

1.5.I - Brief Assessment of Successes & Shortcomings – Golden Gate Area Master Plan Element

A. Introduction & Background:

The Golden Gate Area Master Plan (GGAMP) is an “optional element,” under Section 163.3177(7), Florida Statutes. As such, there are no specific criteria to guide the format and purposes of this Element. The Golden Gate Area Master Plan was originally developed, as mandated by (1988) Policy 4.1 of the Future Land Use Element of the Collier County Growth Management Plan. The original policy stated:

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

As a result of Policy 4.1, the Board of County Commissioners established the “Golden Gate Master Plan Citizens Steering Committee,” comprised of nine (9) citizens from the Golden Gate Area. The purpose of the Steering Committee was to help staff develop the Golden Gate Area Master Plan. The Committee and staff began meeting in October of 1988. The final meeting of the Steering Committee was in November of 1989. The Steering Committee’s role was to help staff identify issues and concerns and to propose alternative courses of action. A total of 18 meetings between staff and the Committee were held.

Staff and the Committee identified and refined the provisions within the GGAMP that differ from the provisions in the Future Land Use Element. Such provisions include those having to do with Conditional Uses, Commercial Uses in the Estates, Commercial Uses along the Collier Boulevard corridor, and Commercial Uses in Golden Gate City. After developing alternative solutions to address the identified issues, the staff and Steering Committee held two public workshops, on May 23, 1989, and May 25, 1989. The workshops were designed to outline the issues and detail the Committee’s proposed alternatives. To further public awareness and input, Comprehensive Planning staff developed a brochure detailing the issues and alternatives. The brochure contained a mail-back questionnaire to allow the citizens of Golden Gate to identify preferred alternatives.

After the workshops, the Steering Committee and staff met to finalize the recommendations. The eventual result of the Steering Committee’s deliberations was the original Golden Gate Area Master Plan, adopted by the Board of County Commissioners in February of 1991.

In 1996, based upon recommendations contained in Collier County’s adopted Evaluation and Appraisal Report (EAR), staff initiated amendments to the Golden Gate Area Master Plan. Unlike the 1989 – 1991 process, the process initiated in 1996 did not involve an advisory committee specific to the Golden Gate Area. Instead, the proposed GGAMP amendments were formulated and reviewed by staff, aided by an Evaluation & Appraisal

Report Advisory Committee, which also helped staff formulate and review amendments to other Elements of the Growth Management Plan.

The amendments involved the creation of, or revisions to, subdistricts within Golden Gate City and the Urban Estates area, the adoption of a new Goal area and Overlay District for Southern Golden Gate Estates, and revisions to the Neighborhood Center Subdistrict of the Estates-Mixed Use District. Based upon the EAR recommendations, in October of 1997, the Board of County Commissioners adopted a new Ordinance enacting the revised Master Plan.

In February of 2001, the Board of County Commissioners directed Comprehensive Planning staff to begin the process of updating the Golden Gate Area Master Plan. In June of 2001, at staff request, the Board authorized the creation of the “Golden Gate Area Master Plan Restudy Committee” to aid staff in updating the GGAMP. Initially, the Restudy Committee was authorized for one (1) year. However, in June of 2002, the Committee’s appointment was extended for a second year. In total, staff and the Restudy Committee met on thirty-one (31) occasions, between July of 2001 and June of 2003. The majority of meetings had some public attendance. Several were very well attended. The Restudy Committee considered a variety of issues and topics related the Golden Gate Area, nearby areas, and Collier County in general.

B. Objectives Analysis:

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.

Objective Achievement Analysis:

This Objective is the means through which the Golden Gate Area Master Plan’s Future Land Use Designations are tied to the Goals, Objectives and Policies of the Master Plan. The Future Land Use Designation Description Section, itself, is contained in a separate portion of the Implementation Section of the Element. Most major land use requirements within the Implementation Section are actually contained within the Land Use Designation Description text and are tied directly to the specific Future Land Use Designations, as reflected on the Golden Gate Area Future Land Use Map. The Objective serves to provide a listing of the various designations and as a place to state requirements or provisions that apply to the entire Element. There are no recommended changes to this Objective.

Policy Relevance:

Policy 1.1.1 contains the Future Land Use Districts and Subdistricts for the Urban portion of the Golden Gate Future Land Use Map (Golden Gate City and specific portions of the Estates west of Collier Boulevard). Policy 1.1.2 contains the Future Land Use Districts and Subdistricts for the Estates portion of the Golden Gate Future Land Use Map (the remainder of the Estates, including Southern Golden Gate Estates). Policy 1.1.3 contains language regarding the Settlement Area District, comprised of the Orangetree PUD. Within Objective 1.1 are also three policies that together regulate all proposed land uses within the Golden Gate Area. Policy 1.1.4 requires conditional use requests to adhere to the criteria contained within the Conditional Use Description Section of the plan. Policy 1.1.5 requires that “Conditional use requests shall be approved by the Board of County Commissioners by a Super Majority (4/5) vote.” Finally, Policy 1.1.6 requires all new development orders to be consistent with the provisions of the GGAMP. There are no recommended changes to these policies.

OBJECTIVE 1.2:

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

Objective Achievement Analysis:

All the policies within this objective relate to public facilities. The Objective as a whole should be retained. However, certain policies within the Objective should be revised or deleted.

Policy Relevance:

Policy 1.2.1 requires proposed land uses to meet concurrency requirements. All rezone requests or comprehensive plan amendments (relative to land use) are subject to this policy. Policy 1.2.2 requires the GGAMP to be updated annually to reflect public facility improvements. This policy has not been followed. The GGAMP does not, as a rule, track public facility improvements. This is done through the Capital Improvement Elements 5-year schedule of capital improvements (which, is updated annually) and through the County’s Annual Update and Inventory Report (AUIR) process. Therefore, staff recommends that this policy be deleted. Policy 1.2.3 requires the County Transportation Department to “explore alternative financing methods to accelerate paving of lime-rock roads in the Estates.” Transportation Staff believes that this policy is still applicable and should be retained. Policy 1.2.4 requires Florida Cities Water Company (a private utility providing service to portions of Golden Gate City) to provide its annual service data to Collier County Public Utilities. Policy 1.2.5 encourages the company to expand to encompass all of Golden Gate City. These two policies remain relevant. These two policies should be revised to reflect that the Florida Governmental Utilities Authority has assumed the former Florida Cities Water Company Service Area. Policy 1.2.6 requires the Golden Gate Fire District to investigate the possibility of establishing drafting stations on some of the area’s many canals. The upcoming Golden Gate Area Master Plan Phase II Amendments will recommend deletion of this policy.

OBJECTIVE 1.3:

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

Objective Achievement Analysis:

Objective 1.3 contains the policies related to the preservation of natural resources in the Golden Gate Area. During the Golden Gate Area Master Plan Restudy process, the County's Restudy Committee rejected both the adoption of a separate Goal Area for natural resources and any major changes to this Objective. The County's Conservation & Coastal Management Element (CCME) contains natural resource protection requirements for the entire County, including area covered by the Golden Gate Area Master Plan. Therefore, staff recommends revising Objective 1.3 to refer to the appropriate CCME criteria.

Policy Relevance:

Policy 1.3.1 requires County Planning and Development Review staffs to coordinate with environmental agencies when undertaking planning and permitting activities. This policy should be retained. Policy 1.3.2 ties the periodic update of the GGAMP to past changes to the County's natural resources programs. The upcoming Golden Gate Area Master Plan Phase II Amendments will recommend deletion of this policy.

OBJECTIVE 1.4:

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

Objective Achievement Analysis:

Objective 1.4 deals with aesthetics and the quality of life of areas residents. It contains only 1 policy, Policy 1.4.1, which deals with code enforcement concerns. Staff recommends that Objective 1.4 be retained.

Policy Relevance:

Staff recommends that Policy 1.4.1 be retained.

OBJECTIVE 2.1:

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

Objective Achievement Analysis:

Objective 2.1 concerns public infrastructure within the Southern Golden Gate Estates State Lands purchase area. It is part of a larger Goal Area that defines how the County

will perform minimal maintenance duties within the purchase area and how land use requests within the area will be reviewed. Staff recommends that the Objective be retained until such time as Southern Golden Gate Estates has been completely purchased by the State.

Policy Relevance:

Policy 2.1.1 commits the County to minimal road maintenance activities within Southern Golden Gate Estates (SGGE). Policy 2.1.2 states that public sewer and water will not be expanded into the SGGE. Policy 2.1.3 states that special taxing districts, for infrastructure provision shall not be created in the SGGE. Policy 2.1.4 adopts the provisions of the Big Cypress Area of Critical State Concern (ACSC) for those portions of the SGGE within the ACSC boundary. At this time staff does not recommend amending any of these policies.

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.

Objective Achievement Analysis:

This Objective is part of the same Goal Area as Objective 2.1, above. It requires the County to coordinate with the Florida Department of Environmental Protection (FDEP) in an effort to assist the State purchase process. For the most part, the Objective and its policies have been followed by County staff and should be retained.

Policy Relevance:

Objective 2.2 requires the County to coordinate with the Florida Department of Environmental Protection (FDEP) in an effort to assist the State purchase process. Policy 2.2.1 requires the County to refer land sales or donation enquiries within the SGGE to FDEP. This policy should be retained. Policy 2.2.2 establishes a County liaison position between the public and FDEP, regarding the State purchase program in Southern Golden Gate Estates. No such staff person has ever been designated. However, liaison with FDEP has occurred on a project-by-project basis as necessary during development review. Therefore, staff recommends deletion of this policy. Policy 2.2.3 establishes development review procedures for proposed land uses within the SGGE. County staff has adhered to these procedures. Therefore, this policy should be retained.

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.

Objective Achievement Analysis:

This Objective refers to a Florida Department of Environmental Protection purchase schedule that was not met. Also, the Objective, as worded, has little or no effect, as the County cannot impose standards on the State. Therefore, staff recommends that this Objective be deleted.

Policy Relevance:

Policy 2.3.1 requires the County to delete the SGGE from the County's Future Land Use Maps at such time as the State purchase is completed or nearing completion. The County would have to do this at any case. Staff recommends deletion of this policy.

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. Additional Objectives will also be included in this amendment package.

Objective Achievement Analysis:

This Objective was adopted in 2003 as a result of the Phase I Golden Gate Area Master Plan Restudy Amendments. It is part of a new goal area dealing with commercial uses within the Estates. Staff is proposing to add additional policies to this Objective as part of the Phase II Restudy Amendments. Objective 3.1 requires the Neighborhood Commercial Centers within Golden Gate Estates to meet certain design and locational criteria, to be transmitted during 2004. This Objective should be retained.

Policy Relevance:

Policy 3.1.1 requires the Neighborhood Centers to be consistent with criteria contained within the GGAMP's Future Land Use Designation Section. The proposed Phase II Amendments would expand upon these criteria.

LAND USE DESIGNATION DESCRIPTION SECTION:

This 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.

The plan's Land Use Designation Description Section follows the Goals, Objectives and Policies of the GGAMP. The Section divides the Golden Gate Area into three major geographic Future Land Use Designations, reflecting the divisions shown on the Golden Gate Area Future Land Use Map. These three divisions are: the Urban Designation, the Estates Designation and the Agricultural/Rural Designation. Within each designation are one or more "Districts." Districts may have one or more Subdistricts.

Urban Designated Areas on the Golden Gate Future Land Use Map include two general portions the Greater Golden Gate Area: those areas with the greatest residential densities and areas in close proximity to the residential concentration areas, 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. This is similar to the concept behind the Urban Designation within the Countywide Future Land Use Element.

There are two Districts within the Urban Designation of the GGAMP: the Urban Mixed Use District and the Urban Commercial District. **The Urban Mixed Use District** is intended to accommodate a variety of residential and commercial land uses including single-family, multi-family, duplex, and mixed use (Planned Unit Developments). **The Urban Commercial District** is comprised of various commercial mixed-use subdistricts, all located within either Golden Gate City or the western-most portions of Golden Gate Estates.

Within the Urban Mixed Use District are two residential subdistricts: the Urban Residential Subdistrict and the High Density Residential Subdistrict. The **Urban Residential Subdistrict** includes most of Golden Gate City. The **High Density Residential Subdistrict** is comprised of a specific portion of Golden Gate City, adjacent to the intersection of Golden Gate Parkway and Coronado Parkway. Although primarily residential in nature, both of these Subdistricts contain some commercial or commercially zoned parcels.

Under the Urban Residential Subdistrict is a description of the County's **Density Rating System**, as applied to the Urban designations within the Golden Gate Area Master Plan. The Base Urban Density is four (4) units per acre and the density may not exceed 16 units per acre. All of the Density Rating System (DRS) provisions within the GGAMP are bonuses. There are no density reduction factors. DRS provisions do not apply to any lands within the Estates Designation.

Within the Urban Commercial District are seven (7) subdistricts. Furthermore, two new subdistricts will be proposed within the Golden Gate Area Master Plan Restudy Phase II Amendments, scheduled to be transmitted to the Florida Department of Community Affairs (DCA) in April 2004. The description of the seven (7) existing Subdistricts follows:

The Activity Center Subdistrict includes an area of Golden Gate Parkway, adjacent to its intersection with Coronado Parkway. Land uses within the Activity Center are primarily commercial in nature; however, residential uses are allowed subject to the DRS. 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. This is the same concept as used for the corresponding subdistrict within the Countywide FLUE.

The Golden Gate Urban Commercial Infill Subdistrict includes a single parcel located at the southwest quadrant of C.R. 951 (Collier Boulevard) and Golden Gate Parkway. It was formerly part of a larger Subdistrict (see the Golden Gate Estates Commercial Infill Subdistrict, below) that was broken up by an amendment approved in 2003. Due to the existing zoning and land use pattern in proximity to the Commercial In-fill Subdistrict and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses within this subdistrict are limited to two (2) types of land uses:

- (1) 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
- (2) 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.

The **Commercial Under Criteria Subdistrict** is intended to allow commercial infill development within certain portions of Golden Gate City where parcels suitable for infill exist. The subject parcels must already be substantially zoned or developed for commercial uses. The parcels must also meet certain specific size and locational criteria.

The **Interchange Activity Center Subdistrict**, as used in the Golden Gate Area Master Plan, actually refers to Activity Center #9 (I-75 at Pine Ridge Road), as referenced within the Countywide FLUE. This Center is subject to the provisions of the FLUE, and not to the GGAMP. The Center is referenced within the GGAMP due to the interwoven nature of Estates-designated areas and Urban-designated areas in the vicinity of the Interchange.

The **Pine Ridge Road Mixed Use Subdistrict** is located on the north side of Pine Ridge Road, between the western border of the Interchange Activity Center and Livingston Road. The Subdistrict was expanded to the Livingston Road right-of-way in 2003. Prior to that time, it did not reach that far to the west. 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. The entire Subdistrict comprises 16.23 acres.

The **Santa Barbara Commercial Subdistrict** currently consists of a single strip of “plex-style” residential development, located along the east side of Santa Barbara Boulevard, in Golden Gate City, between 27th Court, SW and 22nd Place, SW. The subdistrict requires conversion of this area to commercial uses by 2009. The GGAMP Restudy Phase II Amendments, to be transmitted in April 2004, will propose expansion of this subdistrict one block to the east. The intent of this Subdistrict (Map 1.5I-2) 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.

The **Golden Gate Parkway Professional Office Commercial Subdistrict** covers a one-lot-deep area, on both sides of Golden Gate Parkway, between Santa Barbara Boulevard and 50th Terrace SW, in Golden Gate City. The provisions of this district (see Map 1.5I-3) are intended to provide Golden Gate City with a viable Professional Office Commercial District with associated small-scale retail uses. 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.

The Estates Designation encompasses the major part of Golden Gate Estates. It includes areas located both north and south of Interstate 75 – “Alligator Alley.” The area south of I-75, known as South Golden Gate Estates, is to be deleted from the County’s Future Land Use Maps (as a subdivision) at such time as the State land purchase program has been completed. Low-density semi-rural residential lots with limited opportunities characterize this designation 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. There are also a few very large lots, ranging from 5 acres to more than 40 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, subject to the definitions and regulations as outlined in the Collier County Land Development Code and as consistent with State requirements, and schools and school facilities in the Estates Designation north of I-75, and where feasible and mutually acceptable, co-located with other public facilities, such as parks, libraries and community centers.

Within the Estates Designation is a single district, the **Estates-Mixed Use District**. Within this District are six (6) subdistricts and a single overlay.

The **Residential Estates Subdistrict** encompasses all residential uses within the Estates-Mixed Use District except for the area within the Southern Golden Gate Estates Natural Resource Protection Overlay. Single-family residential development may be allowed within the Estates Mixed Use District at a maximum density of one unit per 2¼ gross acres unless the lot is considered a legal non-conforming lot of record. Note that all legal parcels larger or smaller than 2.25 acres are considered legal non-conforming lots of record.” Therefore, no parcel within the Estates is permitted more than one primary residential unit. Guesthouses may be permitted on larger parcels, subject to certain specific Land Development Code criteria.

The **Neighborhood Centers Subdistrict** consists of four (4) separate intersections, within North Golden Gate Estates, where commercial and other non-residential uses are allowed. Note that the GGAMP Future Land Use Map does not allow commercial uses except in specific designated areas, or areas where these uses existed (or had approved zoning) prior to the adoption of the 1989 Growth Management Plan. The purpose of the Neighborhood Centers Subdistrict is to provide basic goods, services and amenities to Estates residents. The Neighborhood Center designation does not guarantee that commercial zoning will be granted. The designation only provides the opportunity to request commercial zoning. Prior to 2003, there were only two designated Neighborhood Centers. However, during 2003 two new Centers were designated and the designation for the two existing Centers was expanded. The GGAMP Restudy Phase II Amendments contain proposals that would establish architectural and landscaping guidelines for Neighborhood Centers.

The **Randall Boulevard Commercial Subdistrict** consists of two parcels located at the southernmost quadrant of the intersection of Immokalee Road (C.R. 846) and Randall Boulevard. This subdistrict allows for certain specific commercial uses, subject to buffering criteria.

The **Commercial Western Estates Infill Subdistrict** was created during 2003, as part of the Golden Gate Area Master Plan Restudy Phase I Amendments. The subdistrict consists of a single 6.23-acre parcel, located at the southwest corner of Vanderbilt Beach Road and Collier Boulevard (C.R. 951). 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. 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.

The **Conditional Uses Subdistrict** includes all conditional uses and essential services within Golden Gate Estates except for the area within the Southern Golden Gate Estates Natural Resource Protection Overlay. The Subdistrict is divided into four sets of geographic-based criteria and a list of special exceptions. All proposed conditional uses within the Estates must meet one of the four sets of criteria or be one of the special exceptions in order to be approved.

The **Golden Gate Estates Commercial Infill Subdistrict** consists of two separate parcels located at the northwest corner of Santa Barbara Boulevard and Golden Gate Parkway, and the southwest corner of Green Boulevard and Collier Boulevard (C.R. 951). Prior to 2003, this subdistrict was part of a larger subdistrict (see the Golden Gate Urban Commercial Infill Subdistrict, above). In December of 2003, this larger subdistrict was broken into two new subdistricts, one within the Estates Designation and one within the Urban Designation. Due to the existing zoning and land use pattern in proximity to the Estates Commercial In-fill Subdistrict (see Map 1.5I-1) and the need to ensure adequate development standards to buffer adjacent land uses, commercial uses are subject to certain limitations. The parcel located at Santa Barbara Boulevard and Golden Gate Parkway is further limited by a requirement that restricts land uses to office development.

The **Southern Golden Gate Estates Natural Resource Protection Overlay** encompasses that part of Golden Gate Estates (generally known as South Golden Gate Estates) located south of the east-west portion of I-75. This area is in the process of being acquired by the Florida Department of Environmental Protection as part of a planned State Forest. Within this portion of the Estates, only agriculture and directly related uses and one single family dwelling unit per parcel or lot, created prior to June 22, 1999, is allowed. At such time as the State has acquired all of the legal parcels within South Golden Gate Estates, both the Overlay and the subdivision will be deleted from Collier County Future Land Use Maps, and the State Forest shown in its place.

Within the Golden Gate Area Master Plan, the **Agricultural/Rural Designation** is comprised of a single district, the **Settlement Area District**. This District, formerly known as North Golden Gate City, consists solely of the Orangetree Planned Unit Development (PUD). It is identical to the “Rural Settlement Area District” of the Countywide Future Land Use Element. Its land uses are governed by the terms of a lawsuit settlement agreement, signed on January 27, 1986. Due to this Settlement, Twenty-one hundred (2,100) dwelling units and twenty-two (22) acres of neighborhood commercial uses and hotel/motel use are “vested” for the project. Total approved/vested uses 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.

Section Relevance:

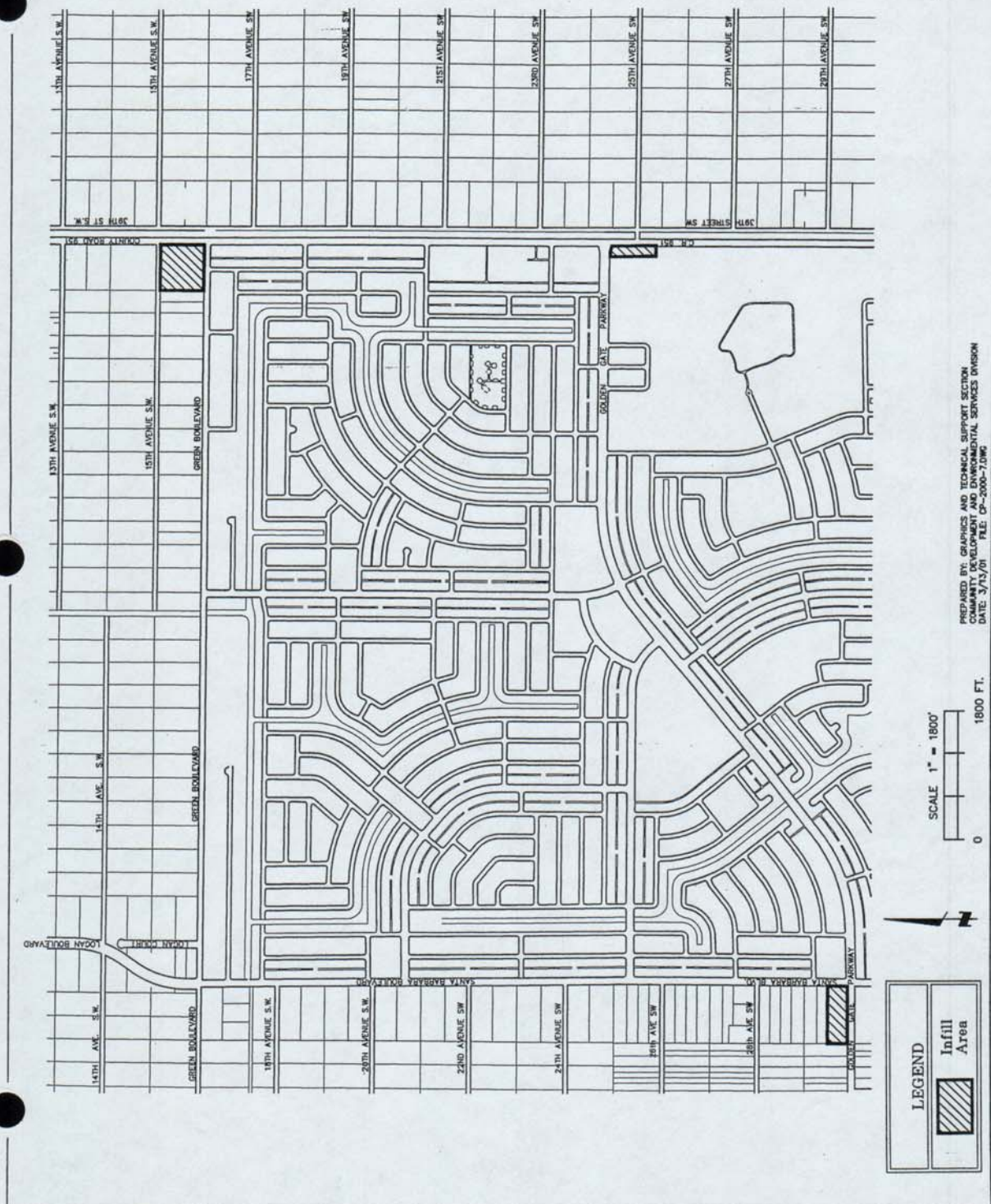
Staff is recommending that the Urban Designation within the GGAMP’s Future Land Use Designation Section be reformatted to clarify the distinctions between the Urban Mixed Use and Urban Commercial Districts. Also, the Interchange Activity Center and Pine Ridge Road Mixed Use Subdistricts will be relocated into the Estates Designation, as the Urban Designation was originally intended to refer solely to Golden Gate City.

C. General Recommendations:

A synopsis of the adopted Phase I Restudy Amendments and the proposed Phase II Amendments are contained in Section 2.31, Antiquated Subdivisions.

Map 1.5I-1

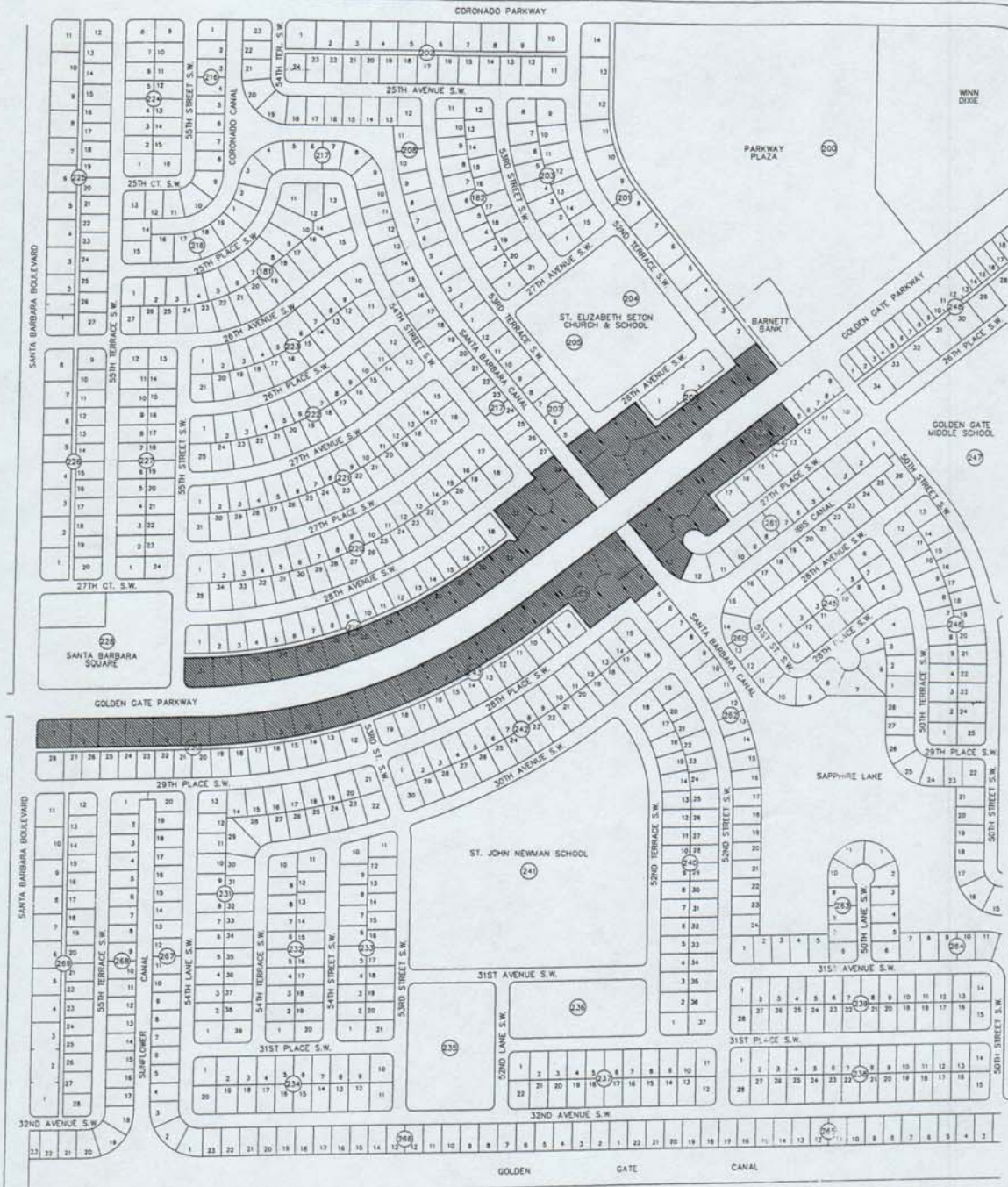
GOLDEN GATE COMMERCIAL INFILL DESIGNATION
COLLIER COUNTY, FLORIDA



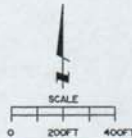
Map 1.5I-2



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