreage and intensity along the south side of Golden Gate Parkway to the east of 66th Street S.W., but the total project area shall not exceed approximately 9.22 acres (see Golden Gate Parkway Interchange Conditional Uses Area Map).
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.

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c) Neighborhood Center Transitional Conditional Use Provisions:

31.1

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 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.

d) 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:

- Site shall be directly adjacent to a non-residential use (zoned or developed);
- Site shall be 2.25 acres, or more, in size or be at least 150 feet in width and shall not exceed 5 acres;
- Conditional uses shall be located on the allowable acreage adjacent to the non-residential use;
- Site shall not be adjacent to a 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; and
- Site shall not be adjacent to parks or open space and recreational uses;
- Site shall not be adjacent to permitted Essential Service, as identified in Section 2.6.9 of the Land Development Code, except for libraries and museums; and
- Project shall provide adequate buffering from adjacent properties allowing residential uses.

(VIII) e) Special Exceptions to Conditional Use Locational Criteria:

- (XIII)(XVI) 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 5.04.04B. 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.
- (XIII) 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.
- (XIII) 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.
4. Conditional Use for a church or place of worship as allowed in the Estates Zoning District is allowed on the north 180 feet of Tract 107, Unit 30, Golden Gate Estates. Church-related day care use shall not be allowed. Development shall be limited to a maximum of 12,000 square feet of floor area.

(XV) and (XVI) = Plan Amendment by Ordinance No. 2008-56 and 2008-59 on October 14, 2008

(XII) 4. Golden Gate Parkway Institutional Subdistrict

This Subdistrict is specific to Tracts 43, 50, 59, and 66 of Golden Gate Estates Unit 30, and includes four parcels of land containing approximately 16.3 acres, located on the north side of Golden Gate Parkway, east of I-75 and west of Santa Barbara Boulevard. The intent of the Golden Gate Parkway Institutional Subdistrict is to provide for the continued operation of existing uses, and the development and redevelopment of institutional and related uses. The Subdistrict is intended to be compatible with the neighboring residential uses and will utilize well-planned access points to ensure safe and convenient access onto Golden Gate Parkway.

The following institutional uses are permitted through the conditional use process within the Subdistrict:

- a. Churches and other places of worship.
- b. Group care facilities (Categories I and II)
- c. Nursing homes and assisted living facilities associated with the David Lawrence Center.
- d. Essential services as set forth in Section 2.01.03 of the Collier County Land Development Code, Ordinance Number 04-41, as amended.
- e. Private schools associated with the David Lawrence Center or Parkway Community Church of God, for Tracts 43, 50 and 59 only.
- f. Day care centers associated with the David Lawrence Center or Parkway Community Church of God.
- g. Medical offices associated with the David Lawrence Center.

(X) B. Estates – Commercial District

(VI)(VIII)(X)(XVI) 1. Interchange Activity Center Subdistrict

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 for a detailed map of this Activity Center.

(XVI) = Plan Amendment by Ordinance No. 2008-59 on October 14, 2008

(VI)(VIII)(X) 2. Pine Ridge Road Mixed Use Subdistrict

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 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 the eastern portion of Tract 28, 2.2 acres, more or less, shall be preserved as wetlands and no development shall occur within that area.
- Within the western 10.52 acres, a loop road shall be constructed through the property to provide access from Pine Ridge Road to Livingston Road and to reduce traffic at the intersection.

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

(XVI) = Plan Amendment by Ordinance No. 2008-59 on October 14, 2008

(VI)(IX)(X)(XVI) **3. Randall Boulevard Commercial Subdistrict** – 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.

a) The Criteria for the Subdistrict are as follows:

- All commercial development is encouraged to be in the form of a PUD.
- Projects directly abutting Estates zoned property shall provide, at a minimum, a 75-foot 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.
- Shared parking shall be required with adjoining developments whenever possible.

b) Limitation of Uses - Uses shall be limited to the following:

- Automobile Service Station;
- Barber & Beauty Shops;
- Convenience Stores;
- Drug Stores;
- Food Markets;
- Hardware Stores;
- Laundries - Self Service Only;
- Post Offices and Professional Offices;
- Repair Shops - Radio, TV, Small Appliances and Shoes;
- Restaurants, including fast food restaurants but not drive-in restaurants
- Shopping Center;
- Veterinary Clinics with no outside kenneling.

(VI)(X) **4. Commercial Western Estates Infill Subdistrict** - 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.

a) Size and Location:

(VII)(VIII)(XVI) 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). The parcel is Identified as Tract 105, Unit 2, Golden Gate Estates.

(XVI) = Plan Amendment by Ordinance No. 2008-59 on October 14, 2008

b) Permitted Uses and Development Intensity:

Within the subject property, 3.93 acres of office/medical use is permitted with a maximum of forty-one thousand four hundred and ninety (41,490) square feet of gross leaseable area permitted or approximately 6,660 square feet per gross acre. The balance of the area, comprising +2.3 acres, shall remain in open space. Uses allowed within this Subdistrict shall be those office uses, medical uses, and financial institutions permitted whether by right or by conditional use, within the C-1 zoning district, as contained in the Collier County Land Development Code, Ordinance 91-102, as of the effective date of the adoption of this Subdistrict [Ordinance No. 03-01, adopted January 16, 2003].

c) Development Standards:

1. All permitted uses within this Subdistrict shall be encouraged to be submitted in the form of a Planned Unit Development (P.U.D.) for the subject property with special attention to be provided for shared access, water management, uniform landscaping, signage, screening and buffering to ensure compatibility with nearby residential areas.
2. Building height shall be limited to two stories, with a maximum height of thirty (30) feet, except that portions of the property within one hundred (100) feet of the buffer described in item #3, below, shall be limited to one story with a maximum height of twenty-five (25) feet.
3. There shall be a setback of seventy-five (75) feet in width abutting Estates-zoned property. Where 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 drainage conveyance through the setback area shall be allowed, as necessary, in order for stormwater to reach an external outfall.
4. The buffer area along Collier Boulevard/CR-951 and Vanderbilt Beach Road shall be 25 feet in width and shall conform to the vegetative requirements of a Type "B" buffer as provided for in the Collier County Land Development Code, in effect as of the date of adoption of this amendment [Ordinance No. 03-01, adopted January 16, 2003].
5. A loop road shall be constructed, internal to the subject property. This road shall be open to the public, in order to connect Vanderbilt Beach Road and Collier Boulevard, so as to provide an alternative to use of the intersection.

(X) = Plan Amendment by Ordinance No. 2007-19 on January 25, 2007

6. The maximum gross leaseable floor area of each individual office/medical/financial building footprint shall be 6,000 square feet. However, buildings may be connected by architectural treatments, and shall be designed to appear similar to residential structures through the treatment of rooflines and other architectural embellishments.
7. No development of property within the Subdistrict shall commence until the abutting segment of Collier Boulevard is four-laned.

(VI)(X)(XVI) 5. Golden Gate Estates Commercial Infill Subdistrict

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) and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses shall be permitted under the following criteria:

- a) Commercial uses shall be limited to:
 - Low intensity commercial uses that are compatible with both residential and intermediate commercial uses, in order to provide for small scale shopping and personal needs, and
 - Intermediate commercial 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 91-102), adopted October 30, 1991.
- b) Rezones shall be encouraged in the form of a Planned Unit Development (there shall be no minimum acreage requirement for PUD rezones except for the requirement that all requests for rezoning must be at least forty thousand (40,000) square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan).
- c) Projects within this Subdistrict shall make provisions for shared parking arrangements with adjoining commercial developments when appropriate.
- d) Driveways and curb cuts for projects within this Subdistrict shall be consolidated with adjoining commercial developments.
- e) Access to projects shall not be permitted from Collier Boulevard.
- f) Any project located within this Subdistrict at the northwest corner of Golden Gate Parkway and Santa Barbara Boulevard, less and except an easement for Santa Barbara Boulevard right-of-way, shall be subject to the following additional development restrictions:
 1. The site shall be limited to thirty-five thousand (35,000) square feet of building area.

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2. Land uses shall be restricted to offices only.
3. All principal structures shall be required to have a minimum setback of one hundred (100) feet from the project's northern boundary.
4. The northern seventy-five (75) feet of the western sixty (60) percent of the site shall be a green area (open space area). It shall be utilized for only water management facilities, landscape buffers, and similar uses.
5. The western sixty (60) percent of the site shall have an outdoor pedestrian-friendly patio(s), that total at least five hundred (500) square feet in area and incorporate a minimum of: benches or seating areas for at least twelve (12) persons, and vegetative shading, and a waterfall or water feature of at least one hundred (100) square feet in area, and brick pavers.
6. A twenty-five (25) foot wide landscaped strip shall be provided along the entire frontage of both Golden Gate Parkway and Santa Barbara Boulevard.
7. A minimum buffer of thirty-five (35) feet in width shall be provided along the project's western boundary and along the eastern forty (40) percent of the project's northern boundary. A minimum buffer of fifty (50) feet in width shall be provided along the western sixty (60) percent of the project's northern boundary. Where feasible, existing native vegetation shall be retained within these buffers along the project's western and northern boundaries. These buffers shall be supplemented with Oak or Mahogany trees planted a maximum of twenty (20) feet apart in a staggered manner; and a seven (7) foot wall, fence, or hedge that will, within two (2) years of planting, grow to a minimum height of seven (7) feet and be a minimum of ninety-five (95) percent opaque.
8. All buildings shall have tile or metal roofs, or decorative parapet walls above the roofline, and buildings shall be finished in light subdued colors except for decorative trim.
9. Building heights shall be limited to one (1)-story and a maximum of thirty-five (35) feet.
10. All lighting facilities shall be architecturally designed, and limited to a height of twenty-five (25) feet. Such lighting facilities shall be shielded from neighboring residential land uses.
11. There shall be no ingress or egress on Santa Barbara Boulevard.

(IV)(VI)(VIII)(X) 3. AGRICULTURAL/RURAL DESIGNATION

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

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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 27th 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.

4. OVERLAYS AND SPECIAL FEATURES

(I)(VI)(X) Southern Golden Gate Estates Natural Resource Protection Overlay

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

(X) = Plan Amendment by Ordinance No. 2007-19 on January 25, 2007

(XVI) 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

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