

**LAND DEVELOPMENT CODE AMENDMENT**

**PETITION**

PL20190002545

**ORIGIN**

Board of County  
Commissioners

**SUMMARY OF AMENDMENT**

This amendment eliminates seating limitations and expands the hours of operations for restaurants within the Golf Course and Recreational Use District (GC), when located within the Golden Gate City Economic Development Zone.

**HEARING DATES**

BCC           01/14/2020  
                  12/10/2019  
CCPC         12/03/2019  
DSAC         12/04/2019  
DSAC-LDR   N/A

**LDC SECTION TO BE AMENDED**

2.03.09   Open Space Zoning Districts

**ADVISORY BOARD RECOMMENDATIONS**

**DSAC-LDR**  
N/A

**DSAC**  
TBD

**CCPC**  
Denial

**BACKGROUND**

During a discussion regarding a proposed public private partnership (P3) to provide golf and other complimentary experiential opportunities on the Golden Gate Golf Course property on October 22, 2019, the Board of County Commissioners (Board) directed staff to draft an ordinance to eliminate the seating limitations on restaurants in the Golf Course Zoning District within the Golden Gate City area. Then, during commissioner communications on November 12, 2019, the Board also acknowledged the need to extend the hours of operation.

Some of the goals included in the Invitation to Negotiate for the proposed P3 include the development of “complimentary experiential opportunities such as miniature golf, modern driving range, quality food and beverage services, and community space” (See Agenda Item 11.C).

Golf courses operations have undergone changes in recent years in response to declines in participation in the sport, especially among younger generations. This has led to innovation in the industry so that the modern golf experience includes a variety of family-oriented golf experiences, such as community spaces open to more of the public, driving ranges, and food service at restaurants that are larger than have historically been associated with golf courses (See examples of regional or national modern golf experiences in Exhibit A). Additionally, several restaurants associated with golf courses throughout Collier County have opened to the public, rather than limiting their service to club members.

The proposed amendment removes the 150-seat limitation and extends the hours of operations from 10:00 p.m. to 12:00 a.m. for restaurants that are accessory to a permitted use in the Golf Course and Recreational Use District “GC” within the Golden Gate City Economic Development Zone (See Exhibit B). The seating limitation and hours of operation were originally added to the LDC in Ordinance 92-73.

This amendment does not make any changes to the site design or development standards applicable to the GC district. Additionally, LDC section 5.05.15 B states that, “where a permitted, accessory, or conditional use is sought for a golf course zoned Golf Course and Recreational Uses (GC),” the standards in LDC section 5.05.15 H would also apply. See Exhibit C for development standards applicable in the GC Zoning District.

---

The Golden Gate City Economic Development Zone was established in Ordinance 2018-56 when the Board designated the Golden Gate City area as a target for economic development. Expanding the allowance for larger restaurants that are accessory to a golf course will support both the operation of the golf course as well as the larger economic development and redevelopment goals for the Golden Gate City Area.

*Public Information Meeting*

On October 31, 2019, while discussing the CCPC’s review schedule for this amendment, the CCPC requested that staff reach out to the community surrounding the Golden Gate Golf Course to alert the community to the change. As a result, a Public Information Meeting was held on Monday, November 18, 2019 at 5:30 p.m., in the Golden Gate Community Center. See Exhibit D for a summary of the meeting.

*Planning Commission Recommendation*

The Planning Commission reviewed the amendment on December 3, 2019, and unanimously recommended denial. The Planning Commission stated that the LDC amendment is not the appropriate process to identify new uses for the Golden Gate Golf Course property and that a master planning process or Planned Unit Development process should be used instead.

Furthermore, the Planning Commission recommended that the Board of County Commissioners instead utilize the advisory board that was called for by the Golden Gate City Economic Development Zone Ordinance (Ord. 2018-56) to vet future development plans for the Golden Gate Golf Course.

---

**FISCAL & OPERATIONAL IMPACTS**

There are no anticipated fiscal or operational impacts associated with this amendment. This amendment will support the Board’s goal of continued operation of the Golden Gate Golf Course through the ITN process and redevelopment in the area.

---

**GMP CONSISTENCY**

The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

---

**EXHIBITS:** A) Modern Golf Experience Examples, B) Ordinance 2018-56, C) Development Standards in GC Zoning, D) Public Information Meeting Summary

**Amend the LDC as follows:**

**2.03.09 - Open Space Zoning Districts**

A. Golf Course and Recreational Use District "GC". The purpose and intent of "GC" district is to provide lands for golf courses, recreational uses, and normal accessory uses, including certain uses of a commercial nature. Recreational uses should be compatible in scale and manner with residential land uses. The GC district shall be in accordance with the urban mixed use district and the agricultural/rural mixed use district of the future land use element of the Collier County GMP. All uses shall be subject to design standards established in LDC section 5.05.15 H, and other applicable LDC standards.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the GC district.

a. Permitted uses.

1. Golf courses.
2. Hiking trails, walkways, multi-use paths and observation decks.
3. Passive recreation areas.
4. Disc golf.

b. Accessory uses.

1. Uses and structures that are accessory and incidental to uses permitted as of right in the GC district.
2. Recreational facilities that serve as an integral part of a golf course use, including but not limited to clubhouse, community center building, practice driving range, shuffleboard courts, swimming pools and tennis facilities, snack shops and restrooms.
3. Pro shops with equipment sales, no greater than 1,000 square feet, associated with a golf course.
4. Restaurants, associated with a golf course, with a seating capacity of 150 seats or less, provided that the hours of operation are no later than 10:00 p.m. However, the seating capacity shall not apply, and the hours of operation may be extended to 12:00 a.m., within the Golden Gate City Economic Development Zone.
5. A maximum of two residential dwellings units for use by golf course employees in conjunction with the operation of the golf course.
6. Maintenance buildings.

# DRAFT

Text underlined is new text to be added

~~Text strikethrough is current text to be deleted~~

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37

- c. Conditional uses. The following uses are permissible as conditional uses in the GC district, subject to the standards and provisions established in LDC section 10.08.00.
  - 1. Commercial establishments oriented to the golf course including gift shops; pro shops with equipment sales in excess of 1,000 square feet; restaurants with seating capacity of greater than 150 seats outside the Golden Gate City Economic Development Zone; cocktail lounges, and similar uses, primarily intended to serve patrons of the golf course.
  - 2. Cemeteries and memorial gardens.
  - 3. Equestrian facilities, including any trails, no closer than 500 feet to residential uses.
  - 4. Museums.
  - 5. Water related activities, including non-motorized boating, boat ramps, docks, and fishing piers.
  - 6. Courts, including bocce ball, basketball, handball, pickle ball, tennis, and racquetball.
  - 7. Neighborhood fitness and community centers.
  - 8. Parks and playgrounds.
  - 9. Pools, indoor or outdoor.
  - 10. Botanical gardens.
  - 11. Any other recreational use which is compatible in nature with the foregoing uses as determined by the Hearing Examiner or Board of Zoning Appeals, as applicable.

# # # # # # # # # # # # # #

## Exhibit A – Modern Golf Experience Examples

### Top Golf:



Source: Screen captures from [www.swingsuite.topgolf.com](http://www.swingsuite.topgolf.com) and [https://cdn.topgolf.com/assets/galleries/50934/5500\\_edison-Single-Bay-01.jpg](https://cdn.topgolf.com/assets/galleries/50934/5500_edison-Single-Bay-01.jpg)

# Exhibit A – Modern Golf Experience Examples

## Pop Stroke



### PLAY

On one of our two, 18-hole greens test your ability to not only dominate the course but also the competition. Our app automatically tracks your score so you can see how you stack up. Challenge yourself, play with friends and rack up points so you can keep playing.

[SIGN UP](#)



### EAT & DRINK

We know the key to your heart is through your tastebuds. And, every good host knows you have to serve great food and drinks. Our team has created a menu with our spin on everyone's favorites. You can eat in our full service restaurant and bar or we can bring it right to you on the course.

[SEE MENU](#)



### PARTY

You're PopStroke VIP, so party like one. Your premier luxury lounge awaits complete with private service and an engrossing golf experience. Choose from 200 of the world's most exclusive courses and play like the pros. Come to celebrate or just because.

[BOOK PARTY](#)



Source: Screen captures from [www.popstroke.com](http://www.popstroke.com)

# Exhibit A – Modern Golf Experience Examples

## Big Shots Golf



### About the Tee Boxes

- Each Tee Box comes completely equipped with seating for 5-6 people and is fully enabled with a state-of-the-art technology system, music, and TVs
- Each Tee Box System includes a touch-screen for logging in and playing the games and golf courses
- An automated ball dispenser reacts using a sensor to dispense golf balls and is an integral part of each Tee Box.
- Golf clubs of different types and sizes are available in each Tee Box.
- A Doppler radar tracking system, which tracks the trajectory of golf balls, is placed in the middle of each Tee Box
- Each Tee Box is equipped with two screens, one devoted to gaming and the other tuned to a TV channel of the guest's choice.
- The Tee Box software is easy to use yet robust enough to handle procedures like an easy check-in process, payment processing, extending time as needed, and the most extensive library of practice modes and games in the golf entertainment market
- All of these operations can be easily carried out directly by players in the tee box without further assistance of staff



REQUEST MORE INFO



Screen captures from: [www.bigshotsgolf.com](http://www.bigshotsgolf.com)

## Exhibit B – Ordinance 2018-56

### ORDINANCE NO. 2018- 56

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING THE GOLDEN GATE CITY ECONOMIC DEVELOPMENT ZONE; PROVIDING FOR THE CALCULATION OF AN ANNUAL TAX INCREMENT AMOUNT WITHIN THIS DEVELOPMENT ZONE; CREATING AN ECONOMIC DEVELOPMENT TRUST FUND FOR THIS DEVELOPMENT ZONE FOR THE TRANSFER AND MAINTENANCE OF SUCH TAX INCREMENT AMOUNTS; AUTHORIZING THE PLEDGE AND APPROPRIATION OF ECONOMIC DEVELOPMENT TRUST FUNDS; SETTING FORTH THE ECONOMIC DEVELOPMENT PLAN FOR THIS DEVELOPMENT ZONE; CREATING AND SETTING FORTH THE DUTIES OF THE GOLDEN GATE CITY ECONOMIC DEVELOPMENT ADVISORY BOARD; PROVIDING DEFINITIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in addition to its broad home rule powers, Collier County is expressly authorized under Section 125.045, Florida Statutes, to “expend public funds for economic development activities, including, but not limited to, developing or improving local infrastructure, issuing bonds to finance or refinance the cost of capital projects for industrial or manufacturing plants, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses to the community;” and

WHEREAS, Collier County previously adopted Ordinance No. 2010-20 providing for the creation of Innovation Zones, specifically finding as follows:

*“It is the policy of the Board to promote economic growth which results in high wage jobs and helps diversify the economy of Collier County. To further this policy, it is the intent of the Board to create a dedicated source of revenue to fund an economic development program and to advance economic development initiatives in zones of geographic concentration within the unincorporated areas of the County. These zones, to be called Innovation Zones, will be designated by the Board from time to time through the implementation of Economic Development Plans adopted by resolution for each Innovation Zone;”* and

WHEREAS, there is a compelling need for redevelopment within the commercial areas of Golden Gate City, whose specific needs require an approach that is substantially similar to, but not identical with, Innovation Zones as contemplated in Ordinance No. 2010-20; and

WHEREAS, recognizing the need to spur economic development in Golden Gate City, Collier County has already taken over the water and sewer service for Golden Gate City in part to provide commercial property owners a solution to development constraints caused by limited service; and

WHEREAS, Collier County wishes to continue to provide enhanced opportunities for economic development and redevelopment within the existing commercial areas within Golden Gate City.

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



## Exhibit B – Ordinance 2018-56

### **Section One: Definitions and Findings**

This Ordinance is intended to be a companion ordinance to Ordinance No. 2010-20, known as the Collier County Innovation Zone Ordinance. Accordingly, the Board of County Commissioners hereby adopts in full the definitions and findings set forth in Ordinance 2010-20, except for the Base Year Assessment Roll, which is defined below, and as modified hereby incorporates such definitions and findings as if specifically set forth below.

### **Section Two. Creation of the Golden Gate City Economic Development Zone.**

The Board of County Commissioners hereby creates the Golden Gate City Economic Development Zone, which shall constitute the entirety of Golden Gate City, as graphically described in Exhibit A.

### **Section Three. Initial Tax Increment Year and Percentage.**

For purposes of establishing the Base Year Assessment Roll, the base year shall be the last Collier County Real Property Assessment Roll certified by the Property Appraiser for the County Fiscal Year beginning October 1, 2015. Tax increments shall commence to be deposited into the Trust Fund with the County Fiscal Year commencing on October 1, 2019, and funding shall continue through September 30, 2029, unless extended by majority vote of the Board by Resolution. The amount of the tax increment to be deposited into the Trust Fund shall be equal to 100% of the amount based on the formula set forth in Section 4(B) of Collier County Ordinance No. 2010-20.

### **Section Four: Creation of an Economic Trust Fund.**

The County hereby creates the Golden Gate City Economic Development Zone Trust Fund. The tax increment shall be deposited into the trust fund and the trust fund proceeds shall be utilized to implement the Economic Development Plan set forth in Section Five. The Trust Fund corpus will not exceed One Million Dollars (\$1,000,000) in any single fiscal year and is subject to annual appropriation by the County. Up to 5% of the Trust Corpus shall be reserved as an annual administrative fee for the County. Upon termination of the Trust Fund any unspent and unencumbered proceeds shall revert to the County's General Fund.

### **Section Five: Adoption of the Economic Development Plan.**

The primary purpose of the Golden Gate City Economic Development Zone is to attract and retain qualified targeted industry business as defined by Florida Statute 288.106 and such businesses or industries identified by the Board of County Commissioners. Trust funds may be utilized in any lawful manner, including infrastructure required to serve new target businesses or the expansion of an existing target business; payment of County Impact Fees to be paid by the new target business or the expansion of an existing target business; and payment of building permit fees or other County fees related to the construction of structures to serve the target business. In addition to this primary purpose, trust funds may be utilized in any lawful manner which the Board of County Commissioners determines fosters economic development. Payment of funds are purely discretionary, and must be approved in advance by the Board of County Commissioners. All expenses must be fully documented in a manner acceptable to the County. Priority of funding will be for the redevelopment and renewal of the commercial district along Golden Gate Parkway, as graphically represented by Exhibit A.

## Exhibit B – Ordinance 2018-56

### **Section Six: Creation of Golden Gate City Economic Development Zone Advisory Board.**

The Golden Gate City Economic Development Zone Advisory Board (hereinafter referred to as the Advisory Board) is hereby established.

(a) Appointment and Composition. The Advisory Board shall be composed of seven (7) members who are appointed by resolution of the Board of County Commissioners, and shall be representative of the residential, business and commercial interests of the Golden Gate City Economic Development Zone. Non-residential members of the Advisory Board need not live within Golden Gate City, and upon recommendation of the Commissioner of the District, may reside outside of Collier County. Members of the Advisory Board shall be appointed by and serve at the pleasure of the Board of County Commissioners.

(b) Terms of Office. The initial terms of office of the Advisory Board members shall be one year for three members, and two years for four members, and each appointment or re-appointment thereafter shall be for two years. Appointments to fill any vacancies on the Advisory Board shall be for the remainder of the unexpired term of office.

(c) Removal from Office. Removal of members from the Advisory Board shall be in accordance with the provisions of Collier County Ordinance No. 2001-55, as it may be amended or by its successor ordinance.

(d) Officer; Quorum; Rules of Procedure. Annually the members of the Advisory Board shall elect a chairperson and vice chairperson from among the members. The chairperson's and vice chairperson's terms shall be for one year with eligibility for re-election by the members of the Advisory Board. The presence of fifty-one percent (51%) of the current voting membership, but never less than three total, shall constitute a quorum of the Advisory Board necessary to take action and transact business. In addition, an affirmative vote of a simple majority shall be necessary in order to take official action. Furthermore, by simple majority vote, but never with less than 5 members present, the Advisory Board shall adopt rules of procedure for its meetings, and thereafter shall be governed by its Procedures, as adopted and amended from time to time, subject to the approval of the Board of County Commissioners. The Advisory Board shall keep a written record of meetings, resolutions, findings and determinations. Copies of all Advisory Board minutes, resolutions, reports and exhibits shall be submitted to the Board of County Commissioners. The Advisory Board meetings shall be open to the public and conducted in the Sunshine.

(e) Reimbursement of Expenses. Members of the Advisory Board shall serve without compensation, but shall be entitled to receive reimbursement for expenses reasonably incurred in the performance of their duties upon prior approval of the Board of County Commissioners.

(f) Functions, Powers and Duties of the Advisory Board. The function, powers and duties of the Advisory Board shall be to aid and assist the Board of County Commissioners in carrying out the purpose of the Golden Gate City Economic Development Zone, including but not limited to advising and assisting the Board of County Commissioners in the establishment, review and enhancement of policies and programs to attract businesses or industries to the Golden Gate City Economic Development Zone, reviewing and making recommendations on applications for funding through the Trust Fund, as well as handling any matters that may be assigned by the Board of County Commissioners.

(g) Duties of the County Manager's Office. The County Manager's Office will provide such documentation, information, descriptions of procedures, secretarial support and general assistance to the Advisory Board as may be necessary for the Advisory Board to carry out its functions as set forth herein.

# Exhibit B – Ordinance 2018-56

## Section Seven: Conflict and Severability.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any court of competent jurisdiction holds any phrase or portion of the Ordinance invalid or unconstitutional, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

## Section Eight: Inclusion in the Code of Laws and Ordinances.


The provisions of this Ordinance shall become and may be made a part of the Code of Laws and Ordinances of Collier County, Florida. The section of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "Section," "Article," or any other appropriate word.

## Section Nine: Effective Date.


This Ordinance shall take effect upon filing with the Florida Department of State.

**PASSED AND DULY ADOPTED** by the Board of County Commissioners of Collier County, Florida, this 13th day of November, 2018.


ATTEST:  
CRYSTAL K. KINZEL, Clerk

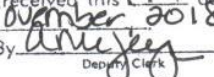
By:   
Deputy Clerk  
Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

By:   
Andy Solis, Chairman

Approved as to form and legality:

  
Jeffrey A. Klatzkow, County Attorney

This ordinance filed with the Secretary of State's Office the 14th day of November, 2018 and acknowledgement of that filing received this 14th day of November, 2018  
By:   
Deputy Clerk

# Exhibit B – Ordinance 2018-56

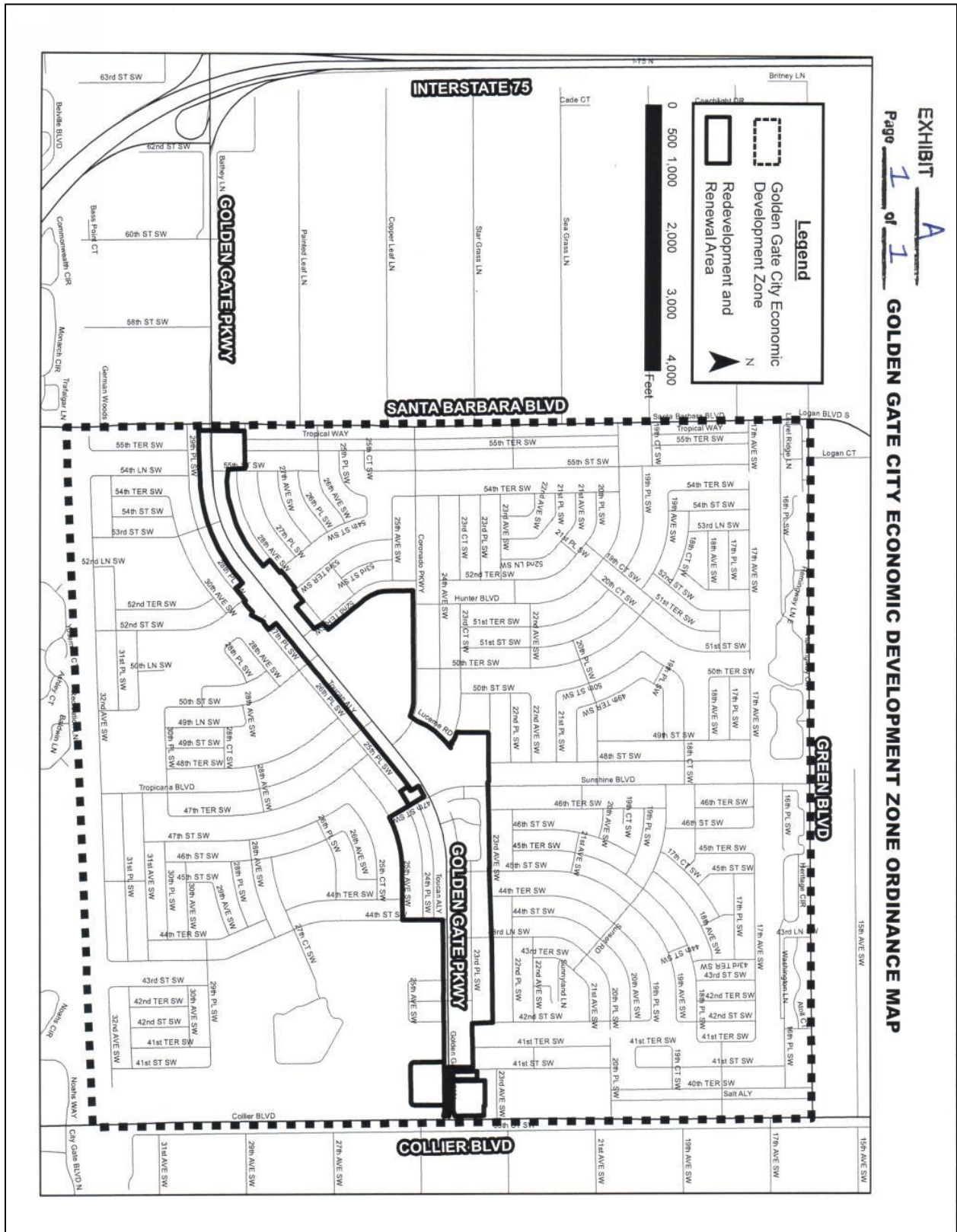


EXHIBIT **A**  
 Page 1 of 1 GOLDEN GATE CITY ECONOMIC DEVELOPMENT ZONE ORDINANCE MAP

# Exhibit C – Development Standards in GC Zoning

## 4.02.01 – Dimensional Standards for Principal Uses in Base Zoning Districts

A. The following tables describe the dimensional standards pertaining to base zoning districts. Site design requirements apply to the principal building on each site.

**Table 1. Lot Design Requirements for Principal Uses in Base Zoning Districts.**

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (linear feet)	Maximum Building Coverage (%)
GC	None	None	None

\* \* \* \* \*

**Table 2. Building Dimension Standards for Principal Uses in Base Zoning Districts.**

Zoning District	Maximum Building Height (feet)	Minimum Distance Between Buildings	Minimum Floor Area of Buildings (square feet)	Floor Area Ratio (%)
GC	35	None	None	None

\* \* \* \* \*

**Table 2.1 - TABLE OF MINIMUM YARD REQUIREMENTS (SETBACKS) FOR BASE ZONING DISTRICTS**

Note as to setback line measurement: minimum setback lines are typically measured from the legal boundary of a lot, regardless of all easements burdening a lot, with the exception of easements that comprise a road right-of-way where the minimum setback line is to be measured from the road right-of-way easement line.

Zoning district	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Public School Requirements
GC	None	None	None	

# # # # #

## 4.02.03 - Specific Standards for Location of Accessory Buildings and Structures

- A. For the purposes of this section, in order to determine yard requirements, the term " accessory structure " shall include detached and attached accessory use structures or buildings notwithstanding the attachment of such structure or building containing the accessory use to the principal use structure or building. Accessory buildings and structures must be constructed simultaneously with or following the construction of the principal structure and shall conform with the following setbacks and building separations.
- B. Accessory buildings shall not occupy an area greater than five (5) percent of the total lot area in all residential zoning districts, or occupy an area greater than forty (40) percent of any building envelope (i.e., area of lot remaining for building purposes after accounting for required setbacks), whichever is the lesser, provided the total maximum coverage provision of this ordinance for all principal and accessory buildings is not exceeded. Nothing herein contained shall serve to prevent the construction of an accessory building containing an area of less than 500 square feet provided all yard and building spacing requirements can be met.
- C. All accessory structures in Rural Agricultural (A) and Estates (E) zoning districts must meet principal structure setbacks. For accessory structures related to the keeping of animals and livestock in these districts, see LDC section 4.02.07.

## Exhibit C – Development Standards in GC Zoning

D. Table of dimensional standards for accessory buildings and structures in zoning districts other than Rural Agricultural (A) and Estates (E):

Location	Accessory Building/Structure	Setbacks			
		Front	Rear	Side	Structure to Structure (If Detached)
Non-Waterfront Lots and Non-Golf Course Lots	Attached porch	SPS	10 feet	SPS	N/A
	Carports (commercial, industrial, and multi-family) <sup>1</sup>	SPS	SPS	SPS	10 feet
	Carports (one- and two-family)	SPS	10 feet	SPS	10 feet
	Chickee, barbecue areas	SPS	10 feet	SPS	10 feet
	One-story and multi-story parking structures	SPS	SPS	SPS	1/1 <sup>2</sup> with a minimum of 10 feet
	Parking garage (one- and two-family)	SPS	10 feet	SPS	10 feet
	Permanent emergency generators <sup>1</sup>	Not permitted in front of building	10 feet	SPS	N/A
	Satellite dish antennas	Not permitted in front of building	15 feet	SPS	10 feet
	Swimming pool and/or screen enclosure (one- and two-family)	SPS	10 feet	SPS	None
	Swimming pool (multi-family and commercial)	SPS	20 feet	15 feet	None
	Tennis courts (one- and two-family)	SPS	15 feet	SPS	10 feet
	Tennis courts (multi-family, and commercial)	SPS	20 feet	15 feet	20 feet
	Trellises, arbors, and similar structures that do not exceed the maximum fence height in LDC section 5.03.02	None	None	None	None
	Trellises, arbors, and similar structures that exceed the maximum fence height in LDC section 5.03.02	SPS	10 feet	SPS	None
	Unlisted accessory	SPS	SPS	SPS	10 feet
	Utility buildings	SPS	10 feet	SPS	10 feet

## Exhibit C – Development Standards in GC Zoning

Location	Accessory Building/Structure	Setbacks			
		Front	Rear	Side	Structure to Structure (If Detached)
Waterfront Lots and Golf Course Lots <sup>3</sup>	Attached porch where floor or deck of porch are: <ul style="list-style-type: none"> <li>In Isles of Capri: Seven feet in height or less above the top of seawall with a maximum of four feet of stem wall exposure</li> <li>In all other areas: Four feet in height or less above top of seawall or top of bank</li> </ul>	SPS	10 feet	SPS	SPS
	Attached porch where floor or deck of porch are: <ul style="list-style-type: none"> <li>In Isles of Capri: More than seven feet in height above the top of seawall or with more than four feet of stem wall exposure</li> <li>In all other areas: More than four feet in height above top of seawall or top of bank</li> </ul>	SPS	20 feet	SPS	SPS
	Boat slips and ramps (private)	N/A	N/A	7.5 feet	N/A
	Boathouses and boat shelters (private)	SPS	N/A	See LDC sections 5.03.06 E and F	10 feet
	Carports (commercial, industrial, and multi-family) <sup>1</sup>	SPS	SPS	SPS	10 feet
	Carports (one- and two-family)	SPS	SPS	SPS	10 feet
	Chickee, barbecue areas	SPS	10 feet	SPS	10 feet
	Davits, hoists, and lifts	N/A	N/A	See LDC sections 5.03.06 E and F	None
	Docks, decks, and mooring pilings	N/A	N/A	See LDC sections 5.03.06 E and F	N/A
	Golf clubhouse and maintenance buildings <sup>4</sup>	50 feet	50 feet	50 feet	N/A
	One-story and multi-story parking structures	SPS	SPS	SPS	1/1 <sup>2</sup> with a minimum of 10 feet
	Parking garage (one- and two-family)	SPS	SPS	SPS	10 feet

## Exhibit C – Development Standards in GC Zoning

Location	Accessory Building/Structure	Setbacks			
		Front	Rear	Side	Structure to Structure (If Detached)
	Permanent emergency generators <sup>1</sup>	Not permitted in front of building	10 feet	SPS	N/A
	Satellite dish antennas	Not permitted in front of building	15 feet	SPS	10 feet
	Swimming pool and/or screen enclosure (one- and two-family) where swimming pool decks are: <ul style="list-style-type: none"> <li>• In Isles of Capri: Seven feet in height or less above the top of seawall with a maximum of four feet of stem wall exposure</li> <li>• In all other areas: Four feet in height or less above top of seawall or top of bank</li> </ul>	SPS	10 feet	SPS	None
	Swimming pool and/or screen enclosure (one- and two-family) where swimming pool decks are: <ul style="list-style-type: none"> <li>• In Isles of Capri: More than seven feet in height above the top of seawall or with more than four feet of stem wall exposure</li> <li>• In all other areas: More than four feet in height above top of seawall or top of bank</li> </ul>	SPS	20 feet	SPS	None
	Swimming pool (multi-family and commercial)	SPS	20 feet	15 feet	None
	Tennis courts (private) (one- and two-family)	SPS	15 feet	SPS	10 feet
	Tennis courts (multi-family and commercial)	SPS	35 feet	SPS	20 feet
	Trellises, arbors, and similar structures that do not exceed the maximum fence height in LDC section 5.03.02	None	None	None	None
	Trellises, arbors, and similar structures that exceed the maximum fence height in LDC section 5.03.02	SPS	10 feet	SPS	None
	Unlisted accessory	SPS	SPS	SPS	10 feet
	Utility buildings	SPS	SPS	10 feet	10 feet

Notes:

SPS = Calculated same as principal structure for the zoning district.

<sup>1</sup> See LDC section 4.02.01 D for exemptions and exclusions from required yards.



# Exhibit C – Development Standards in GC Zoning

<sup>2</sup> 1 foot of accessory height = 1 foot of building separation.

<sup>3</sup> In those cases where the coastal construction control line is involved, the coastal construction control line will apply.

<sup>4</sup> The setback shall apply to external boundaries of the golf course district, and shall be inclusive of separately platted buffer tracts.

# # # # # # # # # # # # #

## 4.02.08 – Outside Lighting Requirements

A. Lights on golf courses shall be located and designed so that no light is aimed directly toward property designated residential, which is located within 200 feet of the source of the light.

B. Specific height requirements in zoning districts.

1. GC—Twenty-five (25) feet
2. C-1—Twenty-five (25) feet
3. CF—Twenty-five (25) feet

# # # # # # # # # # # # #

## 5.05.15 – Conversion of Golf Courses

\* \* \* \* \*

H. Design standards for lands converted from a golf course or for a permitted use within the GC zoning district shall be subject to the following design standards.

1. Lighting. All lighting shall be designed to reduce excessive glare, light trespass and sky glow. At a minimum, lighting shall be directed away from neighboring properties and all light fixtures shall be full cutoff with flat lenses. Lighting for the conversion project shall be vetted with stakeholders during the SOMs and the public hearings, as applicable.
2. Setbacks. All non-golf course uses, except for the greenway, shall provide a minimum average 50-foot setback from lands zoned residential or with residential uses, however the setback shall be no less than 35 feet at any one location.

# Exhibit D – Public Information Meeting Summary

## Public Information Meeting

**Date & Time:** Monday, November 18, 2019 - 5:30 p.m.

**Location:** Golden Gate Community Center.

The County provided notice of the public meeting through the placement of Variable Message Signs on Golden Gate Boulevard and mailed notice to property owners within 1,000 feet of the GC zoning district within the Golden Gate City Economic Development Zone. A copy of the letter is attached.

County staff counted more than 125 members of the public in attendance, however, not all signed the attendance sheet. Sign-in sheets are attached.

At the meeting, County Staff provided a summary of the proposed LDC amendment, distributed comment cards, responded to questions and comments, and provided a schedule of the upcoming public meeting dates. A copy of the PowerPoint presentation is attached.

The following comments, concerns, or suggestions were made by those in attendance:

- The desire to see the golf course maintained and continue to operate for the community's benefit.
- Requests to have a more complete understanding of the County's ultimate plans for the golf course.
- Concerns about the addition of new commercial uses on the Golf Course property.
- Concerns about the compatibility of new experiential or modern golf experiences with the established neighborhood.
- Concerns about increases in traffic, noise, and lights, and the impact on infrastructure and surrounding property values.
- Concerns about existing commercial businesses in the area.
- The suggestion to include a maximum number of seats for restaurants.
- The suggestion that the amendment is premature and should be addressed at the time when there is a complete plan for the property.
- Questions regarding impacts to water and sewer systems.
- Questions about whether other uses would now be open until midnight.
- Objections to potential noise and lighting from new uses.

Comment cards were passed out during the meeting to allow for additional written comments and the ability to indicate support, opposition, or no opinion about the proposed amendment to eliminate seating limitations and expand hours of operation for restaurants that are accessory to a golf course. Copies of the comment cards that were returned are provided by separate attachment. Of 100 comment cards that were passed out, 65 were returned. The written comments were as follows:

- 57 indicated opposition to the amendment (when additional comments were provided, the following comments were registered):
  - Vendors would have the ability to request changes later (through the conditional use process), making this change unnecessary.
  - The golf course should remain as green space.
  - Increased congestion and noise.
  - Impacts to privacy and safety.
  - Impacts from lights or noise from music outside the building.
  - The desire to see the golf course continue to operate.
  - Impacts to water quality.
  - The need for more information about future plans for the golf course.

## Exhibit D – Public Information Meeting Summary

- Incompatibility with the surrounding development and way of life.
- Misunderstandings about the reason for the meeting.
- The proposed change would be incompatible with surrounding senior living.
- Concerns about density and the compatibility of adding a bar or restaurant to the area.
- Concerns about impacts to property values.
- Concerns about impacts to infrastructure such as water, roads, schools, and traffic.
- The desire for a maximum number of seats.
- Expectations for the golf course when homeowners purchased their homes.
- The absence of a need for this type of development.
- The need for more information to make a decision.
- The suggestion to refurbish the course, and manage it as a golf course.
- Five comment cards indicated support for the amendment:
  - All of which indicate that support was predicated on continuing to use the property for a golf course.
- Three comment cards indicated no opinion:
  - Two indicated there was insufficient information about what is planned for the property.
  - One indicated the desire to see golf first.

The meeting concluded with a review of the upcoming public hearing dates.

### Attachments:

Letter to Property Owners  
Sign-in Sheets  
Staff presentation  
Comment Cards