

GOLDEN GATE AREA MASTER PLAN

To update and reorganize the current Golden Gate Area Master Plan, along with the title, heading and Future Land Use Map series.

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

GOLDEN GATE AREA MASTER PLAN

Prepared by
Collier County ~~Planning and Zoning~~ Division Department
~~Comprehensive Planning Section~~

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted 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	2000-25 **
	May 9, 2000	2000-26 ***
(I)	May 9, 2000	2000-27
(II)	May 9, 2000	2000-28
(III)	May 9, 2000	2000-29
(IV)	March 13, 2001	2001-12
(V)	May 14, 2002	2002-24
(VI)	September 10, 2003	2003-44
(VII)	December 16, 2003	2003-67
(VIII)	October 26, 2004	2004-71
(IX)	June 7, 2005	2005-25
(X)	January 25, 2007	2007-19
(XI)	December 4, 2007	2007-76
(XII)	December 4, 2007	2007-77
(XIII)	December 4, 2007	2007-83
(XIV)	October 14, 2008	2008-55
(XV)	October 14, 2008	2008-56
(XVI)	October 14, 2008	2008-59
(XVII)	July 28, 2010	2010-31
(XVIII)	July 28, 2010	2010-32
(XIX)	September 14, 2011	2011-29
(XX)	January 9, 2013	2013-15
(XXI)	November 18, 2014	2014-41
(XXII)	November 10, 2015	2015-62
(XXIII)	May 10, 2016	2016-12
(XXIV)	June 13, 2017	2017-23

The parenthesized Roman numeral symbols enumerated above appear throughout this Element and provide informational citations to adopted documents recorded in the Official Records of Collier County, as required by Florida law. These symbols are for informational purposes only, meant to mark entries amended after the 1997 adoption of the full Element and typically found in the margins of this document, but are not themselves adopted.

* Indicates adopted portions

** Ordinance No. 2000-25 rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in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 (1996 EAR) 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 (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 readopting Policy 2.2.3 of the Golden Gate Area Master Plan.

- The above Ordinance No. 2007-19 is based on the 2004 Evaluation and Appraisal Report (EAR).
- The above Ordinance No. 2013-15 is based on the 2011 Evaluation and Appraisal Report (EAR).

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN – prior to 2000
GOLDEN GATE AREA MASTER PLAN**

<u>DATE AMENDED</u>	<u>ORDINANCE NO.</u>
May 19, 1992	92-34
August 4, 1992	92-50
May 25, 1993	93-24
April 12, 1994	94-22
March 14, 1995	95-12
April 14, 1998	98-26
September 8, 1998	98-70
February 23, 1999	99-17

Note: All of the above amendments occurred after adoption of the Golden Gate Area Master Plan in 1991 (Ord. No. 91-15) and prior to adoption of amendments in 1997 that were subsequently re-adopted in 2000. These amendments are no longer denoted on the pages of the Element with Roman numeral symbols.

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1 I. INTRODUCTION

2 As part of the revised Growth Management Plan, the County adopted the original Golden Gate
3 Area Master Plan (GGAMP) in 1991. The GGAMP was further revised in 1997. The Golden Gate
4 Area Master Plan provides growth management regulations for the designated Golden Gate Area
5 (see original Golden Gate Area Master Plan Study Areas Map).

6 The Golden Gate Area was previously subject to the regulations outlined in the County's Future
7 Land Use Element (FLUE). However, in 1991, the unique characteristics of the area resulted in
8 adoption of a Master Plan for Golden Gate, as a separate Element of the Collier County Growth
9 Management Plan. This Master Plan superseded former Objective 1, Policy 1.1, and Policy 1.3
10 of the FLUE. All other Goals, Objectives, and Policies contained in the FLUE and all other
11 Elements of the Growth Management Plan remain applicable to the Golden Gate Area. In
12 addition, the Golden Gate Area Future Land Use Map will be used instead of the County-Wide
13 Future Land Use Map.

14 In April 1996, the Board of County Commissioners adopted the Evaluation and Appraisal Report
15 (EAR) for Collier County. As a result of the recommendations made in the EAR, Ordinance 91-
16 15, which adopted the original Golden Gate Area Master Plan, was repealed and a new Ordinance
17 97-64 was adopted.

18 In February of 2001, the Board of County Commissioners directed staff to initiate a restudy of the
19 Golden Gate Area Master Plan. Accordingly, in June of 2001, Comprehensive Planning Section
20 Staff requested that the Board appoint an advisory committee, consisting of residents of Golden
21 Gate City and Golden Gate Estates, to aid Staff in the restudy process. The Golden Gate Area
22 Master Plan Restudy Committee met on over twenty (20) occasions, between June 2001 and
23 June 2003, to consider proposed amendments to the GGAMP, as well as other matters related to
24 the Golden Gate Area. All meetings were open to the public; many of these meetings were well
25 attended.

26 The restudy process was divided into two phases. The County transmitted Phase I amendments
27 to the Florida Department of Community Affairs (DCA) in April 2003. These amendments were
28 adopted, as Ordinance 2003-44, in September 2003. Phase II amendments were transmitted in
29 June 2004. The Phase II amendments were adopted in October 2004, as Ordinance 2004-71.

30 In February 2015, the Board of County Commissioners directed staff to initiate another restudy of
31 the GGAMP. Staff evaluated the Golden Gate Area within 3 distinct areas: 1) Golden Gate City,
32 2) Golden Gate Eastern Rural Estates, defined as the Estates area east of Collier Boulevard; and
33 3) Golden Gate Western Urban Estates, defined as the Estates area west of Collier Boulevard.
34 Guided by an Oversight Committee, staff conducted eight public workshops along with electronic
35 outreach to gather resident and stakeholder opinions. Most fundamentally, the vision statements
36 created by consensus within the sub-areas of the Golden Gate Area are as follows:

37 **Golden Gate City Vision Statement:**

38 Golden Gate City is a safe, diverse, family-oriented community that offers easy access to
39 education, parks, shopping and services within a vibrant, walkable community.

40 **Golden Gate Eastern Rural Estates Vision Statement:**

41 The Golden Gate Eastern Rural Estates is an interconnected, low-density residential community
42 with limited goods and services in neighborhood centers, defined by rural character with
43 appreciation for nature and quiet surroundings.

44

1 **Golden Gate ~~Western Urban Estates~~ Vision Statement:**

2 Golden Gate ~~Western Urban Estates~~ is a low-density, large-lot residential neighborhood in a
3 natural setting with convenient access to the coastal area.

4 This plan includes three major sections:

5 The OVERVIEW section provides an introduction to Countywide and Golden Gate Area planning
6 efforts.

7 The IMPLEMENTATION STRATEGY places the Plan into effect. Strategies have been developed
8 to address land use, public facilities, transportation, rural character, emergency management and
9 natural resources. This section ~~also~~ includes the Goals, Objectives, and Policies, the Golden
10 Gate Area Future Land Use Map and the Land Use Designation Description Section. The Goals,
11 Objectives and Policies include Goal 2, which deals solely with Golden Gate City. Because the
12 visions and opinions of Estates residents were similar in the ~~Eastern Rural and Western Urban~~
13 Estates areas, both areas of Golden Gate Estates are covered together in Goals 3-7.

14 The SUPPORT DOCUMENT outlines data and information used to develop the Implementation
15 strategy, including the Goals, Objectives, and Policies.

II. OVERVIEW

A. COUNTY-WIDE PLANNING PROCESS

Pursuant to Section 163.3177(6), Florida Statutes, the Collier County Growth Management Plan shall contain the following elements:

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

In addition to the above Elements, local government comprehensive plans in Florida may, by decision of the local legislative body, contain one or more optional elements. Optional elements are required to comply with certain general criteria under Section 163.3177, Florida Statutes, but are not subject to specific requirements (with some exceptions). In 1991, the Board of County Commissioners chose the option of adopting the Golden Gate Area Master Plan, in recognition of the unique characteristics of the Golden Gate Area.

In addition to establishing the Collier County Growth Management Plan's mandatory structure, Chapter 163, Florida Statutes, also subjects the Plan to a mandatory evaluation process every seven (7) years. This process involves the preparation of an Evaluation and Appraisal Review (EAR) to determine whether, and to what extent, the existing Growth Management Plan has carried out its stated Goals, Objectives and Policies.

B. GOLDEN GATE AREA PLANNING PROCESS

Objective 4 of the Collier County Future Land Use Element (FLUE) allows the countywide planning process to "address specific geographic or issue areas." Policy 4.1 of this Objective reads as follows:

"A detailed Master Plan for Golden Gate Estates has been developed and was incorporated into this Growth Management Plan in February 1991. The Master Plan addresses 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. The original Master Plan incorporated the recommendations of a Citizens Steering Committee. A revised and updated Master Plan was adopted in 1997, pursuant to recommendations of the County's 1996 Evaluation and Appraisal Report. In 2001, the Board of County Commissioners established the Golden Gate Area Master Plan Restudy Committee and directed Staff to work with the Committee to further revise and update the Master Plan. The Board of County Commissioners adopted revisions to the GGAMP, incorporating the recommendations of the Restudy Committee, in 2003 and 2004.

1 III. IMPLEMENTATION STRATEGY

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

4 A. GOALS, OBJECTIVES AND POLICIES

5 GOAL 1: GOLDEN GATE CITY AND GOLDEN GATE ESTATES

6 TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING AND TO BALANCE THE
7 NEED TO PROVIDE BASIC SERVICES WITH NATURAL RESOURCE CONCERNS THROUGH
8 A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH,
9 SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS.

10 OBJECTIVE 1.1:

11 Develop new or revised uses of land consistent with designations outlined on the Golden Gate
12 Area Future Land Use Map and provisions found in the Land Use Designation Description Section
13 of this Element.

14 Policy 1.1.1:

15 The Policies under the above Objective shall identify the Future Land Use Designations, Districts,
16 and Subdistricts for the Golden Gate Area.

17 Policy 1.1.2:

18 The Land Use Designation Description Section of this Element shall provide the standards and
19 permitted uses for Golden Gate Area Future Land Use Districts and Subdistricts.

20 Policy 1.1.3:

21 The Golden Gate Area Future Land Use Map and companion Future Land Use Designations,
22 Districts, and Subdistricts shall be binding on all development orders unless otherwise permitted
23 in this Master Plan effective with the adoption of this Master Plan.

24 Policy 1.1.4:

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

27 A. URBAN – MIXED USE DISTRICT

- 28 1. Urban Residential Subdistrict
- 29 2. High Density Residential Subdistrict
- 30 3. Downtown Center Commercial Subdistrict

31 B. URBAN – COMMERCIAL DISTRICT

- 32 1. Mixed Use Activity Center Subdistrict
- 33 2. Golden Gate Urban Commercial Infill Subdistrict
- 34 3. Santa Barbara Commercial Subdistrict
- 35 4. ~~Golden Gate Parkway Professional Office Commercial Subdistrict~~
- 36 5. Collier Boulevard Commercial Subdistrict

Policy 1.1.5:

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

A. ESTATES – MIXED USE DISTRICT

1. Residential Estates Subdistrict
2. Neighborhood Center Subdistrict
3. Conditional Uses Subdistrict
4. Golden Gate Parkway Institutional Subdistrict
5. Mission Subdistrict
6. Everglades – Randall Subdistrict

B. ESTATES – COMMERCIAL DISTRICT

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

Policy 1.1.6:

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

A. RURAL SETTLEMENT AREA DISTRICT**Policy 1.1.7:**

Overlays and Special Features shall include:

- A. Southern Golden Gate Estates Natural Resource Protection Overlay

Policy 1.1.8:

Conditional Use requests within Golden Gate Estates shall adhere to the guidelines outlined in the Conditional Uses Subdistrict.

Policy 1.1.9:

To obtain Conditional Use approval, a super majority vote (minimum of 4 votes) by the Board of Zoning Appeals shall be required.

Policy 1.1.10:

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

1 orders shall also be reviewed for consistency with the Growth Management Plan based on the
2 County-Wide Future Land Use Element.

3
4 **Policy 1.1.11:**

5 The sites containing existing public educational plants and ancillary plants, and the undeveloped
6 sites owned by the Collier County School Board for future public educational plants and ancillary
7 plants, within the GGAMP area, are depicted on the Future Land Use Map Series in the
8 countywide FLUE and on the Public School Facilities Element Map Series, and referenced in
9 FLUE Policy 5.14 and Intergovernmental Coordination Element Policy 1.2.6. All of these sites are
10 subject to the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County
11 School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently
12 amended and restated, with an effective date of December 2008, and subject to the implementing
13 land development regulations to be adopted; ~~and, shall be subject to the School Board Review~~
14 ~~(SBR) Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and~~
15 ~~on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land~~
16 ~~development regulations. All future educational plants and ancillary plants shall be allowed in~~
17 ~~zoning districts as set forth in FLUE Policy 5.14.~~

18
19 **OBJECTIVE 1.2:**

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

21
22 **Policy 1.2.1:**

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

26
27 **Policy 1.2.2:**

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

30
31 **Policy 1.2.3:**

32 ~~Consistent with Chapter 89-169, Florida Administrative Code, the Florida Governmental Utilities~~
33 ~~Authority, or its successor, shall provide updated water and sewer service data to the Collier~~
34 ~~County Water and Wastewater Authority on an annual basis.~~

35
36 **Policy 1.2.4:**

37 ~~Due to the continued use of individual septic systems and private wells within a densely platted~~
38 ~~urban area, the Florida Governmental Utilities Authority, or its successor, is encouraged to expand~~
39 ~~their sewer and water service area to include all of that area known as Golden Gate City at the~~
40 ~~earliest possible time.~~

41
42 **OBJECTIVE 1.3:**

43 Protect and preserve the valuable natural resources within the Golden Gate area.

44
45 **Policy 1.3.1:**

46 The County shall protect and preserve natural resources within the Golden Gate area in
47 accordance with the Objectives and Policies contained within Goals 6 and 7 of the Collier County
48 Conservation and Coastal Management Element (CCME).

Policy 1.3.2:

As provided for in CCME Policy 6.1.1, the subdivision of tracts up to 13 acres in size and designated Residential Estates Subdistrict shall not trigger preserve requirements.

Policy 1.3.3:

~~The Collier County Environmental Services Department~~ shall coordinate its planning and permitting activities within the Golden Gate Area with all other applicable environmental planning, permitting and regulatory agencies to ensure that all Federal, State and local natural resource protection regulations are being enforced.

OBJECTIVE 1.4:

Provide a living environment within the Golden Gate Area, which is aesthetically acceptable and protects the quality of life.

Policy 1.4.1:

Collier County shall provide a living environment that is aesthetically acceptable and protects the quality of life through the enforcement of applicable codes and laws.

Policy 1.4.2:

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

GOAL 2: GOLDEN GATE CITY

TO PRESERVE AND ENHANCE A MIX OF RESIDENTIAL AND COMMERCIAL LAND USES WITHIN GOLDEN GATE CITY THAT ~~PROVIDES FOR THE BASIC NEEDS OF BOTH THE LOCAL RESIDENTS AND THE RESIDENTS OF THE SURROUNDING AREA AND TO CONTINUALLY IMPROVE TRANSPORTATION AND SAFETY SERVICES~~ CREATES A SAFE, DIVERSE AND VIBRANT WALKABLE COMMUNITY CONSISTENT WITH THE STATED VISION OF GOLDEN GATE CITY.

OBJECTIVE 2.1:

Provide for residential and commercial land uses that meet the needs of Golden Gate City and the surrounding area.

Policy 2.1.1:

Development and redevelopment within Golden Gate City shall be guided by the residential and commercial needs consistent with the stated vision of Golden Gate City.

Policy 2.1.2:

The County shall protect established stable neighborhoods and provide opportunity for redevelopment and renewal through development standards and practices that promote compatibility.

Policy 2.1.3

Within two years, Collier County shall create development standards to guide the transformation of Golden Gate Parkway and the Activity Center into destinations that are convenient, pleasant and safe for pedestrians and cyclists, and maintain strong connections to transit service.

Policy 2.1.4

The Activity Center shall allow uses intended to strengthen the economic health of Golden Gate City.

Policy 2.1.5

Collier County shall discourage new land uses along Golden Gate Parkway and within the Activity Center that impede pedestrian activity and are solely auto-oriented, such as car washes, storage facilities, auto dealerships and drive throughs. Land development regulations will be established within two years to ensure compatibility of auto-oriented uses within the pedestrian environment.

Policy 2.1.6

Residential land use designations shall support the diversity of housing types within Golden Gate City.

Policy 2.1.7:

Collier County shall respond to community-initiated ~~develop an implementation schedule for the creation of a~~ planning programs as they may occur. ~~The implementation schedule shall~~ Community planning programs may take into consideration the following issues:

- A. Affordable housing based upon home ownership;
- B. Commercial re-vitalization, to include:
 1. Sidewalks
 2. Traffic calming measures
 3. Improved street lighting;
- C. Neighborhood parks, open space and recreational centers;
- D. Crime reduction;
- E. Consistent enforcement of land development regulations; and,
- F. Improved lighting for streets and parking areas.

OBJECTIVE 2.2:

Strengthen the quality of life in Golden Gate City and the surrounding area and promote a healthy economy through support of redevelopment and renewal in Golden Gate City with focus along Golden Gate Parkway and within the designated Activity Center.

Policy 2.2.1

Collier County shall consider the use of redevelopment tools such as tax increment financing.

Policy 2.2.2

Within two years of adoption, Collier County shall initiate a community renewal plan to include economic development strategies, urban design schemes, and infrastructure improvements. Renewal plans shall be in concert with the vision of Golden Gate City and promote vibrant urbanism, improve aesthetics and support walkability.

Policy 2.2.3

Within two years of adoption, Collier County shall initiate the involvement of Golden Gate City residents and business owners to consider amendments to the Land Development Code to support and implement residential and commercial redevelopment and renewal initiatives. Amendments shall include incentives for remodeling and renovation by creating criteria and standards for variances and/or deviations.

1
2 **Policy 2.2.4**

3 In collaboration with the Golden Gate City residents and business owners, and other community
4 partners such as the Greater Naples Chamber of Commerce, Collier County shall initiate a
5 branding and marketing plan for Golden Gate City within two years of adoption. The proposed
6 plan shall be in concert with the overall vision for Golden Gate City.

7
8 **Policy 2.2.5**

9 Collier County will work to ensure pertinent economic incentive programs are made available to
10 those seeking business creation and redevelopment opportunities.

11
12 **OBJECTIVE 2.3**

13 Ensure Golden Gate City public facilities are provided at an acceptable level of service, planned
14 and implemented in concert with the vision of Golden Gate City.

15
16 **Policy 2.3.1**

17 Due to the continued use of individual septic systems and private wells within a densely platted
18 urban area, Collier County Public Utilities will expand sewer and water service in accordance with
19 the Implementation Report attached as Appendix A to Resolution No. 2017-222. Expansion plans
20 shall consider the renewal areas of Golden Gate Parkway and the area surrounding the Activity
21 Center a priority for expansion and shall coordinate its projects with scheduled road and/or
22 stormwater improvements to maximize efficiency and minimize disruption to businesses and
23 residents.

24
25 **Policy 2.3.2**

26 Collier County will support all transportation needs within Golden Gate City with an emphasis on
27 walkability. Walkability will be improved through the implementation of the recommendations of
28 the Metropolitan Planning Organization's Walkability Study.

29
30 **Policy 2.3.3**

31 Redevelopment within the Activity Center shall maintain multiple access points to the surrounding
32 neighborhoods and through the Activity Center while providing safe and direct access to transit
33 stops within or adjacent to the Activity Center.

34
35 **Policy 2.3.4**

36 Alleys in Golden Gate City may only be vacated if such vacation does not prevent reasonable
37 connection and continuity for future pedestrian, non-motorized and transit trips. Within 1 year of
38 adoption, Resolution 2013-166 shall be amended to implement this policy.

39
40 **Policy 2.3.5**

41 To ensure a safe and pleasant pedestrian environment, Collier County shall periodically conduct
42 speed studies in Golden Gate City. When appropriate, traffic calming measures and speed limit
43 reductions may be implemented.

44
45 **GOAL 3: GOLDEN GATE ESTATES**

46 **TO RECOGNIZE THAT THE AREA WHICH LIES SOUTH OF INTERSTATE 75 (ALLIGATOR**
47 **ALLEY) TO US 41 (TAMIAMI TRAIL) IS AN AREA OF SPECIAL ENVIRONMENTAL**
48 **SENSITIVITY AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT THROUGH**
49 **PARTICIPATION IN THE PICAYUNE STRAND RESTORATION PROJECT AS PART OF THE**
50 **FEDERAL SAVE OUR EVERGLADES PROGRAM. BASED UPON SUCH CONDITIONS, THE**

1 **STATE HAS ACQUIRED OWNERSHIP OF ALL LANDS WITHIN THE SOUTHERN GOLDEN**
2 **GATE ESTATES (SGGE) PICAYUNE STRAND RESTORATION PROJECT AREA.**

3
4 **GOAL 4: GOLDEN GATE ESTATES**

5 **TO PROVIDE FOR LIMITED BASIC COMMERCIAL SERVICES AND CONDITIONAL USES**
6 **FOR PURPOSES OF SERVING THE RURAL NEEDS OF GOLDEN GATE ESTATES**
7 **RESIDENTS, SHORTENING VEHICULAR TRIPS, AND PRESERVING RURAL CHARACTER.**

8
9 **OBJECTIVE 4.1:**

10 Meet the locational and rural design criteria contained within the Estates Designation, Estates-
11 Mixed Use District, Neighborhood Center Subdistrict and Conditional Use Subdistrict of this
12 Golden Gate Area Master Plan Element, of the Collier County Growth Management Plan when
13 considering the placement and designation of Neighborhood Centers and Conditional Uses within
14 Golden Gate Estates.

15
16 **Policy 4.1.1:**

17 Neighborhood Centers within Golden Gate Estates shall be subject to the locational and rural
18 design criteria established within the Estates Designation, Estates – Mixed Use District,
19 Neighborhood Center Subdistrict of this Golden Gate Area Master Plan Element, of the Collier
20 County Growth Management Plan.

21
22 **Policy 4.1.2:**

23 Conditional Uses within Golden Gate Estates shall be subject to locational and dimensional
24 criteria established within the Conditional Use Subdistrict in the Land Use Designation Description
25 section of this Golden Gate Area Master Plan.

26
27 **OBJECTIVE 4.2:**

28 Provide for new commercial development within Neighborhood Centers or and other future
29 Commercial Land Use Designations.

30
31 **Policy 4.2.1:**

32 Within 1 year of the completion of the Randall Blvd. and Oil Well Rd. Corridor study, the County
33 Manager or designee shall initiate an evaluation of the future land uses along Immokalee Rd. in
34 the vicinity of Randall Blvd., Oil Well Rd. and Wilson Blvd. (as generally shown on the Immokalee
35 Rd./Randall Blvd. Planning Study Area Map) and make recommendations to the Board of County
36 Commissioners for any proposed changes to the future land uses.

37
38 **GOAL 5: GOLDEN GATE ESTATES**

39 **~~TO BALANCE THE DESIRE BY RESIDENTS FOR URBAN AMENITIES WITHIN GOLDEN~~**
40 **~~GATE ESTATES WITH THE PRESERVEVATION OF~~ THE AREA'S RURAL CHARACTER, AS**
41 **DEFINED BY LARGE WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO**
42 **GROW CROPS, WILDLIFE ACTIVITY, ENVIRONMENTAL STEWARDSHIP, LOW-DENSITY**
43 **RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL**
44 **USES.**

45
46 **OBJECTIVE 5.1:**

47 Balance the provision of public infrastructure with the need to preserve the rural character of
48 Golden Gate Estates.

Policy 5.1.1:

Future road and bridge improvements in Golden Gate Estates shall not only provide for safety and reasonable mobility but shall also contribute to the rural character of the area. Transportation improvements shall be designed in context with their setting.

Policy 5.1.2:

The County shall initiate architectural standard requirements in the Land Development Code within two years of adoption that apply to commercial, conditional use and essential services facilities, reflecting the rural character of the Estates area and providing coherence and area identity.

Policy 5.1.3:

The ~~Collier County Parks and Recreation Department Manager or designee~~ shall create a public network of greenway corridors within Golden Gate Estates that interconnects public lands and permanently protected green space. The greenway network shall consist of interconnected trails and paths ~~which that~~ allow people to move about the Estates area by means other than motorized vehicles. All greenways shall be constructed within or abutting existing or future public easements or rights-of-way. ~~In creating the greenway network, the County shall not employ eminent domain proceedings.~~

Policy 5.1.4:

Recognizing the residential nature of the land uses surrounding the I-75 interchange at Golden Gate Parkway, as well as the restrictions on conditional uses of the Conditional Uses Subdistrict of the Golden Gate Area Master Plan, there shall be no further commercial zoning for properties abutting Golden Gate Parkway between Livingston Road and Santa Barbara Boulevard. No new commercial uses shall be permitted on properties abutting streets accessing Golden Gate Parkway within the above-defined segment. This policy shall not apply to that existing portion of the Golden Gate Estates Commercial Infill Subdistrict, which is located at the northwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard.

OBJECTIVE 5.2:

Provide for the protection of the rural character of Golden Gate Estates.

Policy 5.2.1:

Rural character protection provisions shall provide for the preservation of such rural amenities as, but not limited to, wooded lots, the keeping of livestock, the ability to grow crops, wildlife activity, and low-density residential development.

Policy 5.2.2:

The growing of food crops and/or the keeping of livestock on properties within Golden Gate Estates shall be permitted, provided that such activities are conducted according to the Land Development Code.

Policy 5.2.3:

Rural character shall be further protected by resisting site-specific Master Plan changes that are out of scale or character with the rural quality of Golden Gate Estates.

Policy 5.2.4:

Recognizing the low density in Golden Gate Estates, the County will initiate a review of written notification requirements in the Land Development Code and the Administrative Code related to

1 land use petitions in Golden Gate Estates, within 1 year of adoption, and consider increasing the
2 specified distance, with particular attention to properties located on dead-end streets.

3
4 **Policy 5.2.5:**

5 Consistent with public safety requirements and best practices for rural areas, outdoor lighting
6 within Golden Gate Estates shall be placed, constructed and maintained in such manner as to
7 prevent or reduce light pollution. In implementing this Policy, the County shall:

8 A. Adhere to the “Collier County Lighting Standards” (County Manager’s Office Standards
9 dated January 6, 2017) as amended, with respect to new and existing County owned or
10 maintained sites and structures.

11 B. Continue to coordinate with FPL and FDOT to improve roadway and security lighting
12 consistent with International Dark Skies Association best practices.

13 C. Consider changes to the Land Development Code and other applicable ordinances to
14 create voluntary or mandatory outdoor lighting standards for commercial, residential or other
15 uses consistent with International Dark Skies Association best practices and determine the
16 extent such standards apply to new or existing development.

17
18 **OBJECTIVE 5.3:**

19 Encourage the preservation of natural resources in Golden Gate Estates, including protection and
20 enhancement of its watershed.

21
22 **Policy 5.3.1:**

23 The Land Development Code shall continue to allow and further encourage the preservation of
24 native vegetation and wildlife indigenous to the Estates Area.

25
26 **Policy 5.3.2:**

27 The County shall continue to pursue the Watershed Management Plan initiatives in Golden Gate
28 Estates as financial and staff resources become available.

29
30 **Policy 5.3.3:**

31 The County shall encourage the combination of parcels smaller than 2.25 acres with other parcels
32 in order to preserve and enhance low-density environmental advantages. Within two years of
33 adoption of this policy, County staff will present recommendations for property owner incentives
34 to the Board of County Commissioners.

35
36 **Policy 5.3.4:**

37 The County will evaluate the use of transferable development rights for the purpose of securing
38 the preservation of wetland or other environmentally significant land within Golden Gate Estates,
39 in a timeframe directed by the Board.

40
41 **Policy 5.3.5:**

42 Within two years of adoption, the County, in coordination with the Floodplain Management
43 Committee, will initiate a study on the feasibility of dispersed water management (DWM) for single
44 family Estates lots, and determine the extent to which it will rely on voluntary, incentive or
45 mandatory provisions and whether provisions will apply to developed and undeveloped Estates
46 parcels.

Policy 5.3.6:

The County will continue to identify and implement educational opportunities related to water resources for parcel owners, homeowners, builders, real estate professionals and the public to aid in understanding and addressing site-specific financial and environmental impacts as well as area-wide impacts to water resources.

Policy 5.3.7:

The County will periodically coordinate with the South Florida Water Management District to review the Level of Service Standards for primary water management canals within the County and their effect on Golden Gate Estates.

Policy 5.3.8:

The County shall continue to pursue a best management practices approach to making septage treatment available to residents and businesses within Golden Gate Estates, as a component of bio-solid processing, either directly, through a private entity, or through a public-private partnership.

GOAL 6: GOLDEN GATE ESTATES

TO PROVIDE FOR A SAFE AND EFFICIENT COUNTY AND LOCAL ROADWAY NETWORK, WHILE AT THE SAME TIME SEEKING TO PRESERVE THE RURAL CHARACTER OF GOLDEN GATE ESTATES IN FUTURE TRANSPORTATION IMPROVEMENTS WITHIN THE GOLDEN GATE AREA.

OBJECTIVE 6.1:

Increase the number of route alternatives for traffic moving through the Golden Gate Area in both east-west and north-south directions, consistent with neighborhood traffic safety considerations, and consistent with the preservation of the area's rural character.

Policy 6.1.1:

In planning to increase the number of route alternatives through the Estates Area, Collier County will prioritize the following routes over other alternatives:

- a. The extension of Vanderbilt Beach Road from its current terminus to DeSoto Boulevard.
- b. The development of a north-south connection from the eastern terminus of White Boulevard to Golden Gate Boulevard.
- c. The development of a new east-west roadway crossing the Estates Area south of Golden Gate Boulevard.

Policy 6.1.2:

~~Collier County shall continue to coordinate with the Florida Department of Transportation to implement a study of a potential interchange in the vicinity of I-75 and Everglades Boulevard. The County shall coordinate with FDOT and the Metropolitan Planning Organization to submit a revised interchange justification report for an interchange at I-75 in the vicinity of Everglades Blvd. (Section 31-34, Township 49, Range 28).~~

Policy 6.1.3:

Everglades Blvd., between Golden Gate Blvd and I-75, shall not be expanded beyond 4 lanes.

OBJECTIVE 6.2:

Increase linkages within the local road system for the purposes of limiting traffic on arterials and major collectors within Golden Gate Estates, shortening vehicular trips, and increasing overall road system capacity.

Policy 6.2.1:

The County shall continue to explore alternative financing methods to facilitate both east- west and north-south bridging of canals within Golden Gate Estates.

Policy 6.2.2:

The County shall update the 2008 Bridge Study to prioritize bridge construction based on emergency response times, evacuation times, cost components, anticipated development patterns and other considerations and shall report its recommendations to the Board of County Commissioners within two years of adoption of this policy.

Policy 6.2.3:

Planning and right-of-way acquisition for bridges within the Estates Area local road system shall ~~make adequate~~ include consideration of the costs and benefits of including provision for sidewalks and bike lanes.

Policy 6.2.4:

Sidewalks and bike lanes shall provide access to government facilities, schools, commercial areas and the planned ~~County~~-Metropolitan Planning Organization greenway network.

Policy 6.2.5:

Planning, funding and implementation of potential greenway trails shall be coordinated between the County and the Metropolitan Planning Organization.

OBJECTIVE 6.3:

Explore alternative financing methods to accelerate paving of lime rock roads.

Policy 6.3.1:

The County will consider the acceleration of the paving of lime rock roads, including a cost/benefit analysis, in its annual budget review.

GOAL 7: GOLDEN GATE ESTATES

TO PROTECT THE LIVES AND PROPERTY OF THE RESIDENTS OF THE GREATER GOLDEN GATE AREA, AS WELL AS THE HEALTH OF THE NATURAL ENVIRONMENT, THROUGH THE PROVISION OF EMERGENCY SERVICES THAT PREPARE FOR, MITIGATE, AND RESPOND TO, NATURAL AND MANMADE DISASTERS.

OBJECTIVE 7.1:

Coordinate with local emergency services officials in engineering and constructing road improvements within Golden Gate Estates to ensure that the access needs of fire department, police and emergency management personnel and vehicles are met.

Policy 7.1.1:

~~The~~ Collier County ~~Transportation Planning Section~~ shall hold at least one annual public meeting with Golden Gate Area emergency services providers and the local civic association in order to

1 ensure that emergency needs are addressed during the acquisition of right-of-way for design and
2 construction of road improvements.

3
4 **Policy 7.1.2:**

5 ~~The Collier County Transportation Planning Section~~ shall continue to coordinate with Golden Gate
6 Area emergency services providers to prioritize necessary road improvements related to
7 emergency evacuation needs.

8
9 **OBJECTIVE 7.2:**

10 Ensure that the needs of all applicable emergency services providers are included and
11 coordinated in the overall public project design for capital improvement projects within the Golden
12 Gate Area.

13
14 **Policy 7.2.1:**

15 Preparation of Collier County's annual Schedule of Capital Improvements for projects within the
16 Golden Gate Area shall be coordinated with ~~planners, or the agents or representatives with~~
17 ~~planning responsibilities, from~~ the independent Fire Districts that serve Golden Gate Estates (Fire
18 Districts), public and private utilities, Emergency Medical Services Department and the Collier
19 County Sheriff's Department to ensure that public project designs are consistent with the needs
20 of these agencies.

21
22 **Policy 7.2.2:**

23 ~~Planners, or the agents or representatives with planning responsibilities, from The Golden Gate~~
24 ~~Fire Control and Rescue~~ Districts, Collier County Emergency Medical Services Department and
25 the Collier County Sheriff's Department will receive copies of pre-construction plans for capital
26 improvement projects in the Golden Gate Area and will be invited to review and comment on plans
27 for the public projects.

28
29 **OBJECTIVE 7.3:**

30 Maintain and implement public information programs through the Collier County Bureau of
31 Emergency Services, Collier County Sheriff's Department, ~~Golden Gate Fire Control and Rescue~~
32 ~~Districts, the Greater Naples Fire Rescue District~~ and other appropriate agencies, to inform
33 residents and visitors of the Greater Golden Gate Area regarding the means to prevent, prepare
34 for, and cope with, man-made and natural disasters. ~~situations.~~

35
36 **Policy 7.3.1:**

37 The ~~County~~, Fire Districts that serve the Golden Gate area, and other appropriate agencies, shall
38 embark on an education program to assist residents in knowing and understanding the value and
39 need for prescribed burning on public lands in high risk fire areas.

40
41 **Policy 7.3.2:**

42 The ~~Golden Gate Fire Control and Rescue~~ Districts ~~the Greater Naples Fire Rescue District~~ and
43 Collier County Bureau of Emergency Services shall actively promote the Firewise Communities
44 Program through public education in Golden Gate Estates.

45
46 **Policy 7.3.3**

47 The ~~Golden Gate Fire Control and Rescue~~ Districts, ~~the Greater Naples Fire Rescue District~~ and
48 the Collier County Bureau of Emergency Services shall hold one or more annual "open house"
49 presentations in the Golden Gate Area emphasizing issues related to wildfires, flooding,
50 emergency access and general emergency management.

OBJECTIVE 7.4:

Pursue appropriate planning and mitigation measures to address the threat of wildfires in Golden Gate Estates.

Policy 7.4.1:

~~The Collier County Growth Management Division shall evaluate the Land Development Code for Golden Gate Estates and shall eliminate any requirements that are found to be inconsistent with acceptable fire prevention standards. This evaluation process shall be coordinated with the Golden Gate Fire Control and Rescue Districts, the Greater Naples Fire Rescue District and the Collier County Bureau of Emergency Services.~~

Policy 7.4.2:

Within 1 year of adoption, the County shall begin to evaluate the need to purchase or dedicate parcels within Golden Gate Estates for the purpose of providing staging areas for wildfire prevention activities for the Florida Forest Service, Independent Fire Districts, Collier County or other agency use and will consider whether potential parcels may be used for other public purposes including ride sharing or park and ride facilities allowed by Conditional Use.

Policy 7.4.3:

The County shall explore annually, options for funding wildfire prevention measures undertaken by the County, Florida Forest Service and/or Independent Fire Districts, including but not limited to Golden Gate Estates Municipal Services Taxing Units (MSTU) revenue, grant funding and general fund revenue.

Policy 7.4.4:

The County shall review annually and update as necessary, all interlocal agreements and mutual aid agreements to assure coordination of legal, procedural and educational components of wildfire prevention.

Policy 7.4.5:

~~All new residential structures shall comply with NFPA (National Fire Protection Association, Incorporated) 299 Standard for Protection of Life and Property from Wildfire, 1997 Edition, or the most recent edition, as adopted by reference in the Florida Fire Code.~~

Policy 7.4.6:

~~Modified portions of existing structures shall meet NFPA Standards through the adoption of appropriate regulations in the County Building Codes.~~

Policy 7.4.7.5:

County-owned property within Golden Gate Estates shall be subject to an active, on-going management plan to reduce the damage caused by wildfires originating from County-owned properties.

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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 DISTRICT AND URBAN COMMERCIAL DISTRICT

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:

- a. parks, open space and recreational use;
- b. water-dependent and water-related uses;
- c. child care centers;
- d. 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;
- e. utility and communication facilities.
- f. 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 ¼ 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 is 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 No. 04-41, ~~as amended adopted June 22, 2004, effective~~

1 ~~October 18, 2004~~) and consistent with locational requirements in Florida Statutes (Chapter
2 419.001 F.S.).

3 Group Housing includes the following type facilities:

- 4 aa. Family Care Facility if occupied by not more than six (6) persons shall be permitted in
5 residential areas.
- 6 bb. Group Care Facility,
- 7 cc. Care Units,
- 8 dd. Adult Congregate Living Facilities, and
- 9 ee. Nursing Homes.

10 **A. Urban-Mixed Use District**

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

13 **1. Urban Residential Subdistrict**

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

16 **DENSITY RATING SYSTEM:**

17 **a. BASE DENSITY** – Four (4) residential units per gross acre is the eligible density, though
18 not an entitlement.

19 **b. DENSITY BONUSES** – Density bonuses are discretionary, not entitlements, and are
20 dependent upon meeting the criteria for each bonus provision and compatibility with
21 surrounding properties, as well as the rezone criteria in the Land Development Code.
22 The following densities per gross acre may be added to the base density. In no case
23 shall the maximum permitted density exceed 16 residential dwelling units per gross acre.

24 **i. Conversion of Commercial Zoning Bonus**

- 25 • 16 dwelling units – If a project includes the conversion of commercial zoning that
26 has been found to be “Consistent By Policy” through the Collier County Zoning Re-
27 evaluation Program (Ordinance No. 90-23), then a bonus of up to 16 dwelling units
28 per acre may be added for every one (1) acre of commercial zoning that is
29 converted to residential zoning. These dwelling units may be distributed over the
30 entire project.

31 **ii. Proximity to Activity Center**

- 32 • 3 dwelling units - Within 1 mile of Activity Center

33 **iii. Affordable-workforce Housing Bonus**

34 ~~As used in this density bonus provision, the term “affordable” shall be as defined in~~
35 ~~Chapter 420.9071, F.S.~~ To encourage the provision of affordable-workforce housing
36 within certain Districts and Subdistricts in the Urban Designated Area, a maximum of
37 up to ~~8~~ 12 residential units per gross acre may be added to the base density if the
38 project meets the requirements of the Affordable-workforce Housing Density Bonus
39 Ordinance (Section 2.06.00 of the Land Development Code, Ordinance ~~No.#~~04-41, as
40 Amended), ~~adopted June 22, 2004 and effective October 18, 2004~~, and if the
41 affordable-workforce housing units are targeted for families earning no greater than
42 ~~150%~~ 140% of the median income for Collier County.

1 **iv. Residential In-fill**

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

- 7
 - 3 dwelling units

8 **v. Roadway Access**

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

- 13
 - Add 1 dwelling unit - if direct access to two or more arterial or collector roads as
14 identified in the ~~Traffic Circulation~~ Transportation Element.

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

20 **2. High Density Residential Subdistrict:**

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

28 **3. Downtown Center Commercial Subdistrict:**

29 The primary purpose of the Downtown Center Commercial Subdistrict (see Downtown Center
30 Commercial Subdistrict Map) is to encourage redevelopment along Golden Gate Parkway in
31 order to improve the physical appearance of the area and create a vibrant and viable
32 downtown district ~~for the residents of within~~ Golden Gate City. ~~and Golden Gate Estates.~~
33 Emphasis shall be placed on the creation of a pedestrian-oriented boulevard. ~~areas, such as~~
34 ~~outdoor dining areas and pocket parks that do not impede the flow of traffic along Golden~~
35 ~~Gate Parkway. Also, emphasis shall be placed on the construction of mixed-use buildings.~~

36 ~~Residential dwelling units constructed in this Subdistrict are intended to promote resident-~~
37 ~~business ownership.~~ The provisions of this Subdistrict are intended to ensure harmonious
38 development of commercial and mixed-use buildings at a pedestrian scale that are compatible
39 with residential development within and outside of the Subdistrict.

40 The Subdistrict allows the aggregation of properties in order to promote flexibility in site
41 design. The types of uses permitted within this Subdistrict are low intensity retail, office,
42 personal services, institutional, and residential. Non-residential development is intended to
43 serve the needs of residents within the Subdistrict, surrounding neighborhoods, and
44 passersby. ~~To reduce potential conflicts that may result from residential, commercial and~~
45 ~~passersby.~~

~~institutional uses in close proximity to one another, existing, non-owner-occupied residential units with frontage on Golden Gate Parkway shall cease to exist no later than seven (7) years after the effective date of the adoption of this Subdistrict. This regulation does not require the removal of residential units located on Golden Gate Parkway that are converted to uses permitted in this Subdistrict within one additional year; nor does this Subdistrict require the removal of residential units located elsewhere in this Subdistrict.~~

- a. All development or redevelopment within the boundaries of the Downtown Center Commercial Subdistrict shall include:
 - i. Provisions for bicycle and pedestrian travel.
 - ii. An emphasis on building aesthetics.
 - ii. Emphasis on the orderly circulation of vehicular, bicycle and pedestrian traffic.
 - iii. Provision for broad sidewalks ~~or pathways~~.
 - iv. Enhanced streetscaping.
 - v. Project interconnections, where possible and feasible.
 - vi. Quality designs for building façades, including lighting, uniform signage and landscaping.
- b. Permitted uses within this Subdistrict shall include only the following, except as may be restricted in an implementing zoning overlay district, and except as may be prohibited in Paragraph D, below:
 - i. Those uses permitted by right within the C-1, C-2 and C-3 Zoning Districts, as outlined in the Collier County Land Development Code (LDC) ~~in effect on the date of adoption of this Subdistrict in the GGAMP;~~
 - ii. Residential uses permitted by right in the existing residential zoning districts in this Subdistrict;
 - iii. Those permitted uses that may be allowed in an implementing zoning overlay district.
- c. Conditional uses allowed by this Subdistrict shall include only:
 - i. Those conditional uses allowed within the C-1, C-2 and C-3 Zoning Districts, as outlined in the LDC ~~in effect on the date of adoption of this Subdistrict in the GGAMP;~~
 - ii. Those conditional uses allowed, by the LDC ~~in effect on the date of adoption of this Subdistrict in the GGAMP,~~ within existing residential Zoning Districts in this Subdistrict;
 - iii. Those conditional uses that may be allowed in an implementing zoning overlay district; and,
 - ~~iv. Outdoor dining areas not directly abutting the Golden Gate Parkway right-of-way.~~
- d. Prohibited uses in this Subdistrict are as follows:
 - i. Automatic food and drink vending machines located exterior to a building.
 - ii. Any commercial use employing drive-up, drive-in or drive-through delivery of goods or services.
 - iii. Enameling, painting or plating as a primary use. However, these uses are permitted if secondary to an artist's or craft studio.
 - iv. Single-room occupancy hotels, prisons, detention facilities, halfway houses, soup kitchens or homeless shelters.
 - v. Uses as may be prohibited in an implementing zoning overlay district.

~~E. For multi-story buildings:~~

- ~~1. Retail, personal service, and institutional uses are allowed on the first floor;~~

~~2. All uses allowed by this Subdistrict, except restaurants and cocktail lounges, are allowed on the second floor; and,~~

~~3. Only residential uses are allowed on the third floor.~~

~~F. All development and redevelopment on property abutting Golden Gate Parkway shall have a zero (0) foot front yard setback requirement.~~

~~G. Parking regulations shall be as follows:~~

~~1. A minimum of three (3) public parking spaces for each 1,000 square feet of commercial floor area.~~

~~2. A minimum of 1 ½ parking spaces for each residential unit.~~

~~3. No parking is allowed in the front yard on lots abutting Golden Gate Parkway.~~

~~4. There shall be no parking requirement for outdoor restaurant seating areas.~~

~~5. Shared parking is required, where possible and feasible.~~

B. Urban Commercial District

1. Mixed Use Activity Center Subdistrict

The Activity Center designated on the Future Land Use 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 the Urban Mixed-Use Activity Center – Golden Gate Parkway and Coronado Parkway Map.

The standard for intensity of commercial uses allowed within each Activity Center is the full array of uses allowed in the C-1 through C-5 Zoning Districts, as identified in the Land Development Code (Ordinance No. 04-41, as amended), ~~adopted June 22, 2004 and effective October 18, 2004~~

Hotels and motels that locate within an Activity Center will be allowed to develop at a density consistent with the Land Development Code. Residential density for residential projects located within the boundaries of the Mixed-Use Activity Center shall be allowed to develop at a density of up to ~~46~~ 22 residential units per gross acre. This density may be distributed throughout the project, including any portion located outside of the boundary of the Mixed-Use Activity Center.

Certain uses specifically intended to support economic development in Golden Gate City are allowed within the Mixed Use Activity Center. ~~as follows:~~ The following uses, as identified with a number from the Standard Industrial Classification Manual are permissible.

a. Advanced manufacturing, including automated apparel (2211-2299, and 2311-2399), light assembly (3679) and 3D printing (3571, 3629);

b. Call centers (7338);

c. Software development and programming (3635, 7371);

d. Internet technologies and electronic commerce (7374);

e. Data and information processing (7374);

f. Professional services that are export based such as laboratory research or testing activities (8734);

- 1 g. Other uses as may be determined by the Board of County Commissioners
2 consistent with the intent of supporting economic development in Golden Gate
3 City.

2. Golden Gate Urban Commercial In-fill Subdistrict

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

- 11 a. Commercial uses shall be limited to:
- 12 i. Low intensity commercial uses that are compatible with both residential and
13 intermediate commercial uses, in order to provide for small scale shopping and
14 personal needs, and
- 15 ii. Intermediate commercial to provide for a wider variety of goods and services in
16 areas that have a higher degree of automobile traffic. These uses shall be similar
17 to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land
18 Development Code (Ordinance 91-102), adopted October 30, 1991.
- 19 b. Rezones shall be encouraged in the form of a Planned Unit Development (there shall
20 be no minimum acreage requirement for PUD rezones except for the requirement that
21 all requests for rezoning must be at least forty thousand (40,000) square feet in area
22 unless the proposed rezone is an extension of an existing zoning district consistent
23 with the Golden Gate Area Master Plan);
- 24 c. Projects within this Subdistrict shall make provisions for shared parking arrangements
25 with adjoining commercial developments when appropriate;
- 26 d. Driveways and curb cuts for projects within this Subdistrict shall be consolidated with
27 adjoining commercial developments; and
- 28 e. Access to projects shall not be permitted from Collier Boulevard.

3. Santa Barbara Commercial Subdistrict

30 The boundaries of the Subdistrict are hereby expanded to include the former Commercial
31 Subdistrict and also to extend approximately one (1) block to the east of the former boundary
32 (see Santa Barbara Commercial Subdistrict Map). The intent of the Santa Barbara
33 Commercial Subdistrict is to provide Golden Gate City with an area that is primarily
34 commercial, with an allowance for certain conditional uses. The types of uses permitted within
35 this Subdistrict are low intensity retail, offices, personal services, and institutional uses, such
36 as churches and day care centers. Such development is intended to serve the needs of
37 residents within the Subdistrict and surrounding neighborhoods and persons traveling nearby.

38 Commercial and institutional uses permitted within this Subdistrict are those that:

- 39 a. Generate/attract relatively low traffic volumes;
- 40 b. Are appropriately landscaped and buffered to protect nearby residential properties;
41 and
- 42 c. Are architecturally designed to be compatible with nearby residential areas.

- 43 • ~~Limit access and traffic flow to or from Santa Barbara Boulevard.~~

44 ~~This Subdistrict is intended to promote commercial and institutional development~~
45 ~~opportunities. Therefore, in order to reduce the potential conflicts that may result from~~

1 ~~residential, commercial and institutional uses in close proximity, existing residential uses shall~~
2 ~~cease to exist no later than seven (7) years after the effective date of the adoption of the~~
3 ~~revised Subdistrict boundaries. This does not require the removal of the residential structures~~
4 ~~if they can be, and are, converted to uses permitted in this Subdistrict, within one additional~~
5 ~~year. The requirement to cease existing residential uses does not apply to owner occupied~~
6 ~~dwelling units.~~

7
8 ~~Within one year of the effective date of the adoption of the revised Subdistrict boundaries,~~
9 ~~the Land Development Code shall be amended to provide specific uses and development~~
10 ~~standards to implement the revised Subdistrict. These shall include, but not necessarily be~~
11 ~~limited to:~~

- 12 ~~1. Landscaping and buffering requirements.~~
- 13 ~~2. Water management provisions.~~
- 14 ~~3. Architectural design standards.~~
- 15 ~~4. Prohibition of automobile service stations and similar repair facilities. This does not~~
16 ~~preclude convenience marts with gasoline pumps.~~
- 17 ~~5. Encouragement of shared parking and access with adjacent projects, wherever~~
18 ~~possible.~~
- 19 ~~6. Provisions allowing local street vacation or relocation, if alternate access is provided.~~
- 20 ~~7. A minimum project size of one acre.~~
- 21 ~~8. Encouragement of submittal of proposed development in the form of a PUD Zoning~~
22 ~~District.~~
- 23 ~~9. Provisions for sidewalks and coordination of sidewalk location between adjacent~~
24 ~~properties.~~
- 25 ~~10. Signage restrictions.~~
- 26 ~~11. Building height limitation of two stories, not to exceed a maximum of 35 feet.~~
- 27 ~~12. Variance provisions applicable to the above items, except items 4, 6, 9, and 11.~~

28
29 ~~**4. Golden Gate Parkway Professional Office Commercial Subdistrict (THIS**~~
30 ~~**SUBDISTRICT IS REDESIGNATED TO THE DOWNTOWN CENTER COMMERCIAL**~~
31 ~~**SUBDISTRICT)**~~

32 ~~The provisions of this Subdistrict (see Golden Gate Parkway Professional Office Commercial~~
33 ~~Subdistrict Map) are intended to provide Golden Gate City with a viable professional office~~
34 ~~district with associated small-scale retail as identified under item A, below. This Subdistrict~~
35 ~~has two purposes:~~

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

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

42 ~~A. For projects contained wholly within the original Professional Office Commercial~~
43 ~~Subdistrict with a minimum depth of 150 feet as measured from the property line~~
44 ~~adjacent and parallel with Golden Gate Parkway, the following small-scale retail uses are~~
45 ~~permitted:~~

- 46 ~~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.~~

~~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 53rd Street SW may be allowed at time of rezone upon completion of appropriate cross access easements.~~

~~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.~~

4. Collier Boulevard Commercial Subdistrict

The primary purpose of the Collier Boulevard Commercial Subdistrict (see Collier Boulevard Commercial Subdistrict Map) is to encourage redevelopment along Collier Boulevard in order to improve the physical appearance of the area. This Subdistrict is intended to allow a mix of uses, including heavy commercial within those areas presently zoned C-5.

1 This Subdistrict includes properties zoned RMF-12, C-4, and C-5. This Subdistrict will allow
2 commercial development on lands presently zoned residential.

3 Buildings shall be limited to three stories, not to exceed 50 feet, inclusive of under building
4 parking.

5 Within one year of the effective date of this Subdistrict, the Land Development Code shall be
6 amended to establish a zoning overlay containing regulations to implement this Subdistrict.

7
8 A. All development and redevelopment within this Subdistrict shall include:

- 9 1. Provisions for bicycle and pedestrian travel.
- 10 2. An emphasis on building aesthetics.
- 11 3. Emphasis on the orderly circulation of vehicular, bicycle and pedestrian traffic.
- 12 4. Provision for adequate ingress and egress, which may include local street vacation
13 or relocation if alternative access is provided.
- 14 5. Provision for broad sidewalks or pathways.
- 15 6. Enhanced streetscaping.
- 16 7. Shared parking and/or property interconnections, where possible and feasible.
- 17 8. Quality designs for building facades, including lighting, uniform signage and
18 landscaping.

19 2. ESTATES DESIGNATION

20 This designation is characterized by low density semi-rural residential lots with limited
21 opportunities for other land uses. Typical lots are 2.25 acres in size. However, there are some
22 legal non-conforming lots as small as 1.14 acres. Residential density is limited to a maximum of
23 one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive of
24 guesthouses. Multiple family dwelling units, duplexes, and other structures containing two or
25 more principal dwellings, are prohibited in all Districts and Subdistricts in this Designation.

26 Generally, the Estates Designation also accommodates future non-residential uses, including:

- 27 A. Conditional uses and essential services as defined in the Land Development Code, except
28 as prohibited in the Neighborhood Center Subdistrict. Also, refer to the Conditional Uses
29 Subdistrict.
- 30 B. Parks, open space and recreational uses.
- 31 C. Group Housing shall be permitted subject to the definitions and regulations as outlined in
32 the Collier County Land Development Code (Ordinance No. 04-41, ~~as amended adopted~~
33 ~~June 22, 2004, effective October 18, 2004~~) and consistent with locational requirements in
34 Florida Statutes (Chapter 419.001 F.S.).
- 35 D. Schools and school facilities in the Estates Designation north of I-75, and where feasible
36 and mutually acceptable, co-locate schools with other public facilities, such as parks,
37 libraries and community centers to the extent possible.

38 Group Housing includes the following type facilities:

- 39 A. Family Care Facility if occupied by not more than six (6) persons shall be permitted in
40 residential areas.
- 41 B. Group Care Facility,
- 42 C. Care Units,

1 D. Adult Congregate Living Facilities, and

2 E. Nursing Homes.

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

5
6 **A. Estates – Mixed-Use District**

7
8 **1. Residential Estates Subdistrict**

9 Single-family residential development is allowed within this Subdistrict at a maximum density
10 of one unit per 2.25 gross acres, or one unit per legal non-conforming lot of record, exclusive
11 of guesthouses.

12 **2. Neighborhood Center Subdistrict**

13 Recognizing the need to provide basic goods, services and amenities to Estates residents,
14 Neighborhood Centers have been designated on the Golden Gate Area Future Land Use Map.
15 The Neighborhood Center designation does not guarantee that commercial zoning will be
16 granted. The designation only provides the opportunity to request commercial zoning.

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

20 b. Locations

21 Neighborhood Centers are located along major roadways and are distributed within
22 Golden Gate Estates according to commercial demand estimates. (See Golden Gate
23 Estates Neighborhood Centers Map). The centers are designed to concentrate all
24 new commercial zoning, and conditional uses, as allowed in the Estates Zoning
25 District, in locations where traffic impacts can be readily accommodated and to avoid
26 strip and disorganized patterns of commercial and conditional use development.

27 Four Neighborhood Centers are established as follows:

28 i. Wilson Boulevard and Golden Gate Boulevard Center.

29 This center consists of three quadrants at the intersection of Wilson and Golden
30 Gate Boulevards (See Map 10). The NE and SE quadrants of the Center consist
31 of Tract 1 and 2, Unit 14, Tract 17, Unit 13 and the western half of Tract 18, Unit
32 13 Golden Gate Estates. The NE quadrant of Wilson and Golden Gate
33 Boulevards is approximately 8.45 acres. The parcels within the NE quadrant
34 shall be interconnected and share access to Golden Gate Boulevard and Wilson
35 Boulevard to minimize connections to these two major roadways. The SE
36 quadrant of Wilson and Golden Gate Boulevards is 7.15 acres, allows 5.00 acres
37 of commercial development, and allocates 2.15 acres to project buffering and
38 right-of-way for Golden Gate Boulevard and Wilson Boulevard. The SW
39 quadrant of the Center is approximately ~~4.86~~ 11.78 acres in size and consists of
40 Tract 124, 125, and the north 150 feet of Tract 126, Unit 12 of Golden Gate
41 Estates. ~~The acreage specified for the SE and SW quadrants may be increased~~
42 ~~through the rezone process if such increase will support infrastructure~~
43 ~~improvements necessary to allow changes or expansion of allowed uses, or to~~
44 ~~improve functionality of the infrastructure improvements, based on the developed~~
45 ~~square footage as of January 1, 2018. For purposes of this paragraph,~~

~~infrastructure improvements include site ingress and egress, drainfield, package plant or improved stormwater management.~~

ii. 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 Collier Boulevard/Pine Ridge Road Center Map). 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.

iii. Everglades Boulevard and Golden Gate Boulevard Center.

This Center consists of all four quadrants at the intersection of Everglades and Golden Gate Boulevards (See Golden Gate Boulevard/Everglades Boulevard Center Map). 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.

iv. The Immokalee Road and Everglades Boulevard Center

This Center is located in the southwest and the southeast quadrants of the intersection. This Center consists of three Tracts: Tract 128, Unit 47, is 5.15 + acres and is located within the southwest quadrant of the Center, south of the fire station; and, Tracts 113 and 16, Unit 46, are 4.05 + acres and 5.15 + acres respectively, and are within the southeast quadrant of the Center, east of the fire station.

c. Criteria for land uses at the centers are as follows:

i. Commercial 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 No. 04-41, ~~as amended adopted June 22, 2004, effective October 18, 2004~~), except as prohibited below.

ii. The Neighborhood Center located at the intersection of Pine Ridge Road and Collier Boulevard 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.

iii. Parcels immediately adjacent to commercial zoning within the Neighborhood Centers located at the intersections Golden Gate Boulevard and Wilson Boulevard (excluding the SW quadrant), 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 Uses Subdistrict of this Master Plan Element.

- 1 iv. A single project shall utilize no more than 50% of the total allowed commercial
2 acreage. This percentage may be increased at the discretion of the Board of
3 County Commissioners.
- 4 v. The project shall make provisions for shared parking arrangements with
5 adjoining developments.
- 6 vi. Access points shall be limited to one per 180 feet commencing from the right-
7 of-way of the major intersecting streets of the Neighborhood Center. A
8 maximum of three curb cuts per quadrant shall be allowed.
- 9 vii. Driveways and curb cuts shall be consolidated with adjoining developments,
10 whenever possible.
- 11 viii. Driveways accessing parcels on opposite sides of the roadway shall be in direct
12 alignment, except when the roadway median between the two parcels has no
13 opening.
- 14 ix. Projects shall provide a 25-foot wide landscape buffer abutting the external
15 right-of-way. This buffer shall contain two staggered rows of trees that shall be
16 spaced no more than 30 feet on center, and a double row hedge at least 24
17 inches in height at time of planting and attaining a minimum of three feet height
18 within one year. A minimum of 50% of the 25-foot wide buffer area shall be
19 comprised of a meandering bed of shrubs and ground covers other than grass.
20 Existing native trees must be retained within this 25-foot wide buffer area to aid
21 in achieving this buffer requirement; other existing native vegetation shall be
22 retained, where possible, to aid in achieving this buffer requirement. Water
23 retention/detention areas shall be allowed in this buffer area if left in natural
24 state, and drainage conveyance through the buffer area shall be allowed if
25 necessary to reach an external outfall.
- 26
- 27 a. For Tract 114, Golden Gate Estates, Unit 26, access shall be
28 restricted to 11th Avenue S.W. Also, vehicular interconnection shall
29 be provided to the adjacent property(s) in the Pine Ridge
30 Road/Collier Boulevard Neighborhood Center.
- 31 b. All buildings shall have tile roofs, 'Old Style Florida' metal roofs, or
32 decorative parapet walls above the roofline. The buildings shall be
33 finished in light, subdued colors, except for decorative trim.
- 34 x. Building heights shall be limited to one (1) story, with a maximum height of
35 thirty-five (35) feet. This provision only applies east of Collier Boulevard.
- 36 xi. All lighting facilities shall be architecturally-designed and shall be limited
37 to a height of twenty-five (25) feet. Such lighting facilities shall be shielded
38 from neighboring residential land uses and consistent with Policy 5.2.4.
- 39 xii. Commercial uses shall encourage pedestrian traffic through placement of
40 sidewalks, pedestrian walkways, and marked crosswalks within parking
41 areas. Adjacent projects shall coordinate placement of sidewalks so that a
42 continuous pathway through the Neighborhood Center is created.
- 43 xiii. All buildings and projects within any single specific quadrant of the
44 Subdistrict shall utilize a common architectural theme. This theme shall be
45 applicable to both building design and signage.

- 1 xiv. No building footprint shall exceed 5,000 square feet, unless the project is
2 submitted in the form of a PUD. Walkways or courtyards shall connect
3 adjacent buildings. This provision only applies east of Collier Boulevard.
- 4 xv. Drive-through establishments shall be limited to banks, with no more than
5 3 lanes; the drive-through areas shall be architecturally integrated with the
6 rest of the building. This provision only applies east of Collier Boulevard.
- 7 xvi. Fences or walls may be constructed on the commercial side of the required
8 landscape buffer between adjacent commercial and residential uses. If
9 constructed, such fences or walls shall not exceed five (5) feet in height.
10 Walls shall be constructed of brick or stone. Fences shall be of wood or
11 concrete post or rail types and shall be of open design (not covered by
12 slats, boards or wire).
- 13 xvii. Projects directly abutting residential property (property zoned E-Estates
14 and without an approved conditional use) shall provide, at a minimum, a
15 seventy-five (75) feet wide buffer in which no parking uses are permitted.
16 Twenty-five (25) feet of the width of the buffer along the developed area
17 shall be a landscape buffer. A minimum of fifty (50) feet of the buffer width
18 shall consist of retained native vegetation and must be consistent with
19 subsection ~~3.9.5.5.6~~ 3.05.07H of the Collier County Land Development
20 Code (LDC). The native vegetation retention area may consist of a
21 perimeter berm and be used for water management detention. Any newly
22 constructed berm shall be revegetated to meet subsection ~~3.9.5.5.6~~
23 3.05.07H of the LDC (native vegetation replanting requirements).
24 Additionally, in order to be considered for approval, use of the native
25 vegetation retention area for water management purposes shall meet the
26 following criteria:
- 27 a. There shall be no adverse impacts to the native vegetation being
28 retained. The additional water directed to this area shall not increase
29 the annual hydro-period unless it is proven that such would have no
30 adverse impact to the existing vegetation.
- 31 b. If the project requires permitting by the South Florida Water
32 Management District, the project shall provide a letter or official
33 document from the District indicating that the native vegetation within
34 the retention area will not have to be removed to comply with water
35 management requirements. If the District cannot or will not supply such
36 a letter, then the native vegetation retention area shall not be used for
37 water management.
- 38 c. If the project is reviewed by Collier County, the County engineer shall
39 provide evidence that no removal of native vegetation is necessary to
40 facilitate the necessary storage of water in the water management area.
- 41 xix. Projects within the Neighborhood Center Subdistrict that are submitted
42 as PUDs shall provide a functional public open-space component. Such
43 public open-space shall be developed as green space within a
44 pedestrian-accessible courtyard, as per Section ~~2.4.5.4~~ 4.06.03B of the
45 Collier County Land Development Code, as in effect at the time of P.U.D.
46 approval.

- 1 xx. The following principal permitted uses are prohibited within
2 Neighborhood Centers:
3 a. Drinking Places (5813) and Liquor Stores (5921)
4 b. Mail Order Houses (5961)
5 c. Merchandizing Machine Operators (5962)
6 d. Power Laundries (7211)
7 e. Crematories (7261) (Does not include non-crematory Funeral
8 Parlors)
9 f. Radio, TV Representatives (7313) and Direct Mail Advertising
10 Services (7331)
11 g. NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
12 h. General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty
13 Hospitals (8069)
14 i. Elementary and Secondary Schools (8211), Colleges (8221), Junior
15 Colleges (8222) Libraries (8231)
16 j. Correctional Institutions (9223)
17 k. Waste Management (9511)
18 l. Homeless Shelters and Soup Kitchens.
- 19 xxi. The following additional restrictions and standards apply to Tract 124 and
20 the north 150 feet of Tract 126, within the southwest quadrant of the
21 Wilson Boulevard and Golden Gate Boulevard Center:
22 a. Commercial uses shall be limited to the following:
23 1. medical offices and clinics and professional offices, except
24 surveyors; and,
25 2. medical related uses, such as a wellness center.
- 26 b. The ordinance rezoning this property to allow commercial uses shall
27 include the following requirements:
28 1. no less than sixty percent (60%) of the gross square footage
29 shall be designated for medical offices and clinics; and,
30 2. parking for the entire project shall be that required for medical
31 office or clinic use by the Land Development Code (Ordinance
32 No. 04-41, as amended), so as to allow 100 percent medical
33 office use.
- 34 c. Parking lot lighting shall be restricted to bollards except as may be
35 required to comply with lighting standards in the Land Development
36 Code (Ordinance No. 04-41, as amended) and other governing
37 regulations.
- 38 d. The Neighborhood Center boundaries of this quadrant shall not be
39 further expanded.

40 **3. Conditional Uses Subdistrict**

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

44 a. Essential Services Conditional Use Provisions:

45 Those Essential Services Conditional Uses, as identified within Section 2.01.03 G. of
46 the Collier County Land Development Code, may be allowed anywhere within the

1 Estates Zoning District, except as prohibited in certain Neighborhood Centers, and are
2 described as:

- 3 1. electric or gas generating plants,
- 4 2. effluent tanks,
- 5 3. major re-pump stations,
- 6 4. sewage treatment plants, including percolation ponds,
- 7 5. hospitals and hospices,
- 8 6. water aeration or treatment plants,
- 9 7. governmental facilities (except for those Permitted Uses identified in Section
10 2.01.03 of the Land Development Code),
- 11 8. public water supply acquisition, withdrawal, or extraction facilities, and
- 12 9. public safety service facilities, and other similar facilities.

13 b. Golden Gate Parkway and Collier Boulevard Special Provisions:

14 ● ~~Conditional uses shall not be permitted on those parcels immediately adjacent to~~
15 ~~the west side of Collier Boulevard within the Estates Designated Area except~~
16 ~~where the parcel is directly bounded by conditional uses on two (2) or more side~~
17 ~~yards with no intervening rights-of-ways or waterways; and, except as provided in~~
18 ~~subparagraph 2., below; and, except for essential services, as described in~~
19 ~~paragraph a), above.~~

- 20
- 21 1. Recognizing the existing residential nature of the land uses surrounding the I-
22 75 interchange at Golden Gate Parkway, there shall be no further conditional
23 uses for properties abutting Golden Gate Parkway, between Livingston Road
24 and Santa Barbara Boulevard, except; as permitted within the Golden Gate
25 Parkway Institutional Subdistrict and the Golden Gate Estates Commercial
26 Infill Subdistrict; ~~except as provided in paragraphs 3.b.3., below; and except~~
27 ~~as provided in subparagraphs 4., 3 and 5 below; for the properties identified~~
28 ~~as Unit 30 Tracts 113-115 and the N 150' of tract 116 that have existing~~
29 Conditional Uses; and, ~~except~~ for essential services, as described in
30 paragraph a., above.
- 31 2. Further, no properties abutting streets accessing Golden Gate Parkway,
32 between Livingston Road and Santa Barbara Boulevard, shall be approved
33 for conditional uses except; as permitted within the Golden Gate Parkway
34 Institutional Subdistrict; ~~and, except~~ as provided in subparagraph 4.3. below;
35 and, ~~except~~ for essential services, as described in paragraph a. above. ~~This~~
36 ~~provision shall not be construed to affect the area described in Paragraph a.,~~
37 ~~above.~~
- 38 3. In consideration of the improvements associated with the interchange at
39 Interstate 75 and Golden Gate Parkway, the existing conditional use (church
40 and related facilities) located at the southeast corner of Golden Gate Parkway
41 and 66th Street S.W. may be expanded in acreage and intensity along the south
42 side of Golden Gate Parkway to the east of 66th Street S.W., but the total project
43 area shall not exceed approximately 9.22 acres (see Golden Gate Parkway
44 Interchange Conditional Uses Area Map).
- 45 4. The parcel located immediately south of the Commercial Western Estates Infill
46 Subdistrict, on the west side of Collier Boulevard, and at the southwest
47 quadrant of the intersection of Vanderbilt Beach Road and Collier Boulevard,
48 shall be eligible for a transitional conditional use designation.

- 1 5. Conditional use for expansion of the existing educational and charitable social
2 organization (Naples Bridge Center) is allowed on the east 150 feet of Tract 75
3 and the west 150 feet of Tract 82, Unit 30, Golden Gate Estates. The maximum
4 building area permitted on the two parcels shall be limited to 15,000 square
5 feet. Use of Tract 82 shall be limited to parking, water management and open
6 space uses. See Conditional Uses Subdistrict Golden Gate Parkway Special
7 Provisions map.
8 6. The property located on Collier Boulevard identified as Golden Gate Estates
9 Unit 1, north 150 feet of TR 114, less right-of-way, shall be eligible for
10 Conditional Use.

- 11 c. Neighborhood Center Transitional Conditional Use Provisions:
12 Conditional uses shall be allowed immediately adjacent to designated Neighborhood
13 Centers subject to the following criteria:
14 1. Properties eligible for conditional uses shall abut the arterial or collector road
15 serving the Neighborhood Center,
16 2. Such uses shall be limited to transitional conditional uses that are compatible with
17 both residential and commercial such as churches, social or fraternal
18 organizations, childcare centers, schools, and group care facilities,
19 3. All conditional uses shall make provisions for shared parking arrangements with
20 adjoining developments whenever possible,
21 4. Conditional uses abutting Estates zoned property shall provide, at a minimum, a
22 75-foot buffer of native vegetation in which no parking or water management uses
23 are permitted,
24 5. Conditional uses adjoining the commercial uses within Neighborhood Centers
25 shall, whenever possible, share parking areas, access and curb cuts with the
26 adjoining commercial use, in order to facilitate traffic movement.

- 27
28 d. Transitional Conditional Uses:
29 Conditional uses may be granted in Transitional Areas. A Transitional Area is defined
30 as an area located between existing non-residential and residential areas. The
31 purpose of this provision is to allow conditional uses in areas that are adjacent to
32 existing non-residential uses and are therefore generally not appropriate for residential
33 use. The conditional use will act as a buffer between non-residential and residential
34 areas.

35 The following criteria shall apply for Transitional Conditional Use requests:

- 36 1. Site shall be directly adjacent to a non-residential use (zoned or developed) or
37 directly adjacent to an intersection of a 4-lane or greater roadway with a 4-lane or
38 greater roadway, existing or planned, as identified in the Metropolitan Planning
39 Organization's Long Range Transportation "cost feasible" plan;
40 2. Site shall be 2.25 acres, or more, in size or be at least 150 feet in width and shall
41 not exceed 5 acres;
42 3. ~~Conditional uses Site abutting Estates zoned property without an approved~~
43 ~~conditional use shall provide, at a minimum, a 75-foot buffer of native vegetation~~
44 ~~in which no parking or water management uses are permitted;~~
45 ~~• Conditional uses shall be located on the allowable acreage adjacent to the~~
46 ~~non-residential use;~~

- 1 4. Site shall not be adjacent to a church or other place of worship, school, social or
 2 fraternal organization, child care center, convalescent home, hospice, rest home,
 3 home for the aged, adult foster home, children's home, rehabilitation centers;
 4 5. Site shall not be adjacent to parks or open space and recreational uses; and
 5 6. Site shall not be adjacent to permitted (by right) Essential Service uses, as
 6 identified in Section ~~2.6.9~~ 2.01.03 of the Land Development Code, except may be
 7 located adjacent to libraries, and museums ~~and electrical substations~~.
 8 7. For a Transitional Conditional Use petition at a major intersection, in an effort to
 9 avoid the concentration of the same type of conditional use at a single intersection,
 10 the existing land uses at the intersection shall be considered.
 11 ~~• Project shall provide adequate buffering from adjacent properties allowing~~
 12 ~~residential uses.~~
- 13 e. Special Exceptions to Conditional Use Locational Criteria:
- 14 1. Temporary use (TU) permits for model homes, as defined in the Collier County
 15 Land Development Code, may be allowed anywhere within the Estates-Mixed Use
 16 District. Conditional use permits for the purpose of extending the time period for
 17 use of the structure as a model home shall be required, and shall be subject to the
 18 provisions of Section 5.04.04B. and C. of the Collier County Land Development
 19 Code, Ordinance No. 04-41, as amended. Such conditional uses shall not be
 20 subject to the locational criteria of the Conditional Uses Subdistrict, and may be
 21 allowed anywhere within the Estates-Mixed Use District.
- 22 2. Conditional Use permits for excavation, as provided for in the Estates zoning
 23 district, are not subject to the locational criteria for Conditional Uses and may be
 24 allowed anywhere within the Estates-Mixed Use District.
- 25 3. Conditional Use for a church or place of worship, as provided for in the Estates
 26 zoning district, is allowed on Tract 22, Golden Gate Estates, Unit 97 (See Special
 27 Exception to Conditional Use Location Criteria Map).
- 28 4. Conditional Use for a church or place of worship as allowed in the Estates
 29 Zoning District is allowed on the north 180 feet of Tract 107, Unit 30, Golden Gate
 30 Estates. Church-related day care use shall not be allowed. Development shall be
 31 limited to a maximum of 12,000 square feet of floor area (See Special Exception
 32 to Conditional Use Location Criteria Map).
- 33 5. Conditional Use for a cellular tower may be is allowed anywhere in the Estates
 34 Zoning District only on parcels no smaller than 2.25 acres and adjacent to a
 35 roadway classified within the Transportation Element as a Collector or Arterial.

37 4. Golden Gate Parkway Institutional Subdistrict

38 This Subdistrict is specific to Tracts 43, 50, 59, and 66 of Golden Gate Estates Unit 30, and
 39 includes four parcels of land containing approximately 16.3 acres, located on the north side
 40 of Golden Gate Parkway, east of I-75 and west of Santa Barbara Boulevard. The intent of the
 41 Golden Gate Parkway Institutional Subdistrict is to provide for the continued operation of
 42 existing uses, and the development and redevelopment of institutional and related uses. The
 43 Subdistrict is intended to be compatible with the neighboring residential uses and will utilize
 44 well-planned access points to ensure safe and convenient access onto Golden Gate Parkway.
 45

46 The following institutional uses are permitted through the conditional use process within the
 47 Subdistrict:

- 1 a. Churches and other places of worship.
- 2 b. Group care facilities (Categories I and II)
- 3 c. Nursing homes and assisted living facilities associated with the David Lawrence
- 4 Center.
- 5 d. Essential services as set forth in Section 2.01.03 of the Collier County Land
- 6 Development Code, Ordinance ~~Number No.~~ 04-41, as amended.
- 7 e. Private schools associated with the David Lawrence Center or Parkway Community
- 8 Church of God, for Tracts 43, 50 and 59 only.
- 9 f. Day care centers associated with the David Lawrence Center or Parkway Community
- 10 Church of God.
- 11 g. Medical offices associated with the David Lawrence Center.

12 **5. Mission Subdistrict**

13 The Mission Subdistrict is located on the south side of Oil Well Road, approximately one-

14 quarter mile west of Everglades Boulevard, and consists of 21.72 acres. The purpose of this

15 Subdistrict is to provide for churches and related uses, including community outreach. The

16 following uses are allowed:

- 17 a. Churches.
- 18 b. Child care centers – must be not-for-profit and affiliated with a church within the
- 19 Subdistrict.
- 20 c. Private schools – must be not-for-profit and affiliated with a church within the
- 21 Subdistrict.
- 22 d. Individual and family social services (activity centers, elderly or handicapped only; day
- 23 care centers, adult and handicapped only) – must be not-for-profit and affiliated with a
- 24 church within the Subdistrict.
- 25 e. Medical outreach to the community, to include activities such as administering
- 26 influenza vaccine, checking blood pressure, and conducting blood donation drives –
- 27 must be not-for-profit and affiliated with a church within the Subdistrict. Soup kitchens
- 28 and homeless shelters are prohibited in this Subdistrict.

29 The maximum total floor area allowed in this Subdistrict is 90,000 square feet. The

30 maximum height of buildings shall be 30 feet zoned height, except the worship center

31 shall be permitted a zoned height of 35 feet. Development in this Subdistrict shall be

32 designed to be compatible with the existing, and allowed future, development in the

33 surrounding area.

34

35 In the alternate to the foregoing uses, measures of development intensity, and development

36 standards, this Subdistrict may be developed with single family dwellings in accordance with

37 the Residential Estates Subdistrict.

38 Property adjacent to this Subdistrict shall not qualify for the Transitional Conditional Use.

39 **6. Everglades – Randall Subdistrict**

40 The Everglades – Randall Subdistrict is located on the northeast corner of Everglades

41 Boulevard and Randall Boulevard, consists of 7.8 acres, and comprises Tract 115 and the

42 east 150 feet of Tract 116, Unit 69, Golden Gate Estates. The purpose of this Subdistrict is to

43 provide for churches and other places of worship and their related uses.

44

45 The following use is permitted within the Subdistrict through the conditional use process:

- 46 a. Churches and other places of worship

1 The following church-related uses are prohibited within the Subdistrict:

- 2 a. Day care centers
- 3 b. Private schools
- 4 c. Soup kitchens
- 5 d. Homeless shelters

6 The maximum total floor area allowed in this Subdistrict is 20,000 square feet, including no
7 more than 230 seats. The maximum height of buildings shall be 30 feet. Architectural features
8 such as steeples may be a maximum height of 60 feet.

9 For access drives, a throat depth of no less than 30 feet, measured from the roadway edge
10 of the pavement, shall be provided.

11 **B. Estates – Commercial District**

12 **1. Interchange Activity Center Subdistrict**

13
14
15 On the fringes of the Golden Gate Area Master Plan boundaries, there are several parcels
16 that are located within the Interchange Activity Center #10 at I-75 and Pine Ridge Road as
17 detailed in the County-wide Future Land Use Element (FLUE). Parcels within this Activity
18 Center are subject to the County-wide FLUE and not this Master Plan. See Activity Center
19 and Pine Ridge Road Mixed Use Subdistrict Map for a detailed map of this Activity Center.

20 **2. Pine Ridge Road Mixed Use Subdistrict**

21 This Subdistrict is adjacent to the northwest quadrant of Interchange Activity Center #10, west
22 of the Naples Gateway PUD, and comprises 16.23 acres. It consists of Tracts 1, 12, 13 and
23 28 of Golden Gate Estates, Unit 35, as recorded in Plat Book 7, Page 85, of the Public Records
24 of Collier County. The intent of the Pine Ridge Road Mixed Use Subdistrict is to allow for a
25 mix of both retail and office uses to provide for shopping and personal services for the
26 surrounding residential areas within a convenient travel distance and to provide commercial
27 services appropriately located along a collector roadway, Livingston Road. Well-planned
28 access points will be used to improve current and future traffic flows in the area. Within this
29 Subdistrict no more than 35,000 square feet of office-related uses on +3.2 acres are permitted
30 within the eastern

31
32 portion of this property, which includes a portion of Tract 28 and a portion of Tract 13. A
33 maximum of 80,000 square feet of gross leasable retail or office area, as allowed in the
34 Commercial Intermediate District (C-3) of the Collier County Land Development Code in
35 effect as of the effective date of the adoption of this Subdistrict [Ordinance No. 03-01,
36 adopted January 16, 2003], are permitted within the western 10.52 acres of this property.
37 The C-3 uses are not an entitlement. Such uses will be further evaluated at the time of
38 rezoning application to insure appropriateness in relationship to surrounding properties.
39 A rezoning of the western 10.52 acres is encouraged to be in the form of a Planned Unit
40 Development. Regulations for water management, uniform landscaping, signage, screening
41 and buffering will be included in the rezoning ordinance to ensure compatibility with nearby
42 residential areas, and shall be subject to the following additional criteria:

- 43 a. There shall be no access onto Livingston Woods Lane.
- 44 b. Shared access shall be encouraged.
- 45 c. Building heights shall not exceed 35 feet.

- 1 d. There shall be a minimum setback area of 75 feet along the northern property line.
- 2 e. Driveway access, parking, and water management facilities may be allowed within the
- 3 75-foot setback area along the northern property line, but none of these uses shall be
- 4 located closer than 30 feet to this line.
- 5 f. No freestanding automobile parking lots, homeless shelters or soup kitchens shall be
- 6 permitted.
- 7 g. Within the eastern portion of Tract 28, 2.2 acres, more or less, shall be preserved as
- 8 wetlands and no development shall occur within that area.
- 9 h. Within the western 10.52 acres, a loop road shall be constructed through the property
- 10 to provide access from Pine Ridge Road to Livingston Road and to reduce traffic at the
- 11 intersection.

12 See Activity Center and Pine Ridge Road Mixed Use Subdistrict Map for a detailed map of

13 this Subdistrict.

14

15 **3. Randall Boulevard Commercial Subdistrict**

16 The Randall Boulevard Commercial Subdistrict, containing approximately 56.5 acres, is

17 located on the south side of Randall Boulevard and Immokalee Road (CR-846), extending

18 from 8th Street NE west to the Corkscrew Canal. This Subdistrict is comprised of the following

19 properties: Tracts 54, 55, 71, 72, 89, 90, 107, 108, 125, 126 and 127, Golden Gate Estates,

20 Unit 23. This Subdistrict has been designated on the Golden Gate Area Future Land Use Map

21 and the Randall Boulevard Commercial Subdistrict Map. It is the intent of this Subdistrict to

22 provide commercial goods and services to the surrounding area.

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

- 24 a. All development is encouraged to be in the form of a PUD.
- 25 b. Projects directly abutting Estates zoned property shall provide, at a minimum, a 75-
- 26 foot wide buffer of retained native vegetation in which no parking or water management
- 27 uses are permitted; except that, when abutting conditional uses no such buffer is
- 28 required.
- 29 c. Shared parking shall be required with adjoining development whenever possible.
- 30 d. Tract 55 shall only be utilized for native preservation and water management areas.
- 31 The eastern boundary of Tract 55 shall contain, at a minimum, a 50-foot wide retained
- 32 native vegetation buffer.
- 33 e. The following limitation shall apply to Tract 71 only:
- 34 i. Limitation of Uses – Uses shall be limited to the following:
- 35 a. Automobile Service Station;
- 36 b. Barber & Beauty Shops;
- 37 c. Convenience Stores;
- 38 d. Drug Stores;
- 39 e. Food Markets;
- 40 f. Hardware Stores;
- 41 g. Laundries – Self Service Only;
- 42 h. Parks, Public or Private;
- 43 i. Post Offices and Professional Offices;
- 44 j. Repair Shops – Radio, TV, Small Appliances and Shoes;
- 45 k. Restaurants, including fast food restaurants but not drive in restaurants;

- 1 l. All Permitted Uses of the C-2, Convenience Commercial, zoning district
2 in the Collier County Land Development Code, Ordinance No. 04-41, as
3 amended, as of April 14, 2009; and,
4 m. Veterinary Clinic with no outside kenneling;
- 5 f. The following limitations shall apply to Tracts 72, 89, 90, 107, 108, 125, 126, 127, and
6 Tract 54:
- 7 i. Development intensity on Tracts 72, 89, 90, 107, 108, 125, 126, 127 and the
8 west one-half of Tract 54 shall be limited to 360,950 square feet of floor area,
9 of which no more than 285,950 square feet shall be retail development.
- 10 ii. Development intensity on the east one-half of Tract 54 shall be limited to
11 20,000 square feet of commercial development.
- 12 iii. The first phase of the project development, exclusive of the existing 20,000 sq.
13 ft. of development on the east one-half of Tract 54, shall include a grocery
14 anchor, with a minimum of 35,000 square feet of gross leasable floor area, prior
15 to any certificates of occupancy being issued beyond 100,000 square feet of
16 commercial development.
- 17 iv. Allowable uses shall be limited to the permitted and conditional uses of the C-
18 4, General Commercial District in the Collier County Land Development Code
19 in effect as of the effective date of the adoption of the amendment of this
20 Subdistrict [Ordinance No. 2010 -32, adopted July 28, 2010], except that the
21 following uses shall be prohibited:
- 22 a. Tire Dealers, Automotive Retail (Group 5531)
- 23 b. Automotive Parking (Group 7521)
- 24 c. Communication Services (Group 4899)
- 25 d. Drinking Places (Group 5813)
- 26 e. Fishing Piers (Group 7999)
- 27 f. Glass and Glazing work (Group 1793)
- 28 g. Health Services (Groups 8059 - 8069)
- 29 h. Specialty Outpatient Facilities (Group 8093)
- 30 i. Houseboat Rental, Lakes Operations, Party and Pleasure Boat rental
31 (Group 7999)
- 32 j. Large Appliance repair service (Group 7623)
- 33 k. Marinas (Group 4493 and 4499)
- 34 l. Miscellaneous Repair Services (Groups 7622-7641, 7699)
- 35 m. Liquor Store, unless operated by a Grocery Retailer (Group 5921)
- 36 n. Used Merchandise Store (Group 5932)
- 37 o. Automatic Merchandising Machine Operators (Group 5962)
- 38 p. Direct Selling Establishment (Group 5963)
- 39 q. Escort Services, Massage Parlors, Tattoo Parlors, Turkish Baths,
40 Wedding Chapels (Group 7299)
- 41 r. Betting Information Services, Bath Houses, Billiard Parlors, Bookies and
42 Bookmakers, Cable lifts, Carnival Operation, Circus Companies, Fortune
43 Tellers, Go-cart racing operation, Off-track betting, Ping Pong Parlors,
44 Rodeo Animal Rentals, Rodeos, Shooting Ranges, Trapshooting
45 Facilities (Group 7999)

- 1 s. Parole offices, Probation offices, Public welfare centers, refugee
2 services, settlement houses (Group 8322)
- 3 t. Tow-in parking lots (Groups 7514, 7515, 7521)
- 4 u. Animal Specialty Services (Group 0752)
- 5 v. At time of rezoning, consideration shall be given to imposing appropriate
6 restrictions on the amount of development allowed in this Subdistrict prior to
7 discontinuance and relocation of the Big Corkscrew Island Fire Station and
8 Florida Division of Forestry fire tower uses.
- 9 vi. All buildings on Tracts 72, 89, 90, 107, 108, 125, 126 and 127 shall be
10 developed with a unified architectural theme.
- 11 vii. Excluding the commercial zoning on Tract 71 and the existing approved
12 commercial zoning on the east one-half of Tract 54, any additional
13 development in the Subdistrict shall be developed in phases. Phase I shall be
14 limited to 100,000 square feet of gross leasable floor area. Subsequent phases
15 shall not receive building permits until the Randall Boulevard/Immokalee Road
16 intersection project, including the widening of the segment of Randall
17 Boulevard abutting the Subdistrict, as shown on Exhibit “A” of the Developer
18 Contribution Agreement adopted July 28, 2010 by the Board of County
19 Commissioners, has commenced. No Certificates of Occupancy shall be
20 issued for subsequent development phases until the Randall
21 Boulevard/Immokalee Road intersection project is substantially complete.
22 Neither the building permits limitations nor the Certificates of Occupancy
23 limitations shall apply if satisfactory alternative mitigation is approved by the
24 Board of County Commissioners pursuant to Transportation Element Policy
25 5.1, or if traffic conditions change in such a manner that adequate capacity is
26 available.
27

28 4. Commercial Western Estates Infill Subdistrict

29 The purpose of the Subdistrict is to allow for limited commercial and/or medical office uses, in
30 recognition of the subject property's unsuitability for single-family residential development.
31 Limited commercial and/or medical uses at this location will also assist in reducing the
32 distance and the number of vehicular trips generated within the general area through trip
33 capture. The standards contained in this Subdistrict are designed to ensure that uses within
34 the Subdistrict will be compatible with nearby residential development. A loop road shall be
35 required through the property to connect Vanderbilt Beach Road with Collier Boulevard will
36 also serve to lessen vehicular trips through the intersection.
37

38 a. Size and Location:

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

42 b. Permitted Uses and Development Intensity:

43 Within the subject property, 3.93 acres of office/medical use is permitted with a
44 maximum of forty-one thousand four hundred and ninety (41,490) square feet of gross
45 leasable area permitted or approximately 6,660 square feet per gross acre. The
46 balance of the area, comprising +2.3 acres, shall remain in open space. Uses allowed
47 within this Subdistrict shall be those office uses, medical uses, and financial institutions
48 permitted whether by right or by conditional use, within the C-1 zoning district, as

1 contained in the Collier County Land Development Code, Ordinance 91-102, as of the
2 effective date of the adoption of this Subdistrict [Ordinance No. 03-01, adopted
3 January 16, 2003].

4 c. Development Standards:

- 5 1. All permitted uses within this Subdistrict shall be encouraged to be submitted
6 in the form of a Planned Unit Development (P.U.D.) for the subject property
7 with special attention to be provided for shared access, water management,
8 uniform landscaping, signage, screening and buffering to ensure compatibility
9 with nearby residential areas.
- 10 2. Building height shall be limited to two stories, with a maximum height of thirty
11 (30) feet, except that portions of the property within one hundred (100) feet of
12 the buffer described in item #3, below, shall be limited to one story with a
13 maximum height of twenty-five (25) feet.
- 14 3. There shall be a setback of seventy-five (75) feet in width abutting Estates-
15 zoned property. Where feasible, existing native vegetation shall be retained
16 within this setback area. Water retention/detention areas shall be allowed in
17 this setback area provided that the area is left in a natural state, and drainage
18 conveyance through the setback area shall be allowed, as necessary, in order
19 for stormwater to reach an external outfall.
- 20 4. The buffer area along Collier Boulevard/CR-951 and Vanderbilt Beach Road
21 shall be 25 feet in width and shall conform to the vegetative requirements of a
22 Type "B" buffer as provided for in the Collier County Land Development Code,
23 in effect as of the date of adoption of this amendment [Ordinance No. 03-01,
24 adopted January 16, 2003].
- 25 5. A loop road shall be constructed, internal to the subject property. This road
26 shall be open to the public, in order to connect Vanderbilt Beach Road and
27 Collier Boulevard, so as to provide an alternative to use of the intersection.
- 28 6. The maximum gross leasable floor area of each individual
29 office/medical/financial building footprint shall be 6,000 square feet. However,
30 buildings may be connected by architectural treatments, and shall be designed
31 to appear similar to residential structures through the treatment of rooflines and
32 other architectural embellishments.
- 33 7. No development of property within the Subdistrict shall commence until the
34 abutting segment of Collier Boulevard is four-laned.

35
36 **5. Golden Gate Estates Commercial Infill Subdistrict**

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

44 a. Commercial uses shall be limited to:

- 45 1. Low intensity commercial uses that are compatible with both residential and
46 intermediate commercial uses, in order to provide for small scale shopping and
47 personal needs, and

- 1 2. Intermediate commercial to provide for a wider variety of goods and services
2 in areas that have a higher degree of automobile traffic. These uses shall be
3 similar to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land
4 Development Code (Ordinance 91-102), adopted October 30, 1991.
- 5 b. Rezones shall be encouraged in the form of a Planned Unit Development (there shall
6 be no minimum acreage requirement for PUD rezones except for the requirement that
7 all requests for rezoning must be at least forty thousand (40,000) square feet in area
8 unless the proposed rezone is an extension of an existing zoning district consistent
9 with the Golden Gate Area Master Plan).
- 10 c. Projects within this Subdistrict shall make provisions for shared parking arrangements
11 with adjoining commercial developments when appropriate.
- 12 d. Driveways and curb cuts for projects within this Subdistrict shall be consolidated with
13 adjoining commercial developments.
- 14 e. Access to projects shall not be permitted from Collier Boulevard.
- 15 f. Any project located within this Subdistrict at the northwest corner of Golden Gate
16 Parkway and Santa Barbara Boulevard, less and except an easement for Santa
17 Barbara Boulevard right-of-way, shall be subject to the following additional
18 development restrictions:
- 19 1. The site shall be limited to thirty-five thousand (35,000) square feet of building
20 area.
- 21 2. Land uses shall be restricted to offices only.
- 22 3. All principal structures shall be required to have a minimum setback of one
23 hundred (100) feet from the project's northern boundary.
- 24 4. The northern seventy-five (75) feet of the western sixty (60) percent of the site
25 shall be a green area (open space area). It shall be utilized for only water
26 management facilities, landscape buffers, and similar uses.
- 27 5. The western sixty (60) percent of the site shall have an outdoor pedestrian-
28 friendly patio(s), that total at least five hundred (500) square feet in area and
29 incorporate a minimum of: benches or seating areas for at least twelve (12)
30 persons, and vegetative shading, and a waterfall or water feature of at least
31 one hundred (100) square feet in area, and brick pavers.
- 32 6. A twenty-five (25) foot wide landscaped strip shall be provided along the entire
33 frontage of both Golden Gate Parkway and Santa Barbara Boulevard.
- 34 7. A minimum buffer of thirty-five (35) feet in width shall be provided along the
35 project's western boundary and along the eastern forty (40) percent of the
36 project's northern boundary. A minimum buffer of fifty (50) feet in width shall
37 be provided along the western sixty (60) percent of the project's northern
38 boundary. Where feasible, existing native vegetation shall be retained within
39 these buffers along the project's western and northern boundaries. These
40 buffers shall be supplemented with Oak or Mahogany trees planted a maximum
41 of twenty (20) feet apart in a staggered manner; and a seven (7) foot wall,
42 fence, or hedge that will, within two (2) years of planting, grow to a minimum
43 height of seven (7) feet and be a minimum of ninety-five (95) percent opaque.
- 44 8. All buildings shall have tile or metal roofs, or decorative parapet walls above
45 the roofline, and buildings shall be finished in light subdued colors except for
46 decorative trim.
- 47 9. Building heights shall be limited to one (1)-story and a maximum of thirty-five
48 (35) feet.

- 1 10. All lighting facilities shall be architecturally designed and limited to a height of
2 twenty-five (25) feet. Such lighting facilities shall be shielded from neighboring
3 residential land uses.
4 11. There shall be no ingress or egress on Santa Barbara Boulevard.

5 **6. Estates Shopping Center Subdistrict**

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

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

13 The Estates Shopping Center Subdistrict is intended to provide convenient shopping,
14 personal services and employment for the central areas of Northern Golden Gate Estates.
15 Commercial development in this Subdistrict will reduce driving distances for many residents,
16 assist in minimizing the road network required, and reduce traffic impacts in this area of Collier
17 County.
18

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

- 20
21 a. Allowable Uses, as identified with a number from the Standard Industrial Classification
22 Manual, shall be limited to the following:
23 1. Amusement and recreation
24 Groups 7911 – Dance studios, schools and halls, excluding discotheques
25 7991 – Physical fitness facilities
26 7999 – Amusement and recreation services, not elsewhere classified,
27 allowing only day camps, gymnastics instruction, judo/karate
28 instruction, sporting goods rental and yoga instruction
29 2. Apparel and accessory stores (no adult-oriented sales)
30 Groups 5611 – Men’s and boys’ clothing and accessory stores
31 5621 – Women’s clothing stores
32 5632 – Women’s accessory and specialty stores
33 5641 – Children’s and infants’ wear stores
34 5651 – Family clothing stores
35 5661 – Shoe stores
36 5699 – Miscellaneous apparel and accessory stores
37 3. Automotive dealers and gasoline service stations
38 Groups 5531 – Auto and home supply stores
39 4. Automotive repair, services and parking (No outdoor repair/service. All
40 repairs/services to be performed by authorized automotive technician.)
41 Groups 7514 – Passenger car rental
42 5. Building materials, hardware, garden supply, and mobile home dealers
43 Groups 5231 – Paint, glass, and wallpaper stores
44 5251 – Hardware stores

- 1 5261 – Retail nurseries, lawn and garden supply stores
- 2 6. Business services
- 3 Groups 7334 – Photocopying and duplicating services
- 4 7335 – Commercial photography
- 5 7336 – Commercial art and graphic design
- 6 7338 – Secretarial and court reporting services
- 7 7342 – Disinfecting and pest control services
- 8 7352 – Medical equipment rental and leasing
- 9 7359 – Equipment rental and leasing, not elsewhere classified,
- 10 excluding the following uses: airplane rental and leasing; coin
- 11 operated machine rental and leasing; industrial truck rental and
- 12 leasing; oil field equipment rental and leasing; oil well drilling
- 13 equipment rental; leasing; toilets, portable – rental and leasing;
- 14 and vending machines – rental only
- 15 7371 – Computer programming services
- 16 7372 – Prepackaged software
- 17 7373 – Computer integrated systems design
- 18 7374 – Computer processing and data preparation and processing
- 19 services
- 20 7375 – Information retrieval services
- 21 7376 – Computer facilities management services
- 22 7379 – Computer related services, not elsewhere classified
- 23 7382 – Security systems services
- 24 7383 – News syndicates
- 25 7384 – Photofinishing laboratories
- 26 7389 – Business services, not elsewhere classified
- 27 7. Communications
- 28 Groups 4812 – Radiotelephone communications
- 29 4841 – Cable and other pay television services
- 30 8. Construction, special trade contractors (office use only, no on-site materials or
- 31 equipment storage)
- 32 Groups 1711 – Plumbing, heating and air-conditioning
- 33 1721 – Painting and paper hanging industry
- 34 1731 – Electrical work industry
- 35 1741 – Masonry, stone setting, and other stone work
- 36 1742 – Plastering, drywall, acoustical, and insulation work
- 37 1743 – Terrazzo, tile, marble, and mosaic work industry
- 38 1751 – Carpentry work
- 39 1752 – Floor laying and other floor work, not elsewhere classified
- 40 industry
- 41 1761 – Roofing, siding, and sheet metal work industry
- 42 1771 – Concrete work industry
- 43 1781 – Water well drilling industry
- 44 1791 – Structural steel erection

- 1 1793 – Glass and glazing work
2 1794 – Excavation work
3 1795 – Wrecking and demolition work
4 1796 – Installation or erection of building equipment, not elsewhere
5 1799 – Special trade contractors, not elsewhere classified
- 6 9. Depository institutions
- 7 Groups 6021 – National commercial banks
8 6022 – State commercial banks
9 6029 – Commercial banks, not elsewhere classified
10 6035 – Savings institutions, federally chartered
11 6036 – Savings Institutions, not federally chartered
12 6061 – Credit unions, federally chartered
13 6062 – Credit unions, not federally chartered
14 6091 – Non-deposit trust facilities
15 6099 – Functions related to depository banking, not elsewhere
16 classified
- 17 10. Eating and drinking places (Group 5812, including only liquor service accessory to
18 the restaurant use, no outdoor music or televisions, and no windows or walls open
19 to the outside, except as required by code)
- 20 11. Engineering, accounting, research, management, and related services
- 21 Groups 8711 – Engineering services
22 8712 – Architectural services
23 8713 – Surveying services
24 8721 – Accounting, auditing, and bookkeeping services
25 8741 – Management services
26 8742 – Management consulting services
27 8743 – Public relations services
28 8748 – Business consulting services, not elsewhere classified
- 29 12. Executive, legislative, and general government, except finance
- 30 Groups 9111 – Executive offices
31 9121 – Legislative bodies
32 9131 – Executive and legislative offices combined
33 9199 – General government, not elsewhere classified
- 34 13. Food stores
- 35 Groups 5411 – Grocery stores (minimum 27,000 square feet)
36 5421 – Meat and fish (seafood) markets, including freezer provisioners
37 5431 – Fruit and vegetable markets
38 5441 – Candy, nut, and confectionery stores
39 5451 – Dairy products stores
40 5461 – Retail bakeries
41 5499 – Miscellaneous food stores, including convenience stores with
42 fuel pumps and carwash
- 43 14. General merchandise stores

- 1 Groups 5311 – Department stores
2 5331 – Variety stores
3 5399 – Miscellaneous general merchandise stores
4 15. Home furniture, furnishings, and equipment stores
5 Groups 5712 – Furniture stores
6 5713 – Floor covering stores
7 5714 – Drapery, curtain, and upholstery stores
8 5719 – Miscellaneous home furnishings stores
9 5722 – Household appliance stores
10 5731 – Radio, television, and consumer electronics stores
11 5734 – Computer and computer software stores
12 5735 – Record and prerecorded tape stores (no adult oriented sales)
13 5736 – Musical instrument store
14 16. Insurance carriers
15 Groups 6311 – Life insurance
16 6321 – Accident and health insurance
17 6324 – Hospital and medical service plans
18 6331 – Fire, marine, and casualty insurance
19 6351 – Surety insurance
20 6361 – Title insurance
21 6371 – Pension, health and welfare funds
22 6399 – Insurance carriers, not elsewhere classified
23 6411 – Insurance agents
24 17. Justice, public order and safety
25 Groups 9221 – Police protection
26 9222 – Legal counsel and prosecution
27 9229 – Public order and safety, not elsewhere classified
28 18. Meeting and banquet rooms
29 19. Miscellaneous retail (no adult-oriented sales)
30 Groups 5912 – Drug stores and proprietary stores
31 5921 – Liquor stores (accessory to grocery or pharmacy only)
32 5932 – Used merchandise stores
33 5941 – Sporting goods stores and bicycle shops
34 5942 – Book stores
35 5943 – Stationery stores
36 5944 – Jewelry stores, including repair
37 5945 – Hobby, toy, and game shops
38 5946 – Camera and photographic supply stores
39 5947 – Gift, novelty, and souvenir shops
40 5948 – Luggage and leather goods stores
41 5949 – Sewing, needlework, and piece goods stores
42 5992 – Florists
43 5993 – Tobacco stores and stands

- 1 5994 – News dealers and newsstands
2 5995 – Optical goods stores
3 5999 – Miscellaneous retail stores, not elsewhere classified (excluding
4 gravestone, tombstones, auction rooms, monuments,
5 swimming pools, and sales barns)
- 6 20. Non-depository credit institutions
7 Groups 6111 – Federal and federally-sponsored credit agencies
8 6141 – Personal credit institutions
9 6153 – Short-term business credit institutions, except agricultural
10 6159 – Miscellaneous business credit institutions
11 6162 – Mortgage bankers and loan correspondents
12 6163 – Loan brokers
- 13 21. Offices and clinics of dentist (Group 8021)
- 14 22. Personal services
15 Groups 7212 – Garment pressing, and agents for laundries and drycleaners
16 7221 – Photographic studios, portrait
17 7231 – Beauty shops
18 7241 – Barber shops
19 7251 – Shoe repair shops and shoeshine parlors
20 7291 – Tax return preparation services
21 7299 – Miscellaneous personal services, not elsewhere classified,
22 excluding massage parlors, Turkish baths and escort services
- 23 23. Public finance, taxation, and monetary policy (Group 9311)
- 24
- 25 24. Real Estate
26 Groups 6512 – Operators of nonresidential buildings
27 6513 – Operators of apartment buildings
28 6514 – Operators of dwellings other than apartment buildings
29 6515 – Operators of residential mobile home sites
30 6517 – Lessors of railroad property
31 6519 – Lessors of real property, not elsewhere classified
32 6531 – Real estate agents and managers
33 6541 – Title abstract offices
34 6552 – Land subdividers and developers, except cemeteries
- 35 25. Schools and educational services, not elsewhere classified (Group 8299)
- 36 26. Security and commodity brokers, dealers, exchanges, and services
37 Groups 6211 – Security brokers, dealers, and flotation companies
38 6221 – Commodity contracts brokers and dealers
39 6231 – Security and commodity exchanges
40 6282 – Investment advice
41 6289 – Services allied with the exchange of securities or commodities,
42 not elsewhere classified
- 43 27. Social services
44 Groups 8322 – Individual and family social services (adult day care centers

- 1 only)
- 2 8351 – Child day care services
- 3 28. Travel agencies (Group 4724)
- 4 29. Veterinary services for animal specialties (Group 0742, excluding outside
- 5 kenneling)
- 6 30. Video tape rental (Group 7841, excluding adult oriented sales and rentals)
- 7 31. United states postal service (Group 4311, excluding major distribution centers)
- 8 32. Any other principal use which is comparable in nature with the foregoing list of
- 9 permitted principal uses, as determined by the Board of Zoning Appeals (“BZA”)
- 10 by the process outlined in the LDC.
- 11
- 12 b. Accessory Uses:
- 13 Accessory uses and structures customarily associated with the permitted principal
- 14 uses and structures, including, but not limited to:
- 15 1. Utility buildings (including water and wastewater plants) which shall be enclosed
- 16 2. Essential service facilities
- 17 3. Gazebos, statuary and other architectural features
- 18 4. Utilities, water and wastewater facilities and/or plants (all processing plants must
- 19 be enclosed)
- 20 5. Alcohol service for outdoor dining shall only be accessory to food service
- 21 c. Operational Standards
- 22 1. Outdoor music is prohibited
- 23
- 24 d. The following uses, as identified with a number from the Standard Industrial
- 25 Classification Manual, shall be prohibited:
- 26 1. Amusement and recreation services, not elsewhere classified (Group 7999,
- 27 except those uses expressly listed above in a.1 are permitted)
- 28 2. Air and water resource and solid waste management (Group 9511)
- 29 3. Business Services
- 30 Groups 7313 – Radio, television, and publishers’ advertising
- 31 representatives
- 32 7331 – Direct mail advertising services
- 33 4. Correctional Institutions (Group 9223)
- 34 5. Drinking places (alcoholic beverages) (Group 5813)
- 35 6. Educational services
- 36 Groups 8211 – Elementary and secondary schools
- 37 8221 – Colleges, universities, and professional schools
- 38 8222 – Junior colleges and technical institutes
- 39 8231 – Libraries
- 40 7. Health services
- 41 Groups 8062 – General medical and surgical hospitals
- 42 8063 – Psychiatric hospitals
- 43 8069 – Specialty hospitals, except psychiatric
- 44 8. Miscellaneous Retail
- 45 Groups 5921 – Liquor stores

- 1 5961 – Catalog and mail-order houses
 2 5962 – Automatic merchandising machine operators
 3 9. Personal services
 4 Groups 7211 – Power Laundries, family and commercial
 5 7261 – Funeral service and crematories
 6 10. Social services
 7 Groups 8322 – Individual and family social services, excluding adult day care
 8 centers
 9 8361 – Residential care, including soup kitchens and homeless
 10 shelters
- 11 e. Development intensity shall be limited to 190,000 square feet of gross leasable floor
 12 area.
 13 f. No commercial use shall exceed fifteen thousand (15,000) square feet, except for a
 14 single grocery store use between twenty-seven thousand (27,000) and sixty thousand
 15 (60,000) square feet in size, a single commercial use of up to thirty thousand (30,000)
 16 square feet in size, and a single commercial use of up to twenty thousand (20,000)
 17 square feet in size.
 18 g. No building may exceed 30,000 square feet in size, except for the grocery anchored
 19 building with inline stores.
 20 h. Development within this Subdistrict shall be phased, and the following commitments
 21 related to area roadway improvements shall be completed within the specified
 22 timeframes:
- 23 1. Right-of-Way for Golden Gate Boulevard Expansion and Right-of-Way for the
 24 Wilson Boulevard Expansion will be donated to the County at no cost within 120
 25 days of a written request from the County.
 - 26 2. The owner will pay its fair share for the intersection improvements at Wilson
 27 Boulevard and Golden Gate Boulevard within 90 days of County request for
 28 reimbursement.
 - 29 3. Until the intersection improvements at Golden Gate Boulevard and Wilson
 30 Boulevard are complete, the County shall not issue a Certificate(s) of Occupancy
 31 (CO) for more than 100,000 square feet of development. The applicant must
 32 obtain a C.O. for a grocery store as part of this 100,000 square feet, and the
 33 grocery store must be the first C.O. obtained.
- 34 i. Rezoning is encouraged to be in the form of a Planned Unit Development (PUD), and
 35 the rezone ordinance must contain development standards to ensure that all
 36 commercial land uses will be compatible with neighboring residential uses.
- 37 This subdistrict includes a conceptual plan, which identifies the location of the
 38 permitted development area and required preserve area for this subdistrict. The
 39 preserve area depicted on the conceptual plan shall satisfy all comprehensive plan
 40 requirements for retained native vegetation, including but not limited to the
 41 requirements of Policy 6.1.1 of the CCME. A more detailed development plan must
 42 be developed and utilized for the required PUD rezoning.

- 1 j. Development standards, including permitted uses and setbacks for principal buildings
2 shall be established at the time of PUD rezoning. Any future PUD rezone shall include
3 at a minimum:
- 4 1. Landscape buffers adjacent to external rights-of-way shall be:
- 5 a. 1st/3rd Streets – Minimum 30' wide enhanced buffer
6 b. Wilson Boulevard – Minimum 25' wide enhanced buffer
7 c. Golden Gate Boulevard – Minimum 50' wide enhanced buffer
- 8 2. Except for the utility building, no commercial building may be constructed within
9 125 feet of the northern property boundary and within 300' of the 3rd Street NW
10 boundary of this subdistrict.
- 11 3. Any portion of the Project directly abutting residential property (property zoned E-
12 Estates and without an approved conditional use) shall provide, at a minimum, a
13 seventy-five (75) feet wide buffer, except the westernmost 330' of Tract 106, which
14 shall provide a minimum 20' wide buffer in which no parking uses are
15 permitted. Twenty-five (25) feet of the width of the buffer along the developed area
16 shall be a landscape buffer. A minimum of fifty (50) feet of the buffer width shall
17 consist of retained or re-planted native vegetation and must be consistent with
18 subsection 3.05.07.H of the Collier County Land Development Code (LDC). The
19 native vegetation retention area may consist of a perimeter berm and be used for
20 water management detention. Any newly constructed berm shall be revegetated
21 to meet subsection 3.05.07.H of the LDC (native vegetation replanting
22 requirements). Additionally, in order to be considered for approval, use of the
23 native vegetation retention area for water management purposes shall meet the
24 following criteria:
- 25 a. There shall be no adverse impacts to the native vegetation being retained. The
26 additional water directed to this area shall not increase the annual hydro-period
27 unless it is proven that such would have no adverse impact to the existing
28 vegetation.
- 29 b. If the project requires permitting by the South Florida Water Management
30 District, the project shall provide a letter or official document from the District
31 indicating that the native vegetation within the retention area will not have to
32 be removed to comply with water management requirements. If the District
33 cannot or will not supply such a letter, then the native vegetation retention area
34 shall not be used for water management.
- 35 c. If the project is reviewed by Collier County, the developer's engineer shall
36 provide evidence that no removal of native vegetation is necessary to facilitate
37 the necessary storage of water in the water management area.

38

39

7. Southbrooke Office Subdistrict

40 The Southbrooke Office Subdistrict is approximately five (5) acres and is located
41 approximately 1/4 mile east of Oakes Boulevard on the south side of Immokalee Road. The
42 intent of the subdistrict is to permit general office, medical office, and business service uses
43 generally consistent with those uses permissible by right, or as a conditional use in the C-1
44 Commercial Professional and General Office zoning district.

1
2 Development within the Subdistrict is encouraged to be rezoned as a PUD in order to provide
3 greater specificity of permitted land uses, development standards and any necessary
4 operational characteristics. A maximum of 40,000 square feet of commercial development
5 shall be permitted. All buildings will be limited to single-story and shall be constructed in a
6 common architectural theme. A minimum 30 feet in width vegetated buffer shall be provided
7 adjacent to Autumn Oaks Lane, which shall consist of retained native vegetation. Access to
8 the Subdistrict shall only be from Immokalee Road.
9

10 11 **3. AGRICULTURAL/RURAL DESIGNATION**

12 **A. Rural Settlement Area District**

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

24 By designation in the Growth Management Plan and the Golden Gate Area Master Plan as
25 Settlement Area, the Plan recognizes the property as an area which, while outside of the Urban
26 Designation, is appropriate for the following types of uses: residential, earth mining, commercial,
27 agricultural, community facility, community uses, education facilities, religious facilities, golf
28 course, open space and recreational, and essential services.

29 Future zoning changes to add dwelling units or commercial acreage within the geographic
30 boundaries of this District will not be prohibited or discouraged by reason of the above-referenced
31 vested status. The geographic expansion of the Settlement Area to additional lands outside the
32 areas covered by Sections 13, 14, 23 and 24, and a portion of 22, Township 48 South, Range 27
33 East (the former North Golden Gate Subdivision), shall be prohibited. The Settlement Area Land
34 Use District is limited to the area described above and shall not be available as a land use district
35 for any other property in the County.

36 **4. OVERLAYS AND SPECIAL FEATURES**

37 **A. Southern Golden Gate Estates Natural Resource Protection Overlay**

38 Southern Golden Gate Estates is identified as a Natural Resource Protection Area (NRPA)
39 Overlay on the Golden Gate Area Future Land Use Map and is subject to the NRPA Overlay
40 provisions of the FLUE.
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FUTURE LAND USE MAP SERIES

Golden Gate Area Master Plan Study Areas

Golden Gate Area Future Land Use ([updated Golden Gate City designations](#))

[Golden Gate City Future Land Use](#)

High Density Residential Subdistrict 1989 Boundaries of Activity Center

Downtown Center Commercial Subdistrict ([updated to adjust boundary](#))

Urban Mixed Use Activity Center/Golden Gate Parkway and Coronado Parkway ([updated to adjust boundary](#))

Golden Gate Urban Commercial Infill Subdistrict and Golden Gate Estates

Commercial Infill Subdistrict

Santa Barbara Commercial Subdistrict

~~Golden Gate Parkway Professional Office Commercial Subdistrict~~

Collier Boulevard Commercial Subdistrict

Pine Ridge Road Interchange Activity Center and Pine Ridge Road

Mixed Use Subdistrict

Golden Gate Estates Neighborhood Centers

Wilson Boulevard/Golden Gate Boulevard Center

Collier Boulevard/Pine Ridge Road Center

Golden Gate Boulevard/Everglades Boulevard Center

Immokalee Road/Everglades Boulevard Center

Randall Boulevard Commercial Subdistrict

Commercial Western Estates Infill Subdistrict

Golden Gate Parkway Interchange Conditional Uses Area

Golden Gate Parkway Institutional Subdistrict

Mission Subdistrict

Estates Shopping Center Subdistrict

Estates Shopping Center Subdistrict Conceptual Plan

Everglades – Randall Subdistrict

Southbrooke Office Subdistrict

Conditional Uses Subdistrict: Golden Gate Parkway Special Provisions

[Special Exceptions to Conditional Use in Golden Gate Estates](#)

[Immokalee Road/Randall Boulevard Planning Study Area](#)