

LDC Amendment Request

ORIGIN: Board of County Commissioners

AUTHOR: Growth Management Department Staff

DEPARTMENT: Growth Management

AMENDMENT CYCLE: 2016 LDC Amendment Cycle

LDC SECTION(S): 2.03.09 Open Space Zoning Districts

CHANGE: This amendment expands the list of permitted and conditional uses within LDC section 2.03.09 A Golf Course (GC) zoning district to include low intensity recreational uses as permitted or conditional uses. To reflect the addition of recreational uses, the district is renamed the “Golf Course and Recreational Use District.”

REASON: This amendment follows Board direction on April 12, 2016, to pursue an LDC amendment to allow for additional compatible uses in the GC zoning district. The Board discussed several issues and concerns related to golf course conversions which are addressed in the companion LDC amendment adding LDC section 5.05.15 Conversion of Golf Courses.

Currently, the only permitted use in the GC district is a golf course. The proposed permitted and conditional uses include several open space uses that are, on occasion, already provided on golf courses in Collier County and are also permitted in the Conservation and Rural Fringe Mixed-Use zoning districts. Research was conducted to identify additional non-golf course recreational uses that are allowed by other communities in Florida. The proposed uses are consistent with the low intensity recreational uses allowed in these communities.

The proposed uses are intended to be compatible with residential uses as many golf course are surrounded by single-family and multi-family homes. Further, the amendment requires all uses to comply with the design standards in LDC section 5.05.15 H for lighting and setbacks, however, they will not be required to comply with the additional procedural requirements established in other provisions in LDC section 5.05.15.

The proposed changes also provide awareness to property owners that surround a GC zoned golf course that it may be redeveloped to a non-golf course recreational use by right or through a conditional use process. In addition, the proposed uses provide a golf course property owner additional uses should a conversion prove nonviable.

FISCAL & OPERATIONAL IMPACTS: There are no anticipated fiscal or operational impacts associated with this amendment.

RELATED CODES OR REGULATIONS: Proposed LDC section 5.05.15 Golf Course Conversions

GROWTH MANAGEMENT PLAN IMPACT: There are no anticipated Growth Management Plan impacts associated with this amendment.

OTHER NOTES/VERSION DATE:

Amend the LDC as follows:

1
2 **2.03.09 Open Space Zoning Districts**

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

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

13 a. *Permitted uses.*

14 1. Golf courses

15 2. Hiking trails, walkways, multi-use paths and observation decks.

16 3. **Passive recreation areas.**

17 4. Disc golf.

18 b. **Accessory Uses.**

19 1. Uses and **structures** that are accessory and incidental to uses
20 permitted as of right in the GC district.

21 2. Recreational facilities that serve as an integral part of a golf
22 course, ~~the permitted use~~, including but not limited to clubhouse,
23 community center **building**, practice driving range, shuffleboard
24 courts, swimming pools and tennis facilities, snack shops and
25 restrooms.

26 3. Pro shops with equipment sales, no greater than 1,000 square
27 feet, associated with a golf course.

28 4. Restaurants, associated with a golf course, with a seating
29 capacity of 150 seats or less provided that the hours of operation
30 are no later than 10:00 p.m.

31 5. A maximum of two residential **dwelling units** for use by golf
32 course employees in conjunction with the operation of the golf
33 course.

34 6. Golf maintenance **Maintenance buildings**.

35 c. **Conditional uses.** The following uses are permissible as **conditional uses** in
36 the GC district, subject to the standards and provisions established in LDC
37 section 10.08.00.

38 1. Commercial establishments oriented to the golf course permitted
39 uses of the district including gift shops; pro shops with equipment
40 sales in excess of 1,000 square feet; **restaurants** with seating
41 capacity of greater than 150 seats; cocktail lounges, and similar
42 uses, primarily intended to serve patrons of the golf course.

43 2. Cemeteries and memorial gardens.

44 3. Equestrian facilities, including any trails, no closer than 500 feet to
45 residential uses.

Text underlined is new text to be added.
~~Text strikethrough is current text to be deleted.~~
Bold text indicates a defined term.

- 1 4. Museums.
- 2 5. Water related activities, including non-motorized boating, boat
- 3 ramps, **docks**, and fishing piers.
- 4 6. Courts, including bocce ball, basketball, handball, pickle ball,
- 5 tennis, and racquetball.
- 6 7. Neighborhood fitness and community centers.
- 7 8. Parks and playgrounds.
- 8 9. Pools, indoor or outdoor.
- 9 10. Botanical gardens.
- 10 11. Any other recreational use which is compatible in nature with the
- 11 foregoing uses as determined by the Hearing Examiner or Board
- 12 of Zoning Appeals, as applicable.
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