

GOLDEN GATE AREA MASTER PLAN

URBAN GOLDEN GATE ESTATES SUB-ELEMENT

Prepared by
Collier County Zoning Division

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted September 24, 2019

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
GOLDEN GATE AREA MASTER PLAN: URBAN GOLDEN GATE ESTATES SUB-ELEMENT**

DATE AMENDED

ORDINANCE NO.

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A. GOALS, OBJECTIVES AND POLICIES

GOAL 1:

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

OBJECTIVE 1.1:

Develop new or revised uses of land consistent with designations outlined on the Urban Golden Gate Estates Future Land Use Map and provisions found in the Land Use Designation Description Section of this Sub-Element.

Policy 1.1.1:

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

Policy 1.1.2:

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

Policy 1.1.3:

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

Policy 1.1.4:

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

A. ESTATES – MIXED USE DISTRICT

1. Residential Estates Subdistrict
2. Neighborhood Center Subdistrict
3. Conditional Uses Subdistrict
4. Golden Gate Parkway Institutional Subdistrict

B. ESTATES – COMMERCIAL DISTRICT

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

Policy 1.1.5:

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

Policy 1.1.6:

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

Policy 1.1.7:

No development orders shall be issued inconsistent with the Urban Golden Gate Estates Sub-Element with the exception of those unimproved properties granted a positive determination

through the Zoning Re-evaluation Program and identified on the Future Land Use Map Series as properties consistent by Policy and those development orders issued pursuant to conditional uses and rezones approved based on the County-Wide Future Land Use Element (adopted January 10, 1989, Ordinance 89-05) which was in effect at the time of approval. Any subsequent development orders shall also be reviewed for consistency with the Growth Management Plan based on the County-Wide Future Land Use Element.

Policy 1.1.8:

The sites containing existing public educational plants and ancillary plants, and the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary plants, within the GGAMP area, are depicted on the Future Land Use Map Series in the countywide FLUE and on the Public School Facilities Element Map Series, and referenced in FLUE Policy 5.14 and Intergovernmental Coordination Element Policy 1.2.6. All of these sites are subject to the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted.

OBJECTIVE 1.2:

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

Policy 1.2.1:

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

OBJECTIVE 1.3:

Protect and preserve the valuable natural resources within the Urban Golden Gate Estates.

Policy 1.3.1:

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

Policy 1.3.2:

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

Policy 1.3.3:

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

OBJECTIVE 1.4:

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

Policy 1.4.1:

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

Policy 1.4.2:

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

GOAL 2:

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

OBJECTIVE 2.1:

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

Policy 2.1.1:

Neighborhood Centers within Urban Golden Gate Estates shall be subject to the locational and rural design criteria established within the Estates Designation, Estates – Mixed Use District, Neighborhood Center Subdistrict of this Urban Golden Gate Estates Sub-Element, of the Collier County Growth Management Plan.

Policy 2.1.2:

Conditional Uses within Urban Golden Gate Estates shall be subject to locational and dimensional criteria established within the Conditional Use Subdistrict in the Land Use Designation Description section of this Urban Golden Gate Estates Sub-Element.

GOAL 3:

TO PRESERVE THE AREA'S RURAL CHARACTER, AS DEFINED BY LARGE WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, ENVIRONMENTAL STEWARDSHIP, LOW-DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.

OBJECTIVE 3.1:

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

Policy 3.1.1:

Future road and bridge improvements in Urban 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 3.1.2

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

Policy 3.1.3:

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

Policy 3.1.4:

Recognizing the residential nature of the land uses surrounding the I-75 interchange at Golden Gate Parkway, as well as the restrictions on conditional uses of the Conditional Uses Subdistrict of the Golden Gate Area Master Plan, there shall be no further commercial zoning for properties

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

OBJECTIVE 3.2:

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

Policy 3.2.1:

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

Policy 3.2.2:

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

Policy 3.2.3:

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

Policy 3.2.4:

Recognizing the low density in Urban Golden Gate Estates, the County will initiate a review of written notification requirements in the Land Development Code and the Administrative Code related to land use petitions in Golden Gate Estates, within 1 year of adoption, and consider increasing the specified distance, with particular attention to properties located on dead-end streets.

Policy 3.2.5:

Consistent with public safety requirements and best practices for rural areas, outdoor lighting within Urban 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:

- a. Adhere to the "Collier County Lighting Standards" (County Manager's Office Standards dated January 6, 2017) as amended, with respect to new and existing County owned or maintained sites and structures.
- b. Continue to coordinate with FPL and FDOT to improve roadway and security lighting consistent with International Dark Skies Association best practices.
- c. Consider changes to the Land Development Code and other applicable ordinances to create voluntary or mandatory outdoor lighting standards for commercial, residential or other uses consistent with International Dark Skies Association best practices, and determine the extent such standards apply to new or existing development.

OBJECTIVE 3.3:

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

Policy 3.3.1:

The Land Development Code shall continue to allow and further encourage the preservation of native vegetation and wildlife indigenous to the Urban Golden Gate Estates.

Policy 3.3.2:

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

Policy 3.3.3:

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

Policy 3.3.4:

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

Policy 3.3.5:

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

Policy 3.3.6:

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

Policy 3.3.7:

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

Policy 3.3.8:

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

GOAL 4:

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

OBJECTIVE 4.1:

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

Policy 4.1.1:

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

Policy 4.1.2:

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

Policy 4.1.3:

Planning and right-of-way acquisition for bridges within the Urban Golden Gate Estates local road system shall include consideration of the costs and benefits of including sidewalks and bike lanes.

Policy 4.1.4:

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

Policy 4.1.5:

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

GOAL 5:

TO PROTECT THE LIVES AND PROPERTY OF THE RESIDENTS OF THE URBAN 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 5.1:

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

Policy 5.1.1:

Collier County shall hold at least one annual public meeting with Urban Golden Gate Estates 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 5.1.2:

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

OBJECTIVE 5.2:

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

Policy 5.2.1:

Preparation of Collier County's annual Schedule of Capital Improvements for projects within the Urban Golden Gate Estates shall be coordinated with the independent Fire Districts that serve Golden Gate Estates (Fire Districts), public and private utilities, Emergency Medical Services Department and the Collier County Sheriff's Department to ensure that public project designs are consistent with the needs of these agencies.

Policy 5.2.2:

Districts, Collier County Emergency Medical Services Department and the Collier County Sheriff's Department will receive copies of pre-construction plans for capital improvement projects in the Golden Gate Area and will be invited to review and comment on plans for the public projects.

OBJECTIVE 5.3:

Maintain and implement public information programs through the Collier County Bureau of Emergency Services, Collier County Sheriff's Department, Fire Districts, 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, man-made and natural disasters.

Policy 5.3.1:

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

Policy 5.3.2:

The Fire Districts, and Collier County Bureau of Emergency Services shall actively promote the Firewise Communities Program through public education in Urban Golden Gate Estates.

Policy 5.3.3:

Fire Districts, and the Collier County Bureau of Emergency Services shall hold one or more annual “open house” presentations in the Golden Gate area emphasizing issues related to wildfires, flooding, emergency access and general emergency management.

OBJECTIVE 5.4:

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

Policy 5.4.1:

Collier County shall evaluate the Land Development Code for Urban Golden Gate Estates requirements that are found to be inconsistent with acceptable fire prevention standards. This evaluation process shall be coordinated with the Fire Districts, and the Collier County Bureau of Emergency Services.

Policy 5.4.2:

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

Policy 5.4.3:

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

Policy 5.4.4:

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

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B. LAND USE DESIGNATION DESCRIPTION SECTION

The following section describes the three land use designations shown on the Urban Golden Gate Estates 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. ESTATES DESIGNATION

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

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

- a. Conditional uses and essential services as defined in the Land Development Code, except as prohibited in the Neighborhood Center Subdistrict. Also, refer to the Conditional Uses Subdistrict.
- b. Parks, open space and recreational uses.
- c. Group Housing shall be permitted subject to the definitions and regulations as outlined in the Collier County Land Development Code (Ordinance No. 04-41, as amended) and consistent with locational requirements in Florida Statutes (Chapter 419.001 F.S.).
- d. Schools and school facilities in the Estates Designation north of I-75, and where feasible and mutually acceptable, co-locate schools with other public facilities, such as parks, libraries and community centers to the extent possible.

Group Housing includes the following type facilities:

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

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

A. Estates – Mixed-Use District

1. Residential Estates Subdistrict

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

2. Neighborhood Center Subdistrict

Recognizing the need to provide basic goods, services and amenities to Estates residents, one Neighborhood Center has been designated on the Urban Golden Gate Estates Future Land Use Map. The Neighborhood Center designation does not guarantee that commercial

zoning will be granted. The designation only provides the opportunity to request commercial zoning.

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

- b. Locations

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

One Neighborhood Center is established as follows:

- i. Collier Boulevard and Pine Ridge Road Center.

The center at Collier Boulevard and Pine Ridge Road is located on both sides of the intersection. Tracts 109-114, Unit 26, Golden Gate Estates are included in this center as eligible for commercial development. (See Collier Boulevard/Pine Ridge Road Center Map). The E1/2 of Tract 107, Unit 26 is also included within this center but is only to be used for buffer, water management and open space.

- c. Criteria for land uses at the center is as follows:

- i. Commercial uses shall be limited to intermediate commercial so as to provide for a wider variety of goods and services in areas that have a higher degree of automobile traffic. These uses shall be similar to C-1, C-2, or C-3 zoning districts outlined in the Collier County Land Development Code (Ordinance No. 04-41, as amended), except as prohibited below.
- ii. The Neighborhood Center located at the intersection of Pine Ridge Road and Collier Boulevard may be developed at 100% commercial and must provide internal circulation. Any rezoning is encouraged to be in the form of a PUD. This Neighborhood Center may also be utilized for single-family residential or conditional uses allowed in the Estates zoning district such as churches, social or fraternal organizations, childcare centers, schools, and group care facilities.
- iii. A single project shall utilize no more than 50% of the total allowed commercial acreage. This percentage may be increased at the discretion of the Board of County Commissioners.
- iv. The project shall make provisions for shared parking arrangements with adjoining developments.
- v. Access points shall be limited to one per 180 feet commencing from the right-of-way of the major intersecting streets of the Neighborhood Center. A maximum of three curb cuts per quadrant shall be allowed.
- vi. Driveways and curb cuts shall be consolidated with adjoining developments, whenever possible.
- vii. Driveways accessing parcels on opposite sides of the roadway shall be in direct alignment, except when the roadway median between the two parcels has no opening.
- viii. Projects shall provide a 25-foot wide landscape buffer abutting the external right-of-way. This buffer shall contain two staggered rows of trees that shall be spaced no more than 30 feet on center, and a double row hedge at least 24 inches in height

at time of planting and attaining a minimum of three feet height within one year. A minimum of 50% of the 25-foot wide buffer area shall be comprised of a meandering bed of shrubs and ground covers other than grass. Existing native trees must be retained within this 25-foot wide buffer area to aid in achieving this buffer requirement; other existing native vegetation shall be retained, where possible, to aid in achieving this buffer requirement. Water retention/detention areas shall be allowed in this buffer area if left in natural state, and drainage conveyance through the buffer area shall be allowed if necessary to reach an external outfall.

- a. For Tract 114, Golden Gate Estates, Unit 26, access shall be restricted to 11th Avenue S.W. Also, vehicular interconnection shall be provided to the adjacent property(s) in the Pine Ridge Road/Collier Boulevard Neighborhood Center.
 - b. All buildings shall have tile roofs, 'Old Style Florida' metal roofs, or decorative parapet walls above the roofline. The buildings shall be finished in light, subdued colors, except for decorative trim.
- ix. All lighting facilities shall be architecturally–designed, and shall be limited to a height of twenty-five (25) feet. Such lighting facilities shall be shielded from neighboring residential land uses and consistent with Policy 5.2.4 [now: 3.2.5].
 - x. Commercial uses shall encourage pedestrian traffic through placement of sidewalks, pedestrian walkways, and marked crosswalks within parking areas. Adjacent projects shall coordinate placement of sidewalks so that a continuous pathway through the Neighborhood Center is created.
 - xi. All buildings and projects within any single specific quadrant of the Subdistrict shall utilize a common architectural theme. This theme shall be applicable to both building design and signage.
 - xii. Fences or walls may be constructed on the commercial side of the required landscape buffer between adjacent commercial and residential uses. If constructed, such fences or walls shall not exceed five (5) feet in height. Walls shall be constructed of brick or stone. Fences shall be of wood or concrete post or rail types, and shall be of open design (not covered by slats, boards or wire).
 - xiii. Projects directly abutting residential property (property zoned E-Estates and without an approved conditional use) shall provide, at a minimum, a seventy-five (75) feet wide buffer in which no parking uses are permitted. Twenty-five (25) feet of the width of the buffer along the developed area shall be a landscape buffer. A minimum of fifty (50) feet of the buffer width shall consist of retained native vegetation and must be consistent with subsection 3.05.07H. of the Collier County Land Development Code (LDC). The native vegetation retention area may consist of a perimeter berm and be used for water management detention. Any newly constructed berm shall be revegetated to meet subsection 3.05.07H. of the LDC (native vegetation replanting requirements). Additionally, in order to be considered for approval, use of the native vegetation retention area for water management purposes shall meet the following criteria:
 - a. There shall be no adverse impacts to the native vegetation being retained. The additional water directed to this area shall not increase the annual hydro-period unless it is proven that such would have no adverse impact to the existing vegetation.
 - b. If the project requires permitting by the South Florida Water Management District, the project shall provide a letter or official document from the District indicating that the native vegetation within the retention area will not have to

be removed to comply with water management requirements. If the District cannot or will not supply such a letter, then the native vegetation retention area shall not be used for water management.

- c. If the project is reviewed by Collier County, the County engineer shall provide evidence that no removal of native vegetation is necessary to facilitate the necessary storage of water in the water management area.
- xiv. Projects within the Neighborhood Center Subdistrict that are submitted as PUDs shall provide a functional public open-space component. Such public open-space shall be developed as green space within a pedestrian-accessible courtyard, as per Section 4.06.03.B. of the Collier County Land Development Code, as in effect at the time of P.U.D. approval.
- xv. The following principal permitted uses are prohibited within Neighborhood Centers:
 - a. Drinking Places (5813) and Liquor Stores (5921)
 - b. Mail Order Houses (5961)
 - c. Merchandizing Machine Operators (5962)
 - d. Power Laundries (7211)
 - e. Crematories (7261) (Does not include non-crematory Funeral Parlors)
 - f. Radio, TV Representatives (7313) and Direct Mail Advertising Services (7331)
 - g. NEC Recreational Shooting Ranges, Waterslides, etc. (7999)
 - h. General Hospitals (8062), Psychiatric Hospitals (8063), and Specialty Hospitals (8069)
 - i. Elementary and Secondary Schools (8211), Colleges (8221), Junior Colleges (8222)
 - j. Libraries (8231)
 - k. Correctional Institutions (9223)
 - l. Waste Management (9511)
 - m. Homeless Shelters and Soup Kitchens.

3. Conditional Uses Subdistrict

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

a. Essential Services Conditional Use Provisions:

Those Essential Services Conditional Uses, as identified within Section 2.01.03 G. of the Collier County Land Development Code, may be allowed anywhere within the Estates Zoning District, except as prohibited in certain Neighborhood Centers, and are described as:

- 1. electric or gas generating plants,
- 2. effluent tanks,
- 3. major re-pump stations,
- 4. sewage treatment plants, including percolation ponds,

5. hospitals and hospices,
6. water aeration or treatment plants,
7. governmental facilities (except for those Permitted Uses identified in Section 2.01.03 of the Land Development Code),
8. public water supply acquisition, withdrawal, or extraction facilities, and
9. public safety service facilities, and other similar facilities.

b. Golden Gate Parkway and Collier Boulevard Special Provisions:

1. 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 and the Golden Gate Estates Commercial Infill Subdistrict; as provided in subparagraphs 3. and 5. below; for the properties identified as Unit 30 Tracts 113-115 and the N 150' of tract 116 that have existing Conditional Uses; and, for essential services, as described in paragraph a., above.
2. 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; as provided in subparagraph 3. below; and, for essential services, as described in paragraph a. above.
3. 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).
4. 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.
5. 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.
6. The property located on Collier Boulevard identified as Golden Gate Estates Unit 1, north 150 feet of TR 114, less right-of-way, shall be eligible for Conditional Use.

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 neighborhood churches, social or fraternal organizations, childcare centers, schools, and group care facilities,
 3. All conditional uses shall make provisions for shared parking arrangements with adjoining developments whenever possible,
 4. Conditional uses abutting Estates zoned property shall provide, at a minimum, a 75-foot buffer of native vegetation in which no parking or water management uses are permitted,
 5. Conditional uses adjoining the commercial uses within Neighborhood Centers shall, whenever possible, share parking areas, access and curb cuts with the adjoining commercial use, in order to facilitate traffic movement.
- d. Transitional Conditional Uses:

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

The following criteria shall apply for Transitional Conditional Use requests:

1. Site shall be directly adjacent to a non-residential use (zoned or developed);
 2. Site shall be 2.25 acres, or more, in size or be at least 150 feet in width and shall not exceed 5 acres;
 3. Site abutting Estates zoned property without an approved conditional use shall provide, at a minimum, a 75-foot buffer of native vegetation in which no parking or water management uses are permitted;
 4. Site shall not be adjacent to a church or other place of worship, school, social or fraternal organization, child care center, convalescent home, hospice, rest home, home for the aged, adult foster home, children's home, rehabilitation centers; Site shall not be adjacent to parks or open space and recreational uses; and
 5. Site shall not be adjacent to permitted (by right) Essential Service uses, as identified in Section 2.01.03 of the Land Development Code, except may be located adjacent to libraries and museums.
- e. Special Exceptions to Conditional Use Locational Criteria:
1. Temporary use (TU) permits for model homes, as defined in the Collier County Land Development Code, may be allowed anywhere within the Estates-Mixed Use District. Conditional use permits for the purpose of extending the time period for use of the structure as a model home shall be required, and shall be subject to the provisions of Section 5.04.04B. and C. of the Collier County Land Development Code, Ordinance No. 04-41, as amended. Such conditional uses shall not be subject to the locational criteria of the Conditional Uses Subdistrict, and may be allowed anywhere within the Estates-Mixed Use District.

2. Conditional Use permits for excavation, as provided for in the Estates zoning district, are not subject to the locational criteria for Conditional Uses and may be allowed anywhere within the Estates-Mixed Use District.
3. Conditional Use for a church or place of worship, as provided for in the Estates zoning district, is allowed on Tract 22, Golden Gate Estates, Unit 97 (See Special Exception to Conditional Use Location Criteria Map).
4. Conditional Use for a church or place of worship as allowed in the Estates Zoning District is allowed on the north 180 feet of Tract 107, Unit 30, Golden Gate Estates. Church-related day care use shall not be allowed. Development shall be limited to a maximum of 12,000 square feet of floor area (See Special Exception to Conditional Use Location Criteria Map).
5. Conditional Use for a cellular tower is allowed in the Estates Zoning District only on parcels no smaller than 2.25 acres and adjacent to a roadway classified within the Transportation Element as a Collector or Arterial.

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. Neighborhood 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 No. 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.

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

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

- a. There shall be no access onto Livingston Woods Lane.
- b. Shared access shall be encouraged.
- c. Building heights shall not exceed 35 feet.
- d. There shall be a minimum setback area of 75 feet along the northern property line.
- e. Driveway access, parking, and water management facilities may be allowed within the 75-foot setback area along the northern property line, but none of these uses shall be located closer than 30 feet to this line.
- f. No freestanding automobile parking lots, homeless shelters or soup kitchens shall be permitted.
- g. Within the eastern portion of Tract 28, 2.2 acres, more or less, shall be preserved as wetlands and no development shall occur within that area.
- h. Within the western 10.52 acres, a loop road shall be constructed through the property to provide access from Pine Ridge Road to Livingston Road and to reduce traffic at the intersection.

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

3. 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 leasable 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]. A loop road shall be constructed, internal to the subject property. This road shall be open to the public, in order to connect Vanderbilt Beach Road and Collier Boulevard, so as to provide an alternative to use of the intersection.
5. The maximum gross leasable floor area of each individual office/medical/financial building footprint shall be 6,000 square feet. However, buildings may be connected by architectural treatments, and shall be designed to appear similar to residential structures through the treatment of rooflines and other architectural embellishments.
6. No development of property within the Subdistrict shall commence until the abutting segment of Collier Boulevard is four-laned.

4. Urban Golden Gate Estates Commercial Infill Subdistrict

This Subdistrict consists of two infill areas. The two areas are located at the northwest corner of Collier Boulevard and Green Boulevard and at the northwest corner of Santa Barbara Boulevard and Golden Gate Parkway. Due to the existing zoning and land use pattern in proximity to the Estates Commercial In-fill Subdistrict (Urban 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:

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

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

5. Southbrooke Office Subdistrict

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

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

C. LIST OF MAPS

Urban Golden Gate Estates Future Land Use Map
Golden Gate Estates Commercial Infill Subdistrict
Pine Ridge Road (CR 896) – Interchange Activity Center and Mixed Use Subdistrict
Urban Golden Gate Estates Neighborhood Centers
Collier Boulevard/Pine Ridge Road Neighborhood Center
Commercial Western Estates Infill Subdistrict
Golden Gate Parkway Interchange Conditional Uses Area
Golden Gate Parkway Institutional Subdistrict
Southbrooke Office Subdistrict
Conditional Uses Subdistrict: Golden Gate Parkway Special Provisions
Special Exceptions to Conditional Use Locational Criteria in Golden Gate Estates