

2010 Cycle of GMP Amendments, including one 2008 Petition – Adoption

August 4, 2011 CCPC Consent Agenda Review

**1. July 21, 2011 CCPC Agenda Item #9.A: CP-2008-1, Estates Shopping Center Subdistrict**

The CCPC-recommended text changes are noted below. The petitioner’s conceptual plan, as re-formatted by County Graphics staff, is attached.

[The entire Subdistrict text is new; however, for ease in identifying CCPC-recommended changes, petitioner’s text is not underlined. Words underlined are added, as recommended by CCPC; words ~~struck through~~ are deleted, as recommended by CCPC.]

**B. Estates – Commercial District**

**6. Estates Shopping Center Subdistrict** – Recognizing the need to provide for centrally located basic goods and services within a portion 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 3<sup>rd</sup> Street NW and extending northward to include the southern 180 feet of Tracts 142 and 106 of Unit 11 and the southern 255 feet of Tract 111 of Unit 11 of Golden Gate Estates, totaling approximately 41 acres.

The Estates Shopping Center Subdistrict is intended to provide convenient shopping, personal services 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– Dance studios, schools and halls, excluding discotheques
- 7991 – Physical fitness facilities
- ~~7993 – Coin-operated amusement devices~~
- 7999 – Amusement and recreation services, not elsewhere classified, including allowing only day camps, gymnastics instruction, judo/karate instruction, sporting goods rental and yoga instruction (~~excludes NEC Recreational Shooting Ranges, Waterslides, etc.~~)

2. Apparel and accessory stores (no adult oriented sales)
  - Groups 5611 – Men's and boys' clothing and accessory stores
  - 5621 – Women's clothing stores
  - 5632 – Women's accessory and specialty stores
  - 5641 – Children's and infants' wear stores
  - 5651 – Family clothing stores
  - 5661 – Shoe stores
  - 5699 – Miscellaneous apparel and accessory stores
  
3. Automotive dealers and gasoline service stations
  - Groups 5531 – Auto and home supply stores
  - ~~5541 – Gasoline service stations, without repair~~
  
4. Automotive repair, services and parking (No outdoor repair/service. All repairs/services to be performed by authorized automotive technician.)
  - Groups 7514 – Passenger car rental
  - ~~7534 – Tire retreading and repair shops, including only tire repair~~
  - ~~7539 – Automotive Repair Shops, Not Elsewhere Classified, including only minor service, lubricating and diagnostic service~~
  - ~~7542 – Carwashes, as an accessory to convenience stores only~~
  
5. Building materials, hardware, garden supply, and mobile home dealers
  - Groups 5231 – Paint, glass, and wallpaper stores
  - 5251 – Hardware stores
  - 5261 – Retail nurseries, lawn and garden supply stores
  
6. Business services
  - Groups 7334 – Photocopying and duplicating services
  - 7335 – Commercial photography
  - 7336 – Commercial art and graphic design
  - 7338 – Secretarial and court reporting services
  - 7342 – Disinfecting and pest control services
  - 7352 – Medical equipment rental and leasing
  - 7359 – Equipment rental and leasing, not elsewhere classified, excluding the following uses: airplane rental and leasing; coin operated machine rental and leasing; industrial truck rental and leasing; oil field equipment rental and leasing; oil well drilling equipment rental; leasing; toilets, portable – rental and leasing; and vending machines – rental only
  - 7371 – Computer programming services
  - 7372 – Prepackaged software
  - 7373 – Computer integrated systems design
  - 7374 – Computer processing and data preparation and processing services
  - 7375 – Information retrieval services
  - 7376 – Computer facilities management services
  - 7379 – Computer related services, not elsewhere classified
  - 7382 – Security systems services
  - 7383 – News syndicates
  - 7384 – Photofinishing laboratories
  - 7389 – Business services, not elsewhere classified

~~7.~~ ~~Child day care services (Group 8351)~~

8 7. Communications

- Groups 4812 – Radiotelephone communications
- 4841 – Cable and other pay television services

9 8. Construction special trade contractors (office use only, no on-site materials or equipment storage)

- Groups 1711 – Plumbing, heating and air-conditioning
- 1721 – Painting and paper hanging industry
- 1731 – Electrical work industry
- 1741 – Masonry, stone setting, and other stone work
- 1742 – Plastering, drywall, acoustical, and insulation work
- 1743 – Terrazzo, tile, marble, and mosaic work industry
- 1751 – Carpentry work
- 1752 – Floor laying and other floor work, not elsewhere classified industry
- 1761 – Roofing, siding, and sheet metal work industry
- 1771 – Concrete work industry
- 1781 – Water well drilling industry
- 1791 – Structural steel erection
- 1793 – Glass and glazing work
- 1794 – Excavation work
- 1795 – Wrecking and demolition work
- 1796 – Installation or erection of building equipment, not elsewhere
- 1799 – Special trade contractors, not elsewhere classified

40 9. Depository institutions

- Groups 6021 – National commercial banks
- 6022 – State commercial banks
- 6029 – Commercial banks, not elsewhere classified
- 6035 – Savings institutions, federally chartered
- 6036 – Savings Institutions, not federally chartered
- 6061 – Credit unions, federally chartered
- 6062 – Credit unions, not federally chartered
- 6091 – Non-deposit trust facilities
- 6099 – Functions related to depository banking, not elsewhere classified

4410. Eating and drinking places (Group 5812, including only liquor service accessory to the restaurant use, no outdoor ~~amplified~~ music or televisions, and no windows or walls open to the outside, except as required by code)

4211. Engineering, accounting, research, management, and related services

- Groups 8711 – Engineering services
- 8712 – Architectural services
- 8713 – Surveying services
- 8721 – Accounting, auditing, and bookkeeping services
- 8741 – Management services
- 8742 – Management consulting services
- 8743 – Public relations services

8748– Business consulting services, not elsewhere classified

~~43~~12. Executive, legislative, and general government, except finance

- Groups 9111 – Executive offices
- 9121 – Legislative bodies
- 9131 – Executive and legislative offices combined
- 9199 – General government, not elsewhere classified

~~44~~13. Food stores

- Groups 5411 – Grocery stores (minimum 27,000 square feet)
- 5421 – Meat and fish (seafood) markets, including freezer provisioners
- 5431 – Fruit and vegetable markets
- 5441 – Candy, nut, and confectionery stores
- 5451 – Dairy products stores
- 5461 – Retail bakeries
- 5499 – Miscellaneous food stores, including convenience stores with fuel pumps and carwash

~~45~~14. General merchandise stores

- Groups 5311 – Department stores
- 5331 – Variety stores
- 5399 – Miscellaneous general merchandise stores

~~46~~15. Home furniture, furnishings, and equipment stores

- Groups 5712 – Furniture stores
- 5713 – Floor covering stores
- 5714 – Drapery, curtain, and upholstery stores
- 5719 – Miscellaneous home furnishings stores
- 5722 – Household appliance stores
- 5731 – Radio, television, and consumer electronics stores
- 5734 – Computer and computer software stores
- 5735 – Record and prerecorded tape stores (no adult oriented sales)
- 5736 – Musical instrument store

~~47~~16. Insurance carriers

- Groups 6311 – Life insurance
- 6321 – Accident and health insurance
- 6324 – Hospital and medical service plans
- 6331 – Fire, marine, and casualty insurance
- 6351 – Surety insurance
- 6361 – Title insurance
- 6371 – Pension, health and welfare funds
- 6399 – Insurance carriers, not elsewhere classified
- 6411 – Insurance agents

~~48~~17. Justice, public order and safety

- Groups 9221 – Police protection
- 9222 – Legal counsel and prosecution
- 9229 – Public order and safety, not elsewhere classified

4918. Meeting and banquet rooms

2019. Miscellaneous retail (no adult oriented sales)

- Groups 5912 – Drug stores and proprietary stores
- 5921 – Liquor stores (accessory to grocery or pharmacy only)
- 5932 – Used merchandise stores
- 5941 – Sporting goods stores and bicycle shops
- 5942 – Book stores
- 5943 – Stationery stores
- 5944 – Jewelry stores, including repair
- 5945 – Hobby, toy, and game shops
- 5946 – Camera and photographic supply stores
- 5947 – Gift, novelty, and souvenir shops
- 5948 – Luggage and leather goods stores
- 5949 – Sewing, needlework, and piece goods stores
- 5992 – Florists
- 5993 – Tobacco stores and stands
- 5994 – News dealers and newsstands
- 5995 – Optical goods stores
- 5999 – Miscellaneous retail stores, not elsewhere classified (excluding gravestone, tombstones, auction rooms, monuments, swimming pools, and sales barns)

2420. Non-depository credit institutions

- Groups 6111 – Federal and federally-sponsored credit agencies
- 6141 – Personal credit institutions
- 6153 – Short-term business credit institutions, except agricultural
- 6159 – Miscellaneous business credit institutions
- 6162 – Mortgage bankers and loan correspondents
- 6163 – Loan brokers

2221. Offices and clinics of dentist (Group 8021)

2322. Personal services

- Groups 7212 – Garment pressing, and agents for laundries and drycleaners
- 7221 – Photographic studios, portrait
- 7231 – Beauty shops
- 7241 – Barber shops
- 7251 – Shoe repair shops and shoeshine parlors
- 7291 – Tax return preparation services
- 7299 – Miscellaneous personal services, not elsewhere classified, excluding massage parlors, Turkish baths and escort services

2423. Public finance, taxation, and monetary policy (Group 9311)

2524. Real Estate

- Groups 6512 – Operators of nonresidential buildings
- 6513 – Operators of apartment buildings
- 6514 – Operators of dwellings other than apartment buildings
- 6515 – Operators of residential mobile home sites
- 6517 – Lessors of railroad property

- 6519 – Lessors of real property, not elsewhere classified
- 6531 – Real estate agents and managers
- 6541 – Title abstract offices
- 6552 – Land subdividers and developers, except cemeteries

~~26~~25. Schools and educational services, not elsewhere classified (Group 8299)

~~27~~26. Security and commodity brokers, dealers, exchanges, and services

- Groups 6211 – Security brokers, dealers, and flotation companies
- 6221 – Commodity contracts brokers and dealers
- 6231 – Security and commodity exchanges
- 6282 – Investment advice
- 6289 – Services allied with the exchange of securities or commodities, not elsewhere classified

~~28~~27. Social services

- Groups 8322 – Individual and family social services (adult day care centers only)
- 8351 – Child day care services

~~29~~28. Travel agencies (Group 4724)

~~30~~29. Veterinary services for animal specialties (Group 0742, excluding outside kenneling)

~~31~~30. Video tape rental (Group 7841, excluding adult oriented sales and rentals)

~~32~~31. United states postal service (Group 4311, excluding major distribution centers)

~~33~~32. Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (“BZA”) by the process outlined in the LDC.

**b. Accessory Uses:**

1. Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:
  - a. Utility buildings (including water and wastewater plants) which shall be enclosed
  - b. Essential service facilities
  - c. Gazebos, statuary and other architectural features
  - d. Utilities, water and wastewater facilities and/or plants (all processing plants must be enclosed)
  - e. Alcohol service for outdoor dining shall only be accessory to food service

**c. Operational Standards**

1. Hours of Operation:

- |   |                           |
|---|---------------------------|
| a. <u>Grocery and indoor restaurant uses:</u> | <u>6 a.m. to 11 p.m.</u>  |
| b. <u>Other retail and office uses:</u>       | <u>6 a.m. to 9 p.m.</u>   |
| c. <u>Gas/convenience uses:</u>               | <u>5 a.m. to midnight</u> |

d. Deliveries:	6 a.m. to 10 p.m.
e. Amplification devices serving drive-thru facilities:	6 a.m. to 9 p.m.
f. Outdoor dining:	6 a.m. to 10 p.m.

2. Outdoor music is prohibited

**ed. The following uses shall be prohibited:**

1. Amusement and recreation services, not elsewhere classified (Group 7999, ~~NEC Recreational Shooting Ranges, Waterslides, etc.~~) except those uses expressly listed above in a.1 are permitted
2. Air and water resource and solid waste management (Group 9511)
3. Business Services
  - Groups 7313 – Radio, television, and publishers’ advertising representatives
  - 7331 – Direct mail advertising services
4. Correctional Institutions (Group 9223)
5. Drinking places (alcoholic beverages) (Group 5813)
6. Educational services
  - Groups 8211 – Elementary and secondary schools
  - 8221 – Colleges, universities, and professional schools
  - 8222 – Junior colleges and technical institutes
  - 8231 – Libraries
7. Health services
  - Groups 8062 – General medical and surgical hospitals
  - 8063 – Psychiatric hospitals
  - 8069 – Specialty hospitals, except psychiatric
8. Miscellaneous Retail
  - Groups 5921 – Liquor stores
  - 5961 – Catalog and mail-order houses
  - 5962 – Automatic merchandising machine operators
9. Personal services
  - Groups 7211 – Power Laundries, family and commercial
  - 7261 – Funeral service and crematories
10. Social services
  - Groups 8322 – Individual and family social services, excluding adult day care centers
  - 8361– Residential care, including soup kitchens and homeless shelters

de. Development intensity shall be limited to 190,000 square feet of gross leasable floor area.

ef. ~~One grocery use will be a minimum of 27,000 square feet. With the exception of one grocery use, no individual user may exceed 30,000 square feet of building area. No commercial use shall exceed fifteen thousand (15,000) square feet, except for a single grocery store use between twenty-seven thousand (27,000) and sixty thousand (60,000) square feet in size, a single commercial use of up to thirty thousand (30,000) square feet in size, and a single commercial use of up to twenty thousand (20,000) square feet in size.~~

g. No building may exceed 30,000 square feet in size, except for the grocery anchored building with inline stores.

fh. 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 owner 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.

gi. 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 This subdistrict includes 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.

hj. 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) Landscape buffers adjacent to external rights-of-way shall be:
  - 1<sup>st</sup>/3<sup>rd</sup> Streets- Minimum 30' wide enhanced buffer
  - Wilson Boulevard- Minimum 25' wide enhanced buffer
  - Golden Gate Boulevard- Minimum 50' wide enhanced buffer



- (2) Except for the utility building, no commercial building may be constructed within 125 feet of the northern property boundary and within 300' of the 3rd Street NW 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:
  - 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 developer's 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  
Mission Subdistrict  
Estates Shopping Center Subdistrict  
Estates Shopping Center Subdistrict Conceptual Plan

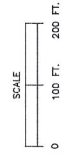
**2. July 21, 2011 CCPC Agenda Item #9.E: CPSP-2010-2, various amendments to Future Land Use Element and Future Land Use Map and Map Series, including Wellfield Protection Areas Map**

CCPC recommended approval as presented by staff, including the two changes to the Wellfields Map recommended by staff and EAC: delete Marco Lakes Reservoir, and add notation as to what aquifers are represented on the map. [See revised Map, attached.]

Also, CCPC recommended staff find a way to protect the Marco Lakes Reservoir (a surface water body that is a source of potable water for Marco Island).

# ESTATES SHOPPING CENTER SUBDISTRICT CONCEPTUAL PLAN

**DRAFT**

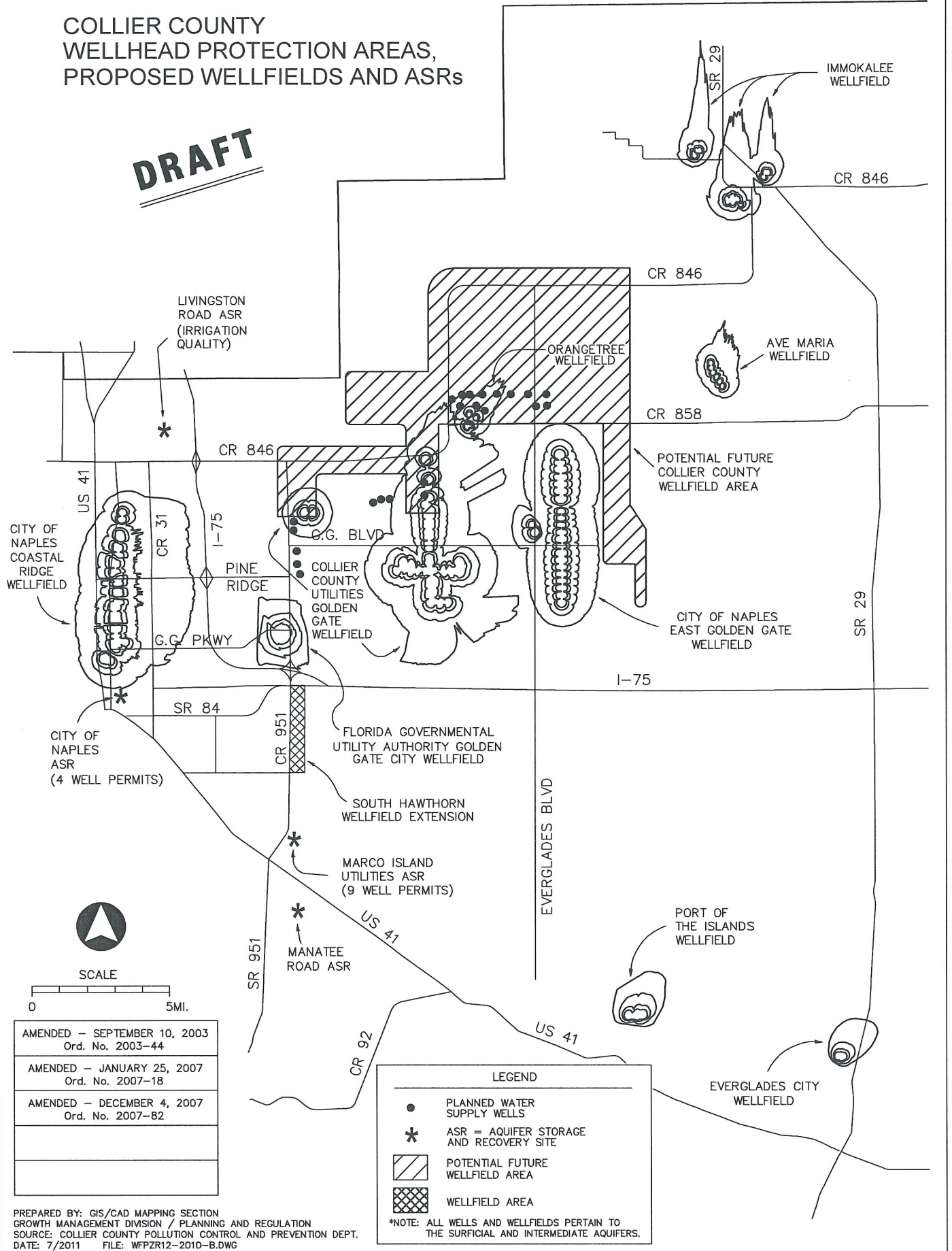


ACCESS POINTS SHOWN ARE CONCEPTUAL. THE LOCATION AND NUMBER OF ACCESS POINTS TO THE PROJECT WILL BE ESTABLISHED AT THE TIME OF PID APPROVAL.

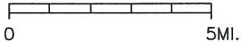
PREPARED BY: GIS/CAD MAPPING SECTION  
GROWTH MANAGEMENT DIVISION - PLANNING AND REGULATION  
DATE: 7/2011 FILE: ESCSCP-1.DWG

# COLLIER COUNTY WELLHEAD PROTECTION AREAS, PROPOSED WELLFIELDS AND ASRs

## DRAFT



SCALE



AMENDED - SEPTEMBER 10, 2003 Ord. No. 2003-44
AMENDED - JANUARY 25, 2007 Ord. No. 2007-18
AMENDED - DECEMBER 4, 2007 Ord. No. 2007-82

**LEGEND**

- PLANNED WATER SUPPLY WELLS
- \* ASR = AQUIFER STORAGE AND RECOVERY SITE
- ▨ POTENTIAL FUTURE WELLFIELD AREA
- ▩ WELLFIELD AREA

\*NOTE: ALL WELLS AND WELLFIELDS PERTAIN TO THE SURFICIAL AND INTERMEDIATE AQUIFERS.

PREPARED BY: GIS/CAD MAPPING SECTION  
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION  
SOURCE: COLLIER COUNTY POLLUTION CONTROL AND PREVENTION DEPT.  
DATE: 7/2011 FILE: WFP2R12-2010-B.DWG