

**Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict  
PL20170004005**

**Statutory Criteria for Plan Amendments**

The amendment proposes to create a new commercial sub-district under the Golden Gate Area Master Plan, in order to development retail commercial uses at the intersection of Golden Gate Parkway and Santa Barbara Boulevard. The amendment also proposes to establish educational facilities as a permitted use within the new sub-district. The assemblage of property currently includes a church and a k-8th grade private school. A charter school is under contract to purchase the private school property and intends to develop a 1,000-student k-12 school on this portion of the property assemblage.

The commercial uses with C-3 intensity make sense at this intersection of two 6-lane arterial roadways. The three other quadrants of this intersection are zoned commercial and allow for uses ranging from medical office to C-4, general retail uses. We have also prepared a market analysis, which concludes using accepted methodologies, that the commercial use is an appropriate use and supported by data and analysis.

The Golden Gate Master Plan Restudy effort did not look at site-specific land uses. The restudy was a very high-level policy analysis of the existing master plan. The proposed uses are compatible with the surrounding area. There are hundreds of examples in Collier County where commercial abuts zoning that permits single-family zoning. The PUD, which will be submitted as a companion item, will include development standards and buffers insuring compatibility, and a conceptual master plan, identifying the location of the proposed uses on the property. It is unlikely that a domino effect for future commercial uses will be created if the proposed sub-district is approved. The proposed sub-district does not extend beyond the western limits of the commercial property located immediately north. The Charter school is intended to replace the existing private school and will not extend farther south along Santa Barbara Boulevard than the existing school property.

The proposed uses are supported by a consistent land use pattern for this major intersection, and a market analysis indicating a demand for additional supply of retail commercial uses in this area. The Charter school has determined the demand for a charter k-12 school in Collier County and determined that the proposed site is centrally located to service the community. There are two examples in Golden Gate City where schools (St. John Neumann High School and St. Elizabeth Seaton pk-8th) are completed surrounded by residential development and are not located on a major arterial roadway. These schools have been operational for decades without issue in the community, and provide examples of compatibility of a school use with surrounding residential development.

Authorizing limited commercial development on 6.3+/- acres, and expansion of the existing educational facility to include k-12 school age children a logical land use change. Since adoption of the Golden Gate Area Master Plan in 1990, the County has made significant

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roadway improvements and has expanded both Golden Gate Parkway and Santa Barbara Boulevard to their now 6-lane configuration, with dual turning lanes. The high volumes of pass-by trips through this intersection provide for increased commercial opportunities. From a professional planning perspective, this type of intersection is not conducive to or compatible for very low density residential use. The three other quadrants of the intersection have been approved for retail and office commercial land uses. Properties immediately east, across Santa Barbara Boulevard, south of Golden Gate Parkway are zoned and developed with high density residential uses. The area immediately to the east is Golden Gate City, which represents one of the most densely populated areas of Collier County. This property is also located in Commission District #3, which has the second largest population of the five County Commission Districts. Recognizing the location and pattern of development occurring in the immediate vicinity, the proposed land use change is logical, and it is compatible with the surrounding development.

Under Chapter 163 F.S., local governments are authorized to adopt and amend their comprehensive plans. Staff has requested that the applicant address three sections from Chapter 163.

Chapter 163.3167 Scope of act.—

(9) Each local government shall address in its comprehensive plan, as enumerated in this chapter, the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable plan developed pursuant to s. 373.709.

The applicant intends to work with the Golden Gate City Sub-Region of the Collier County Water-Sewer District to obtain potable water and sewer services throughout the subject site. There is a potable water stub to the existing school and we are planning on doing a directional drill to connect to a water main on the north side of Golden Gate Parkway that will provide us a looped connection.

For wastewater, the site is served by septic currently, but our plan is to install a pump station and connect into the county system to the east of the site on Golden Gate Parkway.

There are no existing or anticipated capacity issues for water and sewer services for the project.

Chapter 163.3177

(6) (a) 2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.

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- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The discouragement of urban sprawl.
- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
- j. The need to modify land uses and development patterns within antiquated subdivisions.

**The 19 acres assembled at the intersection of two 6-lane arterial roadways is the amount of land required to permit development of the proposed Charter k-12 school and 6+/- acres of intermediate commercial land uses. The market analysis provided with the application documents the demand for the proposed commercial land uses. There is not demand analysis required for the k-12 school. Golden Gate Master Plan policy 1.1.8 indicates that future educational plants are determined by FLUE policy 5.14. Policy 5.14 indicates that new k-12 schools are permitted in Estates zoned parcels, subject only to the compatibility review as per the interlocal agreement with the School District, as amended in 2008.**

**The land is currently developed with a church and private school and is not undeveloped. The character of the site is urban given the proximity to two 6-lane arterial roadways. The site is in need of redevelopment. The existing private school is relocating to a smaller facility in North Naples. Both the school and church buildings are old and in need of rehabilitation or demolition. Development of the school and commercial uses at this location discourages urban sprawl and utilizes urban services that are in place to service a more intensive land use pattern. Golden Gate Estates is an antiquated subdivision that does represent urban sprawl and the County should embrace opportunities to make more efficient use of urban parcels.**

Chapter 163.3177

- 8. Future land use map amendments shall be based upon the following analyses:
  - a. An analysis of the availability of facilities and services.
  - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
  - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

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Public infrastructure exists to service the proposed uses within the Sub-district. The three other quadrants of the intersection provide for commercial uses, ranging from medical offices to general retail commercial. The property is bounded on two sides by 6-lane arterial roadways and providing commercial uses at this intersection is consistent with the land use pattern for all other quadrants of this intersection. The parcel includes only those lands currently occupied by the church and private school and represent the minimum land area necessary to achieve the proposed plan amendment.

163.3184 Process for adoption of comprehensive plan or plan amendment.

This Section of statute outlines the process and authority for the agency review of plan amendments. The applicant understands that regional and state reviewing agencies will be responsible for review of any transmitted comprehensive plan amendment per the requirements of Chapter 163.3184 F.S. The applicant's experts are of the opinion that there are no regional or state impacts associated with the application.