

Collier County | Florida

Rural Golden Gate Estates Restudy Advisory Committee Meeting

**GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT
COMMUNITY PLANNING AND RESILIENCY DIVISION
MARCH 25, 2026**

Collier County
Rural Golden Gate Estates Restudy Advisory Committee
AGENDA

Max Hasse Jr. Community Park
3390 Golden Gate Boulevard, Naples, FL
Wednesday, March 25, 2026
6:00 p.m. – 8:00 p.m.

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of February 25, 2026, Meeting Minutes**
- 5. Old Business**
- 6. New Business**
 - A. Home-based Businesses**
- 7. Chair and Committee Member Comments**
- 8. Public Comments**
- 9. Next Meeting April 22, 2026**
- 10. Adjourn**

Home-based Business -LDC

Category	Existing Regulations	Proposed Regulations
Allowable Locations:	In any zoning that permits residential, including the Estate (E) zoning district.	In any zoning that permits residential, including the Estate (E) zoning district.
Number of On-Site Employees:	Only occupants of house.	Occupants of house plus 2.
Traffic:	No employees or customers may visit.	Employees and customers may visit but need to be lawfully parked.
Volume and allowable parking (and screening) of commercial vehicles:	<p>One commercial vehicle is allowed (in residential zoning) but must be in a fully enclosed structure or vegetatively screened or parked in rear and vegetatively screened from neighbors.</p> <p>Smaller vehicles are exempt.</p> <p><i>This restriction is not applicable to Estates. No limitation.</i></p>	Commercial vehicles are allowed but not greater in volume than normally expected at a similar residence. Commercial vehicles shall not be visible from street or neighboring property.
Screening of outdoor goods and products:	No outdoor storage of goods or products allowed, except plants.	Outdoor storage is allowed but shall not be visible from street or neighboring property.
Receipt of goods or materials:	No receiving of goods or materials is allowed.	Allows receiving of goods and materials.
Appearance of dwelling:	N/A	External modifications to house must conform to “residential character and architectural aesthetics of the neighborhood.”

Recommendations

DSAC-LDR Subcommittee Recommendations (January 20, 2026):

Recommended approval & inquire with the County Attorney's Office (CAO) about enforcing hours of operation.

DSAC Recommendations (March 4, 2026):

1. Add a sentence to LDC section 5.02.03 C. to indicate, "Equipment or processes that create noise, vibrations, heat, noxious odor, fumes, dust, glare, or smoke shall be subject to the noise ordinance of Section 54-92 of the Collier County Code of Laws and Ordinances and the construction hours of limitation of Section 54-92 of the Collier County Code of Laws and Ordinances."
2. Add a sentence to subsection LDC section 5.02.03 D. to indicate, "Automobiles, passenger type vans, and pickup trucks having a rated load capacity of one ton or less, all of which do not exceed 7.5 feet in height, nor 7.0 feet in width, nor 25 feet in length shall not be considered heavy equipment."

Public Comment



Next Meeting

April 22, 2026

6:00 p.m.

Max A. Hasse Jr. Community Park

Web Page

<https://www.collier.gov/Collier-County/Advisory-Boards-Authorities/Advisory-Boards/Rural-Golden-Gate-Estates-Restudy-Committee>



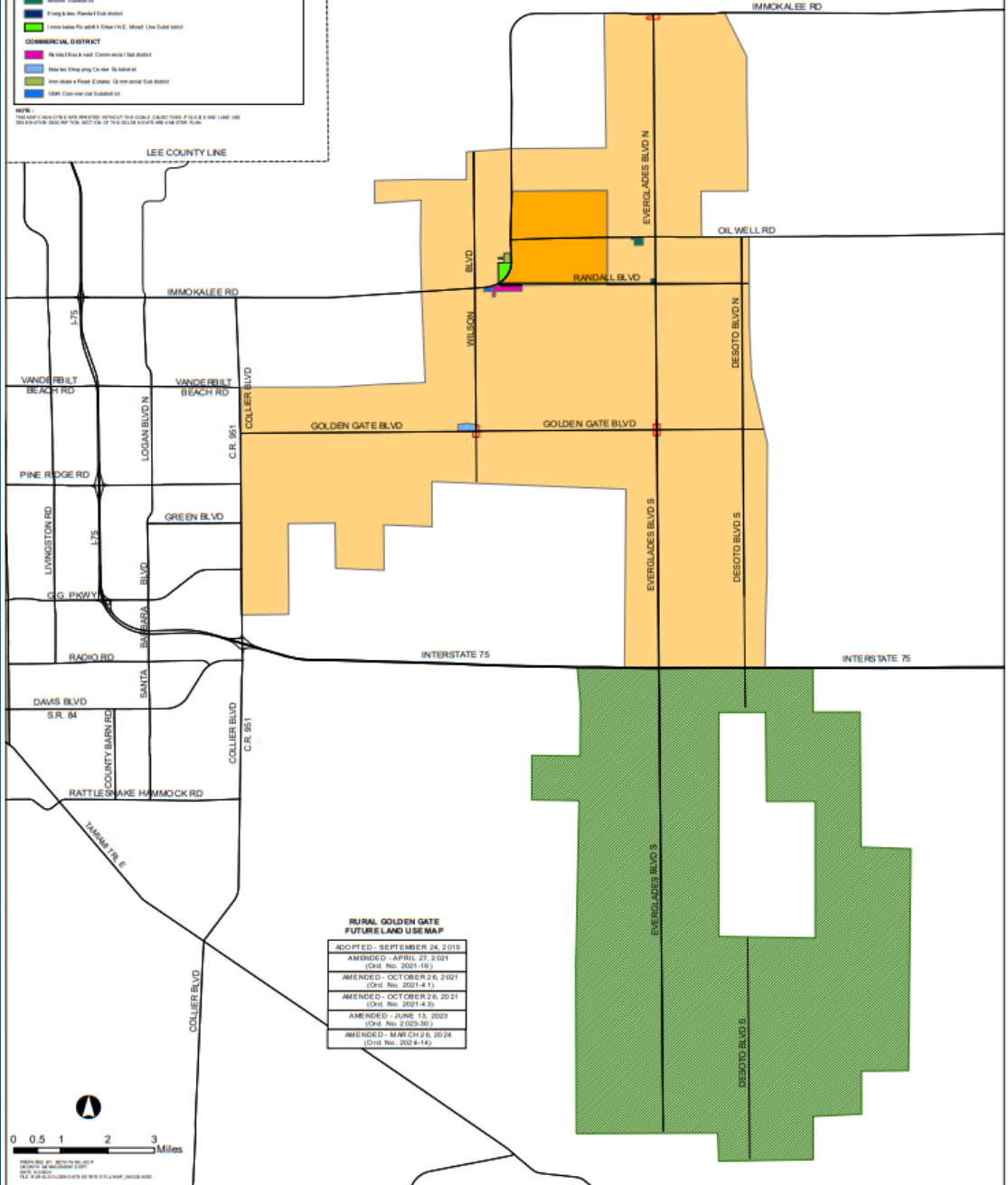
Rural Golden Gate Estates Master Plan Consolidated GOP Framework

- 1) Rural Character and Community Quality**
- 2) Transportation, Connectivity & Infrastructure**
- 3) Commercial Services & Conditional Uses**
- 4) Natural Resource & Environment**
- 5) Public Safety and Emergency Access**

RURAL GOLDEN GATE ESTATES FUTURE LAND USE MAP

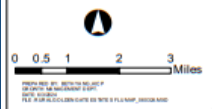
ESTATE'S DESIGNATION	AGRICULTURAL / RURAL DESIGNATION
RESIDENTIAL DISTRICT	Other
Orange: Planned Unit Development	Yellow: Other
Red: Conditional Use District	OVERLAYS AND SPECIAL FEATURES
Green: Single-Family Residential	Green with diagonal lines: Flood Hazard Area
Blue: Medium-Density Residential	Green with horizontal lines: Flood Hazard Area
Light Blue: Single-Family Residential	Green with vertical lines: Flood Hazard Area
Dark Blue: Medium-Density Residential	Green with cross-hatch: Flood Hazard Area
Light Green: Single-Family Residential	
Dark Green: Medium-Density Residential	
COMMERCIAL DISTRICT	
Pink: Office/Professional/Service	
Light Purple: Office/Professional/Service	
Dark Purple: Office/Professional/Service	
Blue-Gray: Office/Professional/Service	
Light Blue: Office/Professional/Service	
Dark Blue: Office/Professional/Service	

NOTE:
THIS MAP IS A PRELIMINARY MAP AND SHOULD NOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP.



**RURAL GOLDEN GATE
FUTURE LAND USE MAP**

ADOPTED - SEPTEMBER 24, 2019
AMENDED - APRIL 27, 2021 (Ord. No. 2021-19)
AMENDED - OCTOBER 26, 2021 (Ord. No. 2021-41)
AMENDED - OCTOBER 26, 2021 (Ord. No. 2021-45)
AMENDED - JUNE 13, 2023 (Ord. No. 2023-30)
AMENDED - MARCH 26, 2024 (Ord. No. 2024-14)



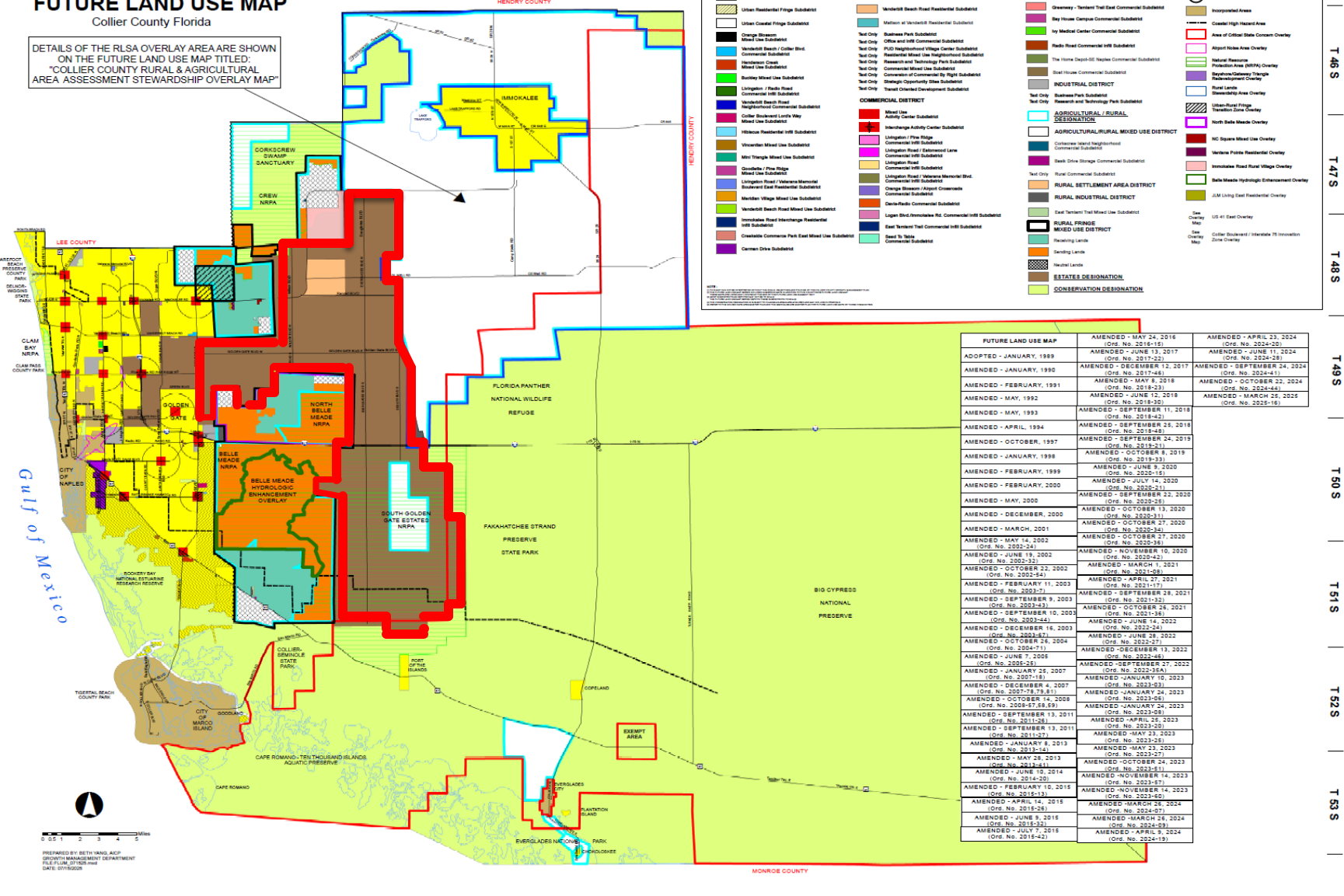
Prepared by: JPL, Inc. (2019-2024)
 2024 Update by: JPL, Inc. (2024)
 JPL, Inc. 10000 W. US Highway 90, Suite 100, Fort Myers, FL 33907
 TEL: 813-938-2222 FAX: 813-938-2223 WWW: JPL.COM

Future Land Use Map

2024-2050 FUTURE LAND USE MAP Collier County Florida

DETAILS OF THE RLSA OVERLAY AREA ARE SHOWN ON THE FUTURE LAND USE MAP TITLED "COLLIER COUNTY RURAL & AGRICULTURAL AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"

URBAN DESIGNATION		MIXED USE DISTRICT		COMMERCIAL DISTRICT		RURAL SETTLEMENT AREA DISTRICT		RURAL FRENCH MIXED USE DISTRICT		RURAL INDUSTRIAL DISTRICT		CONSERVATION DESIGNATION		OVERLAY AND SPECIAL FEATURES	
Urban Residential Subdistrict	Urban Residential Fringe Subdistrict	Urban Center Fringe Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict	Office and Retail Commercial Subdistrict



FUTURE LAND USE MAP	AMENDED - MAY 24, 2016 (Ord. No. 2016-11)	AMENDED - APRIL 23, 2024 (Ord. No. 2024-20)
ADOPTED - JANUARY, 1989	AMENDED - JUNE 13, 2017 (Ord. No. 2017-22)	AMENDED - JUNE 11, 2024 (Ord. No. 2024-21)
AMENDED - JANUARY, 1990	AMENDED - DECEMBER 12, 2017 (Ord. No. 2017-46)	AMENDED - SEPTEMBER 24, 2024 (Ord. No. 2024-41)
AMENDED - FEBRUARY, 1991	AMENDED - MAY 9, 2018 (Ord. No. 2018-23)	AMENDED - OCTOBER 22, 2024 (Ord. No. 2024-42)
AMENDED - MAY, 1992	AMENDED - JUNE 12, 2018 (Ord. No. 2018-29)	AMENDED - OCTOBER 22, 2024 (Ord. No. 2024-43)
AMENDED - MAY, 1993	AMENDED - SEPTEMBER 11, 2018 (Ord. No. 2018-31)	AMENDED - MARCH 25, 2025 (Ord. No. 2025-15)
AMENDED - APRIL, 1994	AMENDED - SEPTEMBER 26, 2018 (Ord. No. 2018-34)	
AMENDED - OCTOBER, 1997	AMENDED - SEPTEMBER 24, 2019 (Ord. No. 2019-31)	
AMENDED - JANUARY, 1998	AMENDED - OCTOBER 4, 2019 (Ord. No. 2019-33)	
AMENDED - FEBRUARY, 1999	AMENDED - JUNE 9, 2020 (Ord. No. 2020-15)	
AMENDED - FEBRUARY, 2000	AMENDED - JULY 15, 2020 (Ord. No. 2020-21)	
AMENDED - MAY, 2000	AMENDED - SEPTEMBER 22, 2020 (Ord. No. 2020-28)	
AMENDED - DECEMBER, 2000	AMENDED - OCTOBER 13, 2020 (Ord. No. 2020-31)	
AMENDED - MARCH, 2001	AMENDED - OCTOBER 27, 2020 (Ord. No. 2020-34)	
AMENDED - MAY 14, 2002 (Ord. No. 2002-24)	AMENDED - OCTOBER 27, 2020 (Ord. No. 2020-34)	
AMENDED - JUNE 19, 2002 (Ord. No. 2002-31)	AMENDED - NOVEMBER 10, 2020 (Ord. No. 2020-42)	
AMENDED - OCTOBER 22, 2002 (Ord. No. 2002-41)	AMENDED - MARCH 4, 2021 (Ord. No. 2021-08)	
AMENDED - FEBRUARY 11, 2003 (Ord. No. 2003-17)	AMENDED - APRIL 27, 2021 (Ord. No. 2021-17)	
AMENDED - SEPTEMBER 9, 2003 (Ord. No. 2003-21)	AMENDED - SEPTEMBER 28, 2021 (Ord. No. 2021-38)	
AMENDED - SEPTEMBER 10, 2003 (Ord. No. 2003-43)	AMENDED - OCTOBER 26, 2021 (Ord. No. 2021-40)	
AMENDED - DECEMBER 14, 2003 (Ord. No. 2003-47)	AMENDED - JUNE 14, 2022 (Ord. No. 2022-24)	
AMENDED - OCTOBER 24, 2004 (Ord. No. 2004-71)	AMENDED - JUNE 28, 2022 (Ord. No. 2022-25)	
AMENDED - JUNE 7, 2005 (Ord. No. 2005-25)	AMENDED - DECEMBER 13, 2022 (Ord. No. 2022-46)	
AMENDED - JANUARY 25, 2007 (Ord. No. 2007-15)	AMENDED - SEPTEMBER 27, 2022 (Ord. No. 2022-35A)	
AMENDED - DECEMBER 4, 2007 (Ord. No. 2007-79.81.89.99)	AMENDED - JANUARY 10, 2023 (Ord. No. 2023-05)	
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-57.59.59.59)	AMENDED - JANUARY 24, 2023 (Ord. No. 2023-06)	
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-26)	AMENDED - APRIL 25, 2023 (Ord. No. 2023-07)	
AMENDED - SEPTEMBER 13, 2011 (Ord. No. 2011-27)	AMENDED - MAY 23, 2023 (Ord. No. 2023-08)	
AMENDED - JANUARY 8, 2013 (Ord. No. 2013-12)	AMENDED - MAY 23, 2023 (Ord. No. 2023-08)	
AMENDED - MAY 28, 2013 (Ord. No. 2013-25)	AMENDED - OCTOBER 24, 2023 (Ord. No. 2023-11)	
AMENDED - JUNE 10, 2014 (Ord. No. 2014-29)	AMENDED - NOVEMBER 14, 2023 (Ord. No. 2023-17)	
AMENDED - FEBRUARY 10, 2015 (Ord. No. 2015-13)	AMENDED - NOVEMBER 14, 2023 (Ord. No. 2023-17)	
AMENDED - APRIL 14, 2015 (Ord. No. 2015-28)	AMENDED - MARCH 14, 2024 (Ord. No. 2024-03)	
AMENDED - JUNE 9, 2015 (Ord. No. 2015-31)	AMENDED - MARCH 26, 2024 (Ord. No. 2024-09)	
AMENDED - JULY 7, 2015 (Ord. No. 2015-42)	AMENDED - APRIL 9, 2024 (Ord. No. 2024-15)	

PREPARED BY: RTH YONG AEP
GROWTH MANAGEMENT DEPARTMENT
PLANNING DIVISION
DATE: 07/15/2024