

ORDINANCE NO. 19- 23

AN ORDINANCE AMENDING ORDINANCE 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN OF THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, RELATING TO THE GOLDEN GATE AREA MASTER PLAN RESTUDY SPECIFICALLY AMENDING THE GOLDEN GATE AREA MASTER PLAN ELEMENT AND THE GOLDEN GATE AREA FUTURE LAND USE MAP AND MAP SERIES; DIRECTING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. [PL20180000261]

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

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

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

WHEREAS, staff has prepared an amendment to the Golden Gate Area Master Plan Element and Golden Gate Area Future Land Use Map and Map Series of the Growth Management Plan; and

WHEREAS, Collier County transmitted the Growth Management Plan amendment to the Department of Economic Opportunity for preliminary review on March 19, 2019, after public hearings before the Collier County Planning Commission and the Board of County Commissioners; and

WHEREAS, the Department of Economic Opportunity reviewed the amendment to the Growth Management Plan and transmitted its comments in writing to Collier County within the time provided by law; and

WHEREAS, Collier County has 180 days from receipt of the Comments Report from the Department of Economic Opportunity to adopt, adopt with changes or not adopt the proposed amendment to the Growth Management Plan; and

WHEREAS, Collier County has gathered and considered additional information, data and analysis supporting adoption of these amendment, including the following: the Collier County Staff Report, the documents entitled Collier County Growth Management Plan Amendment and other documents, testimony and information presented and made a part of the record at the public hearings of the Collier County Planning Commission held on June 6, 2019 and July 18, 2019, and the Collier County Board of County Commissioners held on September 24, 2019; and

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

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

SECTION ONE: ADOPTION OF AMENDMENT TO THE GOLDEN GATE AREA MASTER PLAN ELEMENT AND GOLDEN GATE AREA FUTURE LAND USE MAP AND MAP SERIES OF THE GROWTH MANAGEMENT PLAN

The amendment to the Golden Gate Area Master Plan Future Element and Golden Gate Area Land Use Map and Map Series of the Growth Management Plan, attached hereto as Exhibit “A” and incorporated herein by reference, is hereby adopted in accordance with Section 163.3184, Florida Statutes, and shall be transmitted to the Florida Department of Economic Opportunity.

SECTION TWO: SEVERABILITY.

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

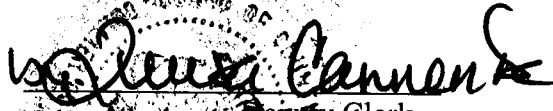
SECTION THREE: EFFECTIVE DATE.

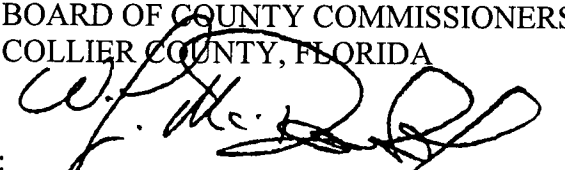
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land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

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 24th day of September, 2019.

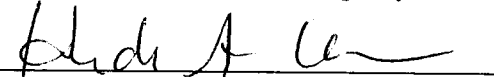
ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA


Attest as to Chairman's
signature only.
CLERK OF BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: 
William L. McDaniel, Jr., Chairman

Approved as to form and legality:


Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachment: Exhibit A – Golden Gate Area Master Plan Element and Golden Gate Area Future Land Use Map and Map Series

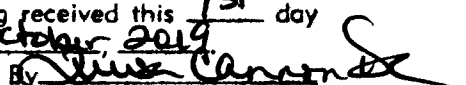
This ordinance filed with the Secretary of State's Office the 1st day of October 2019 and acknowledgement of that filing received this 1st day of October 2019
By: 
Deputy Clerk

EXHIBIT “A”

To update and reorganized the current Golden Gate Area Master Plan, along with the title, heading and Future Land Use Map series. The full document is struck through, followed by the underlined reorganized Plan.

~~— GOLDEN GATE AREA MASTER PLAN~~

~~COLLIER COUNTY
GROWTH MANAGEMENT PLAN~~

~~GOLDEN GATE AREA MASTER PLAN~~

Prepared by
Collier County Planning and Zoning Department
Comprehensive Planning Section

Prepared for
~~COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS~~
Adopted October 1997

Words underlined are added; words ~~struck through~~ are deleted.

**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

Words underlined are added; words ~~struck through~~ are deleted.

~~(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).~~

Words underlined are added; words ~~struck through~~ are deleted.

**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.~~

Words underlined are added; words ~~struck through~~ are deleted.

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Words underlined are added; words ~~struck through~~ are deleted.

I. ~~INTRODUCTION~~

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

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

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

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

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

~~This plan includes three major sections:~~

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

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

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

1 ~~II. OVERVIEW~~

2 ~~A. COUNTY-WIDE PLANNING PROCESS~~

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

5 ~~1. Future Land Use~~

6 ~~2. Housing~~

7 ~~3. Public Facilities~~

8 ~~4. Conservation and Coastal Management (Coastal Counties only)~~

9 ~~5. Intergovernmental Coordination~~

10 ~~6. Capital Improvements~~

11 ~~7. Transportation~~

12 ~~8. Recreation and Open Space.~~

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

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

24 ~~B. GOLDEN GATE AREA PLANNING PROCESS~~

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

28 ~~"A detailed Master Plan for Golden Gate Estates has been developed and was incorporated~~
29 ~~into this Growth Management Plan in February, 1991. The Master Plan addresses Natural~~
30 ~~Resources, Future Land Use, Water Management, Public Facilities and other considerations."~~

31 ~~In February 1991, the Board of County Commissioners adopted the original Golden Gate Area~~
32 ~~Master Plan. The original Master Plan incorporated the recommendations of a Citizens Steering~~
33 ~~Committee. A revised and updated Master Plan was adopted in 1997, pursuant to~~
34 ~~recommendations of the County's 1996 Evaluation and Appraisal Report. In 2001, the Board of~~
35 ~~County Commissioners established the Golden Gate Area Master Plan Restudy Committee and~~
36 ~~directed Staff to work with the Committee to further revise and update the Master Plan. The Board~~
37 ~~of County Commissioners adopted revisions to the GGAMP, incorporating the recommendations~~
38 ~~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 ~~GOALS, OBJECTIVES AND POLICIES~~

5 ~~GOAL 1: TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING AND TO~~
6 ~~BALANCE THE NEED TO PROVIDE BASIC SERVICES WITH NATURAL RESOURCE~~
7 ~~CONCERNS THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH~~
8 ~~ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL~~
9 ~~RESIDENTS.~~

10 11 ~~OBJECTIVE 1.1:~~

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

15 16 ~~Policy 1.1.0.1:~~

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

19 20 ~~Policy 1.1.0.2:~~

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

23 24 ~~Policy 1.1.0.3:~~

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

28 29 ~~Policy 1.1.1:~~

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

32 ~~A. URBAN MIXED USE DISTRICT~~

- 33 ~~1. Urban Residential Subdistrict~~
- 34 ~~2. High Density Residential Subdistrict~~
- 35 ~~3. Downtown Center Commercial Subdistrict~~

36 ~~B. URBAN COMMERCIAL DISTRICT~~

- 37 ~~1. Activity Center Subdistrict~~
- 38 ~~2. Golden Gate Urban Commercial Infill Subdistrict~~
- 39 ~~3. Santa Barbara Commercial Subdistrict~~
- 40 ~~4. Golden Gate Parkway Professional Office Commercial Subdistrict~~
- 41 ~~5. Collier Boulevard Commercial Subdistrict~~

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Words underlined are added; words ~~struck through~~ are deleted.

1 **Policy 1.1.2:**
2 ~~The ESTATES Future Land Use Designation shall include Future Land Use Districts and~~
3 ~~Subdistricts for:~~

- 4 ~~A. ESTATES – MIXED USE DISTRICT~~
- 5 ~~1. Residential Estates Subdistrict~~
- 6 ~~2. Neighborhood Center Subdistrict~~
- 7 ~~3. Conditional Uses Subdistrict~~
- 8 ~~4. Golden Gate Parkway Institutional Subdistrict~~
- 9 ~~5. Mission Subdistrict~~
- 10 ~~6. Everglades – Randall Subdistrict~~

- 11 ~~B. ESTATES – COMMERCIAL DISTRICT~~
- 12 ~~1. Interchange Activity Center Subdistrict~~
- 13 ~~2. Pine Ridge Road Mixed Use Subdistrict~~
- 14 ~~3. Randall Boulevard Commercial Subdistrict~~
- 15 ~~4. Commercial Western Estates Infill Subdistrict~~
- 16 ~~5. Golden Gate Estates Commercial Infill Subdistrict~~
- 17 ~~6. Estates Shopping Center Subdistrict~~
- 18 ~~7. Southbrooke Office Subdistrict~~

19
20 **Policy 1.1.3:**
21 ~~The AGRICULTURAL/RURAL Future Land Use Designation shall include the following Future~~
22 ~~Land Use District:~~

- 23 ~~A. RURAL SETTLEMENT AREA DISTRICT~~

24
25 **Policy 1.1.4:**
26 ~~Overlays and Special Features shall include:~~

- 27 ~~A. Southern Golden Gate Estates Natural Resource Protection Overlay~~

28
29 **Policy 1.1.5:**
30 ~~Conditional Use requests within Golden Gate Estates shall adhere to the guidelines outlined in~~
31 ~~the Conditional Uses Subdistrict.~~

32
33 **Policy 1.1.6:**
34 ~~To obtain Conditional Use approval, a super majority vote (minimum of 4 votes) by the Board of~~
35 ~~Zoning Appeals shall be required.~~

36
37 **Policy 1.1.7:**
38 ~~No development orders shall be issued inconsistent with the Golden Gate Master Plan with the~~
39 ~~exception of those unimproved properties granted a positive determination through the Zoning~~
40 ~~Re-evaluation Program and identified on the Future Land Use Map Series as properties~~
41 ~~consistent by Policy and those development orders issued pursuant to conditional uses and~~
42 ~~rezones approved based on the County Wide Future Land Use Element (adopted January 10,~~
43 ~~1989, Ordinance 89-05) which was in effect at the time of approval. Any subsequent development~~
44 ~~orders shall also be reviewed for consistency with the Growth Management Plan based on the~~
45 ~~County Wide Future Land Use Element.~~

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Words underlined are added; words ~~struck through~~ are deleted.

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2 **Policy 1.1.8:**

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

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18 **OBJECTIVE 1.2:**

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

20
21 **Policy 1.2.1:**

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

25
26 **Policy 1.2.2:**

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

29
30 **Policy 1.2.3:**

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

34
35 **Policy 1.2.4:**

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

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42 **OBJECTIVE 1.3:**

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

44
45 **Policy 1.3.0.1:**

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.~~

1 **Policy 1.3.1:**

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

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8 **OBJECTIVE 1.4:**

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

11
12 **Policy 1.4.0.1:**

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

15
16 **Policy 1.4.1:**

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

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23 **GOAL 2:**

24 ~~TO RECOGNIZE THAT THE AREA WHICH LIES SOUTH OF INTERSTATE 75 (ALLIGATOR~~
25 ~~ALLEY) TO US 41 (EAST TRAIL) IS AN AREA OF SPECIAL ENVIRONMENTAL SENSITIVITY~~
26 ~~AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT THROUGH PARTICIPATION~~
27 ~~IN THE PICAYUNE STRAND RESTORATION PROJECT AS PART OF THE FEDERAL SAVE~~
28 ~~OUR EVERGLADES PROGRAM. BASED UPON SUCH CONDITIONS, THE STATE HAS~~
29 ~~ACQUIRED OWNERSHIP OF ALL LANDS WITHIN THE SOUTHERN GOLDEN GATE~~
30 ~~ESTATES (SGGE) PICAYUNE STRAND RESTORATION PROJECT AREA.~~

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32
33 **GOAL 3:**

34 ~~TO PROVIDE FOR BASIC COMMERCIAL SERVICES FOR PURPOSES OF SERVING THE~~
35 ~~RURAL NEEDS OF GOLDEN GATE ESTATES RESIDENTS, SHORTENING VEHICULAR~~
36 ~~TRIPS, AND PRESERVING RURAL CHARACTER.~~

37
38
39 **OBJECTIVE 3.1:**

40 ~~Meet the locational and rural design criteria contained within the Estates Designation, Estates-~~
41 ~~Mixed Use District, Neighborhood Center Subdistrict of this Golden Gate Area Master Plan~~
42 ~~Element, of the Collier County Growth Management Plan when considering the placement and~~
43 ~~designation of Neighborhood Centers within Golden Gate Estates.~~

44
45 **Policy 3.1.1:**

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

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Words underlined are added; words ~~struck-through~~ are deleted.

GOAL 4:

~~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.~~

OBJECTIVE 4.1:

~~Provide for residential and commercial land uses that meet the needs of the surrounding area in the development and redevelopment within Golden Gate City.~~

Policy 4.0.1:

~~Development and redevelopment within Golden Gate City shall be guided by the residential and commercial needs of the surrounding area.~~

Policy 4.1.1:

~~Collier County shall develop an implementation schedule for the creation of a community planning program for Golden Gate City. The implementation schedule shall take into consideration the following issues:~~

- ~~a) Affordable housing based upon home ownership;~~
- ~~b) Commercial re-vitalization, to include:
 - ~~i. Sidewalks~~
 - ~~ii. Traffic calming measures~~
 - ~~iii. Improved street lighting;~~~~
- ~~e) 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.~~

Policy 4.1.2:

~~Collier County shall begin to examine, by holding community meetings, the feasibility of establishing neighborhood-based planning programs within Golden Gate City that focus on the unique or distinct features of the different portions of the community. While focusing on distinct areas within the community, such neighborhood planning efforts as may be established shall not neglect Golden Gate City as a whole.~~

Policy 4.1.3:

~~Collier County shall examine the feasibility of crafting land development regulations specific to the Golden Gate City community. Such regulations shall focus on the unique circumstances of this community.~~

GOAL 5:

~~TO BALANCE THE DESIRE BY RESIDENTS FOR URBAN AMENITIES WITHIN GOLDEN GATE ESTATES WITH THE PRESERVATION OF THE AREA'S RURAL CHARACTER, AS DEFINED BY WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, LOW DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.~~

Words underlined are added; words ~~struck through~~ are deleted.

OBJECTIVE 5.1:

~~Provide for new commercial development within Neighborhood Centers.~~

Policy 5.1.1:

~~Consistent with public safety requirements, street, recreational and structure lighting within Golden Gate Estates shall be placed, constructed and maintained in such manner as to prevent or reduce light pollution. In implementing this Policy, the County shall apply the following standards:~~

~~a. If a streetlight or an area light is required, it shall be of the type specified to protect neighboring properties from direct glare. Area lighting shall be shielded such that direct rays do not pass property lines. Low pressure sodium lamps are encouraged while halogen type lights are discouraged.~~

~~1. Where required, the street lamp shall be of the high pressure sodium type and have a "cobra head with flat bottom" style or be fully shielded so that light is directed only downward. Street lamps shall be mounted on a wood pole at a height and wattage recommended by the appropriate electric utility and as appropriate for a rural area.~~

~~2. Parking lot lamps shall be low pressure sodium type lamps and shall be mounted so that they point downward without direct rays extending past the parking lot, building entrance, walkway, or other area intended to be illuminated.~~

~~b. Where lighting of recreational areas is required, such lighting shall be mounted so as to focus illumination on the areas intended to be illuminated, and to limit the amount of light that extends outside of the intended area.~~

~~c. This policy shall not apply to Tract 124 and the north 150 feet of Tract 126, Unit 12, Golden Gate Estates, located in the southwest quadrant of the Wilson and Golden Gate Boulevards Neighborhood Center.~~

OBJECTIVE 5.2:

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

Policy 5.2.1:

~~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 5.2.2:

~~The Collier County Parks and Recreation Department 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 allow people to move about the Estates Area by means other than motorized vehicles. All greenways shall be constructed within existing or future public rights of way. In creating the greenway network, the County shall not employ eminent domain proceedings.~~

Policy 5.2.3:

~~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~~

Words underlined are added; words ~~struck-through~~ are deleted.

1 ~~abutting Golden Gate Parkway between Livingston Road and Santa Barbara Boulevard. No new~~
2 ~~commercial uses shall be permitted on properties abutting streets accessing Golden Gate~~
3 ~~Parkway within the above defined segment. This policy shall not apply to that existing portion of~~
4 ~~the Golden Gate Estates Commercial Infill Subdistrict, which is located at the northwest corner of~~
5 ~~the intersection of Golden Gate Parkway and Santa Barbara Boulevard.~~

6
7
8 **~~OBJECTIVE 5.3:~~**

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

10
11 **~~Policy 5.3.0.1:~~**

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

15
16 **~~Policy 5.3.1:~~**

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

20
21 **~~Policy 5.3.2:~~**

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

24
25
26 **~~GOAL 6:~~**

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

31
32 **~~OBJECTIVE 6.1:~~**

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

36
37 **~~Policy 6.1.1:~~**

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

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

45
46 **~~Policy 6.1.2:~~**

47 ~~Collier County shall continue to coordinate with the Florida Department of Transportation to~~
48 ~~implement a study of a potential interchange in the vicinity of I-75 and Everglades Boulevard.~~

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Words underlined are added; words ~~struck through~~ are deleted.

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:

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

Policy 6.2.3:

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

OBJECTIVE 6.3:

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

Policy 6.3.1:

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

Policy 6.3.2:

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

GOAL 7:

~~**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:

~~Maintain and implement public information programs through the Collier County Bureau of Emergency Services, Collier County Sheriff's Department, Golden Gate Fire Control and Rescue District, and other appropriate agencies, to inform residents and visitors of the Greater Golden Gate Area regarding the means to prevent, prepare for, and cope with, disaster situations.~~

Words underlined are added; words ~~struck-through~~ are deleted.

1 **Policy 7.1.1:**

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

5
6 **Policy 7.1.2:**

7 ~~The Golden Gate Fire Control and Rescue District and Collier County Bureau of Emergency~~
8 ~~Services shall actively promote the Firewise Communities Program through public education in~~
9 ~~Golden Gate Estates.~~

10
11 **Policy 7.1.3:**

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

17
18 **Policy 7.1.4:**

19 ~~The Golden Gate Fire Control and Rescue District and the Collier County Bureau of Emergency~~
20 ~~Services shall hold one or more annual "open house" presentations in the Golden Gate Area~~
21 ~~emphasizing issues related to wildfires, flooding, emergency access and general emergency~~
22 ~~management.~~

23
24
25 **OBJECTIVE 7.2:**

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

29
30 **Policy 7.2.1:**

31 ~~Preparation of Collier County's annual Schedule of Capital Improvements for projects within the~~
32 ~~Golden Gate Area shall be coordinated with planners, or the agents or representatives with~~
33 ~~planning responsibilities, from the Fire Districts, public and private utilities, Emergency Medical~~
34 ~~Services Department and the Collier County Sheriff's Department to ensure that public project~~
35 ~~designs are consistent with the needs of these agencies.~~

36
37 **Policy 7.2.2:**

38 ~~Planners, or the agents or representatives with planning responsibilities, from the Golden Gate~~
39 ~~Fire Control and Rescue District, Collier County Emergency Medical Services Department and~~
40 ~~the Collier County Sheriff's Department will receive copies of pre-construction plans for capital~~
41 ~~improvement projects in the Golden Gate Area and will be invited to review and comment on plans~~
42 ~~for the public projects.~~

43
44
45 **OBJECTIVE 7.3:**

46 ~~Develop strategies through the County Growth Management Division – Planning and Regulation~~
47 ~~for the enhancement of roadway interconnection within Golden Gate City and the Estates Area,~~
48 ~~including interim measures to assure interconnection.~~

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Words underlined are added; words ~~struck-through~~ are deleted.

Policy 7.3.1:

~~The Collier County Bureau of Emergency Services, the Collier County Transportation Division, Golden Gate Fire Control and Rescue District, and other appropriate Federal, State or local agencies, shall begin establishing one or more of the following routes for emergency evacuation purposes:~~

~~a. An I-75 Interchange in the vicinity of Everglades Boulevard.~~

~~b. Improved emergency access from Everglades Boulevard to I-75.~~

~~c. Construction of a north-south bridge on 23rd Street, SW, between White Boulevard and Golden Gate Boulevard.~~

Policy 7.3.2:

~~All new residential structures shall comply with NFPA (National Fire Protection Association, Incorporated) 200 Standard for Protection of Life and Property from Wildfire, 1997 Edition, as adopted by reference in the Florida Fire Code or the most recent edition.~~

Policy 7.3.3:

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

Policy 7.3.4:

~~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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Words underlined are added; words ~~struck through~~ are deleted.

~~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:~~

- ~~• parks, open space and recreational use;~~
- ~~• water dependent and water related uses;~~
- ~~• child care centers;~~
- ~~• community facilities such as churches, cemeteries, schools and school facilities co-located with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable, fire and police stations;~~
- ~~• utility and communication facilities.~~
- ~~• support medical facilities such as physician's offices, medical clinics, treatment, research and rehabilitative centers and pharmacies (as long as the dominant use is medical related) may also be permitted provided they are granted concurrent with or located within 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.~~

Words underlined are added; words ~~struck-through~~ are deleted.

~~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, adopted June 22, 2004, effective October 18, 2004) and consistent with locational requirements in Florida Statutes (Chapter 419.001 F.S.).~~

~~Group Housing includes the following type facilities:~~

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

~~**A. Urban Mixed Use District**~~

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

~~**1. Urban Residential Subdistrict**~~

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

~~**DENSITY RATING SYSTEM:**~~

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

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

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

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

~~**ii. Proximity to Activity Center**~~

~~• 3 dwelling units — Within 1 mile of Activity Center~~

~~**iii. Affordable workforce Housing Bonus**~~

~~As used in this density bonus provision, the term “affordable” shall be as defined in Chapter 420.9071, F.S. To encourage the provision of affordable workforce housing within certain Districts and Subdistricts in the Urban Designated Area, a maximum of up to 8 residential units per gross acre may be added to the base density if the project meets the requirements of the Affordable workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance #04-41, as~~

Words underlined are added; words struck through are deleted.

1 amended, adopted June 22, 2004 and effective October 18, 2004), and if the
2 affordable workforce housing units are targeted for families earning no greater than
3 150% of the median income for Collier County.

4 ~~iv. Residential In-fill~~

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

- 10 • 3 dwelling units

11 ~~v. Roadway Access~~

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

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

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

23 ~~2. High Density Residential Subdistrict:~~

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

31 ~~3. Downtown Center Commercial Subdistrict:~~

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

39 Residential dwelling units constructed in this Subdistrict are intended to promote resident-
40 business ownership. The provisions of this Subdistrict are intended to ensure harmonious
41 development of commercial and mixed-use buildings at a pedestrian scale that are compatible
42 with residential development within and outside of the Subdistrict.
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Words underlined are added; words ~~struck through~~ are deleted.

1 ~~The Subdistrict allows the aggregation of properties in order to promote flexibility in site~~
2 ~~design. The types of uses permitted within this Subdistrict are low intensity retail, office,~~
3 ~~personal services, institutional, and residential. Non-residential development is intended to~~
4 ~~serve the needs of residents within the Subdistrict, surrounding neighborhoods, and~~
5 ~~passersby. To reduce potential conflicts that may result from residential, commercial and~~
6 ~~institutional uses in close proximity to one another, existing, non-owner-occupied residential~~
7 ~~units with frontage on Golden Gate Parkway shall cease to exist no later than seven (7) years~~
8 ~~after the effective date of the adoption of this Subdistrict. This regulation does not require the~~
9 ~~removal of residential units located on Golden Gate Parkway that are converted to uses~~
10 ~~permitted in this Subdistrict within one additional year; nor does this Subdistrict require the~~
11 ~~removal of residential units located elsewhere in this Subdistrict.~~

12 ~~A. All development or redevelopment within the boundaries of the Downtown Center~~
13 ~~Commercial Subdistrict shall include:~~

- 14 ~~1. Provisions for bicycle and pedestrian travel.~~
- 15 ~~2. An emphasis on building aesthetics.~~
- 16 ~~3. Emphasis on the orderly circulation of vehicular, bicycle and pedestrian traffic.~~
- 17 ~~4. Provision for broad sidewalks or pathways.~~
- 18 ~~5. Enhanced streetscaping.~~
- 19 ~~6. Project interconnections, where possible and feasible.~~
- 20 ~~7. Quality designs for building façades, including lighting, uniform signage and~~
21 ~~landscaping.~~

22 ~~B. Permitted uses within this Subdistrict shall include only the following, except as may~~
23 ~~be restricted in an implementing zoning overlay district, and except as may be~~
24 ~~prohibited in Paragraph D, below:~~

- 25 ~~1. Those uses permitted by right within the C-1, C-2 and C-3 Zoning Districts, as~~
26 ~~outlined in the Collier County Land Development Code (LDC) in effect on the date~~
27 ~~of adoption of this Subdistrict in the GGAMP; and,~~
- 28 ~~2. Residential uses permitted by right in the existing residential zoning districts in this~~
29 ~~Subdistrict.~~
- 30 ~~3. Those permitted uses that may be allowed in an implementing zoning overlay~~
31 ~~district.~~

32 ~~C. Conditional uses allowed by this Subdistrict shall include only:~~

- 33 ~~1. Those conditional uses allowed within the C-1, C-2 and C-3 Zoning Districts, as~~
34 ~~outlined in the LDC in effect on the date of adoption of this Subdistrict in the~~
35 ~~GGAMP;~~
- 36 ~~2. Those conditional uses allowed, by the LDC in effect on the date of adoption of~~
37 ~~this Subdistrict in the GGAMP, within existing residential Zoning Districts in this~~
38 ~~Subdistrict;~~
- 39 ~~3. Those conditional uses that may be allowed in an implementing zoning overlay~~
40 ~~district; and,~~
- 41 ~~4. Outdoor dining areas not directly abutting the Golden Gate Parkway right-of-way.~~

42 ~~D. Prohibited uses in this Subdistrict are as follows:~~

- 43 ~~1. Automatic food and drink vending machines located exterior to a building.~~
- 44 ~~2. Any commercial use employing drive up, drive in or drive through delivery of~~
45 ~~goods or services.~~

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Words underlined are added; words ~~struck through~~ are deleted.

3. ~~Enameling, painting or plating as a primary use. However, these uses are permitted if secondary to an artist's or craft studio.~~

4. ~~Single room occupancy hotels, prisons, detention facilities, halfway houses, soup kitchens or homeless shelters.~~

5. ~~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, 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 16 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.~~

~~2. Golden Gate Urban Commercial In-fill Subdistrict~~

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

Words underlined are added; words ~~struck through~~ are deleted.

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

19
20 **~~3. Santa Barbara Commercial Subdistrict~~**

21 ~~The boundaries of the Subdistrict are hereby expanded to include the former Commercial~~

22 ~~Subdistrict and also to extend approximately one (1) block to the east of the former boundary~~

23 ~~(see Santa Barbara Commercial Subdistrict Map). The intent of the Santa Barbara~~

24 ~~Commercial Subdistrict is to provide Golden Gate City with an area that is primarily~~

25 ~~commercial, with an allowance for certain conditional uses. The types of uses permitted within~~

26 ~~this Subdistrict are low intensity retail, offices, personal services, and institutional uses, such~~

27 ~~as churches and day care centers. Such development is intended to serve the needs of~~

28 ~~residents within the Subdistrict and surrounding neighborhoods and persons traveling nearby.~~

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

- 30 ~~• Generate/attract relatively low traffic volumes;~~
- 31 ~~• Are appropriately landscaped and buffered to protect nearby residential properties;~~
- 32 ~~• Are architecturally designed to be compatible with nearby residential areas; and,~~
- 33 ~~• Limit access and traffic flow to or from Santa Barbara Boulevard.~~

34 ~~This Subdistrict is intended to promote commercial and institutional development~~

35 ~~opportunities. Therefore, in order to reduce the potential conflicts that may result from~~

36 ~~residential, commercial and institutional uses in close proximity, existing residential uses shall~~

37 ~~cease to exist no later than seven (7) years after the effective date of the adoption of the~~

38 ~~revised Subdistrict boundaries. This does not require the removal of the residential structures~~

39 ~~if they can be, and are, converted to uses permitted in this Subdistrict, within one additional~~

40 ~~year. The requirement to cease existing residential uses does not apply to owner-occupied~~

41 ~~dwelling units.~~

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Words underlined are added; words ~~struck through~~ are deleted.

1 ~~Within one year of the effective date of the adoption of the revised Subdistrict boundaries, the~~
 2 ~~Land Development Code shall be amended to provide specific uses and development~~
 3 ~~standards to implement the revised Subdistrict. These shall include, but not necessarily be~~
 4 ~~limited to:~~

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

21 ~~4. Golden Gate Parkway Professional Office Commercial Subdistrict~~

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

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

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

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

- 36 1. ~~Apparel and accessory stores.~~
- 37 ~~2. Auto and home supply stores (Auto accessory dealers retail, automobile parts~~
 38 ~~dealers retail and speed shops retail only).~~
- 39 3. ~~Eating places (except carry out establishments, drive through only~~
 40 ~~establishments, commissary restaurants, concession stands, contract feeding,~~
 41 ~~food service institutional, hamburger stands, hot dog stands, ice cream stands,~~
 42 ~~Industrial feeding, refreshment stands, snack shops, soft drink stands and tea~~
 43 ~~rooms).~~

44 Words underlined are added; words ~~struck through~~ are deleted.

- ~~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.~~

~~5. 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.~~

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

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

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

Words underlined are added; words ~~struck through~~ are deleted.

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2 ~~A. All development and redevelopment within this Subdistrict shall include:~~

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

13 **~~2. ESTATES DESIGNATION~~**

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

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

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

32 ~~Group Housing includes the following type facilities:~~

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

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

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Words underlined are added; words struck-through are deleted.

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2 **A. ~~Estates – Mixed Use District~~**

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4 **~~1. Residential Estates Subdistrict~~**

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

8 **~~2. Neighborhood Center Subdistrict~~**

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

13 ~~a) The Collier County Land Development Code shall be amended to provide rural~~
14 ~~design criteria to regulate all new commercial development within Neighborhood~~
15 ~~Centers.~~

16 ~~b) Locations~~

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

23 ~~Four Neighborhood Centers are established as follows:~~

24 ~~• Wilson Boulevard and Golden Gate Boulevard Center.~~

25 ~~This center consists of three quadrants at the intersection of Wilson and Golden~~
26 ~~Gate Boulevards (See Map 10). The NE and SE quadrants of the Center consist~~
27 ~~of Tract 1 and 2, Unit 14, Tract 17, Unit 13 and the western half of Tract 18, Unit~~
28 ~~13 Golden Gate Estates. The NE quadrant of Wilson and Golden Gate Boulevards~~
29 ~~is approximately 8.45 acres. The parcels within the NE quadrant shall be~~
30 ~~interconnected and share access to Golden Gate Boulevard and Wilson Boulevard~~
31 ~~to minimize connections to these two major roadways. The SE quadrant of Wilson~~
32 ~~and Golden Gate Boulevards is 7.15 acres, allows 5.00 acres of commercial~~
33 ~~development, and allocates 2.15 acres to project buffering and right-of-way for~~
34 ~~Golden Gate Boulevard and Wilson Boulevard. The SW quadrant of the Center is~~
35 ~~approximately 4.86 acres in size and consists of Tract 125, Unit 12 of Golden Gate~~
36 ~~Estates.~~

37 ~~• Collier Boulevard and Pine Ridge Road Center.~~

38 ~~The center at Collier Boulevard and Pine Ridge Road is located on both sides of~~
39 ~~the intersection. Tracts 100-114, Unit 26, Golden Gate Estates are included in this~~
40 ~~center as eligible for commercial development. (See Collier Boulevard/Pine Ridge~~
41 ~~Road Center Map). The E1/2 of Tract 107, Unit 26 is also included within this~~
42 ~~center but is only to be used for buffer, water management and open space.~~

43 ~~• Everglades Boulevard and Golden Gate Boulevard Center.~~

44 ~~This Center consists of all four quadrants at the intersection of Everglades and~~
45 ~~Golden Gate Boulevards (See Golden Gate Boulevard/Everglades Boulevard~~
46 ~~Center Map). The NE quadrant of the Center is approximately 5.46 acres in size~~
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Words underlined are added; words struck-through are deleted.

1 and consists of Tract 1, Unit 77 of Golden Gate Estates. The SE quadrant of the
 2 Center is approximately 5.46 acres in size and consists of Tract 97, Unit 81 of
 3 Golden Gate Estates. The NW quadrant of the Center is approximately 5.46 acres
 4 in size and consists of Tract 128, Unit 76 of Golden Gate Estates. The SW
 5 quadrant of the Center is approximately 5.46 acres in size and consists of Tract
 6 96, Unit 81 of Golden Gate Estates.
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8 ~~• The Immokalee Road and Everglades Boulevard Center is located in the~~
 9 ~~southwest and the southeast quadrants of the intersection. This Center consists~~
 10 ~~of three Tracts: Tract 128, Unit 47, is 5.15 + acres and is located within the~~
 11 ~~southwest quadrant of the Center, south of the fire station; and, Tracts 113 and 16,~~
 12 ~~Unit 46, are 4.05 + acres and 5.15 + acres respectively, and are within the~~
 13 ~~southeast quadrant of the Center, east of the fire station.~~

14 ~~e) Criteria for land uses at the centers are as follows:~~

15 ~~• Commercial uses shall be limited to intermediate commercial so as to provide for~~
 16 ~~a wider variety of goods and services in areas that have a higher degree of~~
 17 ~~automobile traffic. These uses shall be similar to C-1, C-2, or C-3 zoning districts~~
 18 ~~outlined in the Collier County Land Development Code (Ordinance No. 04-41,~~
 19 ~~adopted June 22, 2004, effective October 18, 2004), except as prohibited below.~~

20 ~~• The Neighborhood Center located at the intersection of Pine Ridge Road and~~
 21 ~~Collier Boulevard may be developed at 100% commercial and must provide~~
 22 ~~internal circulation. Any rezoning is encouraged to be in the form of a PUD. This~~
 23 ~~Neighborhood Center may also be utilized for single family residential or~~
 24 ~~conditional uses allowed in the Estates zoning district such as churches, social or~~
 25 ~~fraternal organizations, childcare centers, schools, and group care facilities.~~

26 ~~• Parcels immediately adjacent to commercial zoning within the Neighborhood~~
 27 ~~Centers located at the intersections Golden Gate Boulevard and Wilson Boulevard~~
 28 ~~(excluding the SW quadrant), Golden Gate Boulevard and Everglades Boulevard,~~
 29 ~~Everglades Boulevard and Immokalee Road may qualify for Conditional Use under~~
 30 ~~the transitional conditional use provision of the Conditional Uses Subdistrict of this~~
 31 ~~Master Plan Element.~~

32 ~~• A single project shall utilize no more than 50% of the total allowed commercial~~
 33 ~~acreage. This percentage may be increased at the discretion of the Board of~~
 34 ~~County Commissioners.~~

35 ~~• The project shall make provisions for shared parking arrangements with adjoining~~
 36 ~~developments.~~

37 ~~• Access points shall be limited to one per 180 feet commencing from the right-of-~~
 38 ~~way of the major intersecting streets of the Neighborhood Center. A maximum of~~
 39 ~~three curb cuts per quadrant shall be allowed.~~

40 ~~• Driveways and curb cuts shall be consolidated with adjoining developments,~~
 41 ~~whenever possible.~~

42 ~~• Driveways accessing parcels on opposite sides of the roadway shall be in direct~~
 43 ~~alignment, except when the roadway median between the two parcels has no~~
 44 ~~opening.~~

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 Words underlined are added; words struck-through are deleted.

1 ~~● Projects shall provide a 25-foot wide landscape buffer abutting the external~~
2 ~~right of way. This buffer shall contain two staggered rows of trees that shall be~~
3 ~~spaced no more than 30 feet on center, and a double row hedge at least 24 inches~~
4 ~~in height at time of planting and attaining a minimum of three feet height within one~~
5 ~~year. A minimum of 50% of the 25-foot wide buffer area shall be comprised of a~~
6 ~~meandering bed of shrubs and ground covers other than grass. Existing native~~
7 ~~trees must be retained within this 25-foot wide buffer area to aid in achieving this~~
8 ~~buffer requirement; other existing native vegetation shall be retained, where~~
9 ~~possible, to aid in achieving this buffer requirement. Water retention/detention~~
10 ~~areas shall be allowed in this buffer area if left in natural state, and drainage~~
11 ~~conveyance through the buffer area shall be allowed if necessary to reach an~~
12 ~~external outfall.~~

13 ~~● For Tract 114, Golden Gate Estates, Unit 26, access shall be restricted to 11th~~
14 ~~Avenue S.W. Also, vehicular interconnection shall be provided to the adjacent~~
15 ~~property(s) in the Pine Ridge Road/Collier Boulevard Neighborhood Center.~~

16 ~~● All buildings shall have tile roofs, 'Old Style Florida' metal roofs, or decorative~~
17 ~~parapet walls above the roofline. The buildings shall be finished in light, subdued~~
18 ~~colors, except for decorative trim.~~

19 ~~● Building heights shall be limited to one (1) story, with a maximum height of thirty-~~
20 ~~five (35) feet. This provision only applies east of Collier Boulevard.~~

21 ~~● All lighting facilities shall be architecturally designed, and shall be limited to a~~
22 ~~height of twenty five (25) feet. Such lighting facilities shall be shielded from~~
23 ~~neighboring residential land uses.~~

24 ~~● Commercial uses shall encourage pedestrian traffic through placement of~~
25 ~~sidewalks, pedestrian walkways, and marked crosswalks within parking areas.~~
26 ~~Adjacent projects shall coordinate placement of sidewalks so that a continuous~~
27 ~~pathway through the Neighborhood Center is created.~~

28 ~~● All buildings and projects within any single specific quadrant of the Subdistrict shall~~
29 ~~utilize a common architectural theme. This theme shall be applicable to both~~
30 ~~building design and signage.~~

31 ~~● No building footprint shall exceed 5,000 square feet, unless the project is submitted~~
32 ~~in the form of a PUD. Walkways or courtyards shall connect adjacent buildings.~~
33 ~~This provision only applies east of Collier Boulevard.~~

34 ~~● Drive through establishments shall be limited to banks, with no more than 3 lanes;~~
35 ~~the drive through areas shall be architecturally integrated with the rest of the~~
36 ~~building. This provision only applies east of Collier Boulevard.~~

37 ~~● Fences or walls may be constructed on the commercial side of the required~~
38 ~~landscape buffer between adjacent commercial and residential uses. If~~
39 ~~constructed, such fences or walls shall not exceed five (5) feet in height. Walls~~
40 ~~shall be constructed of brick or stone. Fences shall be of wood or concrete post~~
41 ~~or rail types, and shall be of open design (not covered by slats, boards or wire).~~

42 ~~● Projects directly abutting residential property (property zoned E Estates and~~
43 ~~without an approved conditional use) shall provide, at a minimum, a seventy five~~
44 ~~(75) feet wide buffer in which no parking uses are permitted. Twenty five (25)~~
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Words underlined are added; words ~~struck-through~~ are deleted.

1 ~~feet of the width of the buffer along the developed area shall be a landscape buffer.~~
2 ~~A minimum of fifty (50) feet of the buffer width shall consist of retained native~~
3 ~~vegetation and must be consistent with subsection 3.9.5.5.6 of the Collier County~~
4 ~~Land Development Code (LDC). The native vegetation retention area may consist~~
5 ~~of a perimeter berm and be used for water management detention. Any newly~~
6 ~~constructed berm shall be revegetated to meet subsection 3.9.5.5.6 of the LDC~~
7 ~~(native vegetation replanting requirements). Additionally, in order to be considered~~
8 ~~for approval, use of the native vegetation retention area for water management~~
9 ~~purposes shall meet the following criteria:~~

10 ~~a. There shall be no adverse impacts to the native vegetation being retained. The~~
11 ~~additional water directed to this area shall not increase the annual hydro-period~~
12 ~~unless it is proven that such would have no adverse impact to the existing~~
13 ~~vegetation.~~

14 ~~b. If the project requires permitting by the South Florida Water Management~~
15 ~~District, the project shall provide a letter or official document from the District~~
16 ~~indicating that the native vegetation within the retention area will not have to~~
17 ~~be removed to comply with water management requirements. If the District~~
18 ~~cannot or will not supply such a letter, then the native vegetation retention area~~
19 ~~shall not be used for water management.~~

20 ~~c. If the project is reviewed by Collier County, the County engineer shall provide~~
21 ~~evidence that no removal of native vegetation is necessary to facilitate the~~
22 ~~necessary storage of water in the water management area.~~

23 ~~• Projects within the Neighborhood Center Subdistrict that are submitted as~~
24 ~~PUDs shall provide a functional public open space component. Such public open~~
25 ~~space shall be developed as green space within a pedestrian-accessible~~
26 ~~courtyard, as per Section 2.4.5.4 of the Collier County Land Development Code,~~
27 ~~as in effect at the time of P.U.D. approval.~~

28 ~~• The following principal permitted uses are prohibited within Neighborhood~~
29 ~~Centers:~~

30 ~~– Drinking Places (5813) and Liquor Stores (5921)~~

31 ~~– Mail Order Houses (5961)~~

32 ~~– Merchandizing Machine Operators (5962)~~

33 ~~– Power Laundries (7211)~~

34 ~~– Crematories (7261) (Does not include non-crematory Funeral Parlors)~~

35 ~~– Radio, TV Representatives (7313) and Direct Mail Advertising Services~~
36 ~~(7331)~~

37 ~~– NEC Recreational Shooting Ranges, Waterslides, etc. (7999)~~

38 ~~– General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty~~
39 ~~Hospitals (8069)~~

40 ~~– Elementary and Secondary Schools (8211), Colleges (8221), Junior Colleges~~
41 ~~(8222)~~

42 ~~– Libraries (8231)~~

43 ~~– Correctional Institutions (9223)~~

44 ~~– Waste Management (9511)~~

45 ~~Homeless Shelters and Soup Kitchens.~~

46 ~~• The following additional restrictions and standards apply to Tract 124 and the~~
47 ~~north 150 feet of Tract 126, within the southwest quadrant of the Wilson Boulevard~~
48 ~~and Golden Gate Boulevard Center:~~

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Words underlined are added; words ~~struck-through~~ are deleted.

1 a. ~~Commercial uses shall be limited to the following:~~

- 2 1. ~~medical offices and clinics and professional offices, except surveyors; and,~~
 3 2. ~~medical related uses, such as a wellness center.~~

4 b. ~~The ordinance rezoning this property to allow commercial uses shall include~~
 5 ~~the following requirements:~~

- 6 1. ~~no less than sixty percent (60%) of the gross square footage shall be~~
 7 ~~designated for medical offices and clinics; and,~~
 8 2. ~~parking for the entire project shall be that required for medical office or clinic~~
 9 ~~use by the Land Development Code (Ordinance No. 04-41, as amended),~~
 10 ~~so as to allow 100 percent medical office use.~~

11 c. ~~Parking lot lighting shall be restricted to bollards except as may be required to~~
 12 ~~comply with lighting standards in the Land Development Code (Ordinance No.~~
 13 ~~04-41, as amended) and other governing regulations.~~

14 d. ~~The Neighborhood Center boundaries of this quadrant shall not be further~~
 15 ~~expanded.~~

16 ~~3. Conditional Uses Subdistrict~~

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

20 ~~a) Essential Services Conditional Use Provisions:~~

21 ~~These Essential Services Conditional Uses, as identified within Section 2.01.03 G. of~~
 22 ~~the Collier County Land Development Code, may be allowed anywhere within the~~
 23 ~~Estates Zoning District, except as prohibited in certain Neighborhood Centers, and are~~
 24 ~~defined as:~~

- 25 ~~• electric or gas generating plants,~~
- 26 ~~• effluent tanks,~~
- 27 ~~• major re-pump stations,~~
- 28 ~~• sewage treatment plants, including percolation ponds,~~
- 29 ~~• hospitals and hospices,~~
- 30 ~~• water aeration or treatment plants,~~
- 31 ~~• governmental facilities (except for those Permitted Uses identified in Section~~
 32 ~~2.01.03 of the Land Development Code),~~
- 33 ~~• public water supply acquisition, withdrawal, or extraction facilities, and~~
- 34 ~~• public safety service facilities, and other similar facilities.~~

35 ~~b) Golden Gate Parkway and Collier Boulevard Special Provisions:~~

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

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 Words underlined are added; words ~~struck-through~~ are deleted.

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- ~~● Recognizing the existing residential nature of the land uses surrounding the I-75 interchange at Golden Gate Parkway, there shall be no further conditional uses for properties abutting Golden Gate Parkway, between Livingston Road and Santa Barbara Boulevard, except as permitted within the Golden Gate Parkway Institutional Subdistrict; except as provided in paragraph 3.b)3., below; and, except as provided in subparagraph 1., below; and, except for essential services, as described in paragraph a), above.~~
 - ~~● Further, no properties abutting streets accessing Golden Gate Parkway, between Livingston Road and Santa Barbara Boulevard, shall be approved for conditional uses except as permitted within the Golden Gate Parkway Institutional Subdistrict; and, except as provided in subparagraph 1., below; and, except for essential services, as described in paragraph a), above. This provision shall not be construed to affect the area described in Paragraph a), above.~~
 - ~~1. In consideration of the improvements associated with the interchange at Interstate 75 and Golden Gate Parkway, the existing conditional use (church and related facilities) located at the southeast corner of Golden Gate Parkway and 66th Street S.W. may be expanded in acreage and intensity along the south side of Golden Gate Parkway to the east of 66th Street S.W., but the total project area shall not exceed approximately 9.22 acres (see Golden Gate Parkway Interchange Conditional Uses Area Map).~~
 - ~~2. The parcel located immediately south of the Commercial Western Estates Infill Subdistrict, on the west side of Collier Boulevard, and at the southwest quadrant of the intersection of Vanderbilt Beach Road and Collier Boulevard, shall be eligible for a transitional conditional use designation.~~
 - ~~3. Conditional use for expansion of the existing educational and charitable social organization (Naples Bridge Center) is allowed on the east 150 feet of Tract 75 and the west 150 feet of Tract 82, Unit 30, Golden Gate Estates. The maximum building area permitted on the two parcels shall be limited to 15,000 square feet. Use of Tract 82 shall be limited to parking, water management and open space uses. See Conditional Uses Subdistrict Golden Gate Parkway Special Provisions map.~~
 - ~~c) Neighborhood Center Transitional Conditional Use Provisions:
Conditional uses shall be allowed immediately adjacent to designated Neighborhood Centers subject to the following criteria:~~
 - ~~1. Properties eligible for conditional uses shall abut the arterial or collector road serving the Neighborhood Center,~~
 - ~~2. Such uses shall be limited to transitional conditional uses that are compatible with both residential and commercial such as churches, social or fraternal organizations, childcare centers, schools, and group care facilities,~~
 - ~~3. All conditional uses shall make provisions for shared parking arrangements with adjoining developments whenever possible,~~
 - ~~4. Conditional uses abutting Estates zoned property shall provide, at a minimum, a 75 foot buffer of native vegetation in which no parking or water management uses are permitted,~~

Words underlined are added; words ~~struck-through~~ are deleted.

1 5. ~~Conditional uses adjoining the commercial uses within Neighborhood Centers~~
2 ~~shall, whenever possible, share parking areas, access and curb cuts with the~~
3 ~~adjoining commercial use, in order to facilitate traffic movement.~~

4 ~~d) Transitional Conditional Uses:~~

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

11 ~~The following criteria shall apply for Transitional Conditional Use requests:~~

- 12 ~~• Site shall be directly adjacent to a non-residential use (zoned or developed);~~
- 13 ~~• Site shall be 2.25 acres, or more, in size or be at least 150 feet in width and shall~~
14 ~~not exceed 5 acres;~~
- 15 ~~• Conditional uses shall be located on the allowable acreage adjacent to the~~
16 ~~non-residential use;~~
- 17 ~~• Site shall not be adjacent to a church or other place of worship, school, social or~~
18 ~~fraternal organization, child care center, convalescent home, hospice, rest home,~~
19 ~~home for the aged, adult foster home, children's home, rehabilitation centers; and~~
- 20 ~~• Site shall not be adjacent to parks or open space and recreational uses;~~
- 21 ~~• Site shall not be adjacent to permitted Essential Service, as identified in Section~~
22 ~~2.6.9 of the Land Development Code, except for libraries and museums; and~~
- 23 ~~• Project shall provide adequate buffering from adjacent properties allowing~~
24 ~~residential uses.~~

25 ~~e) Special Exceptions to Conditional Use Locational Criteria:~~

26 ~~1. Temporary use (TU) permits for model homes, as defined in the Collier County~~
27 ~~Land Development Code, may be allowed anywhere within the Estates Mixed Use~~
28 ~~District. Conditional use permits for the purpose of extending the time period for~~
29 ~~use of the structure as a model home shall be required, and shall be subject to the~~
30 ~~provisions of Section 5.04.04B. and C. of the Collier County Land Development~~
31 ~~Code, Ordinance No. 04-41, as amended. Such conditional uses shall not be~~
32 ~~subject to the locational criteria of the Conditional Uses Subdistrict, and may be~~
33 ~~allowed anywhere within the Estates Mixed Use District.~~

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

37 ~~3. Conditional Use for a church or place of worship, as provided for in the Estates~~
38 ~~zoning district, is allowed on Tract 22, Golden Gate Estates, Unit 97.~~

39 ~~4. Conditional Use for a church or place of worship as allowed in the Estates~~
40 ~~Zoning District is allowed on the north 180 feet of Tract 107, Unit 30, Golden Gate~~
41 ~~Estates. Church-related day care use shall not be allowed. Development shall be~~
42 ~~limited to a maximum of 12,000 square feet of floor area.~~

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Words underlined are added; words struck-through are deleted.

~~4. Golden Gate Parkway Institutional Subdistrict~~

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

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

- ~~a. Churches and other places of worship.~~
- ~~b. Group care facilities (Categories I and II)~~
- ~~c. Nursing homes and assisted living facilities associated with the David Lawrence Center.~~
- ~~d. Essential services as set forth in Section 2.01.03 of the Collier County Land Development Code, Ordinance Number 04-41, as amended.~~
- ~~e. Private schools associated with the David Lawrence Center or Parkway Community Church of God, for Tracts 43, 50 and 59 only.~~
- ~~f. Day care centers associated with the David Lawrence Center or Parkway Community Church of God.~~
- ~~g. Medical offices associated with the David Lawrence Center.~~

~~5. Mission Subdistrict~~

~~The Mission Subdistrict is located on the south side of Oil Well Road, approximately one-quarter mile west of Everglades Boulevard, and consists of 21.72 acres. The purpose of this Subdistrict is to provide for churches and related uses, including community outreach. The following uses are allowed:~~

- ~~a) Churches.~~
- ~~b) Child care centers — must be not for profit and affiliated with a church within the Subdistrict.~~
- ~~c) Private schools — must be not for profit and affiliated with a church within the Subdistrict.~~
- ~~d) Individual and family social services (activity centers, elderly or handicapped only; day care centers, adult and handicapped only) — must be not for profit and affiliated with a church within the Subdistrict.~~
- ~~e) Medical outreach to the community, to include activities such as administering influenza vaccine, checking blood pressure, and conducting blood donation drives — must be not for profit and affiliated with a church within the Subdistrict.~~

~~Soup kitchens and homeless shelters are prohibited in this Subdistrict.~~

~~The maximum total floor area allowed in this Subdistrict is 90,000 square feet. The maximum height of buildings shall be 30-foot zoned height, except the worship center shall be permitted a zoned height of 35 feet. Development in this Subdistrict shall be designed to be compatible with the existing, and allowed future, development in the surrounding area.~~

Words underlined are added; words ~~struck-through~~ are deleted.

~~In the alternate to the foregoing uses, measures of development intensity, and development standards, this Subdistrict may be developed with single family dwellings in accordance with the Residential Estates Subdistrict.~~

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

~~**6. Everglades – Randall Subdistrict**~~

~~The Everglades – Randall Subdistrict is located on the northeast corner of Everglades Boulevard and Randall Boulevard, consists of 7.8 acres, and comprises Tract 115 and the east 150 feet of Tract 116, Unit 69, Golden Gate Estates. The purpose of this Subdistrict is to provide for churches and other places of worship and their related uses.~~

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

- ~~(a) Churches and other places of worship~~

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

- ~~(a) Day care centers~~
- ~~(b) Private schools~~
- ~~(c) Soup kitchens~~
- ~~(d) Homeless shelters~~

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

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

~~**B. Estates – Commercial District**~~

~~**1. Interchange Activity Center Subdistrict**~~

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

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

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

Words underlined are added; words ~~struck-through~~ are deleted.

1 ~~portion of this property, which includes a portion of Tract 28 and a portion of Tract 13. A~~
2 ~~maximum of 80,000 square feet of gross leasable retail or office area, as allowed in the~~
3 ~~Commercial Intermediate District (C-3) of the Collier County Land Development Code in effect~~
4 ~~as of the effective date of the adoption of this Subdistrict [Ordinance No. 03-01, adopted~~
5 ~~January 16, 2003], are permitted within the western 10.52 acres of this property. The C-3~~
6 ~~uses are not an entitlement. Such uses will be further evaluated at the time of rezoning~~
7 ~~application to insure appropriateness in relationship to surrounding properties.~~

8 ~~A rezoning of the western 10.52 acres is encouraged to be in the form of a Planned Unit~~
9 ~~Development. Regulations for water management, uniform landscaping, signage, screening~~
10 ~~and buffering will be included in the rezoning ordinance to ensure compatibility with nearby~~
11 ~~residential areas, and shall be subject to the following additional criteria:~~

- 12 ~~• There shall be no access onto Livingston Woods Lane.~~
- 13 ~~• Shared access shall be encouraged.~~
- 14 ~~• Building heights shall not exceed 35 feet.~~
- 15 ~~• There shall be a minimum setback area of 75 feet along the northern property line.~~
- 16 ~~• Driveway access, parking, and water management facilities may be allowed within the~~
17 ~~75 foot setback area along the northern property line, but none of these uses shall be~~
18 ~~located closer than 30 feet to this line.~~
- 19 ~~• No freestanding automobile parking lots, homeless shelters or soup kitchens shall be~~
20 ~~permitted.~~
- 21 ~~• Within the eastern portion of Tract 28, 2.2 acres, more or less, shall be preserved as~~
22 ~~wetlands and no development shall occur within that area.~~
- 23 ~~• Within the western 10.52 acres, a loop road shall be constructed through the property~~
24 ~~to provide access from Pine Ridge Road to Livingston Road and to reduce traffic at~~
25 ~~the intersection.~~

26 ~~See Activity Center and Pine Ridge Road Mixed Use Subdistrict Map for a detailed map of~~
27 ~~this Subdistrict.~~

28 ~~3. Randall Boulevard Commercial Subdistrict~~

29 ~~The Randall Boulevard Commercial Subdistrict, containing approximately 56.5 acres, is~~
30 ~~located on the south side of Randall Boulevard and Immokalee Road (CR 846), extending~~
31 ~~from 8th Street NE west to the Corkscrew Canal. This Subdistrict is comprised of the following~~
32 ~~properties: Tracts 54, 55, 71, 72, 89, 90, 107, 108, 125, 126 and 127, Golden Gate Estates,~~
33 ~~Unit 23. This Subdistrict has been designated on the Golden Gate Area Future Land Use Map~~
34 ~~and the Randall Boulevard Commercial Subdistrict Map. It is the intent of this Subdistrict to~~
35 ~~provide commercial goods and services to the surrounding area.~~

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

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

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Words underlined are added; words ~~struck-through~~ are deleted.

1 ~~d. Tract 55 shall only be utilized for native preservation and water management areas.~~
2 ~~The eastern boundary of Tract 55 shall contain, at a minimum, a 50-foot wide retained~~
3 ~~native vegetation buffer.~~

4 ~~e. The following limitation shall apply to Tract 71 only:~~

5 ~~1. Limitation of Uses – Uses shall be limited to the following:~~

- 6 ~~• Automobile Service Station;~~
- 7 ~~• Barber & Beauty Shops;~~
- 8 ~~• Convenience Stores;~~
- 9 ~~• Drug Stores;~~
- 10 ~~• Food Markets;~~
- 11 ~~• Hardware Stores;~~
- 12 ~~• Laundries – Self Service Only;~~
- 13 ~~• Parks, Public or Private;~~
- 14 ~~• Post Offices and Professional Offices;~~
- 15 ~~• Repair Shops – Radio, TV, Small Appliances and Shoes;~~
- 16 ~~• Restaurants, including fast food restaurants but not drive in restaurants;~~
- 17 ~~• All Permitted Uses of the C-2, Convenience Commercial, zoning district in the~~
18 ~~Collier County Land Development Code, Ordinance 04-41, as amended, as of~~
19 ~~April 14, 2009; and;~~
- 20 ~~• Veterinary Clinic with no outside kenneling;~~

21 ~~f. The following limitations shall apply to Tracts 72, 89, 90, 107, 108, 125, 126, 127,~~
22 ~~and Tract 54:~~

- 23 ~~1. Development intensity on Tracts 72, 89, 90, 107, 108, 125, 126, 127 and the west~~
24 ~~one half of Tract 54 shall be limited to 360,950 square feet of floor area, of which~~
25 ~~no more than 285,950 square feet shall be retail development.~~
- 26 ~~2. Development intensity on the east one half of Tract 54 shall be limited to 20,000~~
27 ~~square feet of commercial development.~~
- 28 ~~3. The first phase of the project development, exclusive of the existing 20,000 sq. ft.~~
29 ~~of development on the east one half of Tract 54, shall include a grocery anchor,~~
30 ~~with a minimum of 35,000 square feet of gross leasable floor area, prior to any~~
31 ~~certificates of occupancy being issued beyond 100,000 square feet of commercial~~
32 ~~development.~~
- 33 ~~4. Allowable uses shall be limited to the permitted and conditional uses of the C-4,~~
34 ~~General Commercial District in the Collier County Land Development Code in~~
35 ~~effect as of the effective date of the adoption of the amendment of this Subdistrict~~
36 ~~[Ordinance No. 2010-32, adopted July 28, 2010], except that the following uses~~
37 ~~shall be prohibited:~~
 - 38 ~~• Tire Dealers, Automotive Retail (Group 5531)~~
 - 39 ~~• Automotive Parking (Group 7521)~~
 - 40 ~~• Communication Services (Group 4899)~~
 - 41 ~~• Drinking Places (Group 5813)~~

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Words underlined are added; words ~~struck through~~ are deleted.

- 1 • ~~Fishing Piers (Group 7999)~~
- 2 • ~~Glass and Glazing work (Group 1793)~~
- 3 • ~~Health Services (Groups 8059 – 8069)~~
- 4 • ~~Specialty Outpatient Facilities (Group 8093)~~
- 5 • ~~Houseboat Rental, Lakes Operations, Party and Pleasure Boat rental (Group~~
- 6 ~~7999)~~
- 7 • ~~Large Appliance repair service (Group 7623)~~
- 8 • ~~Marinas (Group 4493 and 4499)~~
- 9 • ~~Miscellaneous Repair Services (Groups 7622-7641, 7699)~~
- 10 • ~~Liquor Store, unless operated by a Grocery Retailer (Group 5921)~~
- 11 • ~~Used Merchandise Store (Group 5932)~~
- 12 • ~~Automatic Merchandising Machine Operators (Group 5962)~~
- 13 • ~~Direct Selling Establishment (Group 5963)~~
- 14 • ~~Escort Services, Massage Parlors, Tattoo Parlors, Turkish Baths, Wedding~~
- 15 ~~Chapels (Group 7299)~~
- 16 • ~~Betting Information Services, Bath Houses, Billiard Parlors, Bookies and~~
- 17 ~~Bookmakers, Cable lifts, Carnival Operation, Circus Companies, Fortune~~
- 18 ~~Tellers, Go-cart racing operation, Off track betting, Ping Pong Parlors, Rodeo~~
- 19 ~~Animal Rentals, Rodeos, Shooting Ranges, Trapshooting Facilities (Group~~
- 20 ~~7999)~~
- 21 • ~~Parole offices, Probation offices, Public welfare centers, refugee services,~~
- 22 ~~settlement houses (Group 8322)~~
- 23 • ~~Tow in parking lots (Groups 7514, 7515, 7521)~~
- 24 • ~~Animal Specialty Services (Group 0752)~~
- 25 5. ~~At time of rezoning, consideration shall be given to imposing appropriate~~
- 26 ~~restrictions on the amount of development allowed in this Subdistrict prior to~~
- 27 ~~discontinuance and relocation of the Big Corkscrew Island Fire Station and Florida~~
- 28 ~~Division of Forestry fire tower uses.~~
- 29 6. ~~All buildings on Tracts 72, 89, 90, 107, 108, 125, 126 and 127 shall be developed~~
- 30 ~~with a unified architectural theme.~~
- 31 7. ~~Excluding the commercial zoning on Tract 71 and the existing approved~~
- 32 ~~commercial zoning on the east one half of Tract 54, any additional development in~~
- 33 ~~the Subdistrict shall be developed in phases. Phase I shall be limited to 100,000~~
- 34 ~~square feet of gross leasable floor area. Subsequent phases shall not receive~~
- 35 ~~building permits until the Randall Boulevard/Immokalee Road intersection project,~~
- 36 ~~including the widening of the segment of Randall Boulevard abutting the~~
- 37 ~~Subdistrict, as shown on Exhibit "A" of the Developer Contribution Agreement~~
- 38 ~~adopted July 28, 2010 by the Board of County Commissioners, has commenced.~~
- 39 ~~No Certificates of Occupancy shall be issued for subsequent development phases~~
- 40 ~~until the Randall Boulevard/Immokalee Road intersection project is substantially~~
- 41 ~~complete. Neither the building permits limitations nor the Certificates of~~
- 42 ~~Occupancy limitations shall apply if satisfactory alternative mitigation is approved~~
- 43 ~~by the Board of County Commissioners pursuant to Transportation Element Policy~~
- 44 ~~5.1, or if traffic conditions change in such a manner that adequate capacity is~~
- 45 ~~available.~~
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Words underlined are added; words ~~struck through~~ are deleted.

4. Commercial Western Estates Infill Subdistrict

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

~~a) Size and Location:~~

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

~~b) Permitted Uses and Development Intensity:~~

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

~~c) Development Standards:~~

- ~~1. All permitted uses within this Subdistrict shall be encouraged to be submitted in the form of a Planned Unit Development (P.U.D.) for the subject property with special attention to be provided for shared access, water management, uniform landscaping, signage, screening and buffering to ensure compatibility with nearby residential areas.~~
- ~~2. Building height shall be limited to two stories, with a maximum height of thirty (30) feet, except that portions of the property within one hundred (100) feet of the buffer described in item #3, below, shall be limited to one story with a maximum height of twenty five (25) feet.~~
- ~~3. There shall be a setback of seventy five (75) feet in width abutting Estates-zoned property. Where feasible, existing native vegetation shall be retained within this setback area. Water retention/detention areas shall be allowed in this setback area provided that the area is left in a natural state, and drainage conveyance through the setback area shall be allowed, as necessary, in order for stormwater to reach an external outfall.~~
- ~~4. The buffer area along Collier Boulevard/CR 951 and Vanderbilt Beach Road shall be 25 feet in width and shall conform to the vegetative requirements of a Type "B" buffer as provided for in the Collier County Land Development Code, in effect as of the date of adoption of this amendment [Ordinance No. 03-01, adopted January 16, 2003].~~

Words underlined are added; words ~~struck-through~~ are deleted.

1 ~~5. A loop road shall be constructed, internal to the subject property. This road~~
2 ~~shall be open to the public, in order to connect Vanderbilt Beach Road and Collier~~
3 ~~Boulevard, so as to provide an alternative to use of the intersection.~~

4 ~~6. The maximum gross leaseable floor area of each individual office/medical/financial~~
5 ~~building footprint shall be 6,000 square feet. However, buildings may be connected~~
6 ~~by architectural treatments, and shall be designed to appear similar to residential~~
7 ~~structures through the treatment of rooflines and other architectural~~
8 ~~embellishments.~~

9 ~~7. No development of property within the Subdistrict shall commence until the~~
10 ~~abutting segment of Collier Boulevard is four laned.~~

11 ~~5. Golden Gate Estates Commercial Infill Subdistrict~~

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

19 ~~a) Commercial uses shall be limited to:~~

- 20 ~~• Low intensity commercial uses that are compatible with both residential and~~
21 ~~intermediate commercial uses, in order to provide for small scale shopping and~~
22 ~~personal needs, and~~
- 23 ~~• Intermediate commercial to provide for a wider variety of goods and services in~~
24 ~~areas that have a higher degree of automobile traffic. These uses shall be similar~~
25 ~~to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land Development~~
26 ~~Code (Ordinance 91-102), adopted October 30, 1991.~~

27 ~~b) Rezones shall be encouraged in the form of a Planned Unit Development (there shall~~
28 ~~be no minimum acreage requirement for PUD rezones except for the requirement that~~
29 ~~all requests for rezoning must be at least forty thousand (40,000) square feet in area~~
30 ~~unless the proposed rezone is an extension of an existing zoning district consistent~~
31 ~~with the Golden Gate Area Master Plan).~~

32 ~~c) Projects within this Subdistrict shall make provisions for shared parking arrangements~~
33 ~~with adjoining commercial developments when appropriate.~~

34 ~~d) Driveways and curb cuts for projects within this Subdistrict shall be consolidated with~~
35 ~~adjoining commercial developments.~~

36 ~~e) Access to projects shall not be permitted from Collier Boulevard.~~

37 ~~f) Any project located within this Subdistrict at the northwest corner of Golden Gate~~
38 ~~Parkway and Santa Barbara Boulevard, less and except an easement for Santa~~
39 ~~Barbara Boulevard right-of-way, shall be subject to the following additional~~
40 ~~development restrictions:~~

- 41 ~~1. The site shall be limited to thirty five thousand (35,000) square feet of building~~
42 ~~area.~~
- 43 ~~2. Land uses shall be restricted to offices only.~~

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48 Words underlined are added; words struck-through are deleted.

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

~~6. Estates Shopping Center Subdistrict~~

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

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

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

Words underlined are added; words struck-through are deleted.

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

2 a. ~~Allowable Uses shall be limited to the following:~~

3 ~~1. Amusement and recreation~~

4 ~~Groups 7911 Dance studios, schools and halls, excluding discotheques~~

5 ~~7991 Physical fitness facilities~~

6 ~~7999 Amusement and recreation services, not elsewhere classified,~~
7 ~~allowing only day camps, gymnastics instruction, judo/karate~~
8 ~~instruction, sporting goods rental and yoga instruction~~

9 ~~2. Apparel and accessory stores (no adult oriented sales)~~

10 ~~Groups 5611 Men's and boys' clothing and accessory stores~~

11 ~~5621 Women's clothing stores~~

12 ~~5632 Women's accessory and specialty stores~~

13 ~~5641 Children's and infants' wear stores~~

14 ~~5651 Family clothing stores~~

15 ~~5661 Shoe stores~~

16 ~~5699 Miscellaneous apparel and accessory stores~~

17 ~~3. Automotive dealers and gasoline service stations~~

18 ~~Groups 5531 Auto and home supply stores~~

19 ~~4. Automotive repair, services and parking (No outdoor repair/service. All~~
20 ~~repairs/services to be performed by authorized automotive technician.)~~

21 ~~Groups 7514 Passenger car rental~~

22 ~~5. Building materials, hardware, garden supply, and mobile home dealers~~

23 ~~Groups 5231 Paint, glass, and wallpaper stores~~

24 ~~5251 Hardware stores~~

25 ~~5261 Retail nurseries, lawn and garden supply stores~~

26 ~~6. Business services~~

27 ~~Groups 7334 Photocopying and duplicating services~~

28 ~~7335 Commercial photography~~

29 ~~7336 Commercial art and graphic design~~

30 ~~7338 Secretarial and court reporting services~~

31 ~~7342 Disinfecting and pest control services~~

32 ~~7352 Medical equipment rental and leasing~~

33 ~~7359 Equipment rental and leasing, not elsewhere classified,~~
34 ~~excluding the following uses: airplane rental and leasing; coin~~
35 ~~operated machine rental and leasing; industrial truck rental and~~
36 ~~leasing; oil field equipment rental and leasing; oil well drilling~~
37 ~~equipment rental; leasing; toilets, portable rental and leasing;~~
38 ~~and vending machines rental only~~

39 ~~7371 Computer programming services~~

40 ~~7372 Prepackaged software~~

41 ~~7373 Computer integrated systems design~~

42 ~~7374 Computer processing and data preparation and processing~~
43 ~~services~~

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Words underlined are added; words ~~struck through~~ are deleted.

- 1 ~~7375—Information retrieval services~~
- 2 ~~7376—Computer facilities management services~~
- 3 ~~7379—Computer related services, not elsewhere classified~~
- 4 ~~7382—Security systems services~~
- 5 ~~7383—News syndicates~~
- 6 ~~7384—Photofinishing laboratories~~
- 7 ~~7389—Business services, not elsewhere classified~~
- 8 ~~7. Communications~~
- 9 ~~Groups—4812—Radiotelephone communications~~
- 10 ~~4841—Cable and other pay television services~~
- 11 ~~8. Construction, special trade contractors (office use only, no on-site materials or~~
- 12 ~~equipment storage)~~
- 13 ~~Groups—1711—Plumbing, heating and air conditioning~~
- 14 ~~1721—Painting and paper hanging industry~~
- 15 ~~1731—Electrical work industry~~
- 16 ~~1741—Masonry, stone setting, and other stone work~~
- 17 ~~1742—Plastering, drywall, acoustical, and insulation work~~
- 18 ~~1743—Terrazzo, tile, marble, and mosaic work industry~~
- 19 ~~1751—Carpentry work~~
- 20 ~~1752—Floor laying and other floor work, not elsewhere classified~~
- 21 ~~industry~~
- 22 ~~1761—Roofing, siding, and sheet metal work industry~~
- 23 ~~1771—Concrete work industry~~
- 24 ~~1781—Water well drilling industry~~
- 25 ~~1791—Structural steel erection~~
- 26 ~~1793—Glass and glazing work~~
- 27 ~~1794—Excavation work~~
- 28 ~~1795—Wrecking and demolition work~~
- 29 ~~1796—Installation or erection of building equipment, not elsewhere~~
- 30 ~~1799—Special trade contractors, not elsewhere classified~~
- 31 ~~9. Depository institutions~~
- 32 ~~Groups—6021—National commercial banks~~
- 33 ~~6022—State commercial banks~~
- 34 ~~6029—Commercial banks, not elsewhere classified~~
- 35 ~~6035—Savings institutions, federally chartered~~
- 36 ~~6036—Savings Institutions, not federally chartered~~
- 37 ~~6061—Credit unions, federally chartered~~
- 38 ~~6062—Credit unions, not federally chartered~~
- 39 ~~6091—Non-deposit trust facilities~~
- 40 ~~6099—Functions related to depository banking, not elsewhere~~
- 41 ~~classified~~
- 42 ~~10. Eating and drinking places (Group 5812, including only liquor service accessory to~~
- 43 ~~the restaurant use, no outdoor music or televisions, and no windows or walls open~~
- 44 ~~to the outside, except as required by code)~~
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Words underlined are added; words ~~struck-through~~ are deleted.

- 1 ~~11. Engineering, accounting, research, management, and related services~~
2 ~~Groups~~ ~~8711~~ ~~Engineering services~~
3 ~~8712~~ ~~Architectural services~~
4 ~~8713~~ ~~Surveying services~~
5 ~~8721~~ ~~Accounting, auditing, and bookkeeping services~~
6 ~~8741~~ ~~Management services~~
7 ~~8742~~ ~~Management consulting services~~
8 ~~8743~~ ~~Public relations services~~
9 ~~8748~~ ~~Business consulting services, not elsewhere classified~~
10 ~~12. Executive, legislative, and general government, except finance~~
11 ~~Groups~~ ~~9111~~ ~~Executive offices~~
12 ~~9121~~ ~~Legislative bodies~~
13 ~~9131~~ ~~Executive and legislative offices combined~~
14 ~~9199~~ ~~General government, not elsewhere classified~~
15 ~~13. Food stores~~
16 ~~Groups~~ ~~5411~~ ~~Grocery stores (minimum 27,000 square feet)~~
17 ~~5421~~ ~~Meat and fish (seafood) markets, including freezer provisioners~~
18 ~~5431~~ ~~Fruit and vegetable markets~~
19 ~~5441~~ ~~Candy, nut, and confectionery stores~~
20 ~~5451~~ ~~Dairy products stores~~
21 ~~5461~~ ~~Retail bakeries~~
22 ~~5499~~ ~~Miscellaneous food stores, including convenience stores with~~
23 ~~fuel pumps and carwash~~
24 ~~14. General merchandise stores~~
25 ~~Groups~~ ~~5311~~ ~~Department stores~~
26 ~~5331~~ ~~Variety stores~~
27 ~~5399~~ ~~Miscellaneous general merchandise stores~~
28 ~~15. Home furniture, furnishings, and equipment stores~~
29 ~~Groups~~ ~~5712~~ ~~Furniture stores~~
30 ~~5713~~ ~~Floor covering stores~~
31 ~~5714~~ ~~Drapery, curtain, and upholstery stores~~
32 ~~5719~~ ~~Miscellaneous home furnishings stores~~
33 ~~5722~~ ~~Household appliance stores~~
34 ~~5731~~ ~~Radio, television, and consumer electronics stores~~
35 ~~5734~~ ~~Computer and computer software stores~~
36 ~~5735~~ ~~Record and prerecorded tape stores (no adult oriented sales)~~
37 ~~5736~~ ~~Musical instrument store~~
38 ~~16. Insurance carriers~~
39 ~~Groups~~ ~~6311~~ ~~Life insurance~~
40 ~~6321~~ ~~Accident and health insurance~~
41 ~~6324~~ ~~Hospital and medical service plans~~
42 ~~6331~~ ~~Fire, marine, and casualty insurance~~
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Words underlined are added; words ~~struck through~~ are deleted.

- 1 6351— Surety insurance
 2 6361— Title insurance
 3 6371— Pension, health and welfare funds
 4 6399— Insurance carriers, not elsewhere classified
 5 6411— Insurance agents
 6 17. ~~Justice, public order and safety~~
 7 Groups— 9221— Police protection
 8 9222— Legal counsel and prosecution
 9 9229— Public order and safety, not elsewhere classified
 10 18. ~~Meeting and banquet rooms~~
 11 19. ~~Miscellaneous retail (no adult oriented sales)~~
 12 Groups— 5912— Drug stores and proprietary stores
 13 5921— Liquor stores (accessory to grocery or pharmacy only)
 14 5932— Used merchandise stores
 15 5941— Sporting goods stores and bicycle shops
 16 5942— Book stores
 17 5943— Stationery stores
 18 5944— Jewelry stores, including repair
 19 5945— Hobby, toy, and game shops
 20 5946— Camera and photographic supply stores
 21 5947— Gift, novelty, and souvenir shops
 22 5948— Luggage and leather goods stores
 23 5949— Sewing, needlework, and piece goods stores
 24 5992— Florists
 25 5993— Tobacco stores and stands
 26 5994— News dealers and newsstands
 27 5995— Optical goods stores
 28 5999— Miscellaneous retail stores, not elsewhere classified (excluding
 29 ~~gravestone, tombstones, auction rooms, monuments,~~
 30 ~~swimming pools, and sales barns)~~
 31 20. ~~Non-depository credit institutions~~
 32 Groups— 6111— Federal and federally sponsored credit agencies
 33 6141— Personal credit institutions
 34 6153— Short term business credit institutions, except agricultural
 35 6159— Miscellaneous business credit institutions
 36 6162— Mortgage bankers and loan correspondents
 37 6163— Loan brokers
 38 21. ~~Offices and clinics of dentist (Group 8021)~~
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Words underlined are added; words ~~struck through~~ are deleted.

1 ~~22. Personal services~~

- 2 Groups ~~7212—Garment pressing, and agents for laundries and drycleaners~~
- 3 ~~7221—Photographic studios, portrait~~
- 4 ~~7231—Beauty shops~~
- 5 ~~7241—Barber shops~~
- 6 ~~7251—Shoe repair shops and shoeshine parlors~~
- 7 ~~7291—Tax return preparation services~~
- 8 ~~7299—Miscellaneous personal services, not elsewhere classified,~~
- 9 ~~excluding massage parlors, Turkish baths and escort services~~

10 ~~23. Public finance, taxation, and monetary policy (Group 9311)~~

11

12 ~~24. Real Estate~~

- 13 Groups ~~6512—Operators of nonresidential buildings~~
- 14 ~~6513—Operators of apartment buildings~~
- 15 ~~6514—Operators of dwellings other than apartment buildings~~
- 16 ~~6515—Operators of residential mobile home sites~~
- 17 ~~6517—Lessors of railroad property~~
- 18 ~~6519—Lessors of real property, not elsewhere classified~~
- 19 ~~6531—Real estate agents and managers~~
- 20 ~~6541—Title abstract offices~~
- 21 ~~6552—Land subdividers and developers, except cemeteries~~

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

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

- 24 Groups ~~6211—Security brokers, dealers, and flotation companies~~
- 25 ~~6221—Commodity contracts brokers and dealers~~
- 26 ~~6231—Security and commodity exchanges~~
- 27 ~~6282—Investment advice~~
- 28 ~~6289—Services allied with the exchange of securities or commodities,~~
- 29 ~~not elsewhere classified~~

30 ~~27. Social services~~

- 31 Groups ~~8322—Individual and family social services (adult day care centers~~
- 32 ~~only)~~
- 33 ~~8351—Child day care services~~

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

35 ~~29. Veterinary services for animal specialties (Group 0742, excluding outside~~

36 ~~kenneling)~~

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

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

39 ~~32. Any other principal use which is comparable in nature with the foregoing list of~~

40 ~~permitted principal uses, as determined by the Board of Zoning Appeals (“BZA”)~~

41 ~~by the process outlined in the LDC.~~

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Words underlined are added; words ~~struck through~~ are deleted.

1 b. ~~Accessory Uses:~~

2 1. ~~Accessory uses and structures customarily associated with the permitted principal~~
3 ~~uses and structures, including, but not limited to:~~

4 a. ~~Utility buildings (including water and wastewater plants) which shall be~~
5 ~~enclosed~~

6 b. ~~Essential service facilities~~

7 c. ~~Gazebos, statuary and other architectural features~~

8 d. ~~Utilities, water and wastewater facilities and/or plants (all processing plants~~
9 ~~must be enclosed)~~

10 e. ~~Alcohol service for outdoor dining shall only be accessory to food service~~

11 c. ~~Operational Standards~~

12 1. ~~Outdoor music is prohibited~~

13
14 d. ~~The following uses shall be prohibited:~~

15 1. ~~Amusement and recreation services, not elsewhere classified (Group 7999, except~~
16 ~~these uses expressly listed above in a.1 are permitted)~~

17 2. ~~Air and water resource and solid waste management (Group 9511)~~

18 3. ~~Business Services~~

19 Groups ~~7313~~ ~~Radio, television, and publishers' advertising representatives~~

20 ~~7331~~ ~~Direct mail advertising services~~

21 4. ~~Correctional Institutions (Group 9223)~~

22 5. ~~Drinking places (alcoholic beverages) (Group 5813)~~

23 6. ~~Educational services~~

24 Groups ~~8211~~ ~~Elementary and secondary schools~~

25 ~~8221~~ ~~Colleges, universities, and professional schools~~

26 ~~8222~~ ~~Junior colleges and technical institutes~~

27 ~~8231~~ ~~Libraries~~

28 7. ~~Health services~~

29 Groups ~~8062~~ ~~General medical and surgical hospitals~~

30 ~~8063~~ ~~Psychiatric hospitals~~

31 ~~8069~~ ~~Specialty hospitals, except psychiatric~~

32 8. ~~Miscellaneous Retail~~

33 Groups ~~5921~~ ~~Liquor stores~~

34 ~~5961~~ ~~Catalog and mail order houses~~

35 ~~5962~~ ~~Automatic merchandising machine operators~~

36 9. ~~Personal services~~

37 Groups ~~7211~~ ~~Power Laundries, family and commercial~~

38 ~~7261~~ ~~Funeral service and crematories~~

39 10. ~~Social services~~

40 Groups ~~8322~~ ~~Individual and family social services, excluding adult day care~~
41 ~~centers~~

42 ~~8361~~ ~~Residential care, including soup kitchens and homeless~~

43 ~~shelters~~

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Words underlined are added; words ~~struck through~~ are deleted.

1 ~~e. Development intensity shall be limited to 190,000 square feet of gross leasable floor~~
2 ~~area.~~

3 ~~f. No commercial use shall exceed fifteen thousand (15,000) square feet, except for a~~
4 ~~single grocery store use between twenty seven thousand (27,000) and sixty thousand~~
5 ~~(60,000) square feet in size, a single commercial use of up to thirty thousand (30,000)~~
6 ~~square feet in size, and a single commercial use of up to twenty thousand (20,000)~~
7 ~~square feet in size.~~

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

10 ~~h. Development within this Subdistrict shall be phased and the following commitments~~
11 ~~related to area roadway improvements shall be completed within the specified~~
12 ~~timeframes:~~

13 ~~1. Right of Way for Golden Gate Boulevard Expansion and Right of Way for the~~
14 ~~Wilson Boulevard Expansion will be donated to the County at no cost within 120~~
15 ~~days of a written request from the County.~~

16 ~~2. The owner will pay its fair share for the intersection improvements at Wilson~~
17 ~~Boulevard and Golden Gate Boulevard within 90 days of County request for~~
18 ~~reimbursement.~~

19 ~~3. Until the intersection improvements at Golden Gate Boulevard and Wilson~~
20 ~~Boulevard are complete, the County shall not issue a Certificate(s) of Occupancy~~
21 ~~(CO) for more than 100,000 square feet of development. The applicant must~~
22 ~~obtain a C.O. for a grocery store as part of this 100,000 square feet, and the~~
23 ~~grocery store must be the first C.O. obtained.~~

24 ~~i. Rezoning is encouraged to be in the form of a Planned Unit Development (PUD), and~~
25 ~~the rezone ordinance must contain development standards to ensure that all~~
26 ~~commercial land uses will be compatible with neighboring residential uses.~~

27 ~~This subdistrict includes a conceptual plan, which identifies the location of the~~
28 ~~permitted development area and required preserve area for this subdistrict. The~~
29 ~~preserve area depicted on the conceptual plan shall satisfy all comprehensive plan~~
30 ~~requirements for retained native vegetation, including but not limited to the~~
31 ~~requirements of Policy 6.1.1 of the CCME. A more detailed development plan must~~
32 ~~be developed and utilized for the required PUD rezoning.~~

33 ~~j. Development standards, including permitted uses and setbacks for principal buildings~~
34 ~~shall be established at the time of PUD rezoning. Any future PUD rezone shall include~~
35 ~~at a minimum:~~

36 ~~(1) Landscape buffers adjacent to external rights of way shall be:~~

37 ~~● 1st/3rd Streets – Minimum 30' wide enhanced buffer~~

38 ~~● Wilson Boulevard – Minimum 25' wide enhanced buffer~~

39 ~~● Golden Gate Boulevard – Minimum 50' wide enhanced buffer~~

40 ~~(2) Except for the utility building, no commercial building may be constructed within~~
41 ~~125 feet of the northern property boundary and within 300' of the 3rd Street NW~~
42 ~~boundary of this subdistrict.~~

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Words underlined are added; words ~~struck through~~ are deleted.

1 ~~(3) Any portion of the Project directly abutting residential property (property zoned E-~~
 2 ~~Estates and without an approved conditional use) shall provide, at a minimum, a~~
 3 ~~seventy five (75) foot wide buffer, except the westernmost 330' of Tract 106, which~~
 4 ~~shall provide a minimum 20' wide buffer in which no parking uses are~~
 5 ~~permitted. Twenty five (25) feet of the width of the buffer along the developed area~~
 6 ~~shall be a landscape buffer. A minimum of fifty (50) feet of the buffer width shall~~
 7 ~~consist of retained or re-planted native vegetation and must be consistent with~~
 8 ~~subsection 3.05.07.H of the Collier County Land Development Code (LDC). The~~
 9 ~~native vegetation retention area may consist of a perimeter berm and be used for~~
 10 ~~water management detention. Any newly constructed berm shall be revegetated~~
 11 ~~to meet subsection 3.05.07.H of the LDC (native vegetation replanting~~
 12 ~~requirements). Additionally, in order to be considered for approval, use of the~~
 13 ~~native vegetation retention area for water management purposes shall meet the~~
 14 ~~following criteria:~~

- 15 ~~a. There shall be no adverse impacts to the native vegetation being retained. The~~
 16 ~~additional water directed to this area shall not increase the annual hydro-period~~
 17 ~~unless it is proven that such would have no adverse impact to the existing~~
 18 ~~vegetation.~~
- 19 ~~b. If the project requires permitting by the South Florida Water Management~~
 20 ~~District, the project shall provide a letter or official document from the District~~
 21 ~~indicating that the native vegetation within the retention area will not have to~~
 22 ~~be removed to comply with water management requirements. If the District~~
 23 ~~cannot or will not supply such a letter, then the native vegetation retention area~~
 24 ~~shall not be used for water management.~~
- 25 ~~c. If the project is reviewed by Collier County, the developer's engineer shall~~
 26 ~~provide evidence that no removal of native vegetation is necessary to facilitate~~
 27 ~~the necessary storage of water in the water management area.~~

28
 29 **~~7. Southbrooke Office Subdistrict~~**

30 ~~The Southbrooke Office Subdistrict is approximately five (5) acres and is located approximately~~
 31 ~~1/4 mile east of Oakes Boulevard on the south side of Immokalee Road. The intent of the~~
 32 ~~subdistrict is to permit general office, medical office, and business service uses generally~~
 33 ~~consistent with those uses permissible by right, or as a conditional use in the C-1 Commercial~~
 34 ~~Professional and General Office zoning district.~~

35
 36 ~~Development within the Subdistrict is encouraged to be rezoned as a PUD in order to provide~~
 37 ~~greater specificity of permitted land uses, development standards and any necessary operational~~
 38 ~~characteristics. A maximum of 40,000 square feet of commercial development shall be permitted.~~
 39 ~~All buildings will be limited to single story, and shall be constructed in a common architectural~~
 40 ~~theme. A minimum 30 feet in width vegetated buffer shall be provided adjacent to Autumn Oaks~~
 41 ~~Lane, which shall consist of retained native vegetation. Access to the Subdistrict shall only be~~
 42 ~~from Immokalee Road.~~

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 Words underlined are added; words ~~struck through~~ are deleted.

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~~3. AGRICULTURAL/RURAL DESIGNATION~~

~~Rural Settlement Area District~~

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

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

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

~~4. OVERLAYS AND SPECIAL FEATURES~~

~~Southern Golden Gate Estates Natural Resource Protection Overlay~~

~~Southern Golden Gate Estates is identified as a Natural Resource Protection Area (NRPA) Overlay on the Golden Gate Area Future Land Use Map and is subject to the NRPA Overlay provisions of the FLUE.~~

Words underlined are added; words ~~struck through~~ are deleted.

FUTURE LAND USE MAP SERIES

~~Golden Gate Area Master Plan Study Areas~~

~~Golden Gate Area Future Land Use Map~~

~~High Density Residential Subdistrict 1989 Boundaries of Activity Center~~

~~Downtown Center Commercial Subdistrict~~

~~Urban Mixed Use Activity Center/Golden Gate Parkway and Coronado Parkway~~

~~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~~

Words underlined are added; words ~~struck through~~ are deleted.

LEGEND

URBAN DESIGNATION

- MIXED USE DISTRICT**
 - URBAN RESIDENTIAL SUBDISTRICT
 - HIGH DENSITY RESIDENTIAL SUBDISTRICT
 - DOWNTOWN CENTER COMMERCIAL SUBDISTRICT
- COMMERCIAL DISTRICT**
 - MIXED USE ACTIVITY CENTER SUBDISTRICT
 - GOLDEN GATE URBAN COMMERCIAL INFILL SUBDISTRICT
 - SANTA BARBARA COMMERCIAL SUBDISTRICT
 - GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT
 - COLLIER BOULEVARD COMMERCIAL SUBDISTRICT

ESTATES DESIGNATION

- MIXED USE DISTRICT**
 - RESIDENTIAL ESTATES SUBDISTRICT
 - CONDITIONAL USES SUBDISTRICT
 - NEIGHBORHOOD CENTER SUBDISTRICT
 - GOLDEN GATE PARKWAY INSTITUTIONAL SUBDISTRICT
 - MISSION SUBDISTRICT
 - EVERGLADES-RANDALL SUBDISTRICT
- COMMERCIAL DISTRICT**
 - INTERCHANGE ACTIVITY CENTER SUBDISTRICT (AS DESCRIBED IN THE FUTURE LAND USE ELEMENT IN THE GMP.)
 - PINE RIDGE ROAD MIXED USE SUBDISTRICT
 - RANDALL BOULEVARD COMMERCIAL SUBDISTRICT
 - COMMERCIAL WESTERN ESTATES INFILL SUBDISTRICT
 - GOLDEN GATE ESTATES COMMERCIAL INFILL SUBDISTRICT
 - ESTATES SHOPPING CENTER SUBDISTRICT
 - SOUTHERDROOKE OFFICE SUBDISTRICT

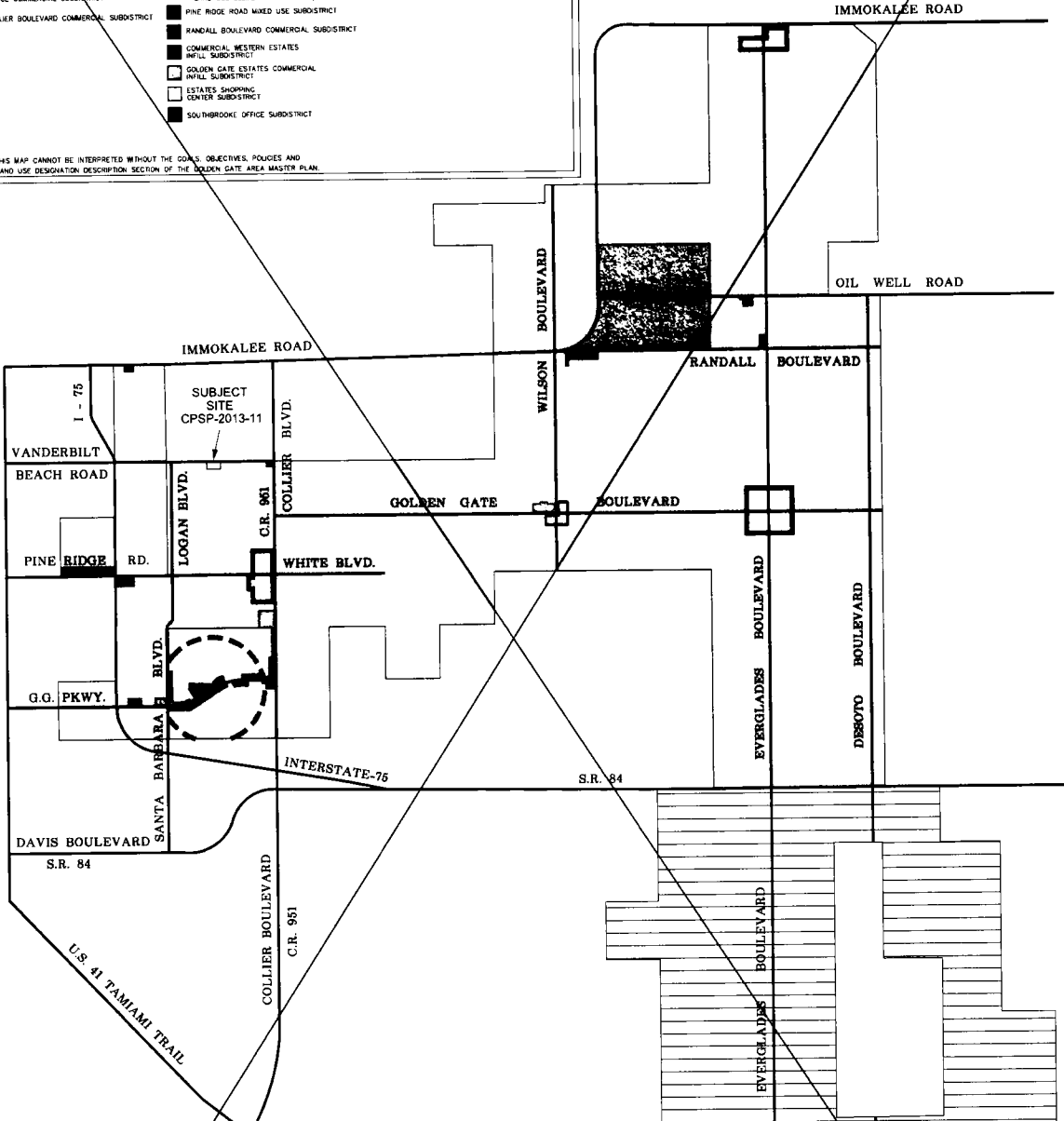
AGRICULTURAL/RURAL DESIGNATION

- RURAL SETTLEMENT AREA DISTRICT
- OVERLAYS AND SPECIAL FEATURES**
 - SOUTHERN GOLDEN GATE ESTATES NATURAL RESOURCE PROTECTION AREA OVERLAY
 - RESIDENTIAL DENSITY BAND

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

GOLDEN GATE AREA FUTURE LAND USE MAP

T 47 S
T 48 S
T 49 S
T 50 S
T 51 S

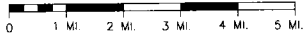


GOLDEN GATE FUTURE LAND USE MAP

ADOPTED - FEBRUARY, 1991	AMENDED - DECEMBER 4, 2007 ORD. NO. 2007-77
AMENDED - MAY 19, 1992	AMENDED - OCTOBER 14, 2008 ORD. NO. 2008-59
AMENDED - MAY 25, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-31
AMENDED - JULY 27, 1993	AMENDED - JULY 28, 2010 ORD. NO. 2010-32
AMENDED - APRIL 12, 1994	AMENDED - SEPTEMBER 14, 2011 ORD. NO. 2011-28
AMENDED - MARCH 14, 1995	AMENDED - NOVEMBER 18, 2014 ORD. NO. 2014-41
AMENDED - OCTOBER 27, 1997	AMENDED - NOVEMBER 10, 2015 (Ord. No. 2015-62)
AMENDED - APRIL 14, 1998	AMENDED - JUNE 13, 2017 (Ord. No. 2017-23)
AMENDED - SEPTEMBER 8, 1998	
AMENDED - FEBRUARY 23, 1999	
AMENDED - MAY 9, 2000	
AMENDED - MARCH 13, 2001	
AMENDED - MAY 14, 2002	
AMENDED - SEPTEMBER 10, 2003 ORD. NO. 2003-44	
AMENDED - OCTOBER 26, 2004 ORD. NO. 2004-71	
AMENDED - JANUARY 25, 2005 ORD. NO. 2005-3	
AMENDED - JANUARY 25, 2007 ORD. NO. 2007-19	



SCALE



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
DATE: 1/2016 FILE: CPSP-2013-11-1.DWG

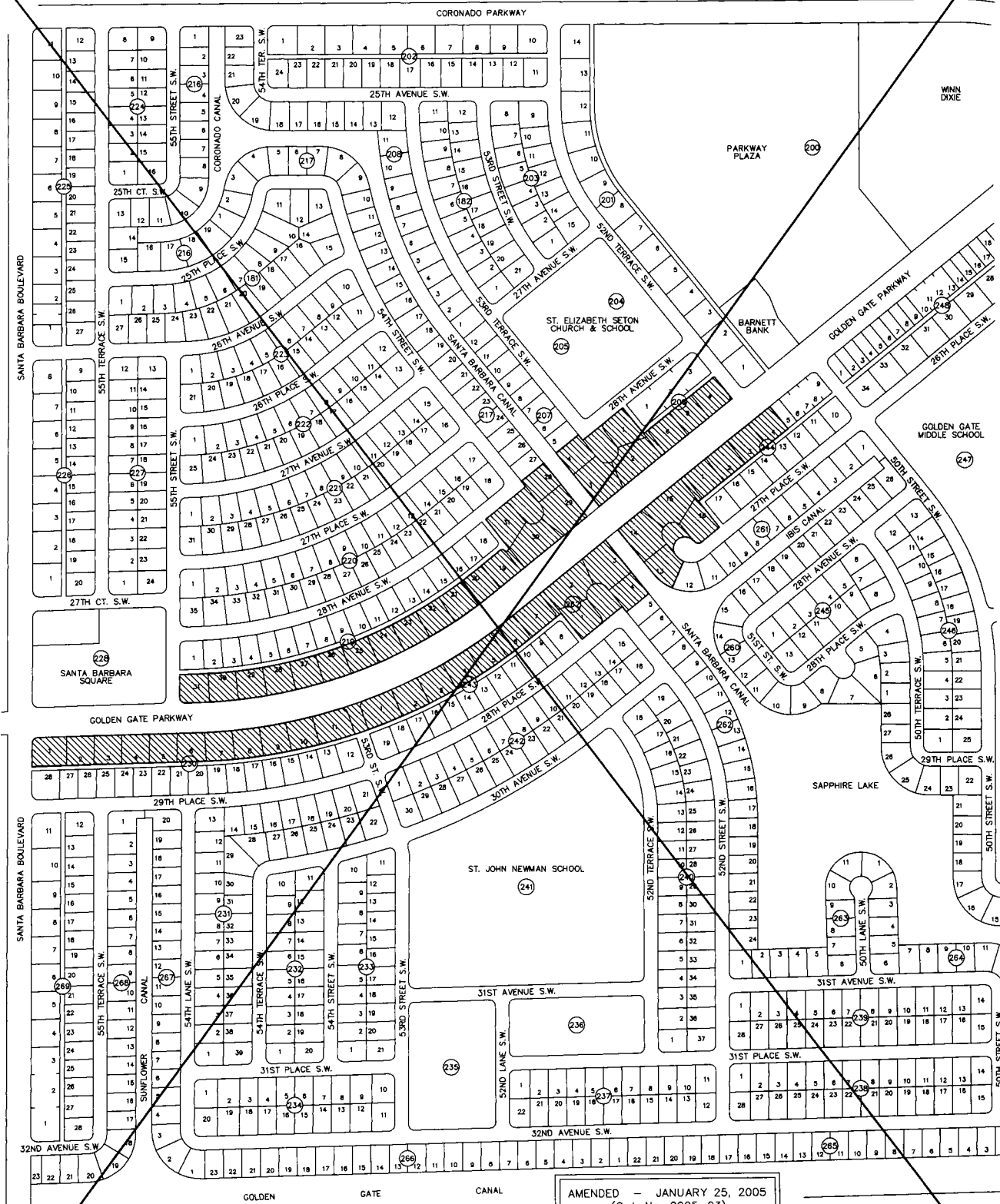
R 26 E

R 27 E

R 28 E

GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL SUBDISTRICT

Collier County, Florida




AMENDED – JANUARY 25, 2005
(Ord. No. 2005-03)

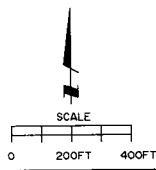
AMENDED – JUNE 7, 2005
(Ord. No. 2005-25)

AMENDED – OCTOBER 14, 2008
(Ord. No. 2008-59)

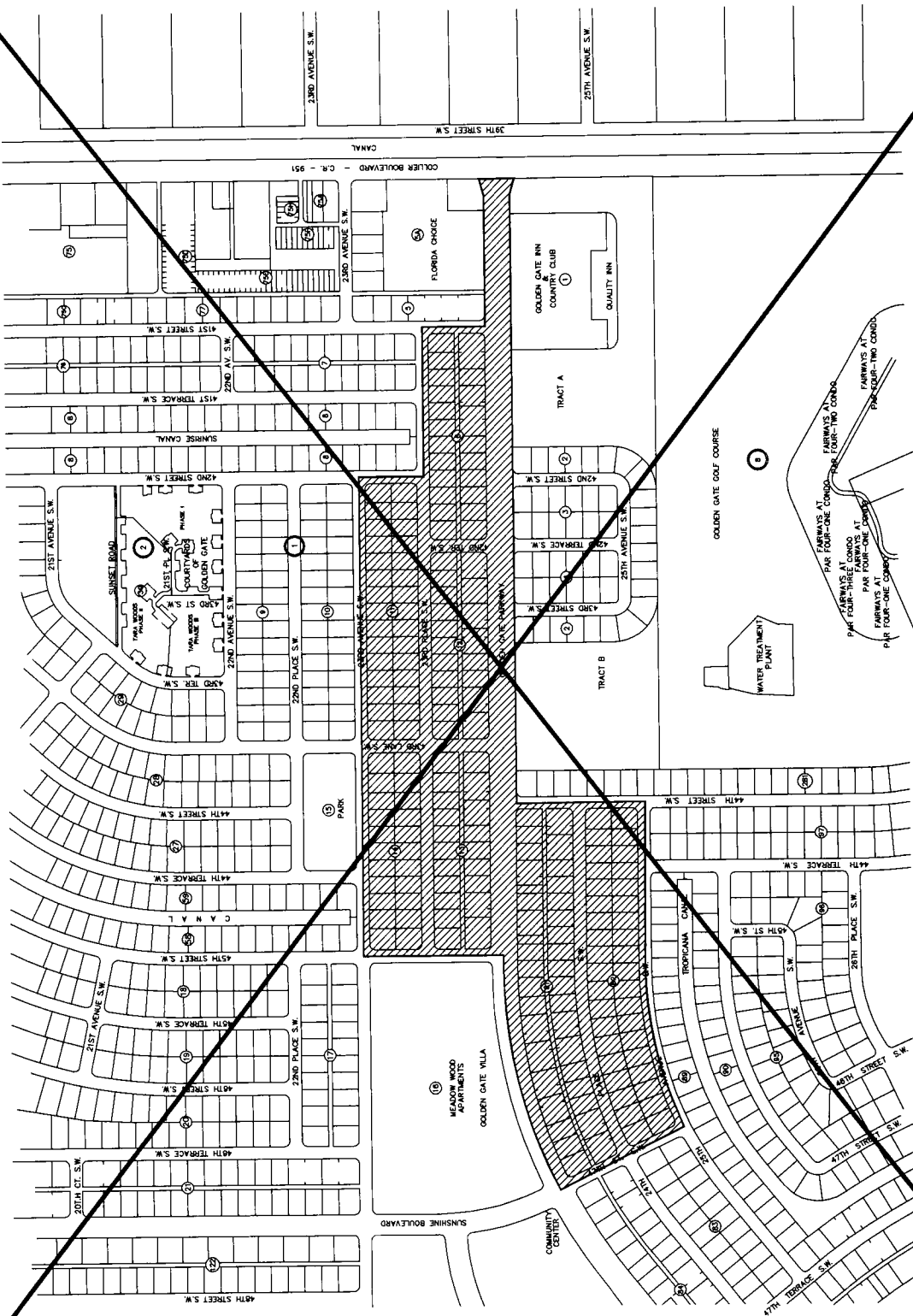
LEGEND

 PROFESSIONAL OFFICE SUBDISTRICT

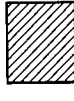
PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
FILE: CPSP-2004-7F-2008-1.DWG DATE: 10/2008



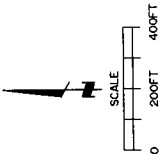
DOWNTOWN CENTER COMMERCIAL SUBDISTRICT
COLLIER COUNTY, FLORIDA



LEGEND

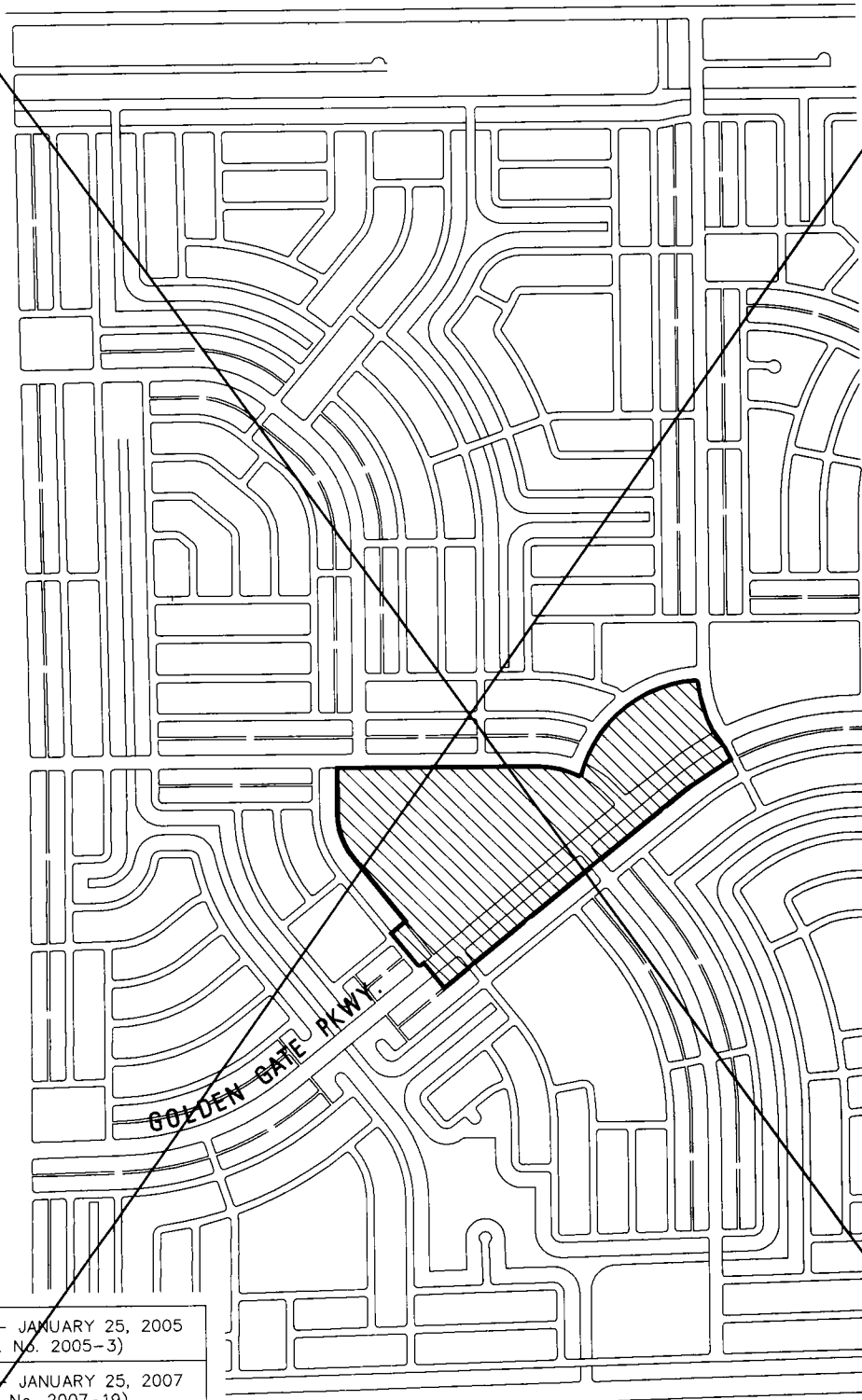
 DOWNTOWN CENTER COMMERCIAL SUBDISTRICT

ADOPTED - OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED - JANUARY 25, 2007 (Ord. No. 2007-19)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)



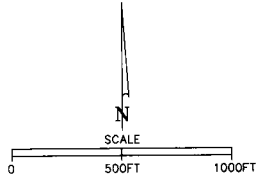
PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
FILE: GGMP-52A-2008-1.DWG DATE: 10/2008

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



AMENDED - JANUARY 25, 2005 (Ord. No. 2005-3)
AMENDED - JANUARY 25, 2007 (Ord. No. 2007-19)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)

PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
 FILE: CPSS-2004-1B-2008-1.DWG DATE: 10/2008




URBAN MIXED USE ACTIVITY CENTER GOLDEN GATE PARKWAY AND CORONADO PARKWAY	
LEGEND	
	ACTIVITY CENTER BOUNDARIES

EXHIBIT “A”

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

GOLDEN GATE AREA MASTER PLAN ELEMENT

Prepared by
Collier County Zoning Division

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted (date)

AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN – prior to 2019
GOLDEN GATE AREA MASTER PLAN

<u>DATE AMENDED</u>	<u>ORDINANCE NO.</u>
<u>May 9, 2000</u>	<u>2000-25</u> **
<u>May 9, 2000</u>	<u>2000-26</u> ***
<u>May 9, 2000</u>	<u>2000-27</u>
<u>May 9, 2000</u>	<u>2000-28</u>
<u>May 9, 2000</u>	<u>2000-29</u>
<u>March 13, 2001</u>	<u>2001-12</u>
<u>May 14, 2002</u>	<u>2002-24</u>
<u>September 10, 2003</u>	<u>2003-44</u>
<u>December 16, 2003</u>	<u>2003-67</u>
<u>October 26, 2004</u>	<u>2004-71</u>
<u>June 7, 2005</u>	<u>2005-25</u>
<u>January 25, 2007</u>	<u>2007-19</u>
<u>December 4, 2007</u>	<u>2007-76</u>
<u>December 4, 2007</u>	<u>2007-77</u>
<u>December 4, 2007</u>	<u>2007-83</u>
<u>October 14, 2008</u>	<u>2008-55</u>
<u>October 14, 2008</u>	<u>2008-56</u>
<u>October 14, 2008</u>	<u>2008-59</u>
<u>July 28, 2010</u>	<u>2010-31</u>
<u>July 28, 2010</u>	<u>2010-32</u>
<u>September 14, 2011</u>	<u>2011-29</u>
<u>January 9, 2013</u>	<u>2013-15</u>
<u>November 18, 2014</u>	<u>2014-41</u>
<u>November 10, 2015</u>	<u>2015-62</u>
<u>May 10, 2016</u>	<u>2016-12</u>
<u>June 13, 2017</u>	<u>2017-23</u>

* 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>
<u>May 19, 1992</u>	<u>92-34</u>
<u>August 4, 1992</u>	<u>92-50</u>
<u>May 25, 1993</u>	<u>93-24</u>
<u>April 12, 1994</u>	<u>94-22</u>
<u>March 14, 1995</u>	<u>95-12</u>
<u>April 14, 1998</u>	<u>98-26</u>
<u>September 8, 1998</u>	<u>98-70</u>
<u>February 23, 1999</u>	<u>99-17</u>

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 on _____, 2019. Due to the restructuring of this Element in 2019 to create three Sub-Elements, these amendments are no longer denoted on the pages of the Element with Roman numeral symbols that provide informational citations to adopted documents recorded in the Official Records of Collier County.

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I. INTRODUCTION

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

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

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

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

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

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

Golden Gate City Vision Statement:

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

Rural Golden Gate Estates Vision Statement:

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

Urban Golden Gate Estates Vision Statement:

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

Implementation strategies have been developed to address land use, public facilities, transportation, rural character, emergency management and natural resources. The Goals, Objectives, and Policies, Land Use Designation Descriptions and Maps are implemented as separate sub-elements for three distinct areas:

1. Golden Gate City Master Plan Sub-Element;
2. Urban Golden Gate Estates Sub-Element; and
3. Rural Golden Gate Estates Sub-Element.

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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.




III. Maps

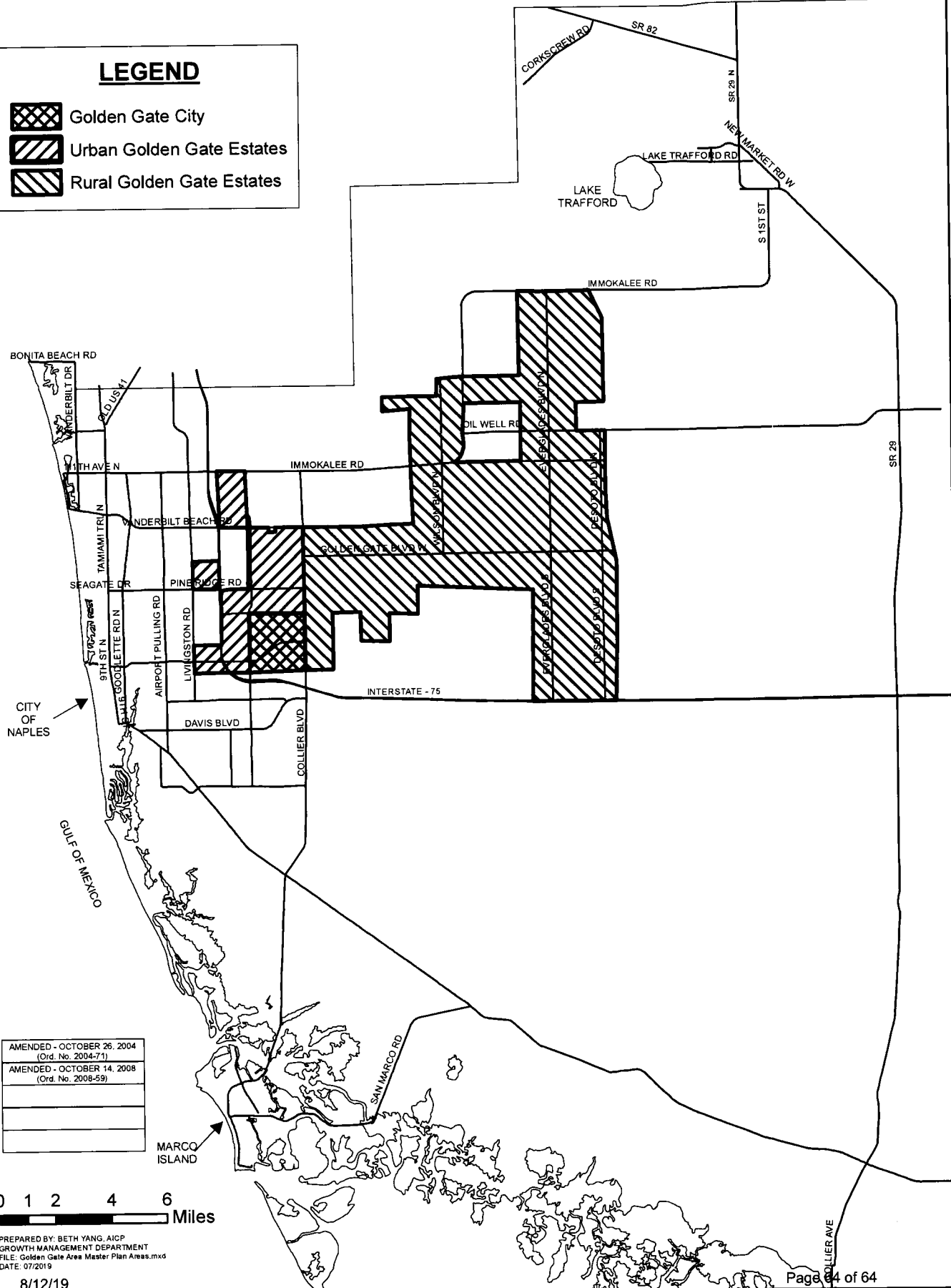
Golden Gate Area Master Plan Study Areas

GOLDEN GATE AREA MASTER PLAN

STUDY AREA COLLIER COUNTY, FLORIDA

LEGEND

-  Golden Gate City
-  Urban Golden Gate Estates
-  Rural Golden Gate Estates



AMENDED - OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)



PREPARED BY: BETH YANG, AICP
GROWTH MANAGEMENT DEPARTMENT
FILE: Golden Gate Area Master Plan Areas.mxd
DATE: 07/2019



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

October 1, 2019

Ms. Teresa Cannon, BMR Senior Clerk II
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3299 Tamiami Trail, Suite #401
Naples, Florida 34112-5324

Dear Ms. Cannon:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 19-23, which was filed in this office on October 1, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb