

ORDINANCE NO. 2011- 29

AN ORDINANCE AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY PROVIDING FOR: AN AMENDMENT, SPECIFICALLY AMENDING THE GOLDEN GATE AREA MASTER PLAN, INCLUDING THE GOLDEN GATE AREA MASTER PLAN FUTURE LAND USE MAP AND MAP SERIES TO CREATE THE ESTATES SHOPPING CENTER SUBDISTRICT, AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE ADOPTION AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

FILED
2011 SEP 23 PM 4:00
CLERK OF COUNTY COMMISSIONERS
COLLIER COUNTY FLORIDA

WHEREAS, Collier County, pursuant to Section 163.3161, et. seq., Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, D. Wayne Arnold of Q. Grady Minor and Associates, and Richard Yovanovich, Esquire of Coleman, Yovanovich and Koester, P.A. requested an amendment to the Golden Gate Area Master Plan and Golden Gate Area Master Plan Future Land Use Map and Map Series to create the Estates Shopping Center Subdistrict to allow a maximum of 190,000 square feet of commercial uses of the C-1 through C-3 zoning districts, with exceptions, and some uses of the C-4 and C-5 zoning districts with a requirement to construct a grocery store for property located on the north side of Golden Gate Boulevard extending from Wilson Boulevard west to 3rd Street Northwest, in Section 4, Township 49 South, Range 27 East, consisting of 40.62± acres; and

Words ~~struck through~~ are deletions; words underlined are additions
* * * * indicate page breaks * * * *

WHEREAS, Collier County did submit these Growth Management Plan amendments to the Department of Community Affairs for preliminary review on March 31, 2011; and

WHEREAS, the Department of Community Affairs did review the amendments to the Golden Gate Area Master Plan and Golden Gate Area Future Land Use Map and Map Series to the Growth Management Plan and transmitted its findings in writing to Collier County within the time provided by law; and

WHEREAS, Collier County has 60 days from receipt of the Objections, Recommendations and Comments Report from the Department of Community Affairs to adopt, adopt with changes or not adopt the proposed amendments to the Growth Management Plan; and

WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and did hold public hearings concerning the adoption of the Golden Gate Area Master Plan and Golden Gate Area Master Plan Future Land Use Map and Map Series to the Growth Management Plan on September 13, 2011; and

WHEREAS, Collier County has gathered and considered additional information, data and analysis supporting adoption of these amendments, including the following: the Collier County Staff Report; the documents entitled Collier County Growth Management Plan Amendments and other documents, testimony and information presented and made a part of the record at the meetings of the Collier County Planning Commission held on July 21, 2011, and August 4, 2011 and the Collier County Board of County Commissioners held on September 13, 2011; and

WHEREAS, all applicable substantive and procedural requirements of law have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: ADOPTION OF AMENDMENTS TO THE GROWTH MANAGEMENT PLAN.

The Board of County Commissioners hereby adopts these amendments to the Golden Gate Area Master Plan and Golden Gate Area Master Plan Future Land Use Map and Map Series in accordance with Section 163.3184, Florida Statutes. The text and maps of the amendments are attached hereto as Exhibit "A" and are incorporated by reference herein.

Words ~~struck through~~ are deletions; words underlined are additions
* * * * indicate page breaks * * * *

SECTION TWO: SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 14th day of Sept, 2011.

ATTEST:
DWIGHT E. BROOK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

by: Allen [Signature]
Attest as to Clerk
Signature on 1/1

BY: Fred W. Coyle
FRED W. COYLE, Chairman

Approved as to form and
legal sufficiency:

Heidi Ashton-Cicko
Heidi Ashton-Cicko
Assistant County Attorney
Section Chief, Land Use/Transportation

CP\11-CMP-00793\31

This ordinance filed with the
Secretary of State's Office the
23rd day of September, 2011
and acknowledgement of that
filing received this 3rd day
of October 2011

By: [Signature]
Deputy Clerk

Words ~~struck through~~ are deletions; words underlined are additions
* * * * indicate page breaks * * * *

Exhibit A

GOLDEN GATE AREA MASTER PLAN

[Page 4]

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 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– Dance studios, schools and halls, excluding discotheques
 - 7991 – Physical fitness facilities

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

- 7999 – Amusement and recreation services, not elsewhere classified, allowing only day camps, gymnastics instruction, judo/karate instruction, sporting goods rental and yoga instruction
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
 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
 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

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7. Communications

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

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

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

10. Eating and drinking places (Group 5812, including only liquor service accessory to the restaurant use, no outdoor music or televisions, and no windows or walls open to the outside, except as required by code)11. 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

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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

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

14. General merchandise stores

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

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

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

17. Justice, public order and safety

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

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18. Meeting and banquet rooms19. Miscellaneous retail (no adult oriented sales)Groups 5912 – Drug stores and proprietary stores5921 – Liquor stores (accessory to grocery or pharmacy only)5932 – Used merchandise stores5941 – Sporting goods stores and bicycle shops5942 – Book stores5943 – Stationery stores5944 – Jewelry stores, including repair5945 – Hobby, toy, and game shops5946 – Camera and photographic supply stores5947 – Gift, novelty, and souvenir shops5948 – Luggage and leather goods stores5949 – Sewing, needlework, and piece goods stores5992 – Florists5993 – Tobacco stores and stands5994 – News dealers and newsstands5995 – Optical goods stores5999– Miscellaneous retail stores, not elsewhere classified (excluding gravestone, tombstones, auction rooms, monuments, swimming pools, and sales barns)20. Non-depository credit institutionsGroups 6111 – Federal and federally-sponsored credit agencies6141 – Personal credit institutions6153 – Short-term business credit institutions, except agricultural6159 – Miscellaneous business credit institutions6162 – Mortgage bankers and loan correspondents6163 – Loan brokers21. Offices and clinics of dentist (Group 8021)22. Personal servicesGroups 7212 – Garment pressing, and agents for laundries and drycleaners7221 – Photographic studios, portrait7231 – Beauty shops7241 – Barber shops7251 – Shoe repair shops and shoeshine parlors7291 – Tax return preparation services7299 – Miscellaneous personal services, not elsewhere classified, excluding massage parlors, Turkish baths and escort services23. Public finance, taxation, and monetary policy (Group 9311)24. Real EstateGroups 6512 – Operators of nonresidential buildings6513 – Operators of apartment buildings

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- 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

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

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

27. Social services

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

8351 – Child day care services

28. Travel agencies (Group 4724)

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

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

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

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. Outdoor music is prohibited

d. The following uses shall be prohibited:

1. Amusement and recreation services, not elsewhere classified (Group 7999, 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

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- e. Development intensity shall be limited to 190,000 square feet of gross leasable floor area.
- f. 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.
- h. 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 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.
- i. 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.

This subdistrict includes a conceptual plan, which identifies the location of the permitted development area and required preserve area for this subdistrict. 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.

- i. 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:
 - 1st/3rd Streets- Minimum 30' wide enhanced buffer
 - Wilson Boulevard- Minimum 25' wide enhanced buffer
 - Golden Gate Boulevard- Minimum 50' wide enhanced buffer

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- (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 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.

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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

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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.

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FUTURE LAND USE MAP SERIES

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

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Golden Gate Parkway Institutional Subdistrict
 Mission Subdistrict
Estates Shopping Center Subdistrict
Estates Shopping Center Subdistrict Conceptual Plan

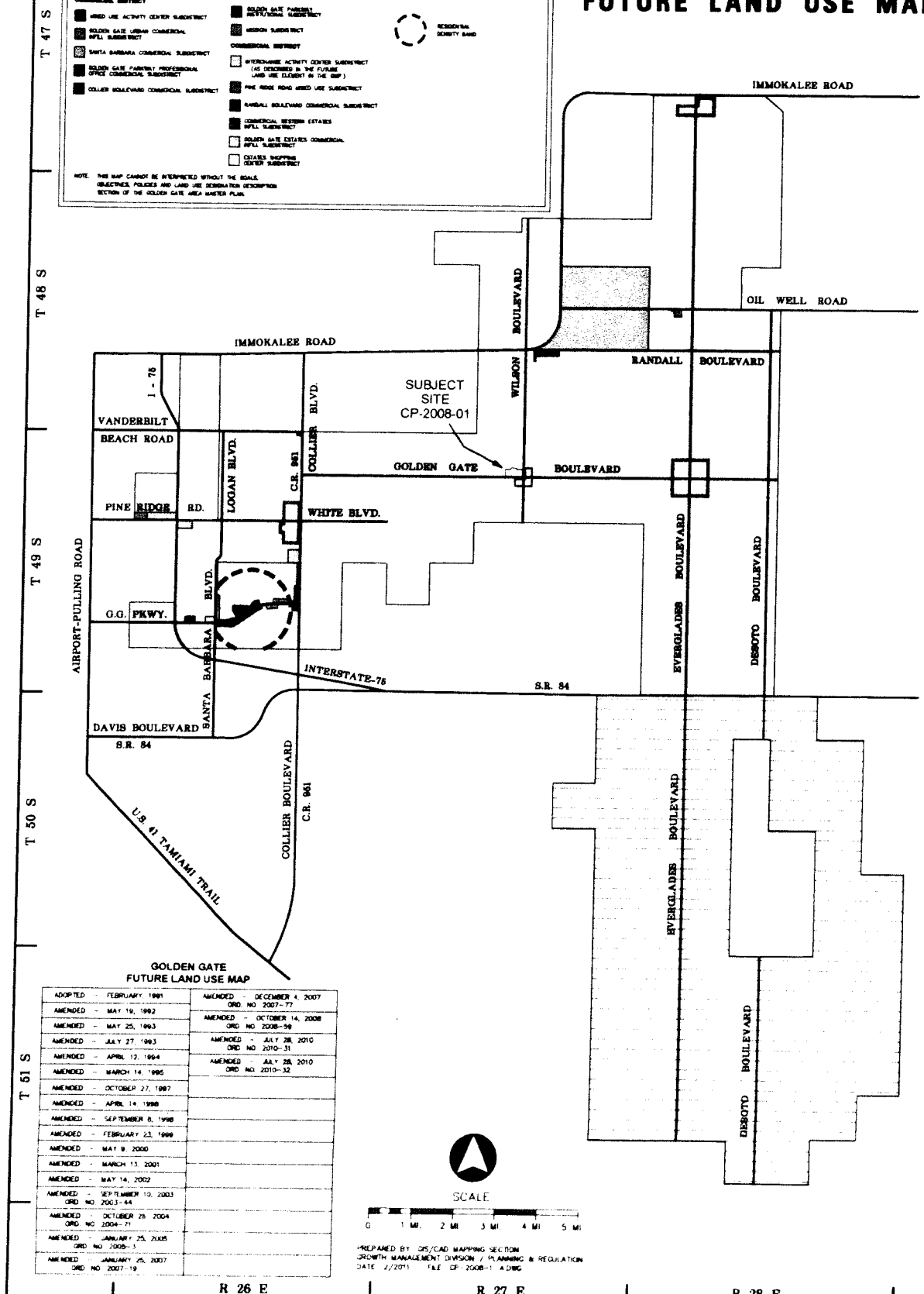
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GOLDEN GATE AREA FUTURE LAND USE MAP

LEGEND

URBAN DESIGNATION	ESTATES DESIGNATION	AGRICULTURAL/RURAL DESIGNATION
<ul style="list-style-type: none"> URBAN RESIDENTIAL SUBDISTRICT HIGH DENSITY RESIDENTIAL SUBDISTRICT COMMUNITY CENTER COMMERCIAL SUBDISTRICT COMMERCIAL SUBDISTRICT MIXED USE ACTIVITY CENTER SUBDISTRICT GOLDEN GATE URBAN COMMERCIAL/MPFL SUBDISTRICT SANTA BARBARA COMMERCIAL SUBDISTRICT GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT COLLIER BOULEVARD COMMERCIAL SUBDISTRICT 	<ul style="list-style-type: none"> RESIDENTIAL URBAN SUBDISTRICT RESIDENTIAL URBAN SUBDISTRICT CONVENTIONAL LIVES SUBDISTRICT NONRESIDENTIAL CENTER SUBDISTRICT GOLDEN GATE RESIDENTIAL/FUTURE SUBDISTRICT MIXED USE SUBDISTRICT COMMERCIAL SUBDISTRICT INTERMEDIATE ACTIVITY CENTER SUBDISTRICT (AS DESIGNATED IN THE FUTURE LAND USE ELEMENT IN THE MAP) PINE RIDGE ROAD MIXED USE SUBDISTRICT EVERGLADES COMMERCIAL SUBDISTRICT COMMERCIAL RESIDENTIAL URBAN SUBDISTRICT GOLDEN GATE URBAN COMMERCIAL/MPFL SUBDISTRICT RESIDENTIAL URBAN SUBDISTRICT 	<ul style="list-style-type: none"> RURAL SETTLEMENT AREA DISTRICT SOUTHERN GOLDEN GATE URBAN RESOURCE PROTECTION AREA OVERLAY RESIDENTIAL DENSITY BAND

NOTE: THIS MAP CANNOT BE INTERPRETED WITHOUT THE SCALE, SUBJECTS, POLICIES AND LAND USE DESIGNATION DESCRIPTION SECTION OF THE GOLDEN GATE AREA MASTER PLAN.

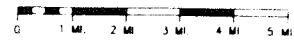


GOLDEN GATE FUTURE LAND USE MAP

ADOPTED - FEBRUARY 1981	AMENDED - DECEMBER 4, 2007 ORD. NO. 2007-77
AMENDED - MAY 19, 1982	AMENDED - OCTOBER 14, 2008 ORD. NO. 2008-59
AMENDED - MAY 25, 1983	AMENDED - JULY 28, 2010 ORD. NO. 2010-31
AMENDED - JULY 27, 1983	AMENDED - JULY 28, 2010 ORD. NO. 2010-32
AMENDED - APRIL 12, 1984	
AMENDED - MARCH 14, 1985	
AMENDED - OCTOBER 27, 1987	
AMENDED - APRIL 14, 1988	
AMENDED - SEPTEMBER 8, 1988	
AMENDED - FEBRUARY 23, 1990	
AMENDED - MAY 9, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD. NO. 2003-44	
AMENDED - OCTOBER 28, 2004 ORD. NO. 2004-71	
AMENDED - JANUARY 25, 2005 ORD. NO. 2005-1	
AMENDED - JANUARY 25, 2007 ORD. NO. 2007-19	



SCALE



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION - PLANNING & REGULATION
DATE: 2/2011 FILE: CP-2008-1.A.DWG

R 26 E

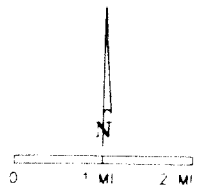
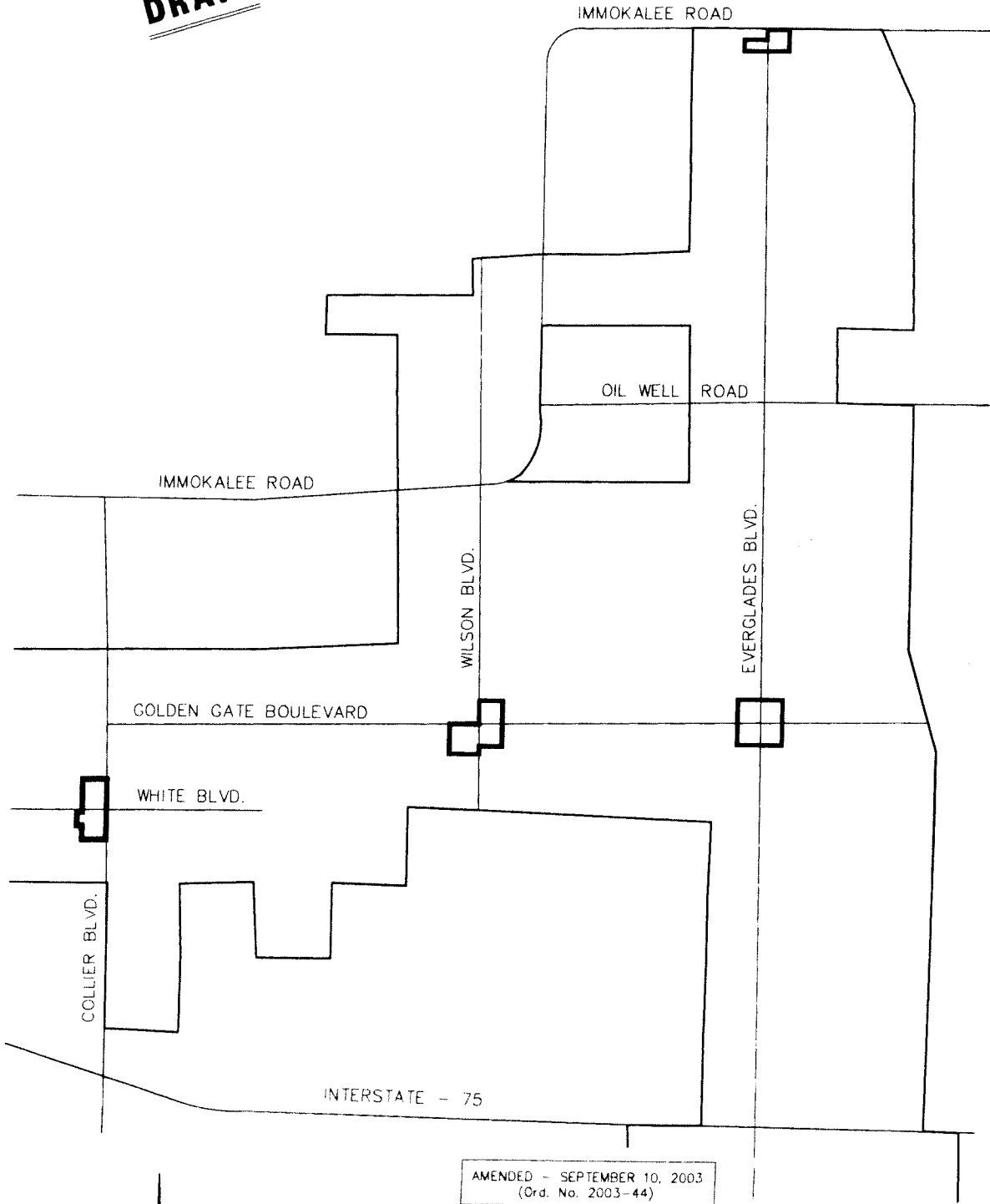
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R 28 E

GOLDEN GATE ESTATES NEIGHBORHOOD CENTERS

Collier County, Florida

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AMENDED - SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED - OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED - JANUARY 25, 2007 (Ord. No. 2007-19)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)

GOLDEN GATE ESTATES
NEIGHBORHOOD CENTERS

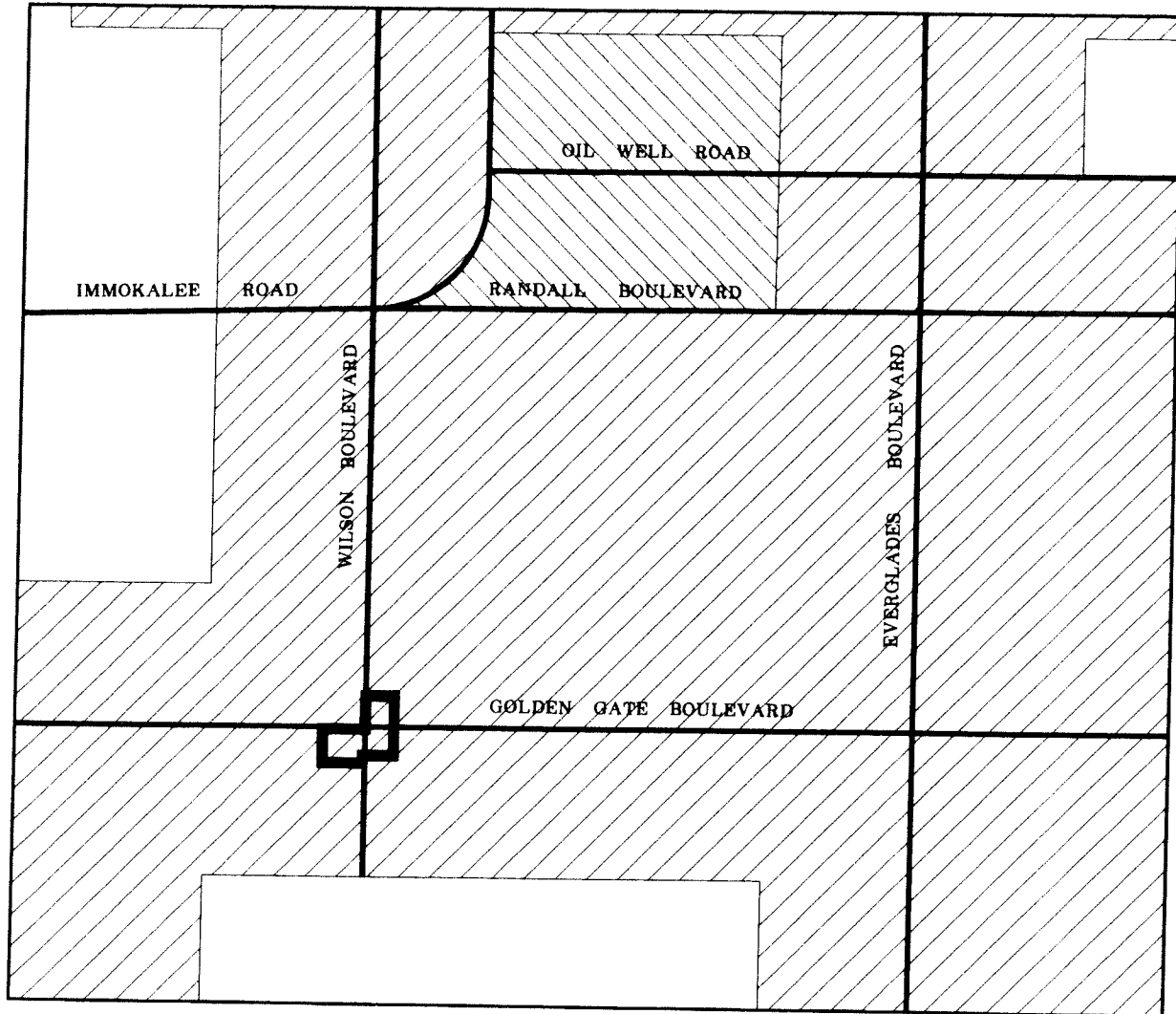
LEGEND

— NEIGHBORHOOD CENTERS

WILSON BOULEVARD/GOLDEN GATE BOULEVARD CENTER

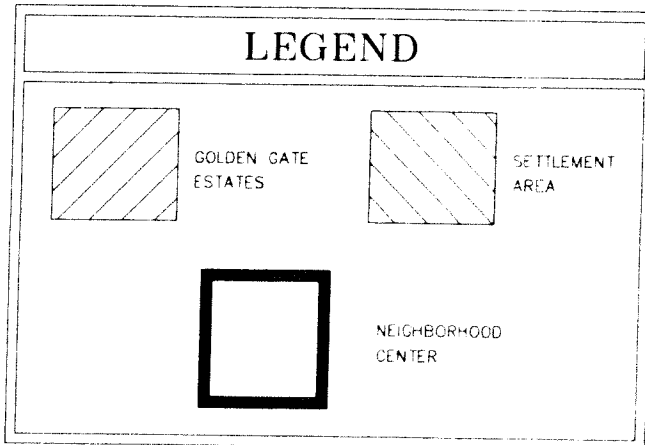
Collier County, Florida

DRAFT



ADOPTED - SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED - JANUARY 25, 2007 (Ord. No. 2007-19)
AMENDED - DECEMBER 4, 2007 (Ord. No. 2007-76)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)

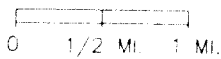
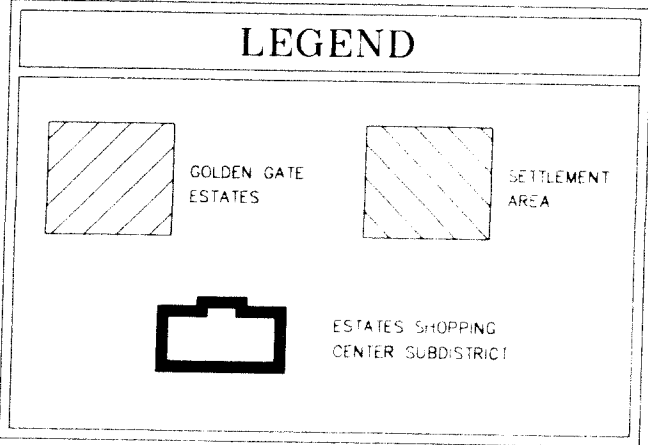
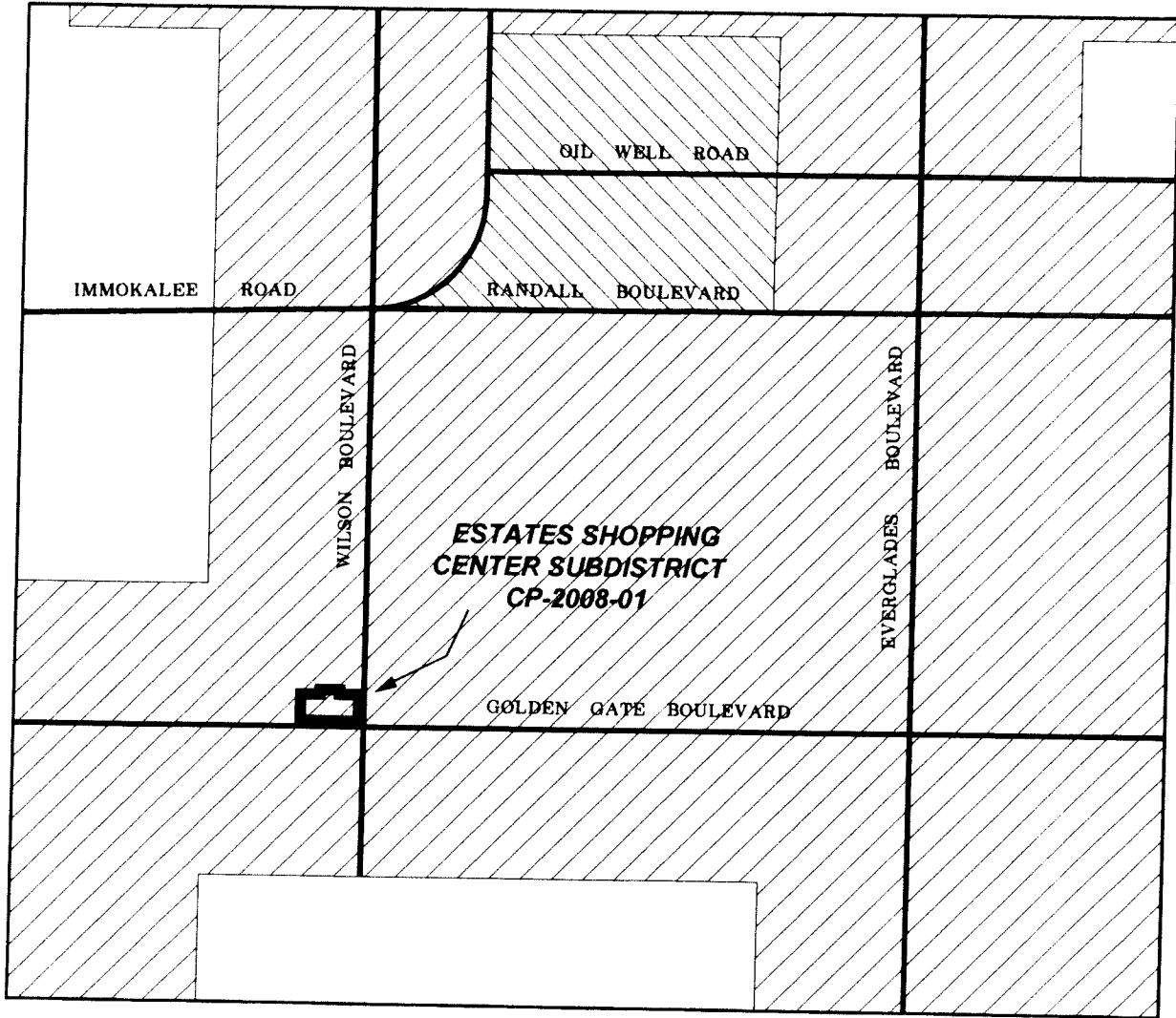
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ESTATES SHOPPING CENTER SUBDISTRICT

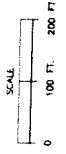
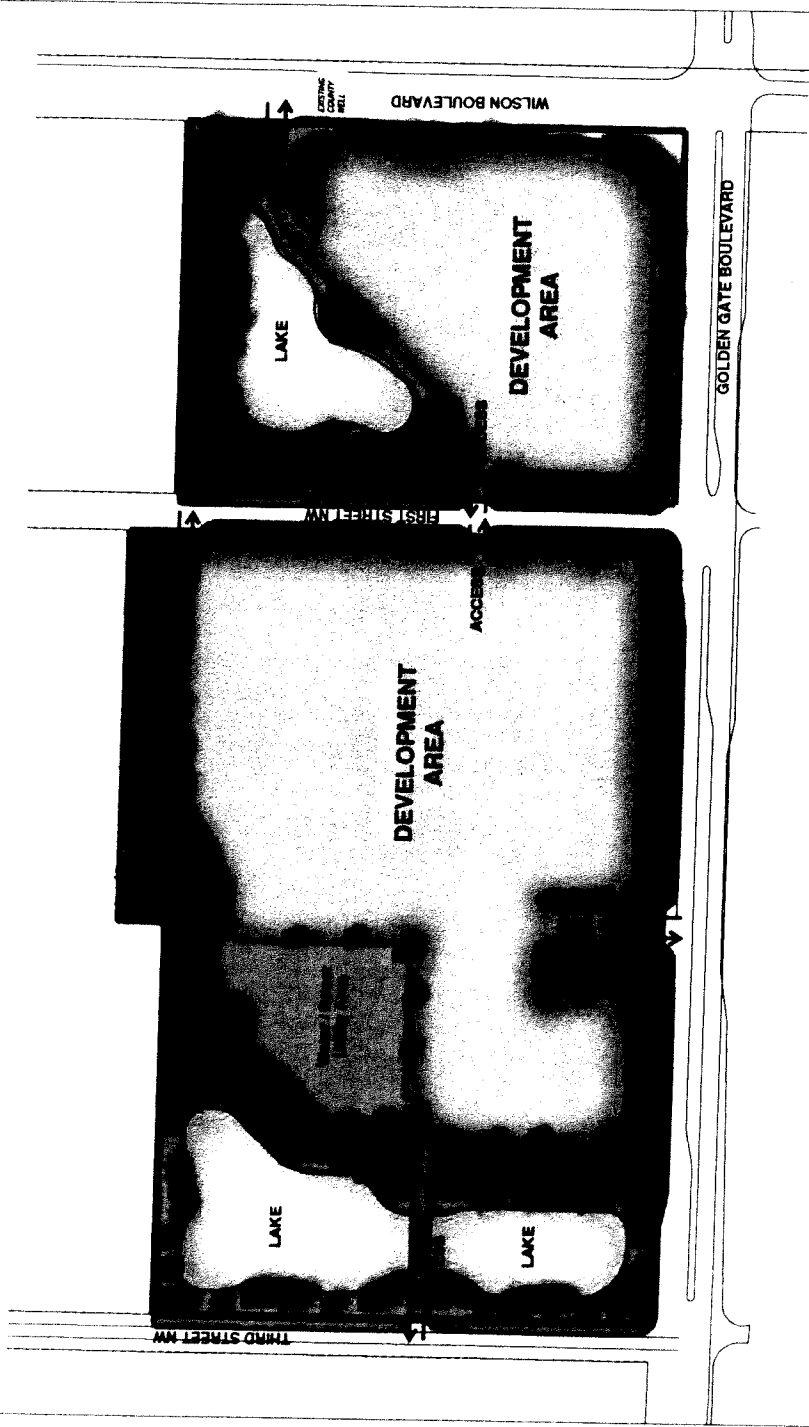
Collier County, Florida

DRAFT



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 POD APPROVAL.

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

STATE OF FLORIDA)

COUNTY OF COLLIER)

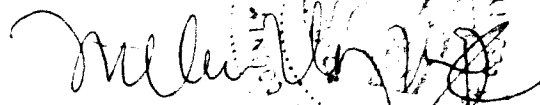
I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2011-29

Which was adopted by the Board of County Commissioners on the 14th day of September, 2011, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 21st day of September, 2011.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners



By: Martha Vergara,
Deputy Clerk