

Estates (E) District

Conditional Uses (CU) under Collier County Law

Property: The Desoto Assemblage (7.48± AC) - Naples, FL
Offering Price: \$4,949,000.00 (Net to Seller)

1. The Estates (E) District (LDC § 2.03.01)

This section defines the "Estates District" and lists exactly which uses are permitted by right versus those that require a Conditional Use (CU) permit. For this institutional site, the law allows the following as Conditional Uses (subject to public hearing and approval):

- Healthcare: Nursing homes, assisted living facilities (ALF), and adult care centers.
- Education: Schools (public, private, or charter) and specialized training centers.
- Civic/Community: Places of worship, social service organizations, and community centers.
- Safety: Fire and police stations or emergency medical service (EMS) facilities.

2. General Criteria for CU Approval (LDC § 10.08.00)

The law states that a Conditional Use will only be granted if the petitioner demonstrates the use:

- Harmony: Is in harmony with the general intent and purpose of the LDC.
- Consistency: Is consistent with the Collier County Growth Management Plan (GMP).
- Compatibility: Will not be injurious to the neighborhood or detrimental to the public welfare.
- Access: Provides adequate ingress and egress to minimize traffic congestion (relevant to this 1,142'± dual-street frontage).

3. The "2026 Golden Gate Estates Restudy" Influence

Because this property is part of the Golden Gate Estates Restudy, the "law" regarding its use is currently being refined.

- Policy Focus: The county is actively looking to cluster "Institutional Uses" at strategic nodes to serve the growing population.
- Infrastructure Advantage: Your proximity to the \$438M Northeast Utility Expansion is a critical legal "check-box" for CU approval, as the county favors intense uses where centralized water/sewer are available or planned.

For clarification regarding specific land-use and conditional uses for the Desoto Assemblage, potential buyers are encouraged to contact Collier County Growth Management (GMCD). The Planning & Zoning Client Services division provides formal zoning verification and guidance on the 2026 planning landscape. You may contact them via email at GMDClientServices@colliercountyfl.gov, by phone at (239) 252-1036, or at 2800 North Horseshoe Drive, Naples, FL 34104.

DISCLAIMER: Property sold AS-IS. All data including 7.48± AC, 1,142± ft frontage, and Proforma NOI is illustrative; buyer must verify via independent due diligence. Seller provides no warranties regarding 2026 Restudy outcomes, CUs, entitlements, soil, or SB 7040/856 compliance. Principal-to-Principal listing; no survey provided. Taxes subject to statutory reassessment.

