

COLLIER COUNTY  
GROWTH MANAGEMENT PLAN

GOLDEN GATE AREA MASTER PLAN

Prepared By  
Collier County Planning Services Department  
Comprehensive Planning Section

Prepared for  
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS  
October, 1997

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

<u>Symbol</u>	<u>Date Amended</u>	<u>Ordinance No.</u>
**	May 9, 2000	Ordinance No. 2000-25
***	May 9, 2000	Ordinance No. 2000-26
(I)	May 9, 2000	Ordinance No. 2000-27
(II)	May 9, 2000	Ordinance No. 2000-28
(III)	May 9, 2000	Ordinance No. 2000-29
(IV)	March 13, 2001	Ordinance No. 2001-12
(V)	May 14, 2002	Ordinance No. 2002-24
(VI)	September 10, 2003	Ordinance No. 2003-44

\*\* Ordinance No. 2000-25, rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM).

\*\*\* Ordinance No. 2000-26, amended Ordinance No. 89-05, as amended, the Collier County Growth Management Plan, having the effect of rescinding certain EAR-based objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM), more specifically portions of the Intergovernmental Coordination Element (Ord. No. 98-56), Natural Groundwater Aquifer Recharge Element (Ord. No. 97-59) and Drainage (Ord. No. 97-61) sub-elements of the Public Facilities Element, Housing Element (Ord. No. 97-63), Golden Gate Area Master Plan (Ord. No. 97-64), Conservation and Coastal Management Element (Ord. No. 97-66), and the Future Land Use Element and Future Land Use Map (Ord. No. 97-67); and re-adopts Policy 2.2.3 of the Golden Gate Area Master Plan.

\* Indicates adopted portions  
Note: the support document will be updated as current information becomes available.

(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003

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## **I. INTRODUCTION**

Collier County has experienced a tremendous rate of population growth since 1980 and the trend is anticipated to continue. In response to the anticipated population increase and the Growth Management Act of 1985, Collier County adopted a revised Growth Management Plan in January of 1989 as part of a statewide effort to effectively manage growth. The Golden Gate Area (see Map 1) has grown at an even higher rate than the County-Wide rate since 1980 and is projected to contribute significantly to County-Wide growth in the future.

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

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

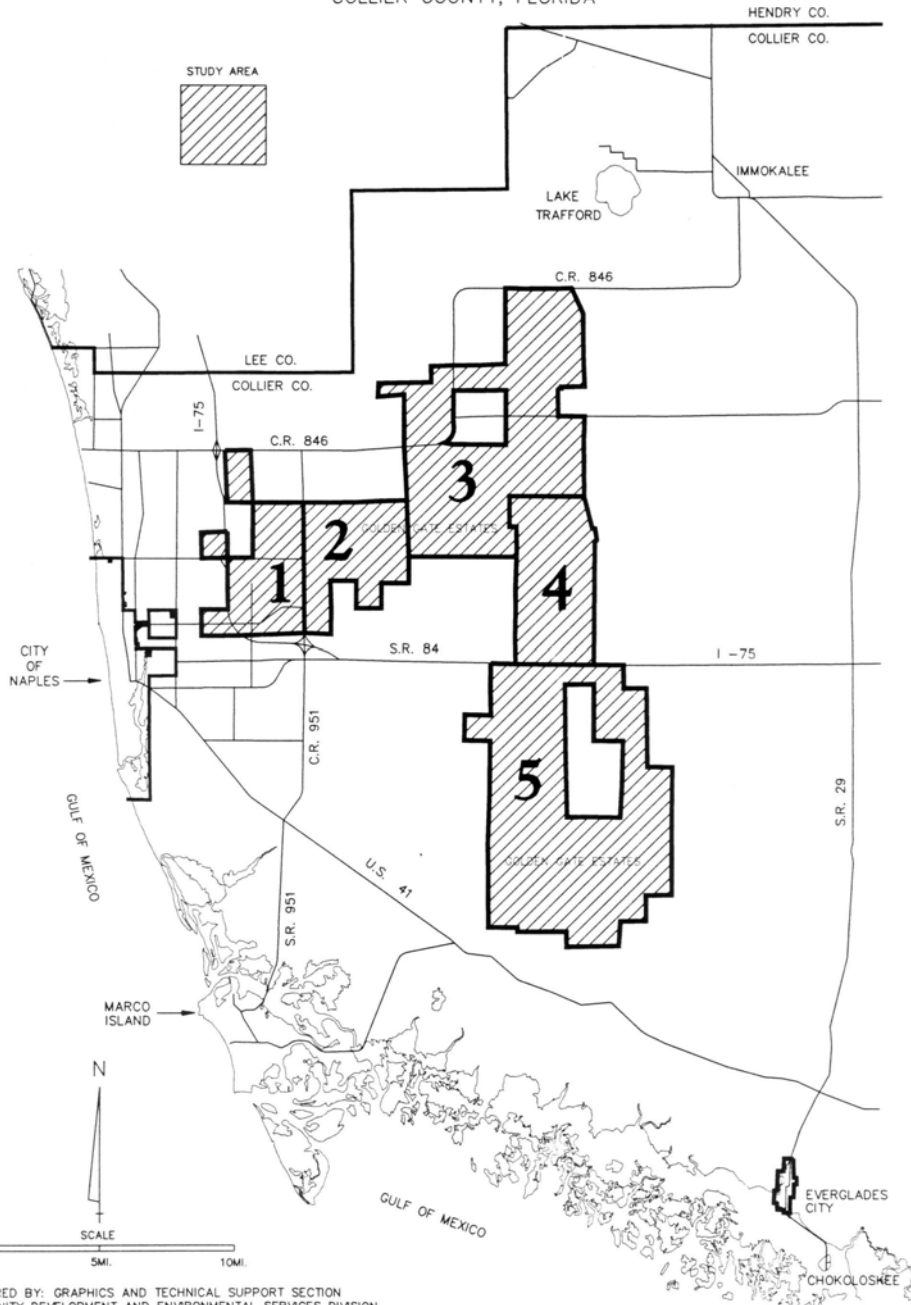
This plan includes three major sections:

The **OVERVIEW** section provides an introduction to County-Wide and Golden Gate Area planning efforts.

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

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

**MAP 1**  
**GOLDEN GATE AREA MASTER PLAN**  
**STUDY AREAS**  
 COLLIER COUNTY, FLORIDA



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
 FILE: GGMP-9B.DWG DATE: 12/96

## **II. OVERVIEW**

### **A. COUNTY-WIDE PLANNING PROCESS**

As mandated by Chapter 163, Florida Statutes, the "Local Comprehensive Planning and Land Development Regulations Act" and Chapter 9J-5, Florida Administrative Code, "Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance", Collier County adopted a new Growth Management Plan in January of 1989. This legislation requires all Counties and municipalities throughout the State of Florida to develop a plan, which consists of the following elements:

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

Chapter 163, F.S. and Rule 9J-5 also require that the Growth Management Plan be evaluated every 7 years and prepare an Evaluation and Appraisal Report (EAR) to determine how the existing Growth Management Plan has carried out its Goals, Objectives and Policies. In April 1996, the Board of County Commissioners adopted the EAR. The Golden Gate Area Master Plan has been readopted to carry out the recommendations of the EAR.

### **B. GOLDEN GATE AREA PLANNING PROCESS**

Collier County's Future Land Use Element is divided into two sections. The first section outlines the Goals, Objectives and Policies. The second section is the Land Use Data and Analysis.

Policy 4.1, contained within the Goals, Objectives and Policies section, states the following:

"A detailed sector plan for Golden Gate Estates shall be developed and incorporated into this Growth Management Plan by August, 1991. The sector plan shall address Natural Resources, Future Land Use, Water Management, Public Facilities and other considerations."

In February 1991, the Board of County Commissioners adopted the original Golden Gate Area Master Plan after assistance and recommendations from a Citizens Steering Committee.

### **III. IMPLEMENTATION STRATEGY**

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

#### **GOAL 1: TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING WHILE BALANCING THE NEED TO PROVIDE BASIC SERVICES WITH NATURAL RESOURCE CONCERNS THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS.**

##### **OBJECTIVE 1.1:**

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

##### **Policy 1.1.1:**

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

- 1. URBAN - MIXED USE DISTRICT**
  - a. Urban Residential Subdistrict
  - b. High Density Residential Subdistrict
- 2. URBAN - COMMERCIAL DISTRICTS**
  - a. Activity Center Subdistrict
  - (IV)(VI) b. Golden Gate Urban Commercial In-fill Subdistrict
  - c. Commercial Under Criteria Subdistrict
  - (VI) d. Interchange Activity Center Subdistrict
  - (VI) e. Pine Ridge Road Mixed Use Subdistrict
  - (VI) f. Santa Barbara Commercial Subdistrict
  - (VI) g. Golden Gate Parkway Professional Office Commercial Subdistrict

##### **Policy 1.1.2:**

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

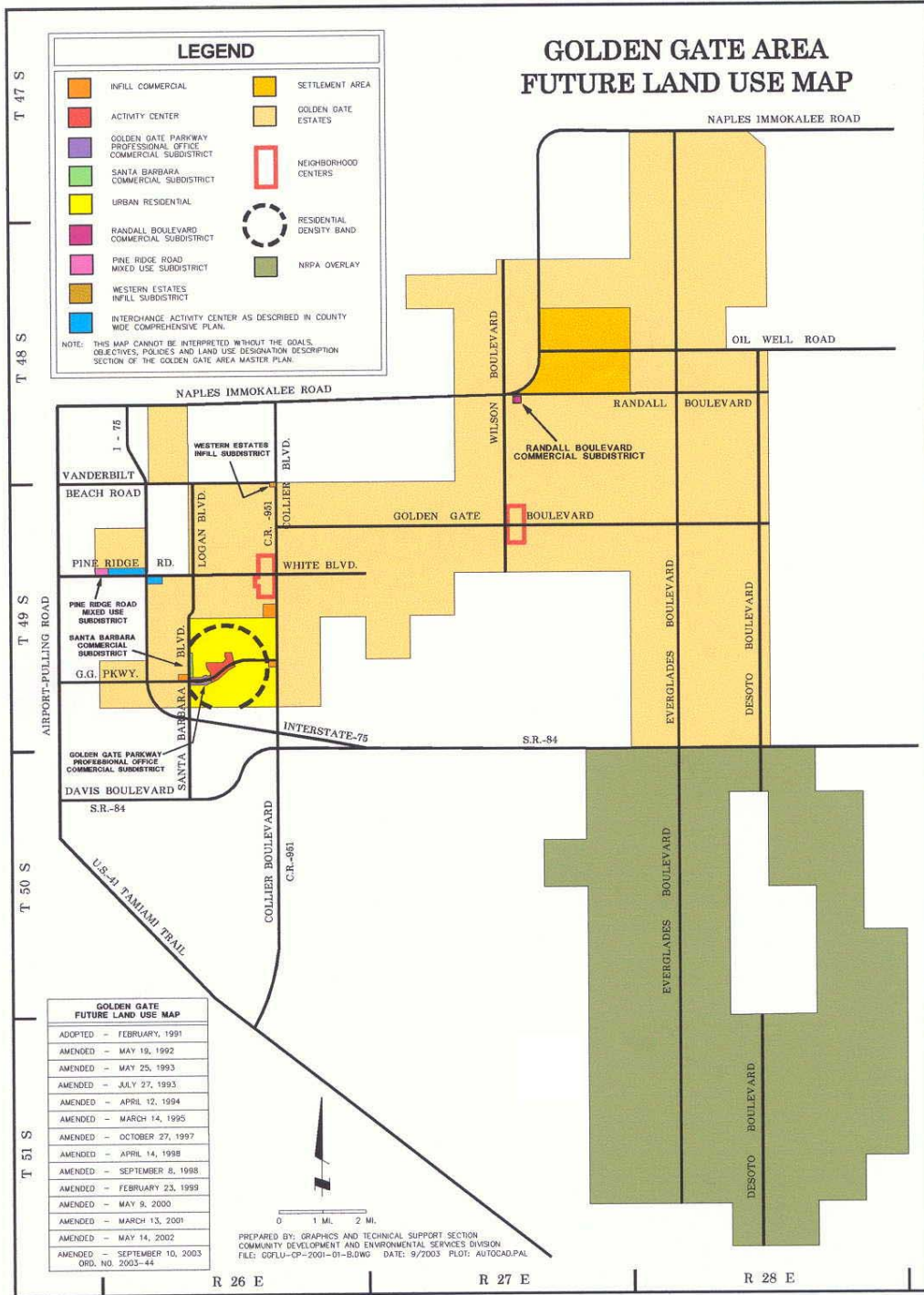
- ESTATES - MIXED USE DISTRICT**
  - a. Residential Estates Subdistrict
  - b. Neighborhood Center Subdistrict
  - c. Randall Boulevard Commercial Subdistrict
  - (VI) d. Commercial Western Estates Infill Subdistrict
  - (VI) e. Conditional Uses Subdistrict
  - (VI) f. Southern Golden Gate Estates Natural Resource Protection Area Overlay
  - (VI) g. Golden Gate Estates Commercial Infill Subdistrict

##### **Policy 1.1.3:**

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

#### **SETTLEMENT AREA DISTRICT**

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**Policy 1.1.4:**

Conditional Use requests shall adhere to the guidelines outlined in the Conditional Use Description Section.

**Policy 1.1.5**

Conditional Use requests shall be approved by the Board of County Commissioners by a Super Majority (4/5) vote.

**Policy 1.1.6:**

No development orders shall be issued inconsistent with the Golden Gate Master Plan with the exception of those unimproved properties granted a positive determination through the Zoning Re-evaluation Program and identified on the Future Land Use Map Series as properties consistent by Policy and those development orders issued pursuant to conditional uses and rezones approved based on the County-Wide Future Land Use Element (adopted January 10, 1989, Ordinance 89-05) which was in effect at the time of approval. Any subsequent development orders shall also be reviewed for consistency with the Growth Management Plan based on the County-Wide Future Land Use Element.

**OBJECTIVE 1.2:**

Ensure public facilities are provided at an acceptable level of service.

**Policy 1.2.1:**

Requests for new uses of land shall be subject to level of service standards and concurrency requirements for public facilities as outlined in the Capital Improvement Element of the Growth Management Plan.

**Policy 1.2.2:**

The Golden Gate Area Master Plan shall be updated on an annual basis to reflect changes in programmed public facility improvements.

**Policy 1.2.3:**

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

**Policy 1.2.4:**

Consistent with Florida Chapter Law #89-169, Florida Cities Water Company shall provide updated water and sewer service data to the Collier County Utilities Division on an annual basis.

**Policy 1.2.5:**

Due to the continued use of individual septic systems and private wells within a densely platted urban area, Florida Cities Water Company is encouraged to expand their sewer and water service area to include all of that area known as Golden Gate City at the earliest possible time.

**Policy 1.2.6:**

The Golden Gate Fire District in cooperation with County entities if appropriate, shall investigate the establishment of permanent drafting stations strategically located along the canals in Golden Gate Estates as a water resource to fight fires within the area.



**OBJECTIVE 1.3:**

The County shall continue to protect and preserve the valuable natural resources within the Golden Gate study area.

**Policy 1.3.1:**

The Planning Services Environmental Review staff shall coordinate with all other units of local governments involved in land use activities, permitting, and regulating to ensure that all Federal, State and local natural resource protection regulations are being enforced.

**Policy 1.3.2:**

The Golden Gate Area Master Plan shall be updated within a reasonable time period after the date set forth for completion in Policies 1.1 and 1.3 of the Conservation and Coastal Management Element of the Growth Management Plan.

**OBJECTIVE 1.4:**

Provide a living environment, which is aesthetically acceptable and enhances the quality of life.

**Policy 1.4.1:**

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

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

**OBJECTIVE 2.1:**

Immediately upon adoption of this Objective public infrastructure will be handled by the following policies.

**Policy 2.1.1**

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

**Policy 2.1.2**

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

**Policy 2.1.3**

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

**Policy 2.1.4**

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

**OBJECTIVE 2.2:**

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

**Policy 2.2.1:**

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

**Policy 2.2.2:**

The County will designate a member of the Community Development and Environmental Services Division to act as liaison between property owners and DEP so as to provide accurate information regarding the acquisition of land in SGGE.

**Policy 2.2.3:**

Immediately upon adoption of this policy, implement a system for reviewing applications for development in SGGE, which will include the following two step procedure:

**Step I: Pre-application Procedure:**

- (I) A. Notice to DEP, Bureau of Land Acquisition, of the application within 5 days of receipt;
- (I) B. Notice to the applicant of DEP's acquisition program, the lack of public infrastructure and the proposed restoration program for SGGE;
- (I) C. Within the notice of DEP's acquisition program, the applicant shall be encouraged to contact DEP's, Bureau of Land Acquisition to determine and negotiate whether DEP intends to purchase applicant's property at fair market value;
- (I) D. Prior to the processing of an application for development approval (Step II) the applicant shall provide to the County proof of coordination with DEP. Upon execution of a contract for sale, the pre-application shall be placed in abeyance pending completion of the purchase by DEP:

**Step II: Application Review Procedure:**

- E. The County shall review the environmental impacts of the application in order to minimize said impact;
- F. The County shall apply Section 2.2.24.3.2, Development Standards and Regulations for ACSC-ST of the County's Unified Land Development Code or Chapter 28-25, Florida Administrative Code, "Boundary and Regulations for the Big Cypress Area of Critical State Concern", whichever is stricter; and,
- (I) G. The County shall provide a maximum review and processing time of 180 days from the date of commencement of the pre-application procedure before any development permits are issued.

**OBJECTIVE 2.3:**

In order to further this Goal, Collier County recognizes the DEP's Work Plan and time frames for completion of the reappraisal and purchase of lands in SGGE as follows:

- Reappraisal of lands by December 1998, using the Uniform Standards of Professional Appraisal Practices, without limiting conditions.
- Complete purchase of the SGGE project by December 31, 2000.

**Policy 2.3.1:**

Recognizing the time frames described in Objective 2.3 above, if either the reappraisal or purchase is not completed by the dates specified in the Work Plan, the Board of County Commissioners will initiate the process to amend the Growth Management Plan to delete Goal 2 and its related Objectives and Policies during the first amendment cycle following the first scheduled completion date of December, 1998 described in the Work Plan.

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

**(VI) OBJECTIVE 3.1:**

The placement and designation of Neighborhood Centers within Golden Gate Estates shall meet locational and rural design criteria, to be established as part of the Phase II Golden Gate Area Master Plan Restudy Amendments, to be transmitted during the 2003 Plan Amendment Cycle.

**(VI) Policy 3.1.1:**

Neighborhood Centers within Golden Gate Estates shall be subject to the locational and rural design criteria established within the Estates - Mixed Use District, Neighborhood Center Subdistrict.

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

## **B. LAND USE DESIGNATION DESCRIPTION SECTION**

The following section describes the three land use designations shown on the Golden Gate Area Future Land Use Map. These designations generally indicate the types of land uses for which zoning may be requested. However, these land use designations do not guarantee that a zoning request will be approved. Requests may be denied by the Board of County Commissioners based on criteria in the Land Development Code or in special studies completed for the County.

### **1. URBAN DESIGNATION: URBAN MIXED USE AND URBAN COMMERCIAL**

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

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

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

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

- parks, open space and recreational use;
- water-dependent and water-related uses;
- child care centers;
- (I) • community facilities such as churches, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable, fire and police stations;
- community facilities such as churches, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable, fire and police stations;
- utility and communication facilities.
- support medical facilities such as physician's offices, medical clinics, treatment, research and rehabilitative centers and pharmacies (as long as the dominant use is medical related) may also be permitted provided they are granted concurrent with or located within  $\frac{1}{4}$  mile of existing or approved hospitals or medical centers which offer primary and urgent care treatment for all types of injuries and traumas, such as, Golden Gate Urgent Care. Stipulations to ensure that the construction of such support medical facilities are concurrent with hospitals or such medical centers shall be determined at the time of zoning approval.
- Group Housing shall be permitted within the Urban Mixed Use District and Urban Commercial Districts subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance 91-102, adopted October 30, 1991 and consistent with locational requirements in Florida Statutes (Chapter 419.01 F.S.)).

Group Housing includes the following type facilities:

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

**a. Urban-Mixed Use District**

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

**1) Urban Residential Subdistrict**

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

**DENSITY RATING SYSTEM:**

a) **BASE DENSITY - Four (4) residential units** per gross acre, which may be adjusted depending upon the characteristics of the project. In no case shall the maximum permitted density exceed 16 residential dwelling units per gross acre.

b) The following densities per gross acre may be added to the base density:

**i. Conversion of Commercial**

- **16 dwelling units** - if the project includes conversion of commercial zoning which is not located within an Activity Center or which is not consistent with adopted siting criteria for commercial land use, a bonus of up to 16 dwelling units may be added for every one acre of commercial zoning which is converted. These dwelling units may be distributed over the entire project. The project must be compatible with surrounding land uses.

**ii. Proximity to Activity Center**

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

**iii. Affordable Housing** as defined by the Affordable Housing Density Bonus Ordinance (#90-89 adopted November 22, 1990)

- **8 dwelling units**

**iv. Residential In-fill** - if the project is 10 acres or less in size; located within an area with central public water and sewer service; compatible with surrounding land uses; has no common site development plan with adjoining property; no common ownership with any adjacent parcels; and the parcel in question was not created to take advantage of the in-fill residential density.

- **3 dwelling units**

**v. Roadway Access** - Density credits based on future roadways will be awarded if the developer commits to construct a portion of the roadway (as determined by the County Transportation Services Division) or the road is scheduled for completion during the first five years of the Capital Improvement Schedule.

- **Add 1 dwelling unit** - if direct access to two or more arterial or collector roads as identified in the Traffic Circulation Element.

- c) There are Density Bands located around Activity Centers. The density band around an Activity Center shall be measured by the radial distance from the center of the intersection around which the Activity Center is situated. If 50% or more of a project is within the density band, the additional density applies to the entire project. Density bands shall not apply within the Estates Designation.

**2) High Density Residential Subdistrict**

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

**b. Urban Commercial Districts**

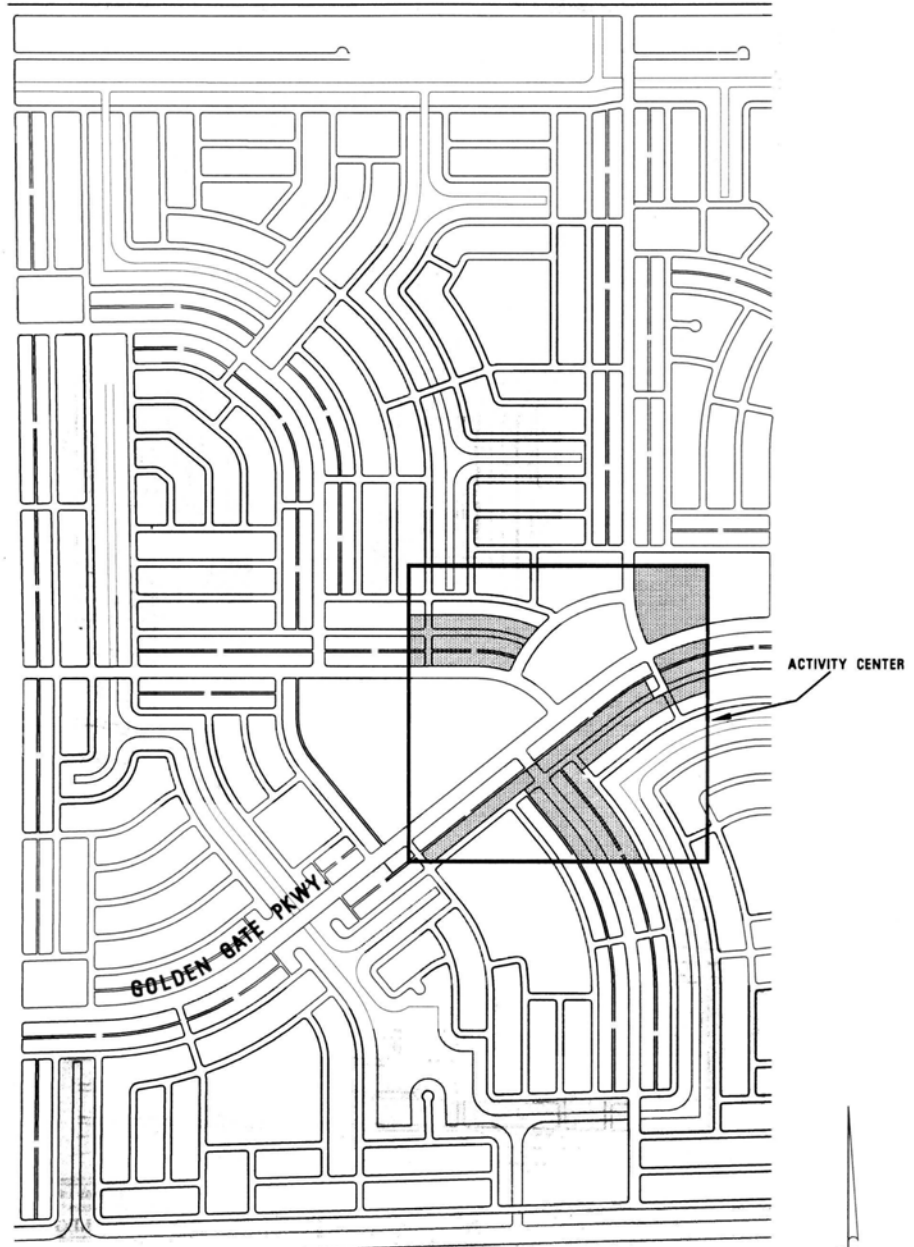
**1) Activity Center Subdistrict**

The Activity Center designated on the Future Land Map is intended to accommodate commercial zoning within the Urban Designated Area. Activity Centers are intended to be mixed-use (commercial, residential, institutional) in character. The Activity Center concept is designed to concentrate new and existing commercial zoning in locations where traffic impacts can readily be accommodated, to avoid strip and disorganized patterns of commercial development, and to create focal points within the community. The size and configuration of the Activity Center is outlined on Map 4.

The standard for intensity of uses within each Activity Center is that the full array of commercial uses may be allowed. Hotels and motels that locate within an Activity Center will be allowed to develop at a density consistent with the Zoning Ordinance. All new residential zoning shall be consistent with the Density Rating System.

Existing commercially zoned and developed areas, which are not within an Activity Center or do not meet other commercial siting criteria, will be allowed to expand only to the extent permitted under the zoning classification for that property. Expansion involving aggregation of additional property occurring after adoption of this Plan shall be subject to the policies of this Plan.

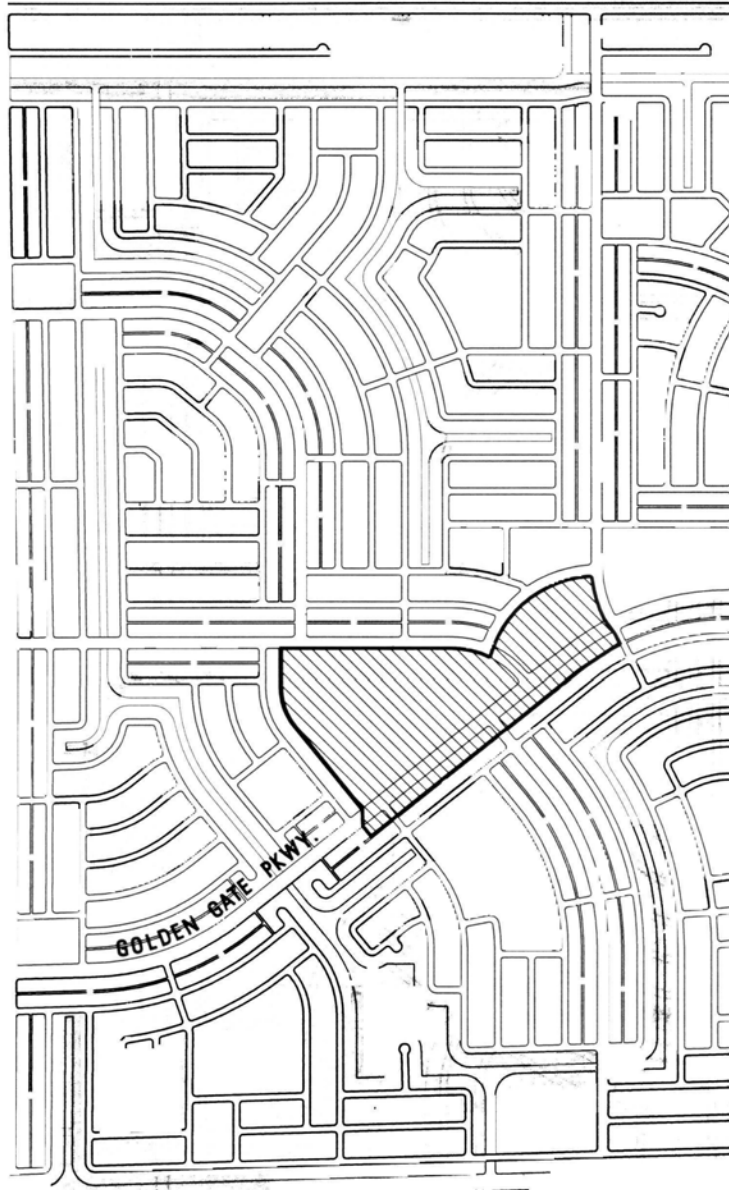
**HIGH DENSITY RESIDENTIAL SUBDISTRICT  
1989 BOUNDARIES OF ACTIVITY CENTER**



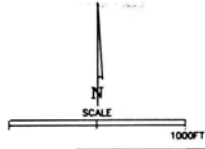
PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-6B.DWG DATE: 11/96




MAP 4  
URBAN MIXED USE ACTIVITY CENTER  
GOLDEN GATE PARKWAY AND CORONADO PARKWAY  
COLLIER COUNTY, FLORIDA



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-7.DWG DATE: 12/96



URBAN MIXED USE ACTIVITY CENTER GOLDEN GATE PARKWAY AND CORONADO PARKWAY	
<b>LEGEND</b>	
	ACTIVITY CENTER BOUNDARIES



**(IV)(VI) (2) Golden Gate Urban Commercial In-fill Subdistrict**

This Subdistrict is located at the southwest quadrant of C.R. 951 and Golden Gate Parkway. Due to the existing zoning and land use pattern in proximity to the Commercial In-fill Subdistrict (see Map 5) and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses shall be permitted under the following criteria:

- (VI) a) Commercial uses shall be limited to:
- Low intensity commercial uses that are compatible with both residential and intermediate commercial uses, in order to provide for small scale shopping and personal needs, and
  - Intermediate commercial to provide for a wider variety of goods and services in areas that have a higher degree of automobile traffic. These uses shall be similar to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land Development Code (Ordinance 91-102), adopted October 30, 1991.
- b) Rezones shall be encouraged in the form of a Planned Unit Development (there shall be no minimum acreage requirement for PUD rezones except for the requirement that all requests for rezoning must be at least forty thousand (40,000) square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan);
- (VI) c) Projects within this Subdistrict shall make provisions for shared parking arrangements with adjoining commercial developments when appropriate.
- (VI) d) Driveways and curb cuts for projects within this Subdistrict shall be consolidated with adjoining commercial developments.
- (VI) e) Access to projects shall not be permitted from Collier Boulevard.
- f) Any project located within the in-fill area at the northwest corner of Golden Gate Parkway and Santa Barbara Boulevard, less and except an easement for Santa Barbara Boulevard right-of-way, shall be subject to the following additional development restrictions
1. The site shall be limited to thirty-five thousand (35,000) square feet of building area.
  2. Land uses shall be restricted to offices only.
  3. All principal structures shall be required to have a minimum setback of one hundred (100) feet from the project's northern boundary.
  4. The northern seventy-five (75) feet of the western sixty (60) percent of the site shall be a green area (open space area). It shall be utilized for only water management facilities, landscape buffers, and similar uses.
  5. The western sixty (60) percent of the site shall have an outdoor pedestrian-friendly patio area(s), that total at least five hundred (500) square feet in area and incorporate a minimum of: benches or seating areas for at least twelve (12) persons, and vegetative shading, and a waterfall or water feature of at least one hundred (100) square feet in area, and brick pavers.
  6. A twenty-five (25) foot wide landscaped strip shall be provided along the entire frontage of both Golden Gate Parkway and Santa Barbara Boulevard.

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

7. A minimum buffer of thirty-five (35) feet in width shall be provided along the project's western boundary and along the eastern forty (40) percent of the project's northern boundary. A minimum buffer of fifty (50) feet in width shall be provided along the western sixty (60) percent of the project's northern boundary. Where feasible, existing native vegetation shall be retained within these buffers along the project's western and northern boundaries. These buffers shall be supplemented with Oak or Mahogany trees planted a maximum of twenty (20) feet apart in a staggered manner; and a seven (7) foot wall, fence, or hedge that will, within two (2) years of planting, grow to a minimum height of seven (7) feet and be a minimum of ninety-five (95) percent opaque.
8. All buildings shall have tile or metal roofs, or decorative parapet walls above the roof line, and buildings shall be finished in light subdued colors except for decorative trim.
9. Building heights shall be limited to one (1)-story and a maximum of thirty-five (35) feet.
10. All lighting facilities shall be architecturally-designed, and limited to a height of twenty-five (25) feet. Such lighting facilities shall be shielded from neighboring residential land uses.
11. There shall be no ingress or egress on Santa Barbara Boulevard.

**3) Commercial Under Criteria Subdistrict**

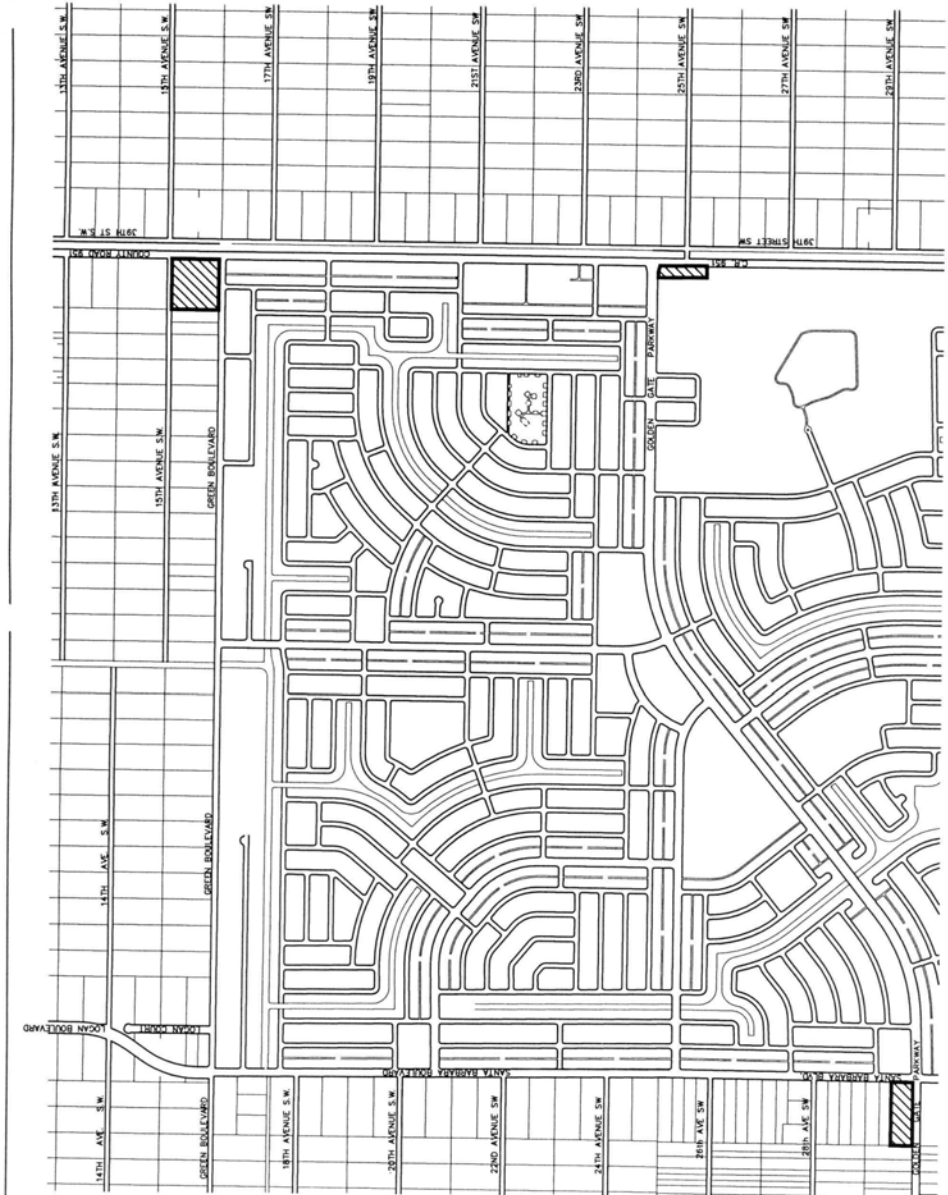
Within the Urban-Mixed Use District certain in-fill commercial development may be permitted. This shall only apply in areas already substantially zoned or developed for such uses. The following standards, which limit the intensity of uses, must be met:

a) The subject parcel:

- Must be bounded on both sides by improved commercial property or commercial zoning consistent with the Golden Gate Area Master Plan; or,
- Must be bounded on both sides by commercial property granted an exemption or compatibility exception as provided for in the Zoning Re-evaluation Ordinance; and
- Should not exceed 200 feet in width, although the width may be greater at the discretion of the Board of County Commissioners.
- Uses that meet the intent of the C-1/T Commercial Professional/Transitional District are only required to be bounded on one side by improved commercial property or consistent commercial zoning or commercial property granted an exemption or compatibility exception as provided in the Zoning Re-evaluation Ordinance.

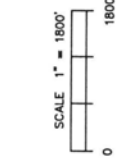
**(IV) = Plan Amendment CP-2000-7 adopted by Ordinance No. 2001-12 on March 13, 2001**

### GOLDEN GATE COMMERCIAL INFILL DESIGNATION COLLIER COUNTY, FLORIDA



**LEGEND**

	Infill Area
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PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
DATE: 3/13/01 FILE: CP-2000-7.DWG

**(VI) 4) Interchange Activity Center Subdistrict**

On the fringes of the Golden Gate Area Master Plan boundaries, there are several parcels that are located within the Interchange Activity Center at I-75 and Pine Ridge Road as detailed in the County-Wide Future Land Use Element (FLUE). Parcels within this Activity Center are subject to the County-Wide FLUE and not this Master Plan. See Map 6 for a detailed map of this Activity Center.

**(VI) 5) Pine Ridge Road Mixed Use Subdistrict**

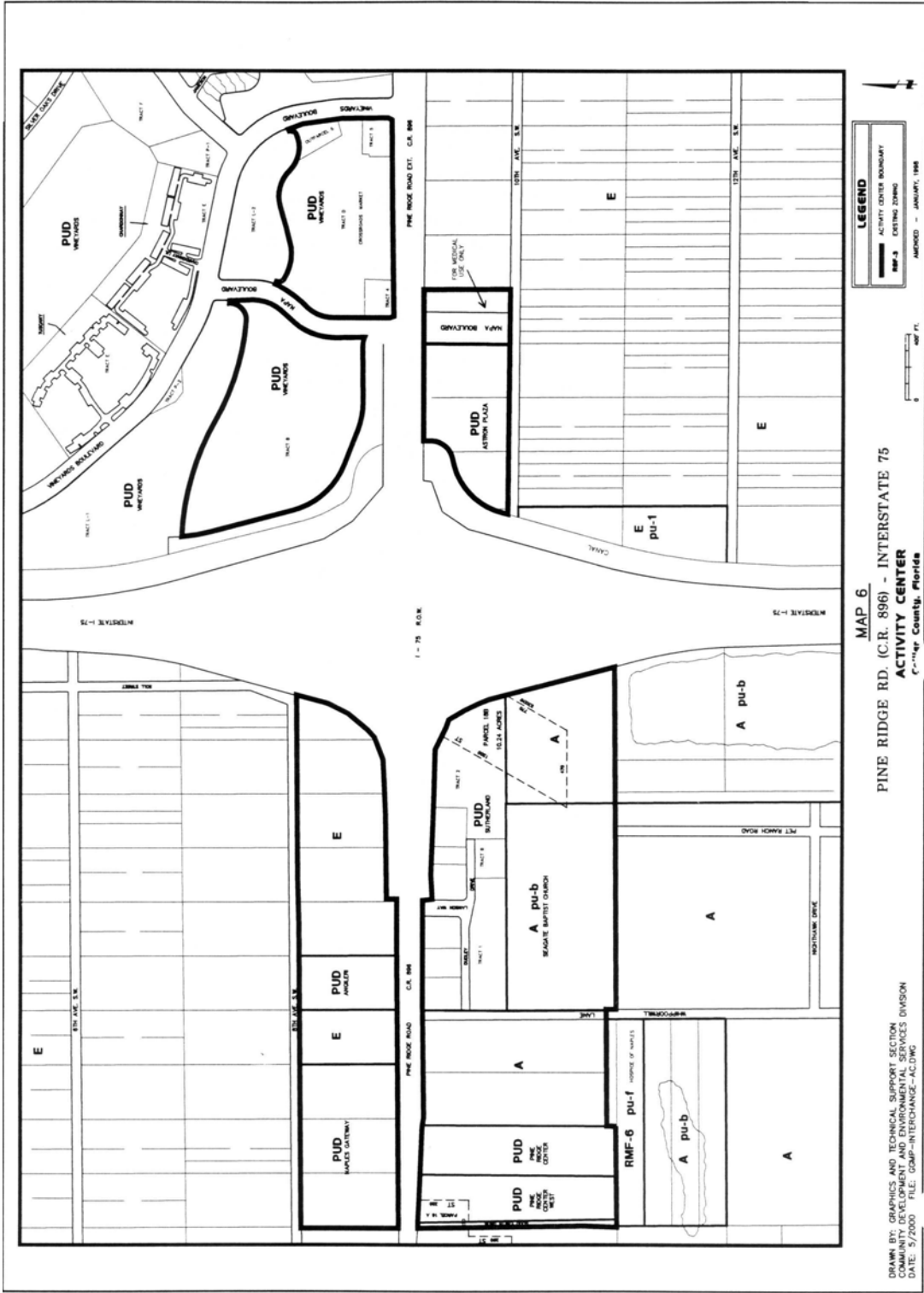
Adjacent to the Interchange Activity Center on the west side of I-75 and on the north side of Pine Ridge Road is a property comprising 16.23 acres located to the west of the Naples Gateway PUD, which is designated as the Pine Ridge Road Mixed Use Subdistrict and consists of Tracts 1, 12, 13, and 28 of Golden Gate Estates, Unit 35, as recorded in Plat Book 7, Page 85, of the Public Records of Collier County. The intent of the Pine Ridge Road Mixed Use Subdistrict is to provide for a mix of both retail and office uses to provide for shopping, and personal services for the surrounding residential areas within a convenient travel distance, and to provide commercial services in an acceptable manner along a collector roadway, Livingston Road. Well-planned access points will be used to improve current and future traffic flows in the area. Within this Subdistrict no more than 35,000 square feet of office-related uses on ± 3.2 acres are permitted within the eastern portion of this property which includes a portion of Tract 28 and a portion of Tract 13. A maximum of 80,000 square feet of gross leaseable retail or office area, as allowed in the Commercial Intermediate District (C-3) of the Collier County Land Development Code as of the effective date of the adoption of this Subdistrict [Ordinance No. 03-01, adopted January 16, 2003], are permitted within the western 10.52 acres of this property. The C-3 uses are not an entitlement. Such uses will be further evaluated at the time of rezoning approval to insure appropriateness in relationship to surrounding properties.

Building heights shall be limited to 35 feet. A rezone to such permitted principal uses shall be encouraged to be submitted as a Planned Unit Development for the western 10.52 acres of the subject property, with special attention to be provided for shared access. Water management, uniform landscaping, signage, screening and buffering will be provided at the time of rezoning to ensure compatibility with nearby residential areas, and subject to the following additional criteria:

- There shall be no access onto Livingston Woods Lane.
- There shall be a minimum setback area along the north property line of 75 feet.
- Driveway access, parking and water management facilities may be allowed within the 75' setback area along the north property line but none of these uses shall be located closer than 30 feet to the north property line.
- No freestanding automobile parking lots, homeless shelters or soup kitchens shall be permitted.
- The eastern 2.59 acres, more or less, of Tract 28 shall be preserved as wetlands and no development may occur within this area.
- Within the western 10.52 acres, a loop road /easement will be constructed through the property to provide access from Pine Ridge Road to Livingston Road and to reduce traffic at the intersection.

See Map 6 for a detailed map of this Subdistrict.

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**



**(VI) 6) Santa Barbara Commercial Subdistrict**

The intent of this Subdistrict (Map 7) is to provide Golden Gate City with additional opportunities for small scale commercial development. Such development is intended to serve the surrounding neighborhoods and persons traveling nearby. This Subdistrict is intended to: contain low intensity uses which generate/attract relatively low traffic volumes; be appropriately landscaped and buffered to protect nearby residential areas; be architecturally designed so as to be compatible with nearby residential areas; and, limit access to promote public safety and lessen interruptions to traffic flow on Santa Barbara Boulevard. Aggregation of lots is strongly encouraged so as to allow greater flexibility in site design and ease in compliance with parking requirements and other development standards. The types of uses permitted are low intensity retail, offices, personal services, and institutional uses, such as churches and day care centers.

This Subdistrict is intended to promote commercial development opportunities. Therefore, in order to reduce the potential conflicts that may result from residential and commercial uses in close proximity, existing residential uses must cease to exist no later than ten (10) years after the effective date of the adoption of this Subdistrict. This does not require the removal of the residential structures if they can be, and are, converted to uses permitted in this Subdistrict, within one additional year. This requirement to cease existing residential uses does not apply to owner-occupied dwelling units.

Within one year of the effective date of the adoption of this Subdistrict, the Land Development Code shall be amended to provide specific uses and development standards to implement this Subdistrict. These shall include:

1. Landscaping and buffering requirements.
2. Architectural design standards.
3. Requirement to cease residential uses.
4. Prohibition of automobile service stations and similar repair facilities. This does not preclude convenience marts with gasoline pumps.
5. Encouragement of shared parking with adjacent projects, wherever possible.
6. A minimum project area requirement of 1 acre.
7. Encouragement of shared access.
8. Encouragement of pedestrian traffic by requiring sidewalks and requiring adjacent projects to coordinate location of sidewalks.
- (VI)** 9. Building height limitation of two stories maximum, not to exceed 35 feet.
10. Signage Restrictions.
11. Variance provision applicable to the above items, except Number "4".

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

**MAP 7**  
**SANTA BARBARA COMMERCIAL SUBDISTRICT**  
 COLLIER COUNTY, FLORIDA



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
 FILE: CGMP-39.DWG DATE: 8/98

**(II)(VI) 7) Golden Gate Parkway Professional Office Commercial Subdistrict**

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

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

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

**(VI) A.** For projects contained wholly within the original Professional Office District with a minimum depth of 150 feet as measured from the property line adjacent and parallel with Golden Gate Parkway, the following small-scale retail uses are permitted:

1. Apparel and accessory stores.
2. Auto and home supply stores (Auto accessory dealers-retail, automobile parts dealers-retail and speed shops-retail only).
3. Eating places (except carry-out establishments, drive-through only establishments, commissary restaurants, concession stands, contract feeding, food service-institutional, hamburger stands, hot-dog stands, Ice cream stands, Industrial feeding, refreshment stands, snack shops, soft drink stands and tea rooms).
4. Food stores (except Convenience Food stores-retail, grocery stores and supermarkets).
5. General merchandise stores.
6. Home furniture, furnishing, and equipment stores.
7. Libraries.
8. Miscellaneous repair services (no electronic repair, except computer repair only in conjunction with sales).
9. Miscellaneous retail.
10. Paint, glass, and wallpaper stores.
11. Personal services (except coin operated laundries, beauty shops and barbershops).
12. United States Postal Service.

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

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

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

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

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

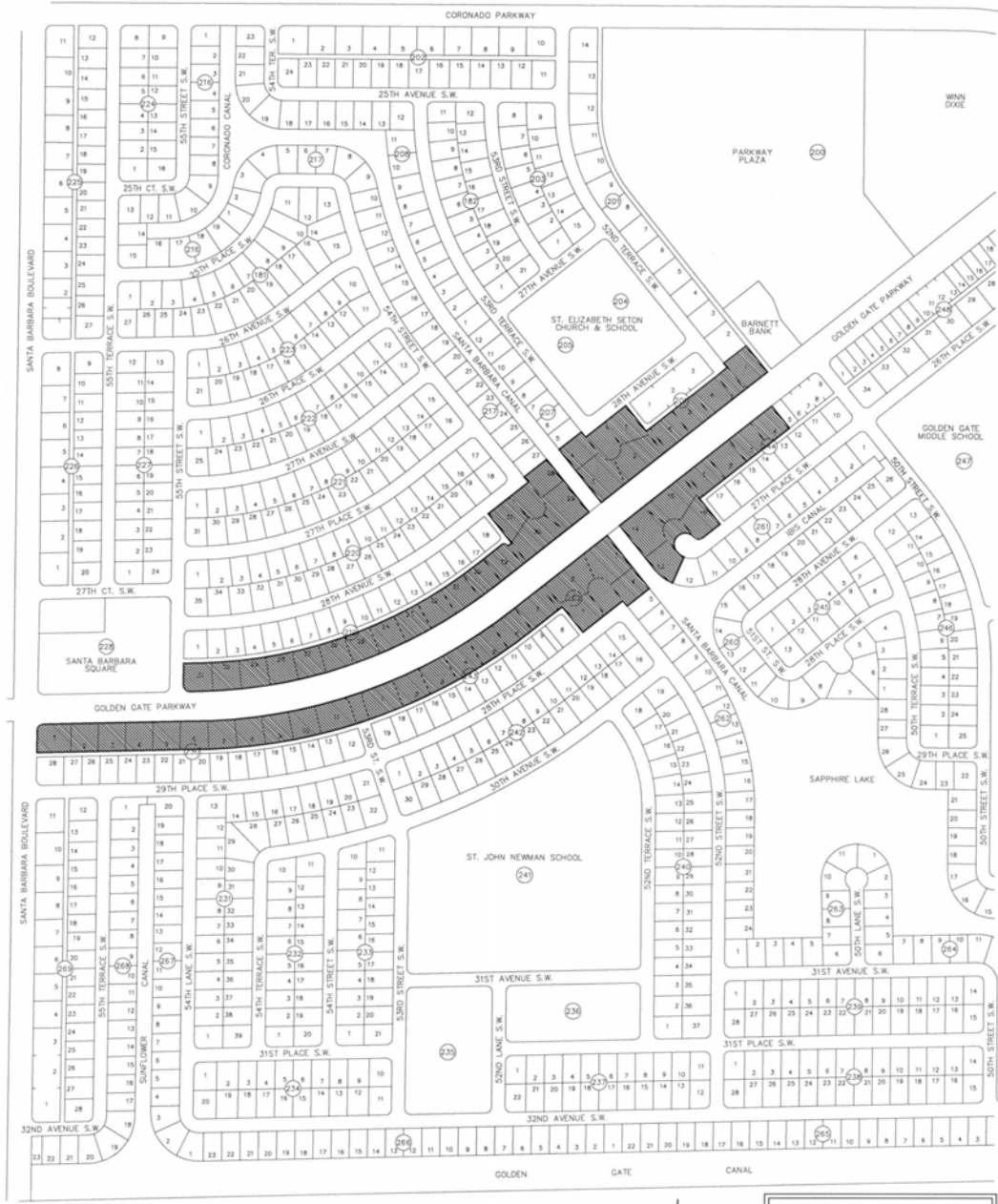


Any property line of the subject parcel that is immediately adjacent to single family residential must provide a minimum Type "C" landscape buffer as indicated in the Collier County Land Development Code.

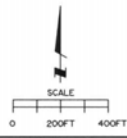
Buildings utilizing second story office or retail, or a combination thereof, may request up to 35' in height, subject to architectural design elements incorporated through the rezone process. Buildings will be limited to two stories in height with no parking under the building.


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

**MAP 8**  
**GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL DISTRICT**  
 Collier County, Florida



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
 FILE: GGMP-23B.DWG DATE: 12/96



GOLDEN GATE PARKWAY RESIDENTIAL DISTRICT	
LEGEND	
	PROFESSIONAL OFFICE DISTRICT

## **2. ESTATES DESIGNATION**

This designation is characterized by low density semi-rural residential lots with limited opportunities for other land uses. Typical lots are 2.25 acres in size. However, there are some legal non-conforming lots as small as 1.14 acres. Intensifying residential density shall not be permitted.

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

- Conditional uses and essential services as defined in the Land Development Code,
- Parks, open space and recreational uses,
- Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance 91-102, adopted October 30, 1991 and consistent with locational requirements in Florida Statutes (Chapter 419.01 F.S.).
- **(I)** Schools and school facilities in the Estates Designation north of I-75, and where feasible and mutually acceptable, co-locate schools with other public facilities, such as parks, libraries and community centers to the extent possible.

Group Housing includes the following type facilities:

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

All of the above uses shall be consistent with all of the Goals, Objectives and Policies of the Golden Gate Area Master Plan.

### **a. Estates-Mixed Use District**

**1) Residential Estates Subdistrict** - Single-family residential development may be allowed within the Estates Mixed Use Subdistrict at a maximum density of one unit per 2¼ gross acres unless the lot is considered a legal non-conforming lot of record.

**(VI) 2) Neighborhood Centers Subdistrict** - Recognizing the need to provide basic goods, services and amenities to Estates residents, Neighborhood Centers have been designated on the Golden Gate Area Future Land Use Map. The Neighborhood Center designation does not guarantee that commercial zoning will be granted. The designation only provides the opportunity to request commercial zoning.

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

### **(III)(V)(VI) 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:

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

- Wilson Boulevard and Golden Gate Boulevard Center.  
This center consists of all four 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.
- Collier Boulevard and Pine Ridge Road Center.  
The center at Collier Boulevard and Pine Ridge Road is located on both sides of the intersection. Tracts 109-114, Unit 26, Golden Gate Estates are included in this center as eligible for commercial development. (See Map 11). The E1/2 of Tract 107, Unit 26 is also included within this center but is only to be used for buffer, water management and open space.
- Everglades Boulevard and Golden Gate Boulevard Center.  
This Center consists of all four quadrants at the intersection of Everglades and Golden Gate Boulevards (See Map 12). The NE quadrant of the Center is approximately 5.46 acres in size and consists of Tract 1, Unit 77 of Golden Gate Estates. The SE quadrant of the Center is approximately 5.46 acres in size and consists of Tract 97, Unit 81 of Golden Gate Estates. The NW quadrant of the Center is approximately 5.46 acres in size and consists of Tract 128, Unit 76 of Golden Gate Estates. The SW quadrant of the Center is approximately 5.46 acres in size and consists of Tract 96, Unit 81 of Golden Gate Estates.
- Immokalee Road and Everglades Boulevard Center.  
The Immokalee Road and Everglades Boulevard Center is located in the SW and SE quadrants of the intersection (see Map 13) and the parcels lie east and south of the Fire Station. The portion of the Center lying south of the Fire Station is approximately 5.15 acres in size and consists of Tract 128, Unit 47. The southeast quadrant of the Center, lying east of the Fire Station is approximately 4.05 acres in size and consists of Tracts 113 and 16, Unit 46.

(I)(V)(VI) c)

- Criteria for land uses at the centers are as follows:
  - Commerical uses shall be limited to intermediate commercial so as to provide for a wider variety of goods and services in areas that have a higher degree of automobile traffic. These uses shall be similar to C-1, C-2, or C-3, zoning districts outlined in the Collier County Land Development Code (Ordinance 91-102, adopted October 30, 1991), except as prohibited below.

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

- The Neighborhood Center located at the intersection of Pine Ridge Road and CR-951 may be developed at 100% commercial and must provide internal circulation. Any rezoning is encouraged to be in the form of a PUD. This Neighborhood Center may also be utilized for single family residential or conditional uses allowed in the Estates zoning district such as churches, social or fraternal organizations, childcare centers, schools, and group care facilities.
- Parcels immediately adjacent to commercial zoning within the Neighborhood Centers located at the intersections of Golden Gate Boulevard and Wilson Boulevard, Golden Gate Boulevard and Everglades Boulevard, Everglades Boulevard and Immokalee Road may qualify for Conditional Use under the transitional conditional use provision of the Conditional Use Subdistrict of this Master Plan Element.
- A single project shall utilize no more than 50% of the total allowed commercial acreage. This percentage may be increased at the discretion of the Board of County Commissioners.
- The project shall make provisions for shared parking arrangements with adjoining developments.
- Access points shall be limited to one per 180 feet commencing from the right-of-way of the major intersecting streets of the Neighborhood Center. A maximum of three curb cuts per quadrant shall be allowed;
- Driveways and curb cuts shall be consolidated with adjoining developments, whenever possible.
- Driveways accessing parcels on opposite sides of the roadway shall be in direct alignment, except when the roadway median between the two parcels has no opening.
- Projects directly abutting Estates zoned property shall provide, at a minimum, a 75 foot buffer of retained native vegetation in which no parking or water management uses are permitted; except that for valid, approved conditional uses, no such buffer is required.
- Projects shall provide a 25-foot wide landscape buffer abutting the external right-of-way. This buffer shall contain two staggered rows of trees that shall be spaced no more than 30 feet on center, and a double row hedge at least 24 inches in height at time of planting and attaining a minimum of three feet height within one year. A minimum of 50 % of the 25-foot wide buffer row hedge at least 24 inches in height at time of planting and attaining a minimum of three feet height within one year. A minimum of 50% of the 25-foot wide buffer area shall be comprised of a meandering bed of shrubs and ground covers other than grass. Existing native trees must be retained within this 25 foot wide buffer area to aid in achieving this buffer requirement; other existing native vegetation shall be retained, where possible, to aid in achieving this buffer requirement. Water retention/detention areas shall be allowed in this buffer area if left in natural state, and drainage conveyance through the buffer area shall be allowed if necessary to reach an external outfall.
- For Tract 114, Golden Gate Estates, Unit 26, access shall be restricted to 11<sup>th</sup> Avenue S.W. Also, vehicular interconnection shall be provided to the adjacent property(s) in the Pine Ridge Road/Collier Boulevard Neighborhood Center.

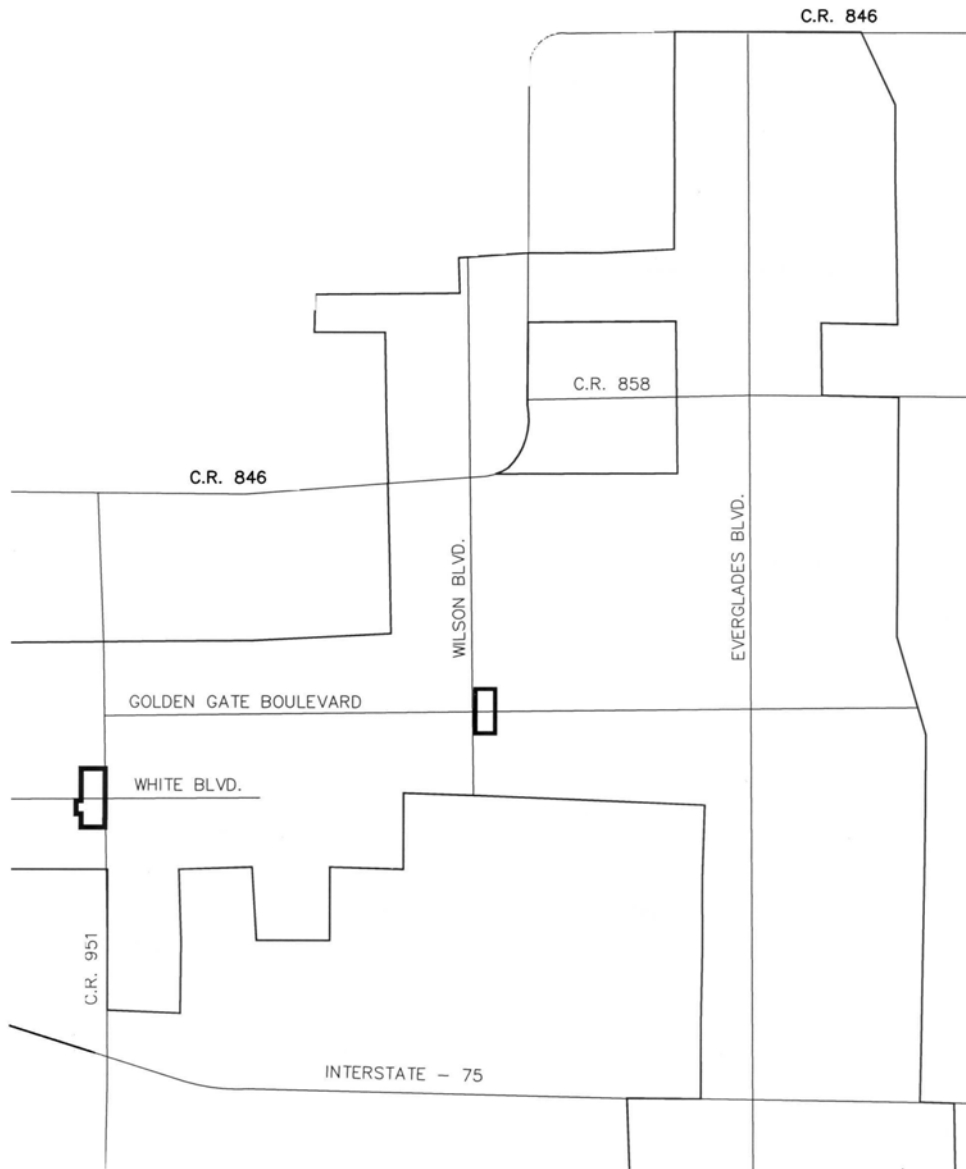
**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

- Projects within the Neighborhood Center Designation that are submitted as PUDs shall provide a functional public open-space component. Such public open-space shall be developed as green space within a pedestrian-accessible courtyard, as per Section 2.4.5.4 of the Collier County Land Development Code, as in effect at the time of P.U.D. approval.
- The following principal permitted uses are prohibited within Neighborhood Centers:
  - Drinking Places (5813) and Liquor Stores (5921)
  - Mail Order Houses (5961)
  - Merchandizing Machine Operators (5962)
  - Power Laundries (7211)
  - Crematories (7261) (Does not include non-crematory Funeral Parlors)
  - Radio, TV Representatives (7313) and Direct Mail Advertising Services (7331)
  - NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
  - General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty Hospitals (8069)
  - Elementary and Secondary Schools (8211), Colleges (8221), Junior Colleges (8222)
  - Libraries (8231)
  - Correctional Institutions (9223)
  - Waste Management (9511)
  - Homeless Shelters and Soup Kitchens.

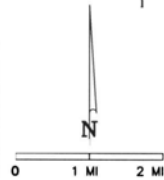
MAP 9

# GOLDEN GATE ESTATES NEIGHBORHOOD CENTERS

Collier County, Florida



GOLDEN GATE ESTATES NEIGHBORHOOD CENTERS
<b>LEGEND</b>
 NEIGHBORHOOD CENTERS



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-12.DWG DATE: 10/97

(VI) **3) Randall Boulevard Commercial Subdistrict** - Recognizing the unique development pattern and characteristics of surrounding land uses, the Randall Boulevard Commercial Subdistrict has been designated on the Golden Gate Area Future Land Use Map. See Map 14.

a) The Criteria for the subdistrict are as follows:

- All commercial development is encouraged to be in the form of a PUD.
- Projects directly abutting Estates zoned property shall provide, at a minimum, a 75-foot buffer of retained native vegetation in which no parking or water management uses are permitted; except that, when abutting conditional uses no such buffer is required.
- Shared parking shall be required with adjoining developments whenever possible.

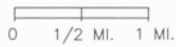
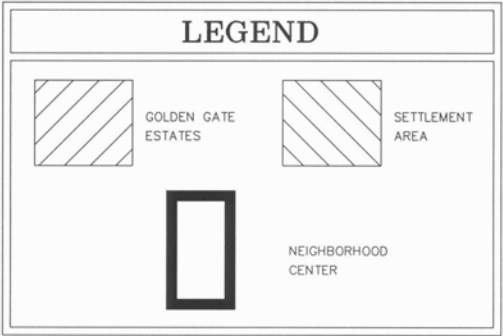
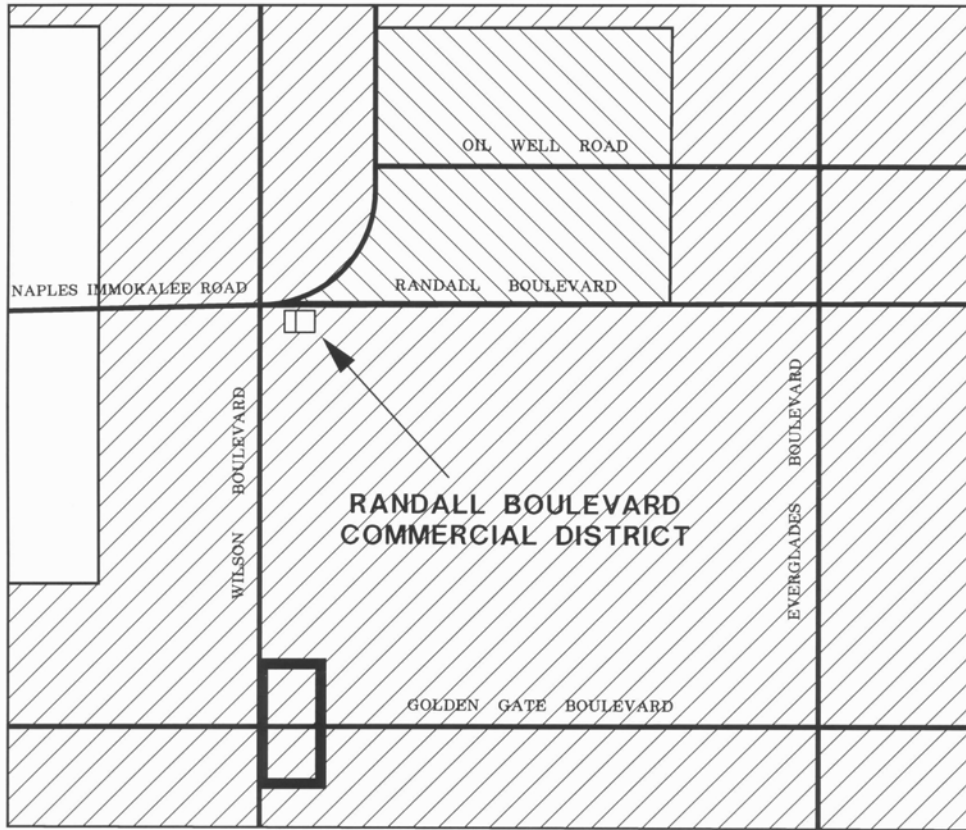
b) Limitation of Uses - Uses shall be limited to the following:

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



# RANDALL BOULEVARD COMMERCIAL DISTRICT

Collier County, Florida



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-21.DWG DATE: 12/99

**(VI) 4) Commercial Western Estates Infill Subdistrict**

The purpose of the Subdistrict is to allow for limited commercial and/or medical office uses, in recognition of the subject property's unsuitability for single-family residential development. Limited commercial and/or medical uses at this location will also assist in reducing the distance and the number of vehicular trips generated within the general area through trip capture. The standards contained in this Subdistrict are designed to ensure that uses within the Subdistrict will be compatible with nearby residential development. A loop road shall be required through the property to connect Vanderbilt Beach Road with Collier Boulevard will also serve to lessen vehicular trips through the intersection.

a) Size and Location:

The Subdistrict includes a 6.23-acre parcel, located at the southwest corner of Vanderbilt Beach Road and Collier Boulevard (see Map 15). The parcel is identified as Tract 105, Unit 2, Golden Gate Estates.

b) Permitted Uses and Development Intensity:

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

c) Development Standards:

1. All permitted uses within this Subdistrict shall be encouraged to be submitted in the form of a Planned Unit Development (P.U.D.) for the subject property with special attention to be provided for shared access, water management, uniform landscaping, signage, screening and buffering to ensure compatibility with nearby residential areas.
2. Building height shall be limited to two stories, with a maximum height of thirty- (30) feet, except that portions of the property within one hundred (100) feet of the buffer described in item #3, below, shall be limited to one story with a maximum height of twenty-five (25) feet.
3. There shall be a setback of seventy-five (75) feet in width abutting Estates-zoned property. Where feasible, existing native vegetation shall be retained within this setback area. Water retention/detention areas shall be allowed in this setback area provided that the area is left in a natural state, and drainage conveyance through the setback area shall be allowed, as necessary, in order for stormwater to reach an external outfall.

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

4. The buffer area along Collier Boulevard/CR-951 and Vanderbilt Beach Road shall be 25 feet in width and shall conform to the vegetative requirements of a Type "B" buffer as provided for in the Collier County Land Development Code, in effect as of the date of adoption of this amendment [Ordinance No. 03-01, adopted January 16, 2003].
5. A loop road shall be constructed, internal to the subject property. This road shall be open to the public, in order to connect Vanderbilt Beach Road and Collier Boulevard, so as to provide an alternative to use of the intersection.
6. The maximum gross leaseable floor area of each individual office/medical/financial building footprint shall be 6,000 square feet. However, buildings may be connected by architectural treatments, and shall be designed to appear similar to residential structures through the treatment of rooflines and other architectural embellishments.
7. No development of property within the Subdistrict shall commence until the abutting segment of Collier Boulevard is four-laned.

**(VI) 5) Conditional Uses Subdistrict**

Various types of conditional uses are permitted in the Estates zoning district within the Golden Gate Estates area. In order to control the location and spacing of new conditional uses, one of the following four sets of criteria shall be met:

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

Those Essential Services Conditional Uses, as identified within Section 2.6.9.2 of the Collier County Land Development Code, may be allowed anywhere within the Estates Zoning District, and are defined as:

- electric or gas generating plants,
- effluent tanks,
- major re-pump stations,
- sewage treatment plants, including percolation ponds,
- hospitals and hospices,
- water aeration or treatment plants,
- governmental facilities (except for those Permitted Uses identified in Section 2.6.9 of the Land Development Code),
- public water supply acquisition, withdrawal, or extraction facilities, and
- public safety service facilities, and other similar facilities.

**b) Golden Gate Parkway and Collier Boulevard Special Provisions:**

Conditional uses shall only be permitted on Golden Gate Parkway, east of Livingston Road and west of Santa Barbara Boulevard, and on the west side of Collier Boulevard, north of Green Boulevard and south of Vanderbilt Beach Road Extension, if the subject parcel is directly bounded by existing conditional uses on two (2) or more side yards, with no intervening rights-of-way or waterways, except for the following:

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

1. Essential services, as provided in Paragraph a), above; and
2. In consideration of the improvements associated with the proposed interchange at Interstate 75 and Golden Gate Parkway, the existing conditional use (church and related facilities) located at the southeast corner of Golden Gate Parkway and 66<sup>th</sup> Street S.W. may be expanded in acreage and intensity along the south side of Golden Gate Parkway between 66<sup>th</sup> Street S.W. and 64<sup>th</sup> Street S.W., but the total project area shall not exceed 21 acres. Additionally, the parcel proposed for expansion shall not be subject to the requirement that it be directly bounded on at least two side yards by conditional uses.
3. The parcel located immediately south of the Commercial Western Estates Infill Subdistrict, on the west side of Collier Boulevard, and at the southwest quadrant of the intersection of Vanderbilt Beach Road and Collier Boulevard, shall be eligible for a transitional conditional use designation.

**c) Neighborhood Center Transitional Conditional Use Provisions:**

Conditional uses shall be allowed immediately adjacent to designated Neighborhood Centers subject to the following criteria:

1. Properties eligible for conditional uses shall abut the arterial or collector road serving the Neighborhood Center,
2. Such uses shall be limited to transitional conditional uses that are compatible with both residential and commercial such as churches, social or fraternal organizations, childcare centers, schools, and group care facilities,
3. All conditional uses shall make provisions for shared parking arrangements with adjoining developments whenever possible,
4. Conditional uses abutting Estates zoned property shall provide, at a minimum, a 75-foot buffer of native vegetation in which no parking or water management uses are permitted,
5. Conditional uses adjoining the commercial uses within Neighborhood Centers shall, whenever possible, share parking areas, access and curb cuts with the adjoining commercial use, in order to facilitate traffic movement.

**d) Transitional Conditional Uses:**

Conditional uses may be granted in Transitional Areas. A Transitional Area is defined as an area located between existing non-residential and residential areas. The purpose of this provision is to allow conditional uses in areas that are adjacent to existing non-residential uses and are therefore generally not appropriate for residential use. The conditional use will act as a buffer between non-residential and residential areas.

The following criteria shall apply for Transitional Conditional Use requests:

- Site shall be directly adjacent to a non-residential use (zoned or developed);
- Site shall be 2.25 acres, or more, in size or be at least 150 feet in width and shall not exceed 5 acres;
- Conditional uses shall be located on the allowable acreage adjacent to the non-residential use;
- Site shall not be adjacent to a church or other place of worship, school, social or fraternal organization, child care center, convalescent home, hospice, rest home, home for the aged, adult foster home, children's home, rehabilitation centers; and
- Site shall not be adjacent to parks or open space and recreational uses;
- Site shall not be adjacent to permitted Essential Service, as identified in Section 2.6.9 of the Land Development Code, except for libraries and museums; and
- Project shall provide adequate buffering from adjacent properties allowing residential uses.

**e) Special Exceptions to Conditional Use Locational Criteria:**

Temporary Use (TU) Permits for model homes are not subject to the locational criteria for Conditional Uses and may be allowed anywhere within the Estates-Mixed Use District.

Conditional Use permits for excavation, as provided for in the Estates zoning district, are not subject to the locational criteria for Conditional Uses and may be allowed anywhere within the Estates-Mixed Use District.

**(I)(VI) 6) Southern Golden Gate Estates Natural Resource Protection Overlay**

Southern Golden Gate Estates is identified as a Natural Resource Protection Area (NRPA) Overlay on the Golden Gate Area Future Land Use Map, subject to the following provisions:

1. Within these areas, only agriculture and directly-related uses and one single family dwelling unit per parcel or lot created prior to June 22, 1999, shall be allowed.
2. These interim development standards shall not be interpreted to affect or limit the continuation of existing uses. Existing uses shall include those uses for which all required permits have been issued, or uses for which completed applications have been received by the County prior to June 22, 1999. The continuation of existing uses shall include expansions of those uses if such expansions are consistent with or clearly ancillary to the existing use and do not require a rezoning or comprehensive plan amendment.
3. These areas shall be refined as actual data and analysis is made available during the Collier County Rural and Agricultural Area Assessment.

**(VI) 7) Golden Gate Estates Commercial Infill Subdistrict**

This subdistrict consists of two infill areas. The two areas are located at the northwest corner of Collier Boulevard and Green Boulevard and at the northwest corner of Santa Barbara Boulevard and Golden Gate Parkway. Due to the existing zoning and land use pattern in proximity to the Estates Commercial In-fill Subdistrict (see Map 5) and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses shall be permitted under the following criteria:

- a) Commercial uses shall be limited to:
  - Low intensity commercial uses that are compatible with both residential and intermediate commercial uses, in order to provide for small scale shopping and personal needs, and
  - Intermediate commercial to provide for a wider variety of goods and services in areas that have a higher degree of automobile traffic. These uses shall be similar to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land Development Code (Ordinance 91-102), adopted October 30, 1991.
- b) Rezones shall be encouraged in the form of a Planned Unit Development (there shall be no minimum acreage requirement for PUD rezones except for the requirement that all requests for rezoning must be at least forty thousand (40,000) square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan).
- c) Projects within this Subdistrict shall make provisions for shared parking arrangements with adjoining commercial developments when appropriate.
- d) Driveways and curb cuts for projects within this Subdistrict shall be consolidated with adjoining commercial developments.

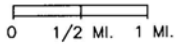
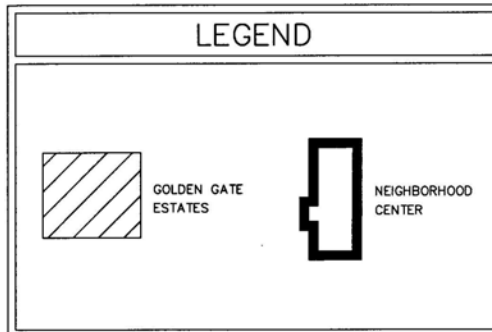
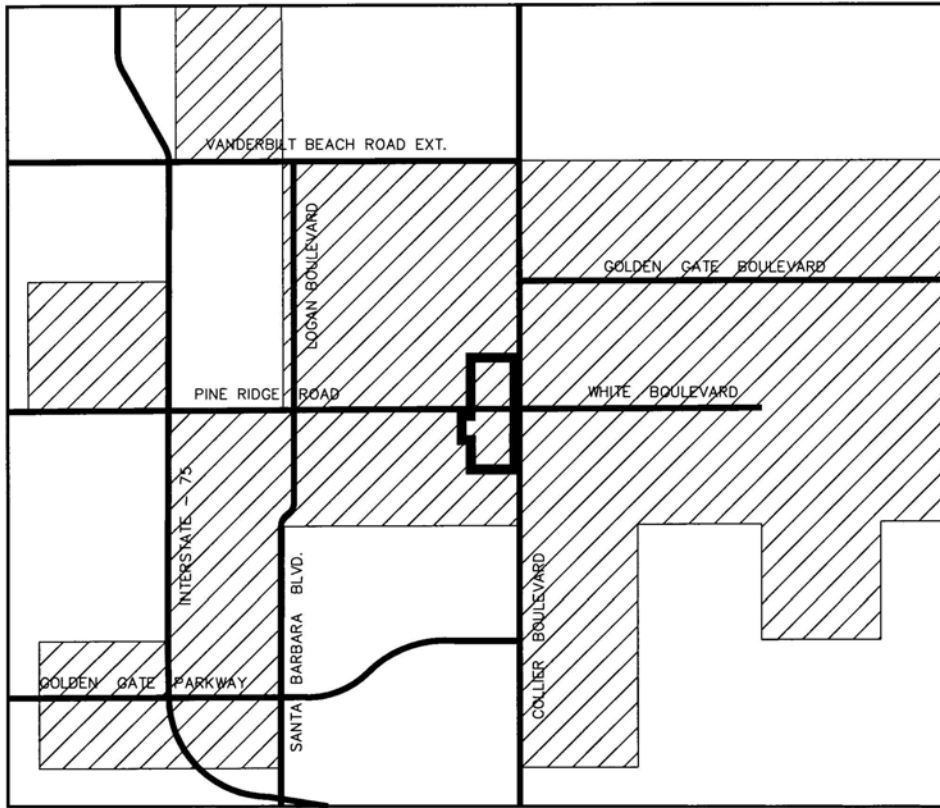
**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

- f) Any project located within this subdistrict at the northwest corner of Golden Gate Parkway and Santa Barbara Boulevard, less and except an easement for Santa Barbara Boulevard right-of-way, shall be subject to the following additional development restrictions:
1. The site shall be limited to thirty-five thousand (35,000) square feet of building area.
  2. Land uses shall be restricted to offices only.
  3. All principal structures shall be required to have a minimum setback of one hundred (100) feet from the project's northern boundary.
  4. The northern seventy-five (75) feet of the western sixty (60) percent of the site shall be a green area (open space area). It shall be utilized for only water management facilities, landscape buffers, and similar uses.
  5. The western sixty (60) percent of the site shall have an outdoor pedestrian-friendly patio(s), that total at least five hundred (500) square feet in area and incorporate a minimum of: benches or seating areas for at least twelve (12) persons, and vegetative shading, and a waterfall or water feature of at least one hundred (100) square feet in area, and brick pavers.
  6. A twenty-five (25) foot wide landscaped strip shall be provided along the entire frontage of both Golden Gate Parkway and Santa Barbara Boulevard.
  7. A minimum buffer of thirty-five (35) feet in width shall be provided along the project's western boundary and along the eastern forty (40) percent of the project's northern boundary. A minimum buffer of fifty (50) feet in width shall be provided along the western sixty (60) percent of the project's northern boundary. Where feasible, existing native vegetation shall be retained within these buffers along the project's western and northern boundaries. These buffers shall be supplemented with Oak or Mahogany trees planted a maximum of twenty (20) feet apart in a staggered manner; and a seven (7) foot wall, fence, or hedge that will, within two (2) years of planting, grow to a minimum height of seven (7) feet and be a minimum of ninety-five (95) percent opaque.
  8. All buildings shall have tile or metal roofs, or decorative parapet walls above the roofline, and buildings shall be finished in light subdued colors except for decorative trim.
  9. Building heights shall be limited to one (1)-story and a maximum of thirty-five (35) feet.
  10. All lighting facilities shall be architecturally designed, and limited to a height of twenty-five (25) feet. Such lighting facilities shall be shielded from neighboring residential land uses.
  11. There shall be no ingress or egress on Santa Barbara Boulevard.

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

# COLLIER BOULEVARD/PINE RIDGE ROAD CENTER

Collier County, Florida



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-46.DWG DATE: 9/2003



**(IV)(VI)3. AGRICULTURAL/RURAL DESIGNATION - SETTLEMENT AREA DISTRICT**

**Settlement Area District**

This area consists of Sections 13, 14, 23 and 24, and a portion of 22, Township 48 South, Range 27 East (the former North Golden Gate Subdivision), which was zoned and platted between 1967 and 1970. In settlement of a lawsuit pertaining to the permitted uses of this property, this property has been "vested" for the types of land uses specified in that certain "PUD" by Settlement Zoning granted by the County as referenced in that certain SETTLEMENT AND ZONING AGREEMENT dated the 27th day of January, 1986. Twenty-one hundred (2,100) dwelling units and twenty-two (22) acres of neighborhood commercial uses and hotel/motel use are "vested." This area is now known as the Orange Tree PUD and the types of uses permitted include residential, earth mining, commercial, agricultural, community facility, community uses, education facilities, religious facilities, golf course, open space and recreational uses, and essential service uses.

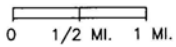
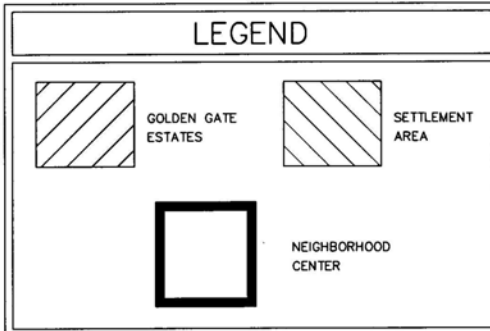
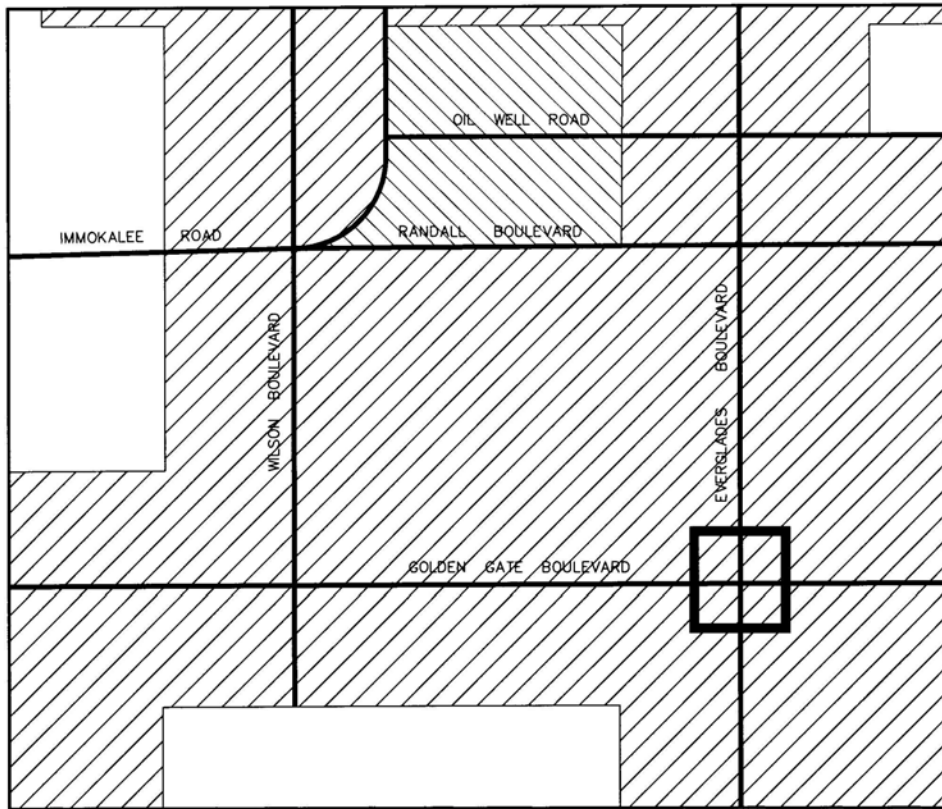
By designation in the Growth Management Plan and the Golden Gate Area Master Plan as Settlement Area, the Plan recognizes the property as an area which, while outside of the Urban Designation, is appropriate for the following types of uses: residential, earth mining, commercial, agricultural, community facility, community uses, education facilities, religious facilities, golf course, open space and recreational, and essential services. Future zoning changes to add dwelling units or commercial acreage within the geographic boundaries of this District will not be prohibited or discouraged by reason of the above-referenced vested status. The geographic expansion of the Settlement Area to additional lands outside the areas covered by Sections 13, 14, 23 and 24, and a portion of 22, Township 48 South, Range 27 East (the former North Golden Gate Subdivision), shall be prohibited. The Settlement Area Land Use District is limited to the area described above and shall not be available as a land use district for any other property in the County.

**(VI) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003**

MAP 12

# GOLDEN GATE BOULEVARD/EVERGLADES BOULEVARD CENTER

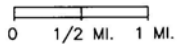
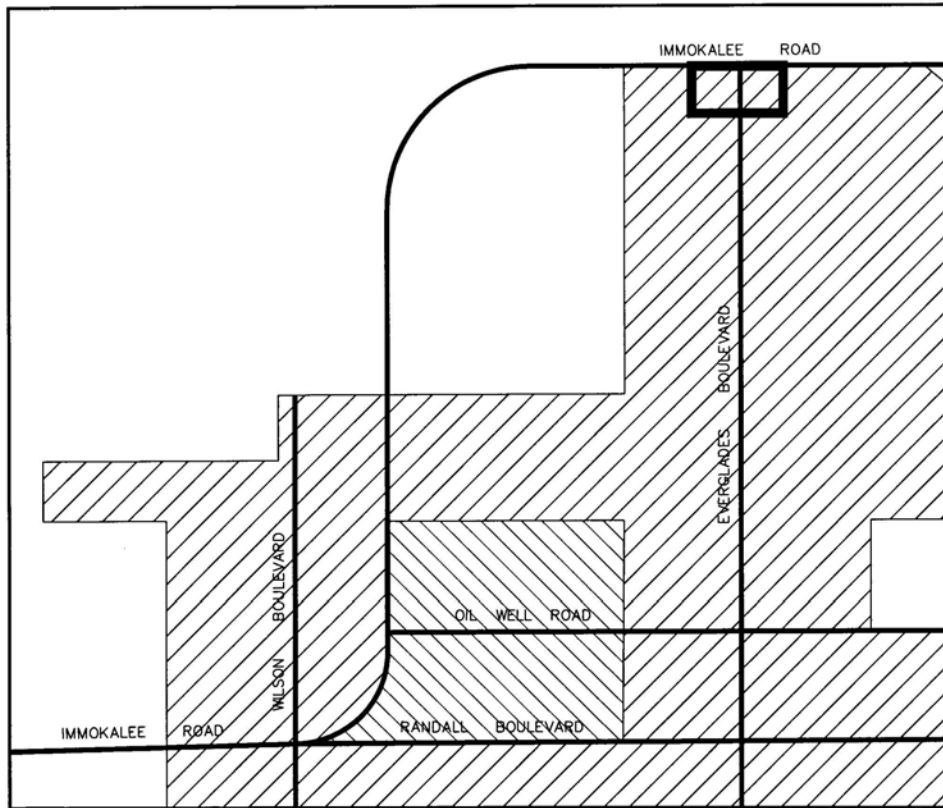
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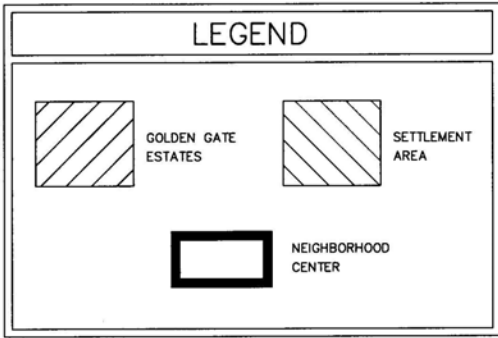
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COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-45.DWG DATE: 9/2003

# IMMOKALEE ROAD/EVERGLADES BOULEVARD CENTER

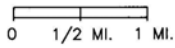
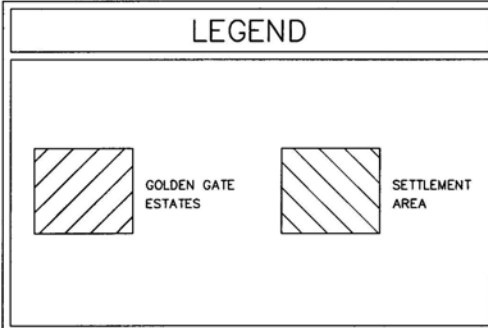
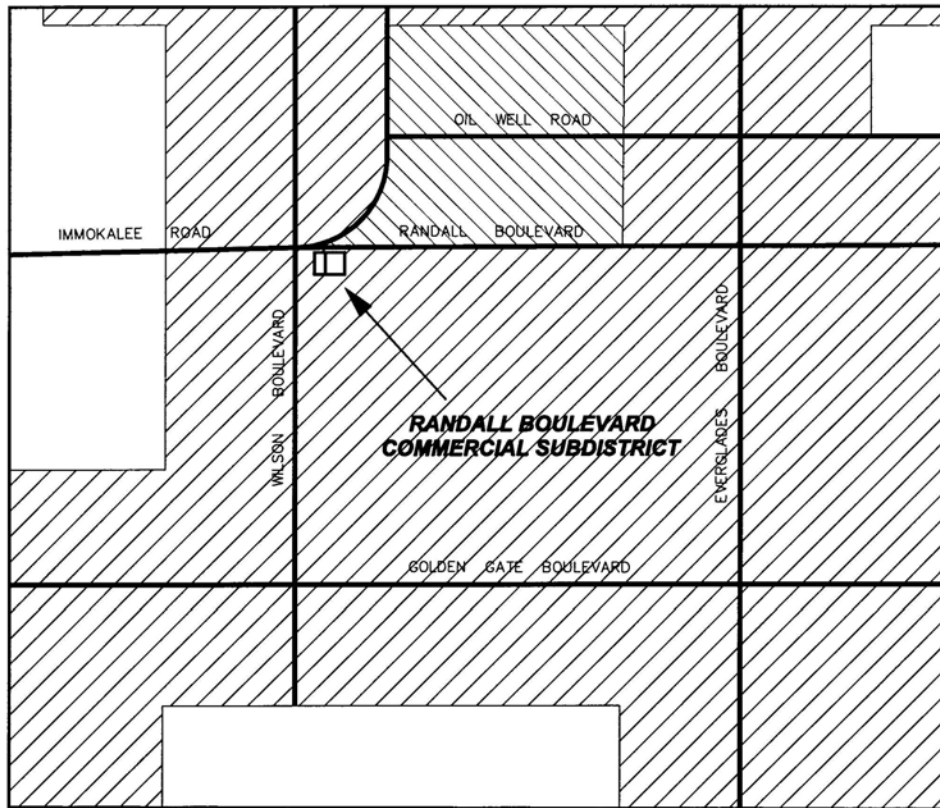
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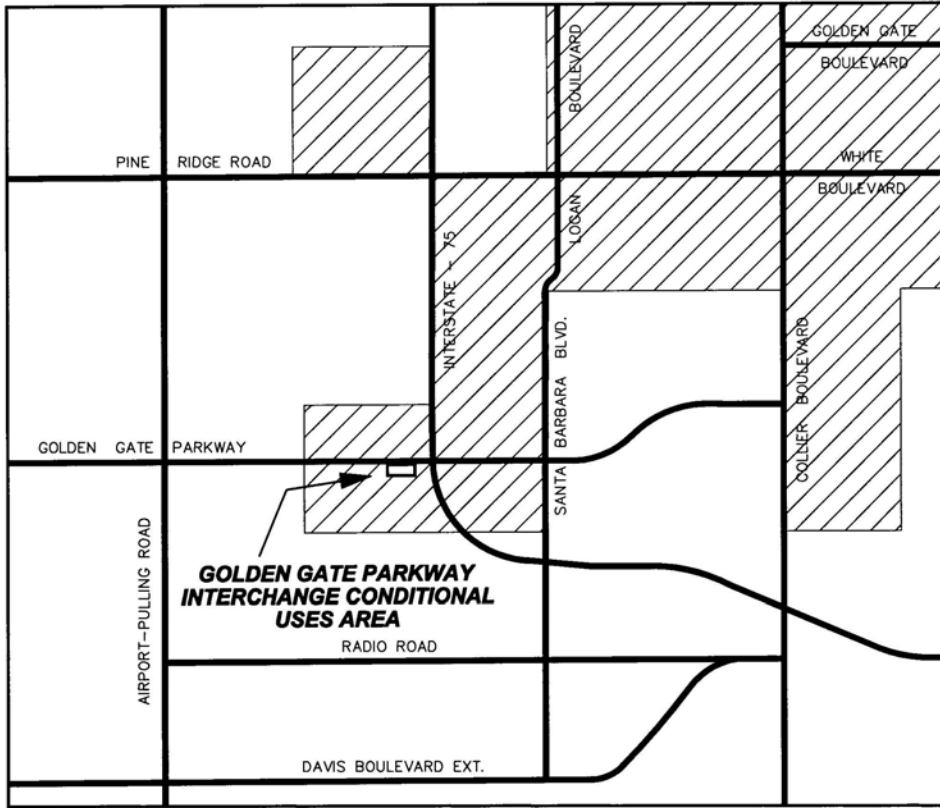


RANDALL BOULEVARD COMMERCIAL SUBDISTRICT  
Collier County, Florida

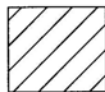


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COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-21.DWG DATE: 9/2003

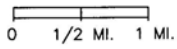
GOLDEN GATE PARKWAY INTERCHANGE CONDITIONAL USES AREA  
Collier County, Florida



LEGEND

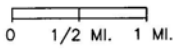
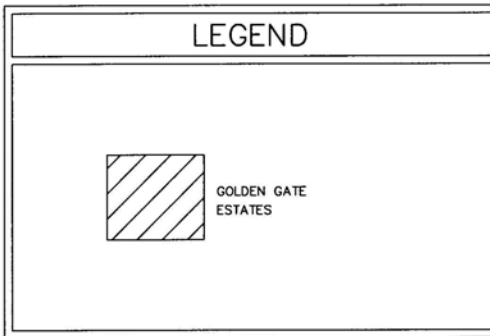
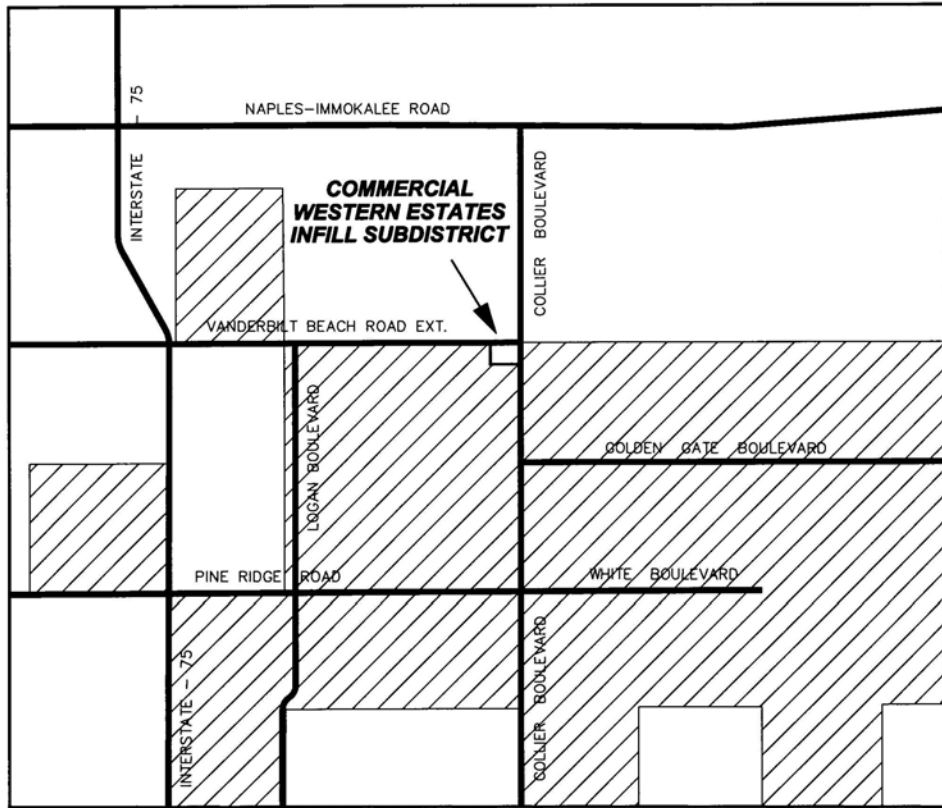


GOLDEN GATE  
ESTATES



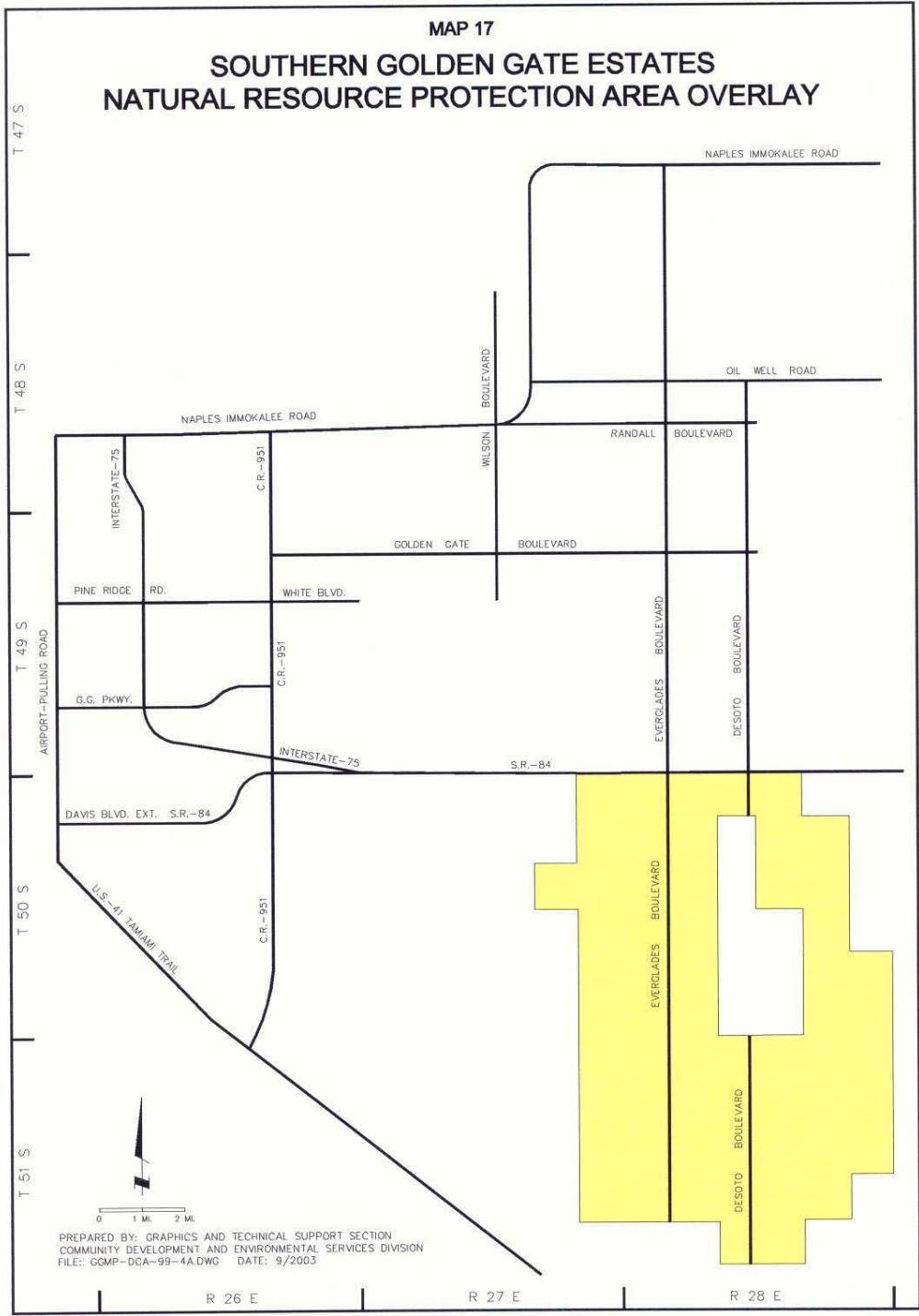
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COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-49.DWG DATE: 9/2003

COMMERCIAL WESTERN ESTATES INFILL SUBDISTRICT  
Collier County, Florida



PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION  
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION  
FILE: GGMP-48.DWG DATE: 9/2003

**MAP 17**  
**SOUTHERN GOLDEN GATE ESTATES**  
**NATURAL RESOURCE PROTECTION AREA OVERLAY**



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 FILE: GGMP-DCA-99-4A.DWG DATE: 9/2003