



**STAFF REPORT
COLLIER COUNTY PLANNING COMMISSION**

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES DIVISION,
COMPREHENSIVE PLANNING DEPARTMENT

HEARING DATE: October 19, 2009

RE: PETITION CP-2008-1, ESTATES SHOPPING CENTER SUBDISTRICT
GROWTH MANAGEMENT PLAN AMENDMENT [*TRANSMITTAL HEARING*]
Coordinator: Michele Mosca, AICP, Principal Planner

AGENT/APPLICANT:

Agent: D. Wayne Arnold, AICP
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

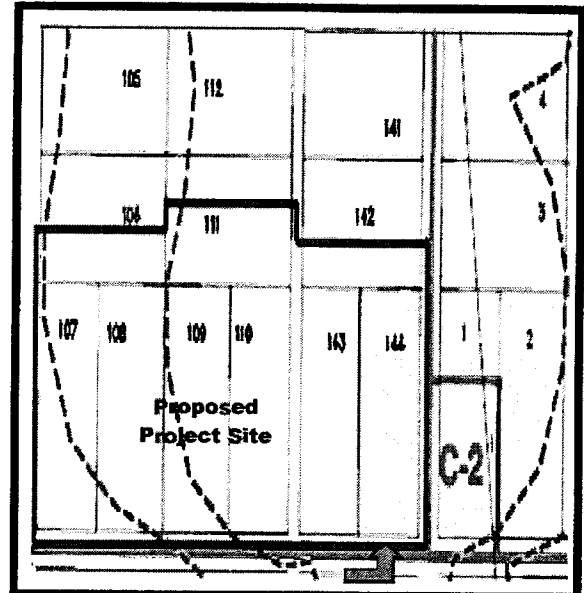
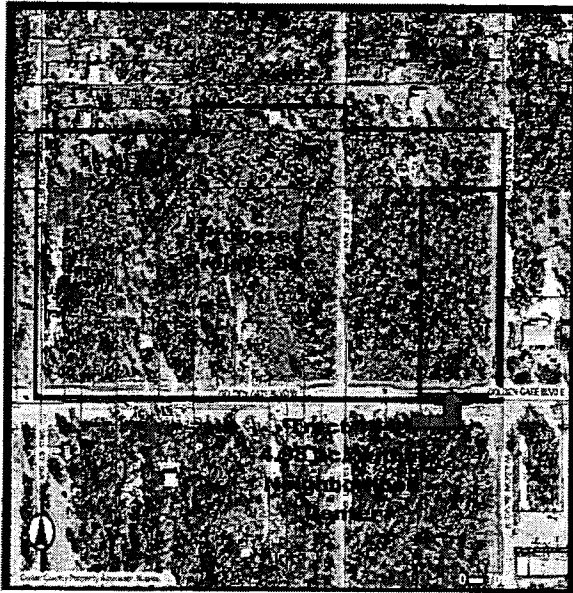
and

Agent: Richard D. Yovanovich, Esq.
Goodlette, Coleman, Johnson, Yovanovich, & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

Applicant: Kenneth R. Johnson, as Trustee
C/O Goodlette, Coleman, Johnson, Yovanovich, & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

GEOGRAPHIC LOCATION:

The subject property, containing 40.6± acres, is located at the northwest corner of Golden Gate and Wilson Boulevards, within Section 4, Township 49 South, Range 27 East, and is within the Rural Estates Planning Community. The site extends west from Wilson Blvd. to 3rd Street NW. (Refer to aerial and zoning maps on page 2.)



Highlighted tracts indicate existing acreage within the Neighborhood Center

REQUESTED ACTION:

The petitioner seeks to amend the Golden Gate Area Master Plan (GGAMP) text, Future Land Use Map and map series by:

1. Amending the Estates – Mixed Use District, Neighborhood Center Subdistrict to remove Tract 144, Unit 11 of Golden Gate Estates from the Golden Gate Boulevard and Wilson Boulevard Neighborhood Center;
2. Amending the Future Land Use Map and Golden Gate Boulevard and Wilson Boulevard Neighborhood Center map of the Future Land Use Maps series to remove Tract 144, Unit 11 of Golden Gate Estates;
3. Amending Policy 1.1.2 of the Estates – Commercial District to add the Estates Shopping Center Subdistrict;
4. Amending the Estates – Commercial District to add the proposed Subdistrict; and
5. Amending the Future Land Use Map to add this new Subdistrict, and creating a new Future Land Use Map series map depicting this new Subdistrict.

The petitioner's proposed text changes, shown in strike-through/underline format, are as follows:

(Words underlined are added, words ~~struck through~~ are deleted; row of asterisks [***] denotes break in text.)

Policy 1.1.2:

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

*** **

B. ESTATES – COMMERCIAL DISTRICT

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

*** **

B. Estates – Commercial District

6. Estates Shopping Center Subdistrict – Recognizing the need to provide for centrally located basic goods and services within a portion of Northern Golden Gate Estates, the Estates Shopping Center Subdistrict has been designated on the Golden Gate Area Future Land Use Map.

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

The Estates Shopping Center Subdistrict is intended to provide convenient shopping, personal services and employment for the central areas of Northern Golden Gate Estates. Commercial development in this Subdistrict will reduce driving distances for many residents, assist in minimizing the road network required, and reduce traffic impacts in this area of Collier County.

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

a. Allowable Uses shall be limited to the following:

- 1. Amusement and Recreation (Groups 7911, 7991, 7993 and 7999, including only day camps, gymnastics instruction, judo/karate instruction, sporting goods rental and yoga instruction)
- 2. Apparel and Accessory Stores (Groups 5611-5699)
- 3. Auto and Home Supply Stores (Groups 5531, 5541, including gasoline service stations without repair)
- 4. Automotive Repair and Services (Groups 7514, 7534, including only tire repair, 7539, including only minor service, lubricating and diagnostic service) and 7542)
- 5. Business Services (Groups 7334-7342, 7371-7376, 7379, 7382, 7383, 7384, and 7389)
- 6. Child Day Care Services (Group 8351)
- 7. Communications (Groups 4812, 4841)
- 8. Depository and Non-Depository Institutions (Groups 6021-6062, 6091, 6099, 6111-6163, including drive through facilities)

9. Eating Places (Group 5812, including only liquor service accessory to the restaurant use.
10. Educational Services (Group 8299)
11. Engineering, Accounting, Research and Management (Groups 8711-8721, 8741-8743, 8748)
12. Food Stores (Groups 5411-5499, including convenience stores with gas)
13. General Merchandise Stores (Groups 5311, 5331, and 5399)
14. Government Administration Offices (Groups 9111-9199)
15. Hardware, Garden Supply and Paint/Wallpaper Stores (Groups 5231, 5251, and 5261)
16. Holding and Other Investment (Groups 6712-6799)
17. Home Furniture/Furnishings (Groups 5712-5736)
18. Insurance Carriers (Groups 6311-6361)
19. Justice, Public Order and Safety (Groups 9221, 9222, 9229, and 9311)
20. Meeting and Banquet Rooms
21. Miscellaneous Retail (Groups 5912, 5921 (accessory to grocery or pharmacy only) 5932, 5941-5949, 5992-5995, and 5999)
22. Personal Services (Groups 7211, 7212, 7215, 7221-7251, 7291-7299)
23. Real Estate (Groups 6512-6552)
24. Security and Commodity Brokers (Groups 6211-6289)
25. Transportation Services (Group 4724)
26. Video Rental (Group 7841)
27. U.S. Post Office (Group 4311, excluding major distribution centers)
28. Any other similar use as may be approved by the Board of Zoning Appeals

The following uses shall be prohibited within the Subdistrict:

b. The following uses shall be prohibited:

1. Drinking Places (5813) and Stand Alone Liquor Stores (5921)
2. Mail Order Houses (5961)
3. Merchandizing Machine Operators (5962)
4. Power Laundries (7211)
5. Crematories (7261)
6. Radio, TV Representatives (7313) and Direct Mail Advertising Services (7331)
7. NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
8. General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty Hospitals (8069)
9. Elementary and Secondary Schools (8211), Colleges (8221), Junior Colleges (8222)
10. Libraries (8231)
11. Correctional Institutions (9223)
12. Waste Management (9511)
13. Homeless Shelters and Soup Kitchens

c. Development intensity shall be limited to 225,000 square feet of gross leasable floor area.

d. The grocery use will be a minimum of 27,000 square feet, with the exception of the grocery use, no individual user may exceed 30,000 square feet of building area.

e. Development within this Subdistrict shall be phased and the following commitments related to area roadway improvements shall be completed within the specified timeframes:

1. Right-of-Way for Golden Gate Boulevard Expansion and Right-of-Way for the Wilson Boulevard Expansion will be donated to the County at no cost within 120 days of a written request from the County.

2. The applicant will pay its fair share for the intersection improvements at Wilson Boulevard and Golden Gate Boulevard within 90 days of County request for reimbursement.

3. Until the intersection improvements at Golden Gate Boulevard and Wilson Boulevard are complete, the County shall not issue a Certificate(s) of Occupancy (CO) for more than 100,000 square feet of development. The applicant must obtain a C.O. for a grocery store as part of this 100,000 square feet, and the grocery store must be the first C.O. obtained.

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

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

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

- (1) A minimum twenty-five (25) feet wide landscape buffer must be provided adjacent to external rights-of-way.
- (2) No commercial building may be constructed within 125 feet of the northern or western property boundary of this subdistrict.
- (3) Any portion of the Project 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, except the westernmost 330' of Tract 106, which shall provide a minimum 20' 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 or re-planted native vegetation and must be consistent with subsection 3.05.07.H of the Collier County Land Development Code (LDC). The native vegetation retention area may consist of a perimeter berm and be used for water management detention. Any newly constructed berm shall be revegetated to meet subsection 3.05.07.H 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:

- (4) There shall be no adverse impacts to the native vegetation being retained. The additional water directed to this area shall not increase the annual hydro-period unless it is proven that such would have no adverse impact to the existing vegetation.
- (5) 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.
- (6) 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.

*** **

[Page 27]

A. Estates Mixed Use District

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.

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

b) Locations

Neighborhood Centers are located along major roadways and are distributed within Golden Gate Estates according to commercial demand estimates, (See Map 9). 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:

- Wilson Boulevard and Golden Gate Boulevard Center.
This center consists of ~~all four~~ three quadrants at the intersection of Wilson and Golden Gate Boulevards (See Map 10). The NE and SE quadrants of the Center consist of Tract 1 and 2, Unit 14, Tract 17, Unit 13 and the western half of Tract 18, Unit 13 Golden Gate Estates. The NE quadrant of Wilson and Golden Gate Boulevards is approximately 8.45 acres. The parcels within the NE quadrant shall be interconnected and share access to Golden Gate Boulevard and Wilson Boulevard to minimize connections to these two major roadways. The SE quadrant of Wilson and Golden Gate Boulevards is 7.15 acres, allows 5.00 acres of commercial development, and allocates 2.15 acres to project buffering and right-of-way for Golden Gate Boulevard and Wilson Boulevard. ~~The 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 4.86 acres in size and consists of Tract 125, Unit 12 of Golden Gate Estates.

*** **

FUTURE LAND USE MAP SERIES

Golden Gate Area Master Plan Study Areas
Golden Gate Area Future Land Use Map

*** **

Golden Gate Parkway Institutional Subdistrict
Estates Shopping Center Subdistrict

*** **

PROJECT DESCRIPTION:

The petitioner is requesting approval for a new commercial subdistrict on 40.6± acres, allowing up to 225,000 square feet of gross leasable floor area of uses in the General Commercial (C-4) zoning district of the Collier County Land Development Code, with exceptions, and select uses of the Heavy Commercial (C-5) zoning district.

SURROUNDING LAND USE, ZONING AND FUTURE LAND USE DESIGNATION:

Subject Site:

- The subject project boundary includes the following Tracts within Unit 11, Golden Gate Estates. All tracts are zoned E, Estates and are within a Special Treatment (Wellfield) Overlay (ST/W).

Tract 106 (s. 180 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on a local roadway – 3rd Street NW.

Tract 107 (w. 105 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on a rural major collector roadway – Golden Gate Boulevard, and a local roadway – 3rd Street NW.

Tract 107 (e. 75 ft. of w. 180 ft.): The subject site is undeveloped and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard.

Tract 107 (e. 150 ft.): The subject site is undeveloped and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on a rural major collector roadway – Golden Gate Boulevard.

Tract 108 (w. 180 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard.

Tract 108 (e. 150 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard.

Tract 109 (w. 105 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard.

Tract 109 (e. 75 ft. of w. 180 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard.

Tract 109 (e.150 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard.

Tract 110 (w. 150 ft.): The subject site is undeveloped and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard.

Tract 110 (e. 180 ft.): The subject site is undeveloped and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on Golden Gate Boulevard, and a local roadway – 1st Street NW.

Tract 111 (s. 180 ft.): The subject site is undeveloped and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on a local roadway – 1st Street NW.

Tract 111 (s. 75 ft. of n. 150 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on 1st Street NW.

Tract 142 (s. 180 ft.): The subject site is developed with a single-family home and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on a rural minor collector roadway – Wilson Boulevard. (The subject site may be eligible for transitional conditional uses, as provided in the Conditional Uses Subdistrict of the GGAMP.)

Tract 143: The subject site is undeveloped and is designated Estates – Mixed Use District, Residential Estates Subdistrict. The site is located on a rural major collector roadway – Golden Gate Boulevard. (The subject site may be eligible for transitional conditional uses, as provided in the Conditional Uses Subdistrict of the GGAMP.)

Tract 144: The subject site is undeveloped and is designated Estates – Mixed Use District, Neighborhood Center Subdistrict. The site is located on a rural major collector roadway – Golden Gate Boulevard, and a rural minor collector roadway – Wilson Boulevard. (The subject site is eligible for rezoning to allow commercial development consistent with the C-1 through C-3 zoning districts of the Land Development Code, subject to criteria in the GGAMP.)

Surrounding Lands:

- North: Developed (except north of Tract 111 – undeveloped), single-family homes; zoned E, Estates; and designated Estates (Mixed Use District, Residential Estates Subdistrict) on the GGAMP Future Land Use Map.
- South: Across Golden Gate Boulevard, a 4-lane divided road, developed single-family homes and undeveloped tracts, zoned E, Estates and designated Estates (Mixed Use District, Residential Estates Subdistrict) on the GGAMP Future Land Use Map; and a Walgreens pharmacy, zoned PUD (Snowy Egret Plaza) and undeveloped tracts, zoned E, Estates and designated Estates (Mixed Use District, Neighborhood Center Subdistrict) on the GGAMP Future Land Use Map.
- West: Across 3rd Street NW, developed, single-family homes; zoned E, Estates; and designated Estates (Mixed Use District, Residential Estates Subdistrict) on the GGAMP Future Land Use Map.
- East: Across Wilson Boulevard, a 2-lane undivided road, undeveloped tract, zoned E, Estates and designated Estates (Mixed Use District, Residential Estates Subdistrict) on the GGAMP Future Land Use Map; and a developed tract, zoned C-2, and two undeveloped tracts, zoned E, Estates and designated Estates (Mixed Use District, Neighborhood Center Subdistrict) on the GGAMP Future Land Use Map.

STAFF ANALYSIS:

Please refer to the document titled “Standard Language for GMPA Staff Reports” located behind the “GMPA Standard Language” tab. This document addresses some items common to all petitions in this cycle – statutory data and analysis, the GMP vision, and HB 697 – and one item common to the six petitions seeking amendments to the GGAMP.

Appropriateness of Change:

The proposed amendment would allow intense commercial development in an area of the County intended for low density residential development and neighborhood commercial uses. An evaluation of the project site and surrounding area, commercial needs assessment, population growth in the area, development impacts, infrastructure demands, and other considerations will be analyzed to determine the appropriateness of this proposed change.

Background and Considerations:

- **Golden Gate Area Master Plan (GGAMP) – Goals, Objectives and Policies:**
 - Goal 3: Provide for basic commercial services for purposes of serving the rural needs of Golden Gate Estates residents, shortening vehicle trips, and preserving rural character.
 - Goal 5: Future development within Golden Gate Estates will balance the desire by residents for urban amenities with the preservation of the area's rural character...

The above goals and their related objectives and policies found in the GGAMP demonstrate the community's desire to maintain the rural character of the Estates while providing for the basic commercial needs of its growing population. The proposed expansion and commercial intensification of the Neighborhood Center quadrant to 40+ acres with up to 225,000 sq. ft. of select commercial land uses from the General Commercial C-4 and C-5 zoning districts, is not consistent with, or reflective of, the Estates residents' vision of the area as expressed in the Golden Gate Area Master Plan.

- **Commercial opportunities within Golden Gate Estates**

In 1991, the Golden Gate Area Master Plan was adopted and incorporated into the county's Growth Management Plan. The Plan established locational criteria limiting commercial development in the Estates designation to the Estates Neighborhood Centers, site-specific commercial subdistricts, and already existing commercially zoned lands.

- **Estates Neighborhood Centers**

The Estates Neighborhood Centers were established as a means to direct new commercial development to areas where traffic impacts could be readily accommodated. These Centers were originally located at Pine Ridge and C.R. 951, Golden Gate and Wilson Boulevards, Golden Gate and Everglades Boulevards, and Immokalee Road and Everglades Boulevard, along major roadways and distributed according to projected commercial demand in the Estates.

In 1992, the Board of County Commissioners denied a commercial rezone petition at the Golden Gate and Everglades Boulevard Neighborhood Center and directed staff to remove all Neighborhood Centers east of C.R. 951, stating the commercial centers were premature. Those centers were removed in 1993. In 1996, the Neighborhood Center concept was reevaluated as part of the Evaluation and Appraisal Report review process, required by State Law. As a result, the neighborhood centers at Golden Gate and Wilson Boulevards and Immokalee Rd. and Everglades Boulevard were reinstated in 1997 as *future centers* on the Golden Gate Area Master Plan (GGAMP) Future Land Use Map.

In 2002, the GGAMP Restudy Committee was formed by the Board of County Commissioners (BCC) and authorized, in part, to study the commercial land use needs of the Golden Gate Estates community. County staff worked closely with the Committee and community to identify appropriate areas to locate new commercial development within the Estates. The Committee recommendations to the BCC included added provisions for the expansion and creation of Neighborhood Centers within the Estates. The Board of County Commissioners subsequently adopted amendments to the GGAMP and Future Land Use Map and Map Series in 2003 to include the recommended expansions and new neighborhood centers (in effect, neighborhood centers were reestablished at their original locations but some were increased in size).

- **Development patterns in the Neighborhood Centers east of Collier Boulevard**

Wilson Boulevard and Golden Gate Boulevard Center

NE quadrant:

Total size is approximately 8.45 acres – Partially DEVELOPED (Approximately 2.65 acres are developed with 8,113 sq. ft. of convenience commercial.)

NW quadrant:

Total size is approximately 4.98 acres – UNDEVELOPED (Portion of project site)

SE quadrant:

Total size is approximately 7.15 acres (5.00 acs. commercial & 2.15 acs. buffering and r-o-w) – Partially DEVELOPED (Wilson Boulevard Shopping Center – 41,800 sq. ft. of commercial development). Approximately 12,572 sq. ft. undeveloped commercial sq. ft. remaining – Liberty Gold LLC.

SW quadrant:

Total size is approximately 11.78 acres – Partially DEVELOPED (16,550 sq. ft. Walgreens store). Balance of quadrant added to Neighborhood Center via GMP amendment (CP-2005-2) approved in 2007, and rezoned for up to 60,000 sq. ft. of office, medical office and medical related uses.

Everglades Boulevard and Golden Gate Boulevard Center**NE quadrant:**

Total size is approximately 5.46 acres – UNDEVELOPED (Big Bear Plaza CPUD approved for C-1 thru C-3 uses)

NW quadrant:

Total size is approximately 5.46 acres – UNDEVELOPED (pending rezone to Fakahatchee Plaza CPUD for C-1 thru C-3 uses)

SE quadrant:

Total size is approximately 5.46 acres - UNDEVELOPED

SW quadrant:

Total size is approximately 5.46 acres - UNDEVELOPED

Immokalee Rd. and Everglades Boulevard Center**SE quadrant:**

Total size is approximately 9.20 acres – UNDEVELOPED (4.05 acres have been rezoned from E, Estates to Chestnut Place MPUD [balance of PUD lies outside Neighborhood Center and is approved for church])

SW quadrant:

Total size is approximately 5.15 acres- UNDEVELOPED (pending rezone to Singer Park CPUD for C-1 thru C-3 uses)

The potential and existing commercial sq. ft. within the Estates Neighborhood Centers located east of Collier Boulevard is 450,186 square feet, based on the CIGM and approved zoning. (It should be noted that the CIGM uses a countywide average of 6,044 sq. ft. /ac. to determine potential commercial development.)

- **Existing commercial acreage serving portions of the Estates, but not located within an Estates Neighborhood Center:**

Randall Boulevard Commercial Subdistrict:

Approximately 7.53 acres are allocated for up to 41,000 sq. ft. of commercial development, located within Section 27, Township 48 South, Range 27 East. The Subdistrict is located approximately 4 miles from the proposed project site.

- **Commercial development projected to serve portions of the Estates, but not located within an Estates Neighborhood Center:**

Orange Tree PUD:

Approximately 22 acres within the Planned Unit Development are allocated for up to 60,000 square feet of commercial development, located in Sections 22 and 23, Township 48 South, Range 27 East. This PUD is located approximately 4 road miles from the proposed project site (refer to map on page 13). (A petition to increase the commercial sq. ft. up to 332,000 sq. ft. in the PUD is pending.) [Approved for 2,100 dwelling units; pending petition to increase this to 3,350 dwelling units.]

Orange Blossom Ranch PUD:

Approximately 44 acres within the Planned Unit Development are allocated for up to 200,000 square feet of commercial development, located in Section 13, Township 48 South, Range 27 East. This PUD is located approximately 5.50 road miles from the proposed project site (refer to map on page 13). [Approved for 1,600 dwelling units.]

Big Cypress Development of Regional Impact (DRI)/Stewardship Receiving Area (SRA) - pending:

Approximately 564 acres (includes approximately 494,080 sq. ft. light industrial) within the DRI are allocated for up to 987,188 square feet of retail/service commercial and 664,395 square feet of office development, located in Sections 10, 14 and 27, Township 48 South, Range 28 East. This pending DRI is located approximately 7 miles from the proposed project site (refer to map on page 13). [Proposes 8,968 dwelling units.]

Rural Villages – (allowed):

Two Rural Villages ranging in size from 300 to 1,500-acres are permitted on the Receiving Lands north and south of the proposed project location (refer to map on page 13). A Rural Village development must include a Village Center and may also include several Neighborhood Centers. A 300+ acre (calculation doesn't include Greenbelt Area) Rural Village will yield a 30-acre Village Center with approximately 90,000 sq. ft. of commercial development. Neighborhood Centers within the same Rural Village may consist of a 1.50-acre Center with approximately 5,100-sq. ft. of commercial development. A 1,500-acre Rural Village will yield a 150-acre Village Center with approximately 450,000-sq. ft. of commercial development. Neighborhood Centers within the same Rural Village may consist of 7.50 acres each with approximately 25,500-sq. ft. of commercial development within each center. The Receiving Lands range in distance from approximately 1.50 to 6 road miles from the proposed project site. [Density in Rural Villages must range between 2-3 dwelling units per acre.]

- **Petitions in Vicinity**

It should be noted there are five petitions for sites located east of Collier Blvd. and in Golden Gate Estates, inclusive of the subject petition. Four petitions are for commercial uses; one petition request is for mostly institutional uses, but includes a small commercial allocation. The **attached** location map identifies these five petition sites, what each request consists of, and commercial opportunities in the surrounding area. The table below also provides information about these five petitions seeking amendments to the Golden Gate Area Master Plan. The **attached** map (Pending GMPAs Commercial Market Area) depicts the overlapping market areas of these petitions.

Petition	Location	# Acres	Request
CP-2007-1	SE corner CR846/Wilson Blvd.	5.17	Create Wilson Blvd. Commercial Subdistrict to allow max. of 40,000 S.F. of com'l uses
CP-2007-2	SW corner of CR846/33rd Ave. NE	10.28	Create Immokalee Road/Oil Well Road Commercial Subdistrict to allow max. of 70,000 S.F. of C-1 thru C-3 com'l uses
CP-2007-3	south side of CR858, 1/4 mile west of Everglades Blvd.	21.72	Create Mission Subdistrict to allow institutional uses (church and related uses, e.g. child & adult day care), and limited C-1 com'l uses (90,000 s.f. total, inclusive of 2,500 s.f. of com'l)
CP-2008-1	NW quadrant of Wilson & Golden Gate Blvds.	40.62	Create a new Estates Shopping Center Subdistrict to allow 225,000 s.f of C-4 com'l uses, with exceptions and select C-5 commercial uses, with requirement to provide a grocery store [portion of site (4.98 acs.) lies within existing Neighborhood Center and could yield 30,099 s.f. of com'l]
CP-2008-2	south side of CR846 & Randall Blvd., from canal east to 8th Street NE (inclusive of BCI Fire Station, existing Randall Blvd. Com'l Subdistrict, and DOF fire tower site).	56.50	Expand and modify Randall Blvd Commercial Subdistrict to add 390,950 s.f. of C-4 com'l uses [zoning in existing Subdistrict allows 41,000 s.f. of com'l on 7.53 acs.]
sum		134.29 [121.78 acres are new]	769,450 s.f. of com'l [728,450 s.f. is new]

Two of the five petitions proposed (CP-2008-1 & CP-2008-2) could be categorized as community serving in nature, providing a wider variety of goods and services and more intense land use activities than the others, which likely would provide convenience goods and services, consistent with existing commercial uses in the Estates Neighborhood Centers.

In total, the commercial square feet proposed by these five petitions, if approved, would add approximately 728,450 sq. ft. of commercial uses on approximately 121.78 acres. This figure, combined with the existing and potential commercial sq. ft. allowed in the Estates Neighborhood Centers (450,186 sq. ft.), existing Randall Boulevard Commercial Subdistrict (41,000), OrangeTree PUD (approved for 60,000, but expected to increase to 332,000 sq. ft. via a

pending petition) and Orange Blossom Ranch PUD (200,000 sq. ft.), would total approximately 1,751,636 sq. ft. (This figure does not reflect the 987,188 sq. ft. in the pending Big Cypress DRI or future development of the Rural Fringe Mixed Use District, located proximate to the proposed GMPAs.)

Commercial Demand:

Comprehensive Planning staff reviewed and analyzed the petitioner's commercial demand data and analysis, the Collier Interactive Growth Model (CIGM), and other available data to estimate and project population within the defined Study area to determine the existing and potential commercial supply, supportable commercial square feet and demand. Additionally, staff analyzed the CIGM population estimates and projections and supportable commercial square feet for all Estates designated lands located east of Collier Boulevard and the Rural Settlement Area to determine the need for neighborhood and community serving commercial centers.

Staff began the analysis with the CIGM to obtain baseline population estimates and projections, and housing unit counts for the petitioner's defined market area. Staff examined the projected supportable commercial square feet generated from the resulting population (demand), and then compared those figures to the existing and potential commercial sq. ft. supply in the market area.

The Model identified that in 2010 the projected population in the petitioner's market area will be approximately 16,531 people and the supportable *neighborhood* commercial square feet will be 139,687; and, by year 2030 the population will be approximately 30,687 and the estimated supportable *neighborhood* commercial square feet will be approximately 259,305. Staff then examined and compared the existing and potential *neighborhood* commercial supply with the demand generated from future population growth in the market area and determined that the *neighborhood* commercial supply of 387,283 sq. ft. (refer to Map 4) will exceed the demand in the market area beyond year 2030.

Additionally, the Model identified that in this same market area the supportable *community* commercial square feet will be 123,652 in 2010; and, by year 2030 the estimated supportable *community* commercial square feet will be approximately 229,539. However, staff acknowledges that no *community* commercial sq. ft. exists or is planned within the defined market area to serve the area residents. Based upon the foregoing, the requested commercial sq. ft. of 225,000 could not likely be supported in the market area until sometime between years 2025 and 2030. If the project development commences prior to the community commercial demand being fully realized, then it is assumed the project would be built in phases. Early phases would then be presumed to function as neighborhood commercial, thereby impacting the existing and planned *neighborhood* commercial supply.

The following is a complete analysis of this proposed GMPA based on the CIGM for all years, beginning with year 2007 through year 2030.

- **Collier Interactive Growth Model**

The East of County Road 951 Infrastructure and Services Horizon Study was a two phase planning effort to assess the County's ability to accommodate growth within the County east of Collier Boulevard (CR 951). Included in the second phase of the study was the development of a Collier County Interactive Growth Model (CIGM). The Board adopted the CIGM as a planning tool at its advertised public hearing on January 13, 2009. This model was developed to assist in projecting population and its spatial distribution over time to

build-out in all areas lying east of CR 951. The interactive growth model is also utilized to approximate the timing and location of commercial and industrial centers, school facilities, parks and recreational facilities, fire stations, etc. The commercial sub-model is designed to project the demand for neighborhood, community and regional centers that include retail and other commercial uses. This sub-model helps to spatially allocate the optimal locations for these centers required as a function of time and population, and as a result of disposable incomes of the population.

Guidelines for Commercial Development used in the CIGM:

- Number of Persons per Neighborhood Center: 13,110
- Number of Persons per Community Center: 34,464
- Number of Persons per Regional Center: 157,324
- Number of Acres per Neighborhood Center: 11
- Number of Acres per Community Center: 28
- Number of Acres per Regional Center: 100
- Square Feet Building Area per Neighborhood Center: 110,734 (8.45 SQFT per Capita)
- Square Feet Building Area per Community Center: 257,668 (7.48 SQFT per Capita)
- Square Feet Building Area per Regional Center: 1,000,000 (6.36 SQFT per Capita)

The above floor area figures are the *average* sizes of Neighborhood, Community and Regional Centers in existence (built) in Collier County. This means some Centers are larger, and some smaller, than these countywide averages; that is, there is a range in size of each type of Center. Each type of Center is classified based upon size as well as uses.

Based on the CIGM, staff has developed a commercial analysis for petition CP-2008-1 as follows (the 4 referenced maps are attached to this Staff Report):

- Existing and Potential Commercial SQFT (see Map 1, **attached**)
Within the petition's defined custom trade area (CTA), there are 89,813 SQFT of *existing* commercial development and 297,470 SQFT of *potential* commercial development (vacant land designated as commercial & vacant land zoned commercial). The total existing and potential commercial SQFT within the CTA is 387,283.
- Housing Units & Population (see Map 2, **attached**)
Based on the CIGM, the total housing units and total population in the CTA are/will be: 2007 – 4,660 units and 14,443 persons; 2010 – 5,333 units and 16,531 persons; 2015 – 6,491 units and 20,188 persons; 2020 – 8,111 units and 23,981 persons; 2025 – 9,334 units and 27,532 persons; and, 2030 – 10,460 units and 30,697 persons.
- Square Footage Demand for a Community Center (see Map 3, **attached**)
The total existing/projected population within the CTA translates into an existing/projected demand for commercial space within the CTA as follows: 2007 – 14,443 persons yields demand for 108,034 square feet of commercial (7.48 SQ FT per capita); 2010 – 16,531 persons yields demand for 123,652 SQ FT; 2015 – 20,118 persons yields demand for 150,483 SQ FT; 2020 – 23,981 persons yields demand for 179,378 SQ FT; 2025 – 27,532 persons yields demand for 205,939 SQ FT; and, 2030 – 30,687 persons yields demand for 229,539 SQ FT. There is no existing and potential community commercial SQFT (Supply) within the CTA. Based on the criteria established in the CIGM, demand for the proposed 225,000 sq. ft. of community center commercial will not be generated by the population within the defined CTA until sometime after year 2030.

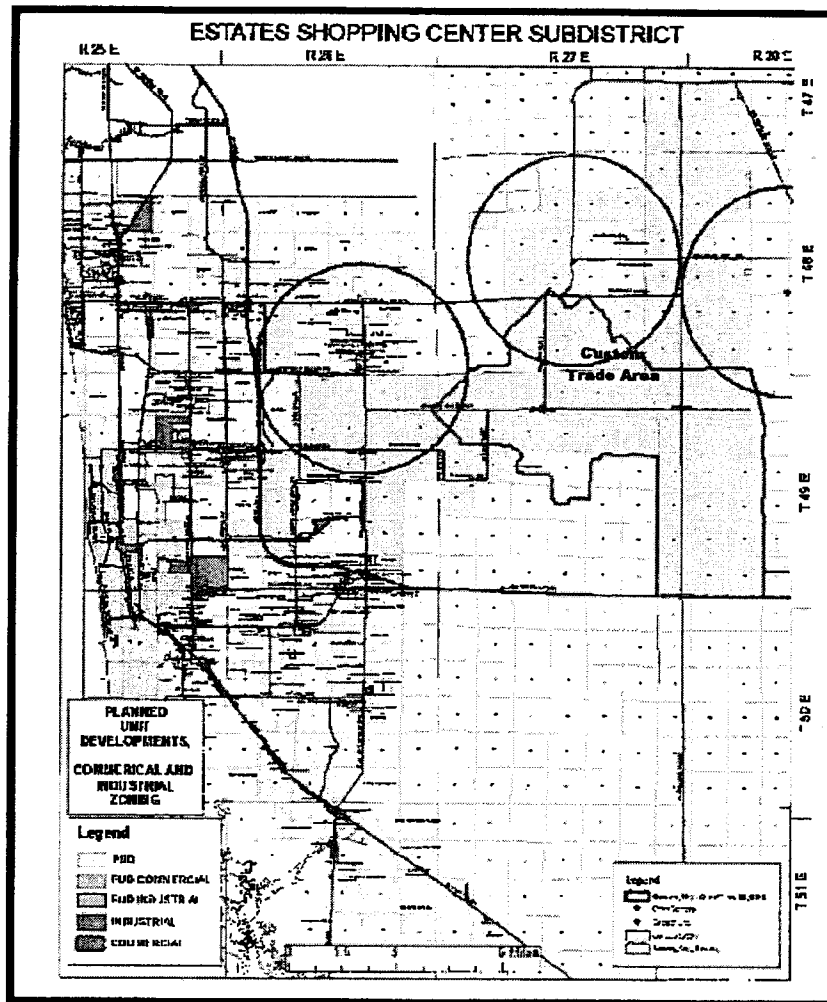
- **Square Footage Demand for a Neighborhood Center (see Map 4, *attached*)**
The total existing/projected population within the CTA translates into an existing/projected demand for commercial space within the CTA as follows: 2007 – 14,443 persons yields demand for 122,043 square feet of commercial (8.45 SQFT per capita); 2010 – 16,531 persons yields demand for 139,687 SQ FT; 2015 – 20,118 persons yields demand for 169,997 SQ FT; 2020 – 23,981 persons yields demand for 202,640 SQ FT; 2025 – 27,532 persons yields demand for 232,645 SQ FT; and, 2030 – 30,687 persons in 2030 translate to 259,305 square feet demand for commercial space. The existing and potential commercial SQFT (Supply) within the CTA is 387,283; therefore, there will not be a need for additional neighborhood center commercial in this CTA until sometime after year 2030.

Data Sources:

The CIGM analysis for this petition utilized: (1) the 2008 commercial inventory prepared by the Collier County Comprehensive Planning Department; (2) present GMP designations that allow commercial zoning; (3) housing unit and population projections prepared by the CIGM consultant, which account for vacancy rates. There is a minor discrepancy between the CIGM population projections and those prepared by the Bureau of Economic and Business Research at the University of Florida.

- **Justification for the proposed amendment and commercial demand analysis (refer to Exhibit V.D.5.) as provided by the petitioner:**

The Commercial Needs Analysis was prepared by Fishkind & Associates, Inc. The analysis evaluated commercial supply and demand characteristics within a custom market area, consisting of a 10-minute drive time and including select acreage located north and south of Golden Gate Boulevard (refer to red boundary on map on page 18). *(Please note that the population and housing unit counts are not consistent with the population and housing counts identified in the Collier Interactive Growth Model.)*



Neighborhood and Community Markets are defined in the Commercial Needs Analysis as follows:

Neighborhood: A neighborhood center's typical size is about 60,000 square feet of gross leasable area but, in practice, it may range from 30,000 to 100,000 or more square feet. Neighborhood centers sell convenience goods, groceries and personal services to the immediate neighborhood community. The typical market area for a neighborhood center is a 10-minute drive time.

Community: A community center's typical size is about 150,000 square feet of gross leasable area but, in practice, it may range from 100,000 to 500,000 or more square feet. Community centers sell a wider range of products that include apparel, hardware and appliances. The typical market area for a community retail center is a 20-minute drive time. (Centers that fit the general profile of a community center but contain more than 250,000 square feet are classified as super community centers.)

In addition to the custom trade area established for the proposed project, the consultant also analyzed office space demand within 2-miles of the subject site. The findings of the study are as follows:

- Demand for commercial space in the custom trade area was based on population estimates and projections of 12,415 persons in 2008 to 17,379 persons in 2030; household estimates and projections of 3,522 households in 2008 to 4,930 households in 2030; and market retail demand estimates and projections of 119,100 sq. ft. in 2008 to 200,340 sq. ft. in 2030; and supply estimates and projections of 179,906 sq. ft. *(total does not reflect potential commercial development allowed in three quadrants of the Neighborhood Center located at Everglades and Golden Gate Boulevard, totaling $\pm 99,918$ sq. ft. or cumulative total of $\pm 279,824$ sq. ft. with an allocation ratio of 2.35)* in 2008 and 404,906 sq. ft. (includes proposed project sq. ft., but does not include $\pm 99,918$ sq. ft. as noted for Everglades and Golden Gate Boulevard Neighborhood Center) in 2030.

The study indicates that although the projected commercial sq. ft. supply is greater than projected demand throughout the years studied, the ratio of the total supply of land designated for commercial use compared to the total demand for commercial lands falls below the desired *allocation ratio of 2.00 in year 2008. Further, the study concludes that by adding the proposed project's commercial sq. ft. (225,000) to the market area, the allocation ratio supply/demand would increase from 1.51 in 2008 to 3.09 in 2010, 2.31 in 2020 and 2.02 in 2030. (Allocation ratios do not reflect potential commercial development of $\pm 99,918$ sq. ft. in the Neighborhood Center located at Everglades and Golden Gate Boulevards. Additional sq. ft. would result in allocation ratios of 2.35 in 2008, 2.13 in 2010, 1.60 in 2020 and 1.40 in 2030 *without* the addition of the proposed project sq. ft.; and, ratios of 2.35 in 2008, 3.85 in 2010, 2.89 in 2020 and 2.52 in 2030 *with* the proposed project sq. ft.)

- Demand for new office acreage within the 2-mile market area was based on the supply of countywide office space, resulting in a per capita office figure of 14.7 sq. ft. The analysis focused on historical population estimates and projections of 2,539 persons in 1990 to 17,379 persons in 2030, and historical office demand and supply of 37,384 sq. ft. demand in 1990 to 255,887 sq. ft. projected demand in 2030 and a stated supply of 156,940 sq. ft. (figure provided by applicant is static) in 1990 and 2030.

The study concludes that there is an immediate need for office uses in the 2-mile market surrounding the project. Further, the study concludes that without the proposed amendment to add sq. ft. the allocation ratio for office land would drop to 0.61 by 2030.

(Note: The allocation ratio measures the amount of additional acreage required in relation to the directly utilized acreage to assure proper market functioning in the sale, usage and allocation of land.)

- **Population Projections (CIGM); and, Neighborhood and Community Center supportable sq. ft. (CIGM) in Golden Gate Estates and the Rural Settlement Area:**

The population in Golden Gate Estates (east of Collier Boulevard) and the Rural Settlement Area is projected to be: 35,136 persons in year 2010; 51,560 persons in year 2020; 65,217 persons in year 2030; and, 81,847 persons by build-out. (see Housing Units and Population Forecast map, *attached*)

Based on CIGM criteria, approximately 35,136 persons could support approximately 296,899 sq. ft. of neighborhood serving commercial and 262,817 sq. ft. of community serving commercial; 51,560 persons could support approximately 435,632 sq. ft. of neighborhood serving commercial and 385,669 sq. ft. of community serving commercial; 65,217 persons could support approximately 551,084 sq. ft. of neighborhood serving commercial and 487,823 sq. ft. of community serving commercial; and, 81,847 persons could support approximately 691,607 sq. ft. of neighborhood serving commercial and 612,216 sq. ft. of community serving commercial.

As noted in a previous section of this Report, the existing and potential supply of neighborhood serving commercial is approximately 551,186 sq. ft. and community serving commercial is approximately 200,000 sq. ft. (plus 332,000 sq. ft. potential in OrangeTree PUD). If the five proposed GMPAs east of Collier Blvd. are approved, the existing and potential supply of neighborhood serving commercial will increase to 636,686 sq. ft. and community serving commercial will increase to approximately 815,950 sq. ft. (plus 332,000 sq. ft. potential in OrangeTree PUD).

Based on the above analysis, it is evident that the existing and potential neighborhood serving commercial supply is sufficient to support the needs of the Estates/Rural Settlement Area for the immediate future to year 2030. Conversely, the data reveal that there is a deficit of community serving commercial sq. ft. beginning in year 2010 in the amount of 63,817 sq. ft. This deficit is projected to increase to 185,665 sq. ft. in year 2020; 287,823 sq. ft. by year 2030; and 412,216 sq. ft. by build-out.

(Note: Population in certain sections of the Estates designated lands, located within 2-miles east of Collier Boulevard, north and south of Golden Gate Blvd. and south of White Blvd. have been omitted from this analysis. This analysis assumes that most of the described population is/will be served primarily by commercial centers located along, or west of, Collier Blvd.)

(Note: This analysis does not consider intermodal splits which demonstrate a peak hour of 74% of the trips on Golden Gate Boulevard with an urban destination in the morning. Shopping patterns related to that traffic to the urban area is not factored into the market analysis. As a result, 100% of commercial spending is assumed to be in the market area.)

- **Site Assessment – General Comments:**

Roadway:

The site is located on Wilson Blvd. and Golden Gate Boulevard, with an intervening local roadway – 1st Street NW. Golden Gate Boulevard and Wilson Boulevard are expected to be widened in the future.

Golden Gate Boulevard Status: Golden Gate Blvd. from Wilson Blvd. to Desoto Blvd. is identified as a future 4-lane roadway in the 2030 Long Range Transportation Plan. In the 2009 Annual Update and Inventory Report, right-of-way acquisition is scheduled for this segment in years 10, 11 and 12. Golden Gate Blvd. extends west to Collier Blvd., and east beyond Everglades and Desoto Boulevards into the Rural Lands Stewardship Area.

Wilson Boulevard Status: Wilson Blvd. is identified as a 2-lane roadway in the 2030 Long Range Transportation Plan. Wilson Blvd. extends north to Immokalee Rd. and beyond, and south to the edge of Golden Gate Estates and the beginning of the Rural

Fringe Mixed Use District Receiving Lands where a Rural Village could potentially be developed.

Access:

Access to the proposed project will be from Golden Gate Boulevard, Wilson Boulevard, 1st Street NW and 3rd Street NW.

Site Depth and Width:

The site consists of two development tracts, each comprising several GGE properties; the tract at Wilson and Golden Gate Boulevards is approximately 560 feet (width) x 760 feet (depth), and the parcel between 1st Street NW and 3rd Street NW varies from approximately 750 -820 feet (depth) X 1170 feet (width). However, the site's developable area will be reduced to accommodate future roadway and intersection improvements to Wilson Boulevard and Golden Gate Boulevard. Additionally, the property will be reduced further by buffering requirements - at least 75 feet adjacent to residential tracts.

Utilities:

The proposed project will *not* be served by central water and sewer.

Adjacent Properties:

The subject property is almost entirely surrounded by residential development or vacant residential tracts, except for the neighborhood center located at the Wilson Boulevard and Golden Gate Boulevard intersection.

Rural Character Impact:

The proposed project will most likely alter the rural character of the area. Typically, the residents in the area can expect to experience increased noise, light/glare and traffic volumes at the site and in the surrounding area. It will be critical at time of rezoning, if the GMPA is approved, to address project uses, unified theme of development, buffers, setbacks, heights, hours of operation, and noise and light mitigation in order to minimize resulting project impacts and to protect the rural character of the area.

Environmental Impacts:

The environmental report prepared by Marco Espinar of Collier Environmental Consultants and submitted with this petition, dated October 2006 and amended April 2009, indicates the following:

- The project site includes 9 single family homes, roadway and a pump station. The vegetated habitats include palmetto, pine flatwoods, cabbage palm, cypress canopy with Brazilian pepper, and drained pine-cypress-cabbage palm. The soils found on site are listed as pineda, limestone substratum and boca fine sand.
- The listed species survey conducted on site concluded that there were no listed species found foraging or nesting, and there were no signs of gopher tortoises, red cockaded woodpeckers, big cypress fox squirrels, Florida panther or Florida black bear. Non-listed species observed include songbirds, Cooper's hawk, black vulture, various reptiles, and evidence of raccoons, rabbits and other small mammals were visible. The only protected plant species found on site were species of *Tilandsia* [air plants].

Environmental Specialists with the Collier County Engineering and Environmental Services Department reviewed the application and provided the following comments:

- No special environmental concerns are associated with the establishment of the Subdistrict on the subject site.
- Native vegetation preservation requirements will be specifically addressed during subsequent development order review (rezone and/or site development plan). Therefore, the following language should be removed from the proposed text. In the paragraph beginning with "A conceptual plan..." remove the sentence, "The preserve area depicted on the conceptual plan shall satisfy all comprehensive plan requirements for retained native vegetation, including but not limited to the requirements of Policy 6.1.1 of the CCME." The exact preserve location is determined at rezone/development order review stage. The preserve area depicted on the conceptual plan cannot be evaluated for consistency at this time due to the additional information required for an evaluation as explained in the proposed text in the paragraph beginning with "Development standards, including permitted uses..." If the area is proposed for water management, an evaluation must be done showing no detrimental effects to the native vegetation. This cannot be done until more detail is provided at a later stage of the development.

Historical and Archeological Impacts:

- The Florida Master Site File lists no previously recorded archeological sites within the project acreage. However, the Florida Dept. of State, Division of Historical Resources cautions the property owner that sites may contain unrecorded archaeological resources even if previously surveyed for cultural resources. The Department suggests that a historic resource survey be conducted on most sites to ensure no archeological resources are present. Further, this site has not been identified on the County's Historical and Archeological Probability maps.

Traffic Impacts and GMP Consistency:

Transportation Planning staff has reviewed the petitioner's Traffic Impact Statement (TIS) and has determined that this project can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan with the provision of mitigation.

Staff comments are limited to the significant impacts shown on the initial concurrency links.

- **Traffic Impacts:**

Golden Gate Boulevard

The first concurrency link that would be impacted by this project is Link 17, Golden Gate Boulevard between CR-951 and Wilson Boulevard. The project would generate up to 130 PM peak hour, peak direction trips on this link, which represents a 5.53% impact. This concurrency link reflects a remaining capacity of 530 trips in the draft 2009 AUIR and is at Level of Service "D". Network improvements and specific dedications have been proposed that will mitigate the significant impacts on this link.

The second concurrency link that would be impacted by this project is Link 123, Golden Gate Boulevard between Wilson Boulevard and Everglades Boulevard. The project would generate up to 111 PM peak hour, peak direction trips on this link, which represents a 10.99% impact. This concurrency link reflects a negative remaining capacity of -53 trips in the draft 2009 AUIR and is at Level of Service "F". This roadway is currently in the County's

5 year CIE. Contributions towards network improvements and specific dedications have been proposed that will mitigate the significant impacts on this link.

Wilson Boulevard

The first concurrency link on Wilson Boulevard that would be impacted by this project is Link 118, Wilson Boulevard between Golden Gate Boulevard and the northerly terminus of Wilson (north of Immokalee Road). The project would generate up to 74 PM peak hour, peak direction trips on this link, which represents an 8.04% impact. This concurrency link reflects a remaining capacity of 529 trips in the draft 2009 AUIR and is at Level of Service "B". Network improvements and specific dedications have been proposed which mitigate the significant impacts on this link.

• **Consistency with the Transportation Element of the Growth Management Plan (GMP):**

Transportation Element Policy 5.1

Transportation Planning staff has reviewed the petitioner's Traffic Impact Statement (TIS) and has determined that this project can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan, if the applicant provides adequate mitigation. The following mitigation and conditions proposed by staff are anticipated to accommodate the impacts that would result from the approval of this amendment.

1. Up to four primary project access locations are recognized:
 - a. One direct connection to Wilson Boulevard; located as far to the north as can be reasonably accommodated on the final SDP. This connection is anticipated to be a full-movement driveway until such time that Wilson Boulevard median improvements are made, which may restrict left-in, left-out, or right-out movements at the discretion of Collier County Transportation Division.
 - b. Access to Golden Gate Blvd via 1st Street NW will remain; and is subject to any median revisions created by Collier County.
 - c. Access to Golden Gate Boulevard between 1st Street NW and 3rd Street NW with a possibility for a median opening. Refer to condition no. 2 below, referring to signalization.
 - d. Access to Golden Gate Blvd via 3rd Street NW will remain; and is subject to any median revisions created by Collier County.
 - e. No other provisions or restrictions are currently stated for project driveways connecting to 1st Street NW or 3rd Street NW, which shall otherwise be governed by the CCAMP.
2. Signalization:
 - a. A signal is acknowledged as a possible provision at either 3rd Street NW, or the project entrance between 1st and 3rd. The final conceptual location of this signal, if warranted and approved by the Transportation Division, shall be determined at the time of rezoning. If allowed at the project's entrance between 1st and 3rd, then the following conditions must already be in place:
 - i. Closure of the full median opening at 1st Street NW to limit it to a RI/RO only.
 - ii. Directionalization of 3rd Street NW median opening (restricted left turn movements as deemed appropriate by Transportation Division.)
 - b. Any traffic signal serving any of this project's primary access(es) to Golden Gate Boulevard shall be the responsibility of the developer, his successors, or assign to install. The Developer, his successors, or assign shall also pay annual operation and maintenance fees for said signal, if installed, for the lifetime of the signal.

3. The developer, his successors, or assign agree to donate to the County any necessary rights of way along the Golden Gate Boulevard and Wilson Boulevard to accommodate capacity improvements associated with County Project Number 60040; within 180 days of approval of the first subsequent zoning change.
4. Phasing:
 - a. The first phase of development, inclusive of the required grocery store and recognized to be no greater than 100,000 sq. ft. shall have a proportionate share responsibility towards intersection improvements at Wilson and Golden Gate Boulevard. 60040
 - b. The remaining 125,000 sq. ft. shall not obtain SDP approval from the Transportation Division until such time that project number 60040 has commenced, unless the Developer has elected to construct the complete intersection improvements shown in project 60040 (at Wilson and Golden Gate) prior to the County's commencement (some of which will be eligible for impact fee credits). This phase shall also have proportionate share responsibility toward the intersection of Wilson and Golden Gate Boulevard.

Public Facilities Impacts:

- **Water and Wastewater:** The subject property is *not* located within the Collier County Water and Sewer District boundary and is not part of any other existing utilities district. Development of the property will require installation of a potable well and private sector package sanitary sewer or septic treatment system, permitted consistent with the applicable provisions of the GMP, LDC and other jurisdictional agencies including FDEP and SFWMD.

Additionally, the proposed project site is located within the zone of the Collier County Tamiami Wellfield for the North and South County Regional Water Treatment Plants; compliance with all rules and regulations to protect the wellfield will be required (LDC Section 3.06.00). All well sites and pipeline easements located on and close to this project need to be shown on all future site development plans, PPL or any other site plan applications.

Potable Water Demand: Proposed Uses: Office (60,000 sq. ft.) – 9,000 GPD; Retail (148,500 sq. ft.) – 14,850 GPD; and Restaurant (19,500 sq. ft.) – 9,750 GPD.

Potable Water Demand: Existing Land Use Designation: 17 Residential Units – 4,250 GPD.

Incidental Use for Irrigation - Seating Areas: 3,000 GPD

The net difference in demand for potable water is 32,350 GPD.

Sanitary Sewer Demand: Proposed Uses: Office (60,000 sq. ft.) – 9,000 GPD; Retail (148,500 sq. ft.) – 14,850 GPD; and Restaurant (19,500 sq. ft.) – 9,750 GPD.

Sanitary Sewer Demand: Existing Land Use Designation: 17 Residential Units – 4,250 GPD.

The net difference in demand for sanitary sewer is 32,350 GPD.

- **Solid Waste:** The service provider is Collier County Solid Waste Management. The 2008 AUIR identifies that the County has sufficient landfill capacity up to the year 2031 for the required lined cell capacity. The project's change in land use from a potential of 17 residential units (425 cy/yr) to 60,000 sq. ft. of office (630 cy/yr), 148,500 sq. ft. of retail uses

(6,450 cy/yr) and, 19,500 sq. ft. of restaurant uses (8,090 cy/yr) would permit [result in] an increase in daily trash generation of 7,655 cy/yr.

- **Drainage:** The subject property is located in Flood Zone D. Future development will be required to comply with the SFWMD and/or Collier County rules and regulations that assure controlled accommodation of storm water events by both on-site and off-site improvements.
- **Schools, Libraries, Parks and Recreational Facilities:** The application does not propose an increase in residential density; therefore, no additional demand for services is anticipated.
- **EMS, Fire, Police and County Jail:** The subject project is located within the Golden Gate Fire Control and Rescue District. The nearest fire station and EMS services are located approximately four miles from the subject site and sheriff substation is located approximately ten miles from the site. The proposed Subdistrict is anticipated to have minimal impacts on safety services and jail facilities

2008 Legislation – HB 697

This legislation, which pertains to energy conservation and efficiency, went into effect on July 1, 2008. The DCA (Florida Department of Community Affairs) will be reviewing GMP amendments for compliance with this legislation.

The petitioner has submitted the following data and analysis in support of the project's compliance with the new legislation.

“The pending Estates Shopping Center Sub-district amendment to the Golden Gate Estates Master Plan proposes to establish a grocery-anchored community shopping center within close proximity to several thousand households located within the Northern Golden Gate Estates subdivision. Approval of this plan amendment will provide convenient shopping and job opportunities for the central portion of Golden Gate Estates which will reduce vehicle trips and driving distances for many residents. By capturing these trips presently on the local roadway network, the amendment will assist in reducing future road network improvements and traffic impacts to other areas within the more urbanized area of Collier County. The reduction in vehicle miles traveled will reduce greenhouse gas emissions.

Golden Gate Estates is one of the largest subdivisions in the United States and encompasses approximately 175 square miles (112,000 acres), and is an example of urban sprawl. Almost all of the Golden Gate Estates area has been platted into 1.25 acre or larger single-family home sites with very little commercial development planned to serve the residents of the area, requiring residents to travel by automobile into the more urbanized portions of Collier County for most of their daily shopping and service needs. While the area provides for a semi-rural lifestyle because of the large lots and zoning that permits the keeping of horses, fowl and other livestock, it has a population exceeding 36,000 in 2008 and is anticipated to continue to grow to a population approaching 45,000 by year 2020. There is presently a large deficit of commercial land in Golden Gate Estates; thereby, exacerbating the need to utilize the automobile for daily commercial needs and increasing the vehicle miles traveled for residents of this subdivision. It is documented that the automobile is the largest generator of green house gases for most communities. The proposed amendment provides conveniently located retail services, including a grocery store where none currently exists or can exist under the current comprehensive plan. The grocery store and other retail services will result in the reduction of vehicle trip lengths.

House Bill 697 encourages energy efficient land use patterns. The proposed plan amendment, located at the intersection of two major roadway corridors serving the Northern Golden Gate Estates area, is an efficient land use pattern. The proposed grocery-anchored shopping center located at this prominent intersection of Wilson Boulevard and Golden Gate Boulevard will capture numerous trips that otherwise would be passing through the intersection in route to the urban area for daily shopping needs.

This location is also well-suited for a community sized shopping center due to its location along a current Collier Area Transit (CAT) route serving Golden Gate Estates. Proximity to a transit route is an efficient land use pattern and is an example of smart growth by allowing residents to have an alternative to automobile use for shopping or employment. Locating goods and services in closer proximity to the residents will equate to reduced dependence on the automobile, reduced vehicle miles traveled and a reduction in greenhouse gas emissions.”

Staff has reviewed this petition for adequacy of data and analysis to demonstrate how it would reduce greenhouse gas emissions. Based upon the petitioner's information provided, staff is able to conclude that the project would likely reduce vehicle trips traveled by providing commercial and employment opportunities proximate to area residents. However, the analysis provided was not quantified in terms of trips captured by internal and external users.

NEIGHBORHOOD INFORMATION MEETING (NIM) NOTES:

The Neighborhood Information Meeting (NIM) was held on September 14, 2009, after the applicant/agent duly noticed and advertised the meeting, as required by the Collier County Land Development Code.

Approximately 100+ people attended the NIM, held at Restoration Church, located at 7690 Running Buck Court, Naples, FL 34119.

The following is a synopsis of the meeting:

- The County staff planner gave a brief explanation of the GMPA process, including public hearing dates, and the agents discussed the proposed project in its entirety.

Individuals spoke about the following:

- Traffic impacts and circulation – timing of planned intersection improvements, access to project from 1st Street NW, 3rd Street NW, Wilson Blvd. and Golden Gate Boulevard.
- Commercial demand – requests for grocery store use, burdensome to travel to urban area for groceries and other services/need for commercial uses in Golden Gate Estates, and need competition for same goods and services in the Estates area.
- Estates rural character – maintain quiet rural setting/moved to Golden Gate Estates to be away from intense development, proposed commercial intensity would change the character of the Estates, commercial project would be the first of more to come, and no additional need for commercial development in the area.
- Well and Septic – general discussion of package plant and location on site.
- Project impacts – discussions about lighting, drainage, height of buildings, buffering adjacent to residential homes, and other related project impacts.

The meeting began at approximately 6:00 p.m. and concluded at approximately 8:30 p.m.

[Synopsis prepared by M. Mosca, Principal Planner]

FINDINGS AND CONCLUSIONS:

- The proposed site specific commercial amendment is a departure from the residents' established vision for Golden Gate Estates. Visioning requires public input and coordinated efforts to locate commercial centers where appropriate, considering project impacts, available infrastructure, growth trends, etc.
- Approval of the proposed Subdistrict circumvents the master planning process and limits public involvement.
- The GGAMP limits new commercial projects in the Estates to uses generally found in the C-1 through C-3 zoning districts of the Collier County Land Development Code, which are intended to serve the basic shopping needs of area residents.
- The proposed development will most likely alter the semi-rural characteristics of the Estates area. Additional noise, light, traffic and etc. can be expected at the site and the surrounding area.
- The intensity and scale of the proposed project is consistent with commercial intensities found in urban commercial centers.
- Approval of this amendment may result in nearby properties seeking to expand existing or potential commercial acreage or establish new commercial subdistricts.
- No significant public facility impacts, except those related to the transportation network, are expected to occur as a result of the approval of this amendment.
- Approval of this request to add 225,000 square feet of commercial uses at the subject location may be deemed consistent with policy 5.1 of the Transportation Element of the Growth Management Plan, if the proposed mitigation is approved by the Board of County Commissioners.
- The *petitioner's* market analysis identified that within the Custom Trade Area there is a total commercial supply of 179,906 sq. ft. and a commercial demand of 200,340 sq. ft., based on a population of 17,379 persons and 4,930 households by year 2030. The consultant reduced the commercial inventory by 99,918 sq. ft. from the available sq. ft./acreage supply at the Everglades/Golden Gate Blvd. Neighborhood Center to account for limited population growth around that Center and the improbability that this Center would develop within the 2030 planning period. The Study concludes that the project sq. ft. of 225,000 is needed immediately to allow flexibility in the market.
- The CIGM identified that within the petitioner's Custom Trade Area there is a total existing and potential neighborhood commercial supply of 387,283 sq. ft. and a commercial demand of 259,305 sq. ft., based on a population of 30,687 persons by year 2030.
- The CIGM identifies that within the project's Custom Trade Area (CTA) there will not be a demand for the requested 225,000 sq. ft. of community center commercial until sometime after year 2030, based on a projected population of 30,687.

- The CIGM identifies a deficit in community commercial serving land uses in the Estates and Rural Settlement Area beginning in year 2010 in the amount of 63,817 sq. ft. and increasing to 412,216 sq. ft. by build-out. However, this deficit does not take into account the potential commercial sq. ft. supply in the pending Big Cypress DRI petition, located approximately 6+ miles from the project site, that will likely provide commercial and employment opportunities to residents residing in the eastern areas of the Estates. [It should be noted that 390,950 sq. ft. of community commercial uses are proposed in petition GMPA-2008-2, which includes much of the same trade area as this petition.]
- The Estates Neighborhood Centers are not large enough to accommodate a grocer/drug store anchored neighborhood or community shopping center, due to limited parcel size in each quadrant, buffering requirements, and other development standards.
- The subject property consists of assembled properties centrally located in the Estates. Staff is not aware of other such properties in the Estates that could accommodate a grocery anchored neighborhood or community shopping center, except for property located on Randall Boulevard that is the subject of a GMPA – Petition CP-2008-2.
- The project will not be served by central water and sewer, rather by on-site utilities.
- The site has access to two collector roads, both of which will be 4-lane divided roads.
- All development in this Subdistrict will be subject to the lighting requirements in Policy 5.1.1.

LEGAL CONSIDERATIONS:

This Staff Report has been reviewed by the County Attorney's office.

STAFF RECOMMENDATION: Staff recommends that the Collier County Planning Commission forward Petition CP-2008-1 to the Board of County Commissioners with a recommendation to not transmit to the Florida Department of Community Affairs.

However, should the CCPC choose to recommend transmittal, staff recommends the following revisions to the proposed subdistrict text, mostly to maintain consistency and harmony within the GGAMP, for proper format, use of code language, succinctness and clarity. (Note: single underline text is added, as proposed by petitioner; double underline text is added, double ~~strike through~~ text is deleted, as proposed by staff).

6. Estates Shopping Center Subdistrict

Recognizing the need to provide for centrally located basic goods and services within a portion of Northern Golden Gate Estates lying east of Collier Boulevard, the Estates Shopping Center Subdistrict has been designated on the Golden Gate Area Future Land Use Map and on the Estates Shopping Center Subdistrict Map.

The This Subdistrict, comprising approximately 41 acres, is located at the northwest NW corner of Golden Gate Boulevard and Wilson Boulevard, extending westward to 3rd Street NW, and extending northward to include It consists of the following properties within Unit 11 of Golden Gate Estates: all of Tracts 107, 108, 109, 110, 143, and 144, and the southern 180 feet of Tracts 142 and 106, of Unit 11 and the southern 255 feet of Tract 111 of Unit 11 of Golden Gate Estates, totaling approximately 41 acres.

~~The Estates Shopping Center~~ This Subdistrict is intended to provide convenient shopping, personal services and employment for the surrounding area ~~central areas of Northern Golden Gate Estates~~. Commercial development in this Subdistrict will reduce driving distances for many residents, assist in minimizing the road network required, and reduce traffic impacts in this area of Collier County.

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

~~a. Allowable Uses shall be limited to the following:~~

- ~~1. Amusement and Recreation (Groups 7011, 7091, 7093 and 7099, including only day camps, gymnastics instruction, judo/karate instruction, sporting goods rental and yoga instruction)~~
- ~~2. Apparel and Accessory Stores (Groups 5611-5699)~~
- ~~3. Auto and Home Supply Stores (Groups 5531, 5541, including gasoline service stations without repair)~~
- ~~4. Automotive Repair and Services (Groups 7514, 7534, including only tire repair, 7539, including only minor service, lubricating and diagnostic service) and 7542)~~
- ~~5. Business Services (Groups 7334-7342, 7371-7376, 7379, 7382, 7383, 7384, and 7389)~~
- ~~6. Child Day Care Services (Group 8351)~~
- ~~7. Communications (Groups 4812, 4841)~~
- ~~8. Depository and Non-Depository Institutions (Groups 6021-6062, 6091, 6099, 6111-6163, including drive-through facilities)~~
- ~~9. Eating Places (Group 5812, including only liquor service accessory to the restaurant use)~~
- ~~10. Educational Services (Group 8299)~~
- ~~11. Engineering, Accounting, Research and Management (Groups 8711-8721, 8741-8743, 8748)~~
- ~~12. Food Stores (Groups 5411-5499, including convenience stores with gas)~~
- ~~13. General Merchandise Stores (Groups 5311, 5331, and 5399)~~
- ~~14. Government Administration Offices (Groups 9111-9199)~~
- ~~15. Hardware, Garden Supply and Paint/Wallpaper Stores (Groups 5231, 5251, and 5261)~~
- ~~16. Holding and Other Investment (Groups 6712-6799)~~
- ~~17. Home Furniture/Furnishings (Groups 5712-5736)~~
- ~~18. Insurance Carriers (Groups 6311-6361)~~
- ~~19. Justice, Public Order and Safety (Groups 9221, 9222, 9229, and 9311)~~
- ~~20. Meeting and Banquet Rooms~~
- ~~21. Miscellaneous Retail (Groups 5912, 5921 (accessory to grocery or pharmacy only) 5932, 5941-5949, 5992-5995, and 5999)~~
- ~~22. Personal Services (Groups 7211, 7212, 7215, 7221-7251, 7291-7299)~~
- ~~23. Real Estate (Groups 6512-6552)~~
- ~~24. Security and Commodity Brokers (Groups 6211-6289)~~
- ~~25. Transportation Services (Group 4724)~~
- ~~26. Video Rental (Group 7841)~~
- ~~27. U.S. Post Office (Group 4311, excluding major distribution centers)~~
- ~~28. Any other similar use as may be approved by the Board of Zoning Appeals~~

~~The following uses shall be prohibited within the Subdistrict:~~

~~b. The following uses shall be prohibited:~~

a. Allowable uses shall be those permitted and conditional uses of the C-4, General Commercial, zoning district in the Collier County Land Development Code, Ordinance 04-41, as amended, except that the following uses shall be prohibited:

1. Drinking Places (5813) and Stand Alone Liquor Stores (5921)
2. Mail Order Houses (5961)
3. Merchandizing Machine Operators (5962)
4. Power Laundries (7211)
5. Crematories (7261)
6. Radio, TV Representatives (7313) and Direct Mail Advertising Services (7331)
7. NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
8. General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty Hospitals (8069)
9. Elementary and Secondary Schools (8211), Colleges (8221), Junior Colleges (8222)
10. Libraries (8231)
11. Correctional Institutions (9223)
12. Waste Management (9511)
13. Homeless Shelters and Soup Kitchens

~~e.b.~~ Development intensity shall be limited to 225,000 square feet of gross leasable floor area.

~~e.c.~~ The A grocery use ~~will~~ shall be constructed, and it shall contain a minimum of 27,000 square feet.

~~d.~~ with the exception of the grocery use, no No individual user ~~may~~ shall exceed 30,000 square feet of building area, with the exception of grocery use.

e. Development within this Subdistrict shall be phased and the following commitments related to area roadway improvements shall be completed within the specified timeframes:

1. Right-of-Way for Golden Gate Boulevard Expansion and Right-of-Way for the Wilson Boulevard Expansion will be donated to the County at no cost within ~~420~~ 180 days of a written request from the County.

2. The applicant ~~will~~ shall pay its fair share for the intersection improvements at Wilson Boulevard and Golden Gate Boulevard within 90 days of County request for reimbursement.

3. Until the intersection improvements at Golden Gate Boulevard and Wilson Boulevard are complete, the County shall not issue a Certificate(s) of Occupancy (CO) for more than 100,000 square feet of development. The applicant must obtain a C.O. for a grocery store as part of this 100,000 square feet, and the grocery store must be the first C.O. obtained.

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

~~A conceptual plan, which identifies the location of the permitted development area and required preserve area for this subdistrict is attached. The preserve area depicted on the conceptual plan shall satisfy all comprehensive plan requirements for retained native vegetation, including~~

~~but not limited to the requirements of Policy 6.1.1 of the CCME. A more detailed development plan must be developed and utilized for the required PUD rezoning.~~

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

~~g. A 25-foot wide landscape buffer shall be provided 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.~~

~~(1) A minimum twenty five (25) foot wide landscape buffer must be provided adjacent to external rights of way.~~

~~h. (2) No commercial building may be constructed within 125 feet of the northern or western property boundaries of this Subdistrict.~~

~~i. (3) Any portion of the Project 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, except the westernmost 330' of Tract 106, which shall provide a minimum 20' 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 or re-planted native vegetation and must be consistent with subsection 3.05.07.H of the Collier County Land Development Code (LDC). The native vegetation retention area may consist of a perimeter berm and be used for water management detention. Any newly constructed berm shall be revegetated to meet subsection 3.05.07.H 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:~~

~~(1) (4) 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.~~

~~(2) (5) 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.~~

~~(3) (6) 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.~~

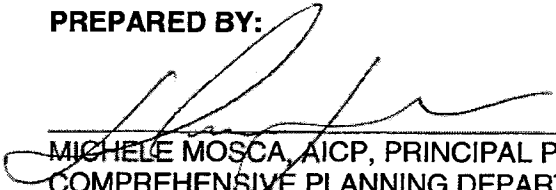
~~j. All buildings shall have tile roofs, 'Old Style Florida' metal roofs, or decorative parapet walls above the roofline. The buildings shall be finished in light, subdued colors, except for decorative trim.~~

~~k. Building heights shall be limited to one (1) story two (2) stories and a maximum of thirty-five (35) feet.~~

~~l. All lighting shall be architecturally designed and limited to a height of twenty-five (25) feet. Such lighting shall be shielded from neighboring residential land uses.~~

- m. 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 Subdistrict is created.
- n. All buildings and projects shall utilize a common architectural theme. This theme shall be applicable to both building design and signage.
- o. Drive-through establishments shall be limited to financial institutions, with no more than three lanes. The drive-through areas shall be architecturally integrated with the rest of the building.
- p. 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).

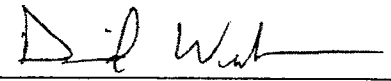
PREPARED BY:



MICHELE MOSCA, AICP, PRINCIPAL PLANNER
COMPREHENSIVE PLANNING DEPARTMENT

DATE: 9.30.09

REVIEWED BY:



DAVID WEEKS, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING DEPARTMENT

DATE: 9-30-09


REVIEWED BY:



RANDALL COHEN, AICP, DIRECTOR
COMPREHENSIVE PLANNING DEPARTMENT

DATE: 9-30-09

APPROVED BY:



JOSEPH K. SCHMITT, ADMINISTRATOR
COMMUNITY DEVELOPMENT &
ENVIRONMENTAL SERVICES DIVISION

DATE: 9/30/09

COLLIER COUNTY PLANNING COMMISSION:

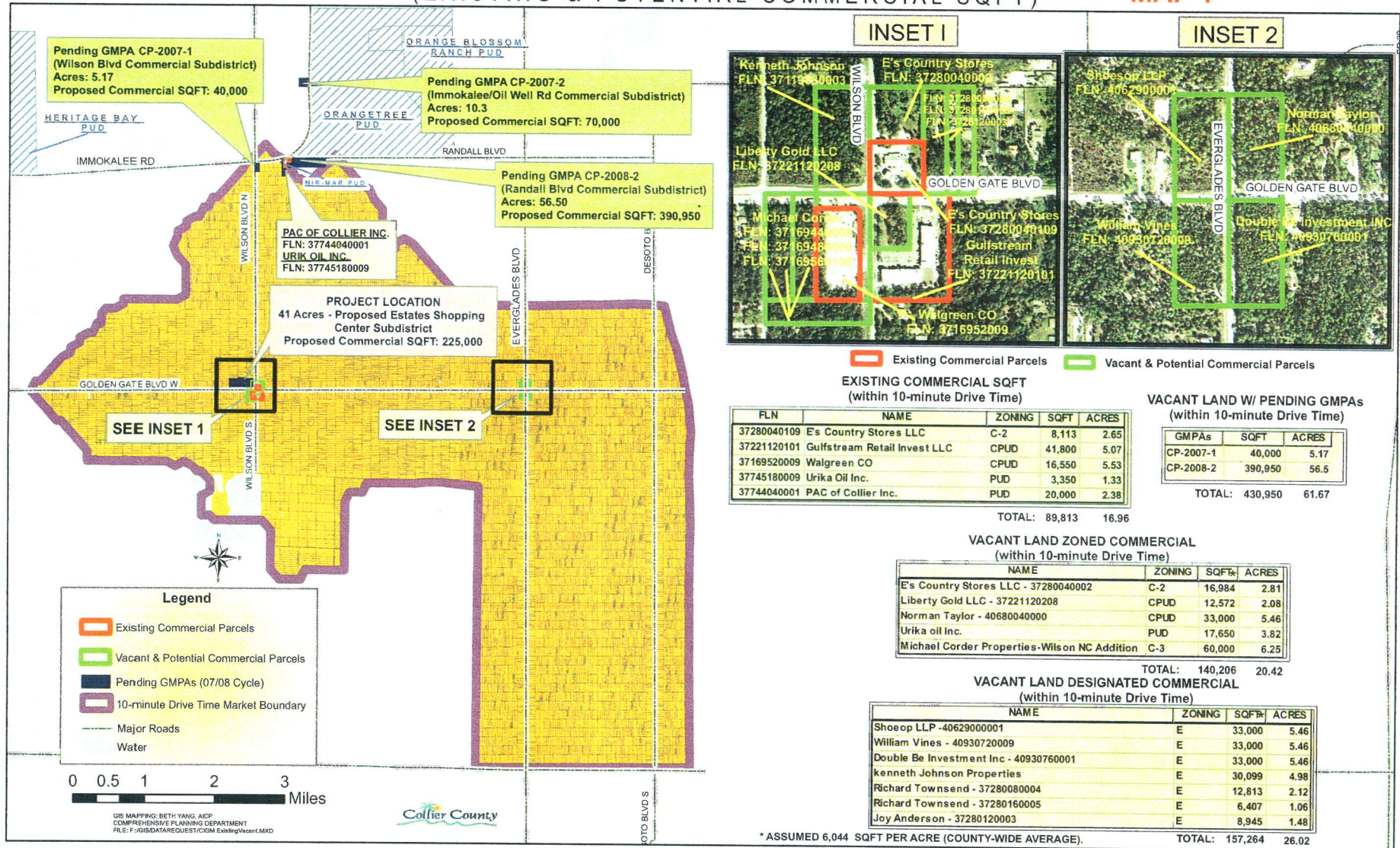
MARK P. STRAIN, CHAIRMAN

Petition No: CP-2008-1
Staff Report for the October 19, 2009 CCPC Meeting

Note: This petition has been scheduled for the January 19, 2009, BCC Meeting.

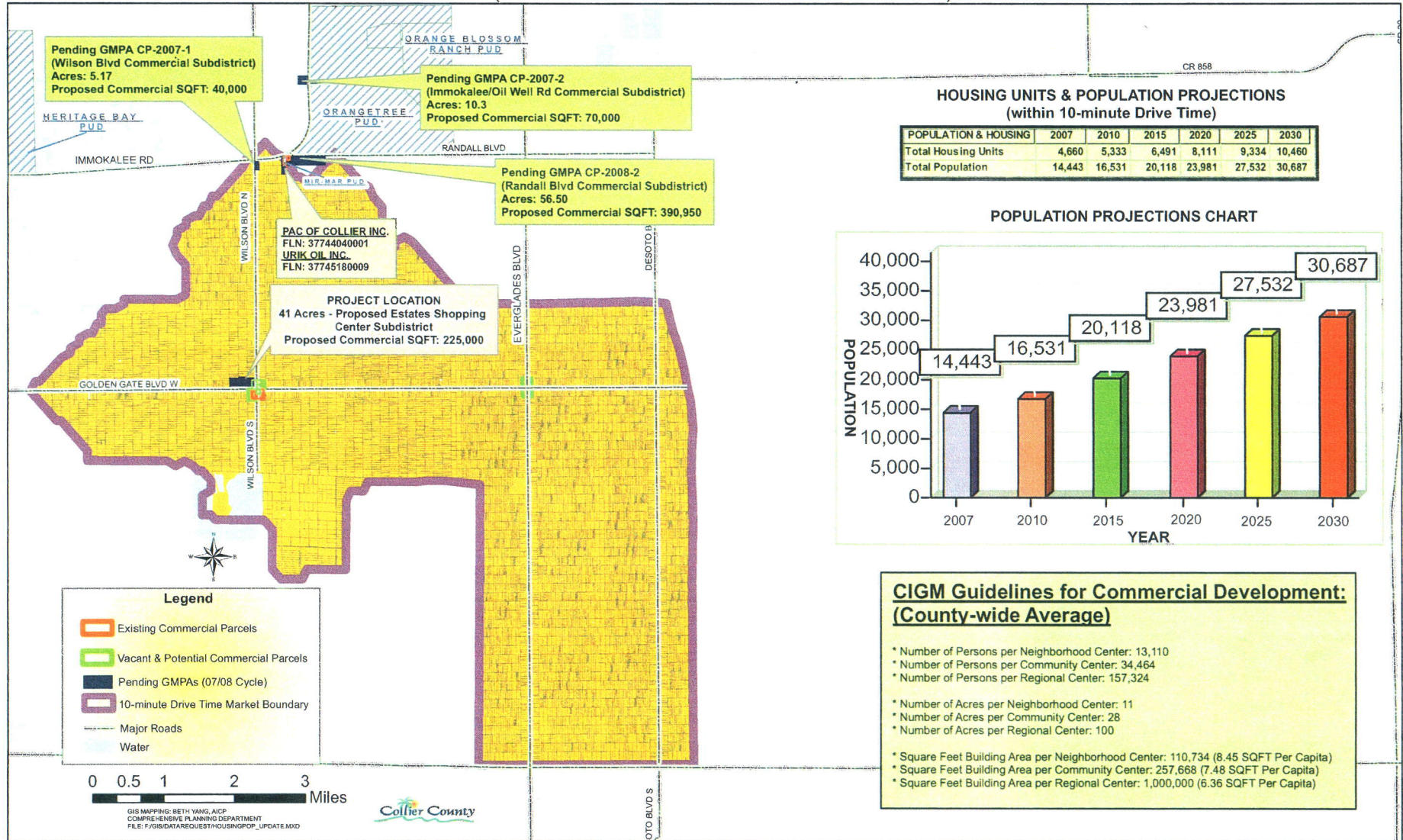
COMMERCIAL ANALYSIS FOR GMPA CP-2008-1 USING INTERACTIVE GROWTH MODEL (EXISTING & POTENTIAL COMMERCIAL SQFT)

ATTACHMENT:
MAP 1



COMMERCIAL ANALYSIS FOR GMPA CP-2008-1
 USING INTERACTIVE GROWTH MODEL
 (HOUSING UNITS & POPULATION)

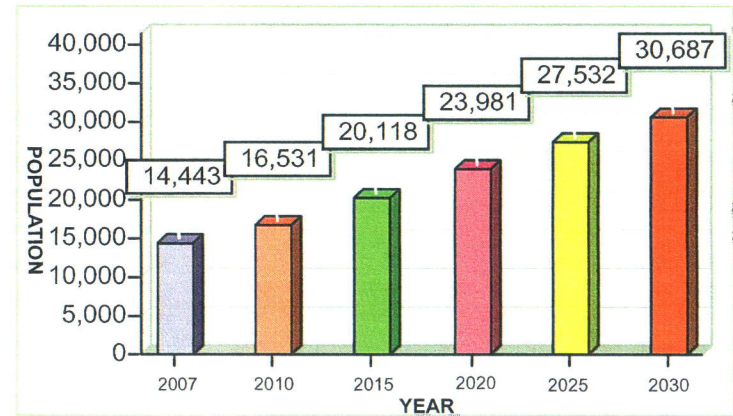
**ATTACHMENT:
 MAP 2**



**HOUSING UNITS & POPULATION PROJECTIONS
 (within 10-minute Drive Time)**

POPULATION & HOUSING	2007	2010	2015	2020	2025	2030
Total Housing Units	4,660	5,333	6,491	8,111	9,334	10,460
Total Population	14,443	16,531	20,118	23,981	27,532	30,687

POPULATION PROJECTIONS CHART

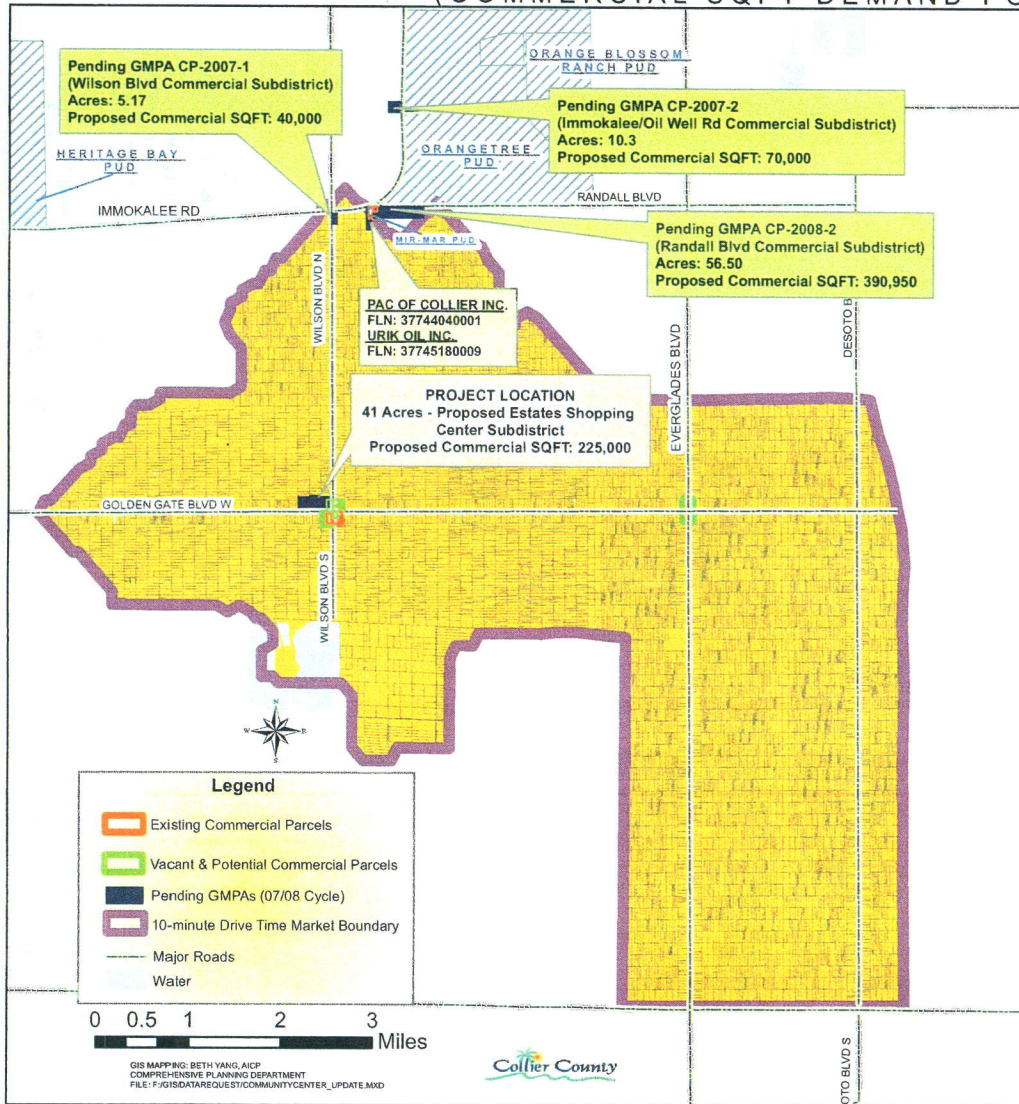


**CIGM Guidelines for Commercial Development:
 (County-wide Average)**

- * Number of Persons per Neighborhood Center: 13,110
- * Number of Persons per Community Center: 34,464
- * Number of Persons per Regional Center: 157,324
- * Number of Acres per Neighborhood Center: 11
- * Number of Acres per Community Center: 28
- * Number of Acres per Regional Center: 100
- * Square Feet Building Area per Neighborhood Center: 110,734 (8.45 SQFT Per Capita)
- * Square Feet Building Area per Community Center: 257,668 (7.48 SQFT Per Capita)
- * Square Feet Building Area per Regional Center: 1,000,000 (6.36 SQFT Per Capita)

COMMERCIAL ANALYSIS FOR GMPA CP-2008-1
 USING INTERACTIVE GROWTH MODEL
 (COMMERCIAL SQFT DEMAND FOR COMMUNITY CENTER)

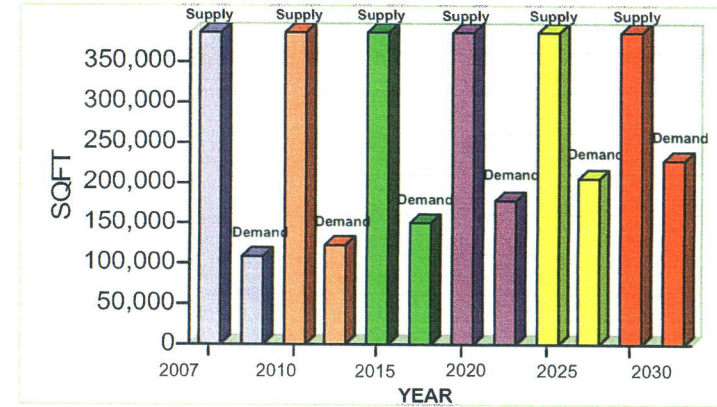
**ATTACHMENT:
 MAP 3**



DEMAND FOR COMMERCIAL SQFT - COMMUNITY CENTER
 (within 10-minute Drive Time)

GENERAL COMMERCIAL	2007	2010	2015	2020	2025	2030
Existing and Potential Commercial SQFT	387,283	387,283	387,283	387,283	387,283	387,283
Commercial SQFT Demand for Community Center	108,034	123,652	150,483	179,378	205,939	229,539

COMMERCIAL SQFT SUPPLY & DEMAND CHART
 (Community Center)

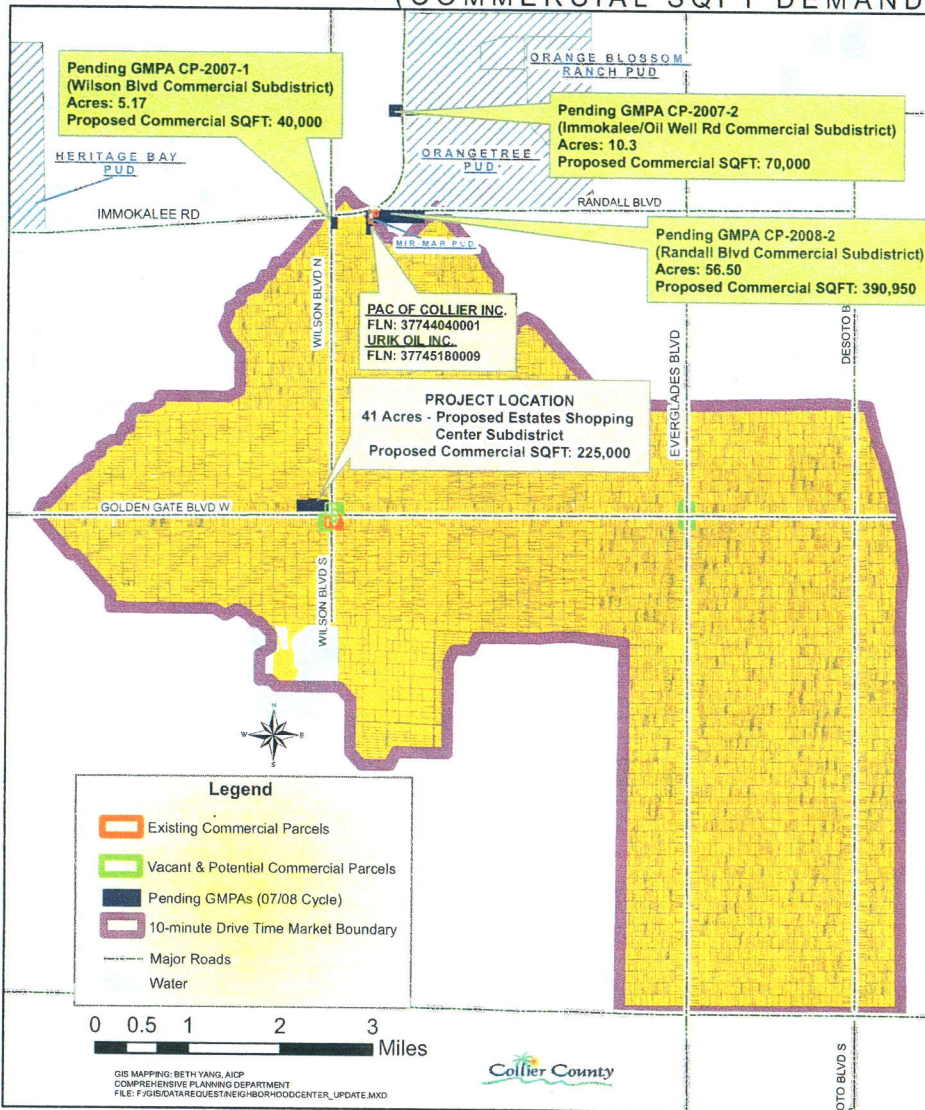


CIGM Guidelines for Commercial Development:
 (County-wide Average)

- * Number of Persons per Neighborhood Center: 13,110
- * Number of Persons per Community Center: 34,464
- * Number of Persons per Regional Center: 157,324
- * Number of Acres per Neighborhood Center: 11
- * Number of Acres per Community Center: 28
- * Number of Acres per Regional Center: 100
- * Square Feet Building Area per Neighborhood Center: 110,734 (8.45 SQFT Per Capita)
- * Square Feet Building Area per Community Center: 257,668 (7.48 SQFT Per Capita)
- * Square Feet Building Area per Regional Center: 1,000,000 (6.36 SQFT Per Capita)

COMMERCIAL ANALYSIS FOR GMPA CP-2008-1
 USING INTERACTIVE GROWTH MODEL
 (COMMERCIAL SQFT DEMAND FOR NEIGHBORHOOD CENTER)

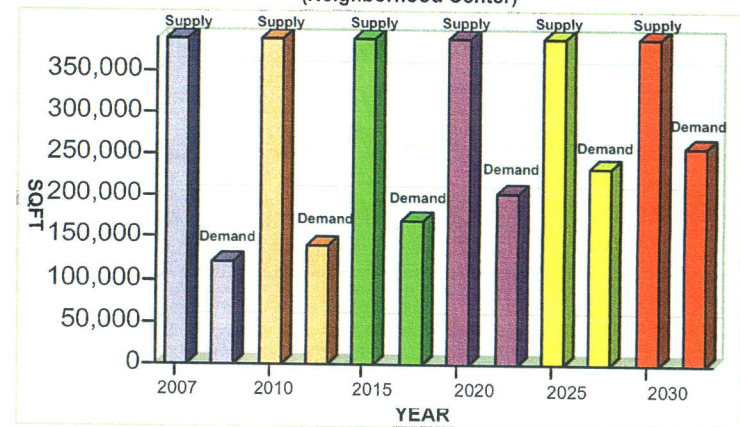
**ATTACHMENT:
 MAP 4**



DEMAND FOR COMMERCIAL SQFT - NEIGHBORHOOD CENTER
 (within 10-minute Drive Time)

GENERAL COMMERCIAL	2007	2010	2015	2020	2025	2030
Existing and Potential Commercial SQFT	387,283	387,283	387,283	387,283	387,283	387,283
Commercial SQFT Demand for Neighborhood Center	122,043	139,687	169,997	202,639	232,645	259,305

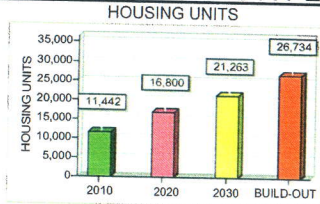
COMMERCIAL SQFT SUPPLY & DEMAND CHART
 (Neighborhood Center)



CIGM Guidelines for Commercial Development:
 (County-wide Average)

- * Number of Persons per Neighborhood Center: 13,110
- * Number of Persons per Community Center: 34,464
- * Number of Persons per Regional Center: 157,324
- * Number of Acres per Neighborhood Center: 11
- * Number of Acres per Community Center: 28
- * Number of Acres per Regional Center: 100
- * Square Feet Building Area per Neighborhood Center: 110,734 (8.45 SQFT Per Capita)
- * Square Feet Building Area per Community Center: 257,668 (7.48 SQFT Per Capita)
- * Square Feet Building Area per Regional Center: 1,000,000 (6.36 SQFT Per Capita)

HOUSING UNITS AND POPULATION FORECAST FOR GOLDEN GATE ESTATES AREA (2-MILE EAST OF CR 951) USING CIGM



POPULATION & HOUSING	2010	2020	2030	BUILD-OUT
Total Housing Units	11,442	16,800	21,263	26,734
Total Population	35,136	51,560	65,217	81,847

Source: Collier County Interactive Growth Model
GIS Mapping: Beth Yang, AICP
Comprehensive Planning Department

