

The Golden Gate Estates Area Civic Association, Inc.

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18 June 2026

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SUBJECT: Classification of: Agriculture, Small Business and Single Family Homes in the Rural Golden Gate Estates Master Plan 2026 update, submitted by the Golden Gate Estates Area Civic Association for to the Rural Golden Gate Estates Restudy Advisory Committee 06.24.26 meet for consideration.

INTRODUCTION

The Rural Golden Gate Estates Restudy Advisory Committee (RGGE RAC) has had 1 public meeting (03.25.26) and 1 workshop (05.18.26) on the issue of Commercial Businesses and Vehicles in the Rural Golden Gate Estates in 2026. Questions were created by the passage of FL Statute 559.955 Home Base Businesses - effective July 01, 2021, and the effect on the Rural Golden Gate Estates. The Collier County Board of County Commissioners passed an almost exactly worded Ordinance 2025-36 effective September 07, 2025. This was done to allow Collier County Code Enforcement to enforce FS 559.955 at the county level.

Prior to passage of FS 559.955 there were no restrictions on existing small businesses and associated vehicles and equipment in the Rural Golden Gate Estates per Collier County Code. Currently there are no restrictions except those created by FS 559.955. In addition, there is no definition in the Collier County Code of what is a Commercial Business, a Commercial vehicle or equipment that applies to the Rural Golden Gate Estates.

Since the creation of Collier County 1923, the zoning classification of the Rural Golden Gate Estates has been A-Agriculture. The area was platted into 5.0 acre lots during the 1960's primarily for single family homes and agricultural activities. It was realized as more people moved here - not all full scale Agricultural activities could be undertaken on 5 acre lots. The main concern was for overcrowding of agricultural animals on small lots. Hence, a subcategory of Agriculture Zoning was created: E-Estates. E-Estates Zoning tried to accommodate limited agricultural activities in close location with single family homes.

Simultaneously Rural Golden Gate Estates with its AG/E zoning became very important to small businesses and agricultural activities. Since the creation of the Rural Golden Gate Estates there has been no Ordinance or regulation creating a limitation on parking of vehicles or storing of equipment until FS 559.955. Historically and currently, the property owner is allowed to use the entire lot for small business or agricultural activities with no restrictions on vehicles or equipment.

As Collier County has developed out since 1960, its primary focus has been on high density residential dwelling units. That focus has resulted in a lack of suitable zoned areas that could accommodate the small businesses needed by Collier County Government and the Residents. Currently, the Rural Golden Gate Estates has become a small business INCUBATOR and provides that critically needed area for small businesses needed by Collier County and the residents.

Finally, Rural Golden Gate Estates has indicated in ALL Rural Golden Gate Master Plans – it is:

1. Agriculturally Zoned
2. A Low Density Community
3. With some limited agricultural activities.
4. Agricultural Activities are allowed/guaranteed by these statutes:
 - a. FS 163.3162 AG LAND AND PRACTICES ACT
 - b. FS 193.461 AG LANDS CLASSIFICATION AND ASSESSMENT
 - c. FS 373.406 NATURAL RESOURCES; CONSERVATION, RECLAMATION, AND USE
 - d. FS 604.50 NON RESIDENTIAL FARM ISSUES / ACT
 - e. FS 823.14 FL RIGHT TO FARM ACT

Agricultural activities in the Rural Golden Gate Estates are **GUARANTEED by RIGHT**, and there has never been a limitation or restriction on small businesses, their vehicles, equipment or use of their property.

RECOMMENDATION:

Addition of Goal 7 and Goal 8 and Objectives to the Rural Golden Gate Estates Master Plan update 2026:

GOAL 7. TO SUPPORT, DEVELOP AND PROTECT THE RURAL GOLDEN GATE ESTATES AS AN INCUBATOR FOR SMALL BUSINESSES, WHILE RECOGNIZING ITS ROLE AS A UNIQUE COOPERATIVE AGRICULTURAL/ SMALL BUSINESS/ SINGLE FAMILY HOME COMMUNITY.

OBJECTIVE 7.1. Provide clarification and guidance that the Rural Golden Gate Estates is an agriculture based small business/single family home community that allows many different and unique expressions of single family home architecture, agriculture and small business for every lot owner.

Policy 7.1.1. The Land Development Code shall continue to allow and further encourage Agricultural Activities and Small Business Activities in the Rural Golden Gate Estates along with Single Family Homes.

Policy 7.1.2. The Land Development Code will develop code that recognizes that the Rural Golden Gate Estates does not want to be subject to rules or regulations typical of a Home Owner Association (HOA) Gated Community.

Policy 7.1.3. Collier County Government needs to adapt their Annual Uniform Inventory Report (AUIR) to provide for needed infrastructure in the Rural Golden Gate Estates to accommodate the current and future Agricultural and Small business activities.

OBJECTIVE 7.2. Classification of activities on properties in the Rural Golden Gate Estates.

Policy 7.2.1. There are 3 types of allowed activities on properties in the Rural Golden Gate Estates that are not Conditional Uses or Rezoned areas. These activities are not mutually exclusive, and a property owner may engage in more than one allowed activity on the same property:

1. Single Family Homes; These are all activities that are NOT Agricultural and NOT Small Business.
2. Agricultural ; These are all Bonafide Agriculture activities and are Guaranteed by Right
3. Small Business ; These are all activities that are NOT Bonafide Agricultural

Policy 7.2.2: Use of property for allowed activities. All 3 types of activities are allowed to use the entire property for the chosen activity or activities.

Policy 7.2.3. Bonafide Agricultural Activities are exempt from FS 559.955.

OBJECTIVE 7.3. Define what is a Small Business in the Rural Golden Gate Estates.

Policy 7.3.1 A Small Business in the Rural Golden Gate Estates is defined by 2 categories: **Home Based Business** or **Existing/Future Business**.

1. **Home Based Businesses:** These are business activities that are NOT Agricultural and meet the specifics of FS 559.955
2. **Existing/Future Businesses:** These are business activities that are NOT Agricultural, may not meet every specific of FS 559.955, and exist now or in the future, and are not “large scale.”

Policy 7.3.2. The parking or storage of vehicles, trailers, equipment, recreational vehicles, boats, and similar items on Rural Golden Gate Estates properties **SHALL BE** evaluated in the context of the existing Rural Estates community character and **SHALL NOT** be treated the same as parking or storage in a typical suburban or gated residential community. Rural Golden Gate Estates is a UNIQUE- Low Density Agricultural/ Single Family Home/ Small Business Community and warrants a unique classification.

Policy 7.3.3. Of the 3 listed activities in Objective 7.2 for the Rural Golden Gate Estates, the Single Family Home DOES NOT have to be the Primary Use of the property or greater than 50% of the parcel's square footage. Bonafide Agriculture Activities can be done without a single family home present.

GOAL 8. IF RESTRICTIONS ARE PLACED ON THE TYPE AND QUANTITY OF VEHICLES AND EQUIPMENT PARKED ON A RURAL GOLDEN GATE ESTATES PROPERTY, THEN IT WILL NOT BE MORE RESTRICTIVE THAN FS 559.955.

Submitted by.



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