



**TOPIC: CLASSIFICATION OF: SMALL BUSINESS, AGRICULTURE AND SINGLE FAMILY HOMES
IN THE RURAL GOLDEN GATE ESTATES MASTER PLAN 2026 UPDATE**

SUBMITTED TO: RURAL GOLDEN GATE ESTATES RESTUDY ADVISORY COMMITTEE

DATE: 07.22.26

INTRODUCTION

The Rural Golden Gate Estates Restudy Advisory Committee (RGGE RAC) has had 1 public meeting and 1 workshop 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 Estates.

Prior to passage of FS 559.955 there were no restrictions on commercial businesses and associated vehicles and equipment in the Rural Estates per Collier County. Currently there are no restrictions except those created by FS 559.955.

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, named E-Estates Zoning. 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 current, 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 with its primary focus on high density dwelling units, it 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 Estates are **GUARENTEED 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 BUSSINESSES, ALONG WITH AGRICULTURAL ACTIVITES AND SINGLE FAMILY HOME INTO A UNIQUE COOPERATIVE SMALL BUSINESS/SINGLE FAMILY HOME/AG COMMUNITY THAT IS LOW DENSITY AND LIMITED AGRICULTURAL ACTIVITIES.

OBJECTIVE 7.1. Provide clarification and guidance that the Rural Golden Gate Estates is 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 to be managed like the typical Home Owner Association (HOA) Gated Community.

Policy 7.1.2. 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 Estates

Policy 7.2.1. There are 3 types of allowed activities on properties in the Rural Estates that are not Conditional Uses or Rezoned areas:

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.

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

OBJECTIVE 7.3. Define what is a Small Business

Policy 7.3.1 A Small Business in the Rural Estates is defined by 2 categories: **Home Based Business** and **Commercial Business**.

1. **Home Based Businesses:** These are business activities that are NOT Agricultural and NOT Commercial Business and ~~meet~~ the specifics of FS 559.955
2. **Commercial Businesses:** These are business activities that are NOT Agricultural and ~~exceed~~ the specifics of FS 559.955

GOAL 8. IF RESTRICTIONS ARE PLACED ON THE TYPE AND QUANTITY OF VEHICLES AND EQUIPMENT PARKED ON A RURAL GOLDEN GATE ESTATES PROPERTY, THAT IT WILL NOT BE MORE RESTRICTIVE THAN CURRENT SITUATIONS AS OF SEPTEMBER 09, 2025 AND NOT BE MORE RESTRICTIVE THAN THAT SPECIFIED IN FS 559.955.