COLLIER COUNTY
GROWTH MANAGEMENT PLAN

GOLDEN GATE AREA MASTER PLAN ELEMENT

Prepared by
Collier County Zoning Division

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

AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN – prior to 2019

GOLDEN GATE AREA MASTER PLAN

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

* Indicates adopted portions

** Ordinance No. 2000-25 rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM).

*** Ordinance No. 2000-26 amended Ordinance No. 89-05, as amended, the Collier County Growth Management Plan, having the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM), more specifically portions of the Intergovernmental Coordination Element (Ord. No. 98-56), Natural Groundwater Aquifer Recharge (Ord. No. 97-59) and Drainage (Ord. No. 97-61) sub-elements of the Public Facilities Element, Housing Element (Ord. No. 97-63), Golden Gate Area Master Plan (Ord. No. 97-64), Conservation and Coastal Management Element (Ord. No. 97-66), and the Future Land Use Element and Future Land Use Map (Ord. No. 97-67); and readopting Policy 2.2.3 of the Golden Gate Area Master Plan.

- The above Ordinance No. 2007-19 is based on the 2004 Evaluation and Appraisal Report (EAR).

- The above Ordinance No. 2013-15 is based on the 2011 Evaluation and Appraisal Report (EAR).

AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN – prior to 2000

GOLDEN GATE AREA MASTER PLAN

DATE AMENDED	ORDINANCE NO.
May 19, 1992	92-34
August 4, 1992	92-50
May 25, 1993	93-24
April 12, 1994	94-22
March 14, 1995	95-12
April 14, 1998	98-26
September 8, 1998	98-70
February 23, 1999	99-17

Note: All of the above amendments occurred after adoption of the Golden Gate Area Master Plan in 1991 (Ord. No. 91-15) and prior to adoption of amendments on September 24, 2019. Due to the restructuring of this Element in 2019 to create three Sub-Elements, these amendments are no longer denoted on the pages of the Element with Roman numeral symbols that provide informational citations to adopted documents recorded in the Official Records of Collier County.

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I. INTRODUCTION

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

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

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

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

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

In February 2015, the Board of County Commissioners directed staff to initiate another restudy of the GGAMP. Staff evaluated the Golden Gate Area within 3 distinct areas: 1) Golden Gate City;

2) Rural Golden Gate Estates, defined as Golden Gate Estates east of Collier Boulevard; and 3) Urban Golden Gate Estates, defined as Golden Gate Estates west of Collier Boulevard. Guided by an Oversight Committee, staff conducted eight public workshops along with electronic outreach to gather resident and stakeholder opinions. Most fundamentally, the vision statements created by consensus within the sub-areas of the Golden Gate Area are as follows:

Golden Gate City Vision Statement:

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

Rural Golden Gate Estates Vision Statement:

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

Urban Golden Gate Estates Vision Statement:

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

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

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

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II. OVERVIEW

A. COUNTY-WIDE PLANNING PROCESS

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

1. Future Land Use
2. Housing
3. Public Facilities
4. Conservation and Coastal Management (Coastal Counties only)
5. Intergovernmental Coordination
6. Capital Improvements
7. Transportation
8. Recreation and Open Space

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

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

B. GOLDEN GATE AREA PLANNING PROCESS

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

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

In February 1991, the Board of County Commissioners adopted the original Golden Gate Area Master Plan. The original Master Plan incorporated the recommendations of a Citizens Steering Committee. A revised and updated Master Plan was adopted in 1997, pursuant to recommendations of the County's 1996 Evaluation and Appraisal Report. In 2001, the Board of County Commissioners established the Golden Gate Area Master Plan Restudy Committee and directed Staff to work with the Committee to further revise and update the Master Plan. The Board of County Commissioners adopted revisions to the GGAMP, incorporating the recommendations of the Restudy Committee, in 2003 and 2004.

III. Maps

Golden Gate Area Master Plan Study Areas