MEMORANDUM

To: Board of County Commissioners  
From: Kris Van Lengen, Community Planning Manager  
Date: January 25, 2019  
Subject: Continuation of GGAMP Transmittal Hearing to Feb. 12, 2019

A public hearing was held before the Board of County Commissioners (Board) on January 22, 2019, to consider Transmittal documents for proposed changes to the Golden Gate Area Master Plan (GGAMP). Following presentation by staff, public comment and discussion by the Board, the item was continued to February 12, 2019 to consider two concerns raised by the Golden Gate Estates Area Civic Association (GGEACA). The GGEACA is requesting: 1. the plan be modified to clarify that only neighborhood churches would be eligible as a conditional use and 2. the plan be modified to remove a proposal that would allow parcels at major intersections be eligible to seek a conditional use. Further specifics of each request are provided below.

In addition, the Board indicated that it would consider the suggestion to provide separate sections within the Goals, Objectives and Policies of the GGAMP so that the Urban (western) Estates and the Rural (eastern) Estates could be amended separately. The Board indicated that it would consider that suggestion in its motion. This is a ministerial task in that provisions would be duplicated from the existing Estates Goals 4, 5, 6 and 7 to create Rural and Urban sections.

The GGEACA comments, attached, were first provided to staff on January 18, 2019. These can be described as two comments or objections:

1. Staff had recommended the addition of "major intersections" to the locational criteria for transitional conditional uses in the Residential Estates Subdistrict. (Land Use Designation Description Section 2A(3)(d)(1), Attachment A, pgs. 38-39; Resolution Exhibit A, pg. 84)The recommendation reviewed by the Planning Commission (CCPC), underlined below, read as follows: "Site shall be directly adjacent to a non-residential use (zoned or
lane or greater roadway, existing or planned, as identified in the Metropolitan Planning Organization's Long-Range Transportation "cost feasible" plan.

After public input and deliberation, the CCPC recommended the following additional language related to conditional uses at major intersections: (new Section 2A(3)(d)(7)): "For a Transitional Conditional Use petition at a major intersection, in an effort to avoid the concentration of the same type of conditional use at a single intersection, the existing land uses at the intersection shall be considered."

The attached comments from the GGEACA request the elimination of these provisions. For reference, maps are attached to this memo indicating the locations of potential conditional uses under the current Master Plan (yellow) and the added locations allowable under the proposal reviewed by the CCPC (blue circles).

Staff recommends the retention of this CCPC-recommended addition to the potential conditional use locations in the Residential Estates Subdistrict.

2. The other comments submitted by the GGEACA relate to churches as a conditional use. The comments suggest a new term, "neighborhood church" in place of "church" in the conditional use provisions within the GGAMP. This suggestion has not been vetted with the public and has not been raised until now. Presumably, the definition of "neighborhood church" would be created through an LDC amendment process.

Staff has no objection to this change for transmittal so that it can be considered by the CCPC and the public during Adoption hearings, with the understanding that a definition will be adopted at a later date in the LDC.
16 January 2019

GGEACA Recommended Changes to the Golden Gate Area Master Plan.

There are 2 basic changes:

Change 1: Delete language that allows transitional conditional uses by a 4 land roadway.

Change 2: Change the word churches to "neighborhood churches" in selected paragraphs.

1. Page 72 of 118 or page 74 in Adobe page numbering
   Line 28 Change “church” to “neighborhood churches”

2. Page 77 of 118 or page 79 in Adobe page numbering
   Item 3. Santa Barbara Commercial Subdistrict
   Line 13 Change “church” to “neighborhood churches”

3. Page 80 of 118 or page 82 in Adobe page numbering
   Item c. Criteria for Land Uses at the centers are as follows:
   Line 13 Change “church” to “neighborhood churches”

4. Page 84 of 118 or page 86 in Adobe page numbering
   Line 4 Change “church” to “neighborhood churches”

5. Page 84 of 118 or page 86 in Adobe page numbering
   Delete words with a red line struck through them on lines 23-26

6. Page 84 of 118 or page 86 in Adobe page numbering
   Line 32 Change “church” to “churches, neighborhood churches”

7. Page 84 of 118 or page 86 in Adobe page numbering
   Delete all words in item 7. lines 39-41

8. Page 85 of 118 or page 87 in Adobe page numbering
   Line 27 Change "church" to "neighborhood churches"
B. LAND USE DESIGNATION DESCRIPTION SECTION
The following section describes the three land use designations shown on the Golden Gate Area Future Land Use Map. These designations generally indicate the types of land uses for which zoning may be requested. However, these land use designations do not guarantee that a zoning request will be approved. Requests may be denied by the Board of County Commissioners based on criteria in the Land Development Code or in special studies completed for the County.

1. URBAN DESIGNATION:

URBAN MIXED-USE DISTRICT AND URBAN COMMERCIAL DISTRICT
Urban Designated Areas on the Future Land Use Map include two general portions of Collier County: areas with the greatest residential densities and areas in close proximity, which have or are projected to receive future urban support facilities and services. It is intended that Urban Designated areas accommodate the majority of population growth and that new intensive land uses be located within them.

The boundaries of the Urban Designated areas have been established based on several factors including:
- patterns of existing development,
- patterns of approved but unbuilt development,
- natural resources, water management, and hurricane risk,
- existing and proposed public facilities,
- population projections, and
- land needed to accommodate growth.

The Urban Designation will also accommodate future non-residential uses including essential services as defined by the most recently adopted Collier County Land Development Code. Other permitted non-residential land uses may include:

- parks, open space
- water-dependent
- child care centers
- community facilities such as churches, cemeteries, schools, and school facilities collocated with other public facilities such as parks, libraries, and community centers, where feasible and mutually acceptable, fire and police stations;
- utility and communication facilities
- support medical facilities such as physician’s offices, medical clinics, treatment, research and rehabilitative centers and pharmacies (as long as the dominant use is medical related) may also be permitted provided they are granted concurrent with or located within ¼ mile of existing or approved hospitals or medical centers which offer primary and urgent care treatment for all types of injuries and traumas, such as, Golden Gate Urgent Care. Stipulations to ensure that the construction of such support medical facilities is concurrent with hospitals or such medical centers shall be determined at the time of zoning approval.

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

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

3. Santa Barbara Commercial Subdistrict

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

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

a. Generate/attract relatively low traffic volumes;

b. Are appropriately landscaped and buffered to protect nearby residential properties; and

c. Are architecturally designed to be compatible with nearby residential areas.

4. Collier Boulevard Commercial Subdistrict

The primary purpose of the Collier Boulevard Commercial Subdistrict (see Collier Boulevard Commercial Subdistrict Map) is to encourage redevelopment along Collier Boulevard in order to improve the physical appearance of the area. This Subdistrict is intended to allow a mix of uses, including heavy commercial within those areas presently zoned C-6.

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

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

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

a. All development and redevelopment within this Subdistrict shall include:


2. An emphasis on building aesthetics.

3. Emphasis on the orderly circulation of vehicular, bicycle and pedestrian traffic.

4. Provision for adequate ingress and egress, which may include local street vacation or relocation if alternative access is provided.

5. Provision for broad sidewalks or pathways.


7. Shared parking and/or property interconnections, where possible and feasible.

8. Quality designs for building facades, including lighting, uniform signage and landscaping.

Words underlined are added; words struck through are deleted.

08/22/2018
conditional uses allowed in the Estates zoning district such as churches, social
or fraternal organizations, childcare centers, schools, and group care facilities.

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

iv. 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.

v. The project shall make provisions for shared parking arrangements with
adjoining developments.

vi. 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.

vii. Driveways and curb cuts shall be consolidated with adjoining developments,
whenever possible.

viii. 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.

ix. 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.

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

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.
1. Properties eligible for conditional use shall be generally located on arterial or collector road serving the Neighborhood Center.
2. Such uses shall be limited to transitional conditional uses that are compatible with both residential and commercial such as churches, social or fraternal organizations, childcare centers, schools, and group care facilities.
3. All conditional uses shall make provisions for shared parking arrangements with adjoining developments whenever possible.
4. Conditional uses abutting Estates zoned property shall provide, at a minimum, a 75-foot buffer of native vegetation in which no parking or water management uses are permitted.
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) or directly adjacent to an intersection of a 4-lane or greater roadway with a 4-lane or greater roadway, existing or planned, as identified in the Metropolitan Planning Organization’s Long Range Transportation “cost feasible” plan.
2. Site shall be 2.25 acres, or more, or in size or be at least 150 feet in width and shall not exceed 5 acres.
3. Site 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.
4. Site shall 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;
5. Site shall not be adjacent to parks or open space and recreational uses.
6. 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.
7. For a Transitional Conditional Use petition at a major intersection, in an effort to avoid the concentration of the same type of conditional use at a single intersection, the existing land uses at the intersection shall be considered.

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.

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

Institutional uses are permitted through the conditional use process within the

Subdistrict:

a. **Churches and other places of worship.**

b. Group care facilities (Categories I and II)

c. Nursing homes and assisted living facilities associated with the David Lawrence Center.

de. 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.

5. Mission Subdistrict

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

a. Churches.

b. Child care centers – must be not-for-profit and affiliated with a church within the Subdistrict.

c. Private schools – must be not-for-profit and affiliated with a church within the Subdistrict.

d. Individual and family social services (activity centers, elderly or handicapped only; day care centers, adult and handicapped only) – must be not-for-profit and affiliated with a church within the Subdistrict.

Words underlined are added; words struck-through are deleted.
MAP 3
APPROVED CONDITIONAL USES, COMMERCIAL, AND POTENTIAL AREAS FOR CONDITIONAL USES IN GOLDEN GATE ESTATES

Legend
- POTENTIAL CU
- EXISTING CU & PU
- COMMERCIAL

Note:
(a) "Commercial" includes parcels zoned commercial and/or designated commercial on the Golden Gate Area Future Land Use Map and/or developed commercial.
(b) Most "Commercial" parcels would also be eligible for a Conditional Use.
(c) This map is a guide. The Golden Gate Area Master Plan should be consulted to determine and/or confirm eligibility of land uses.