

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

**Exhibit IV.B  
Amendment Language**

**Revise the  
GOLDEN GATE AREA MASTER PLAN**

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

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**OBJECTIVE 5.2:**

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**Policy 5.2.3:** [beginning page 8]

Recognizing the residential nature of the land uses surrounding the I-75 interchange at Golden Gate Parkway, as well as the restrictions on conditional uses of the Conditional Uses Subdistrict of the Golden Gate Area Master Plan, there shall be no further commercial zoning for properties abutting Golden Gate Parkway between Livingston Road and Santa Barbara Boulevard. No new commercial uses shall be permitted on properties abutting streets accessing Golden Gate Parkway within the above-defined segment. This policy shall not apply to that existing portion of the Golden Gate Estates Commercial Infill Subdistrict, which is located at the northwest corner of the intersection of Golden Gate Parkway and Santa Barbara Boulevard, or the Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict located in the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway.

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

**Exhibit IV.B  
Amendment Language**

**B. Estates – Commercial District**

[beginning page 30]

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**8. Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict**

This Subdistrict consists of 6.5+/- acres and is located at the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway. The purpose of this Subdistrict is to provide commercial land uses to serve the surrounding area and traveling public. Development within the Subdistrict shall be subject to the following:

- a. The Subdistrict shall be rezoned to a Planned Unit Development (PUD).
- b. The maximum commercial square footage permitted within the Subdistrict is 21,500 square feet of floor area.
- c. The rezone ordinance shall include development standards, buffers, etc. to insure compatibility with surrounding properties.
- d. Allowable uses shall be limited to those permitted by right and by conditional use in the C-1, Commercial Professional and General Office District, through C-3, Commercial Intermediate District and limited C-4 General Commercial uses, as listed in the Collier County Land Development Code, Ordinance No. 04-41, as amended.

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**FUTURE LAND USE MAP SERIES**

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