

**SUMMARY OF RECOMMENDED CHANGES  
2011 EVALUATION & APPRAISAL REPORT (EAR)**

**Golden Gate Area Master Plan**

**Goals, Objective and Policies:** The entire Master Plan will be revised to reflect the proper formatting for all Goals, Objectives and Policies, as defined below:

**Goal:** General statement defining what the plan will ultimately achieve, typically beginning with “TO” followed by a transitive verb, such as, TO PROTECT or TO ENSURE.

**Objective:** A more specific statement than the stated Goal; describing actions that will help achieve the goal(s), typically beginning with the active verb providing the general direction, such as, “Implement”, “Promote” or “Protect”. Objectives use the term “will” and allow Policies to specifically require an activity with “shall”.

**Policies:** Specific statements that provide directives on how to achieve the objectives and ultimately the Master Plan’s goals, typically beginning with phrases like, “The County shall promote...”, “The County shall continue to...” or “The District shall expand...” or similar phrases. Policies use the terms “may” or “shall” to provide specific direction.

**Goals, Objective and Policies:** The entire Master Plan should be revised to reflect Department name changes, designee changes, renumbering due to objective and/or policy additions and/or deletions, and grammatical changes.

Goal 1 – reformatting; re-state to capture essence of subsequent Objectives and Policies.

Objective 1.1 – reformatting.

Objective 1.3 – reformatting.

Objective 1.4 – reformatting.

Goal 2 – reformatting

Delete related to Goal reformatting. ~ Objective 2.1, Policy 2.1, Policy 2.1.2, Policy 2.1.3 Policy 2.1.4, Objective 2.2, Policy 2.2.1, Policy 2.2.2

Goal 3 – reformatting.

Objective 3.1 – reformatting.

Goal 4 – reformatting.

Objective 4.1 – reformatting.

Policy 4.1.1 – delete date reference.

Policy 4.1.2 – delete date reference.

Policy 4.1.3 – delete date reference.

Goal 5 – reformatting.

Objective 5.1 – reformatting.

Objective 5.2 – reformatting.

Policy 5.2.2 – delete date reference.

Policy 5.2.3 – minor revision to show remaining efforts following major project completion.

Objective 5.3 – delete date reference, reformatting.

Goal 6 – reformatting.

Objective 6.1 – reformatting.

Policy 6.1.2 – minor revision to reflect continuing efforts between agencies.

Objective 6.2 – reformatting.

Objective 6.3 – reformatting.

Policy 6.3.1 – delete date reference.

Policy 6.3.2 – delete date reference.

Goal 7 – reformatting.

Objective 7.1 – reformatting.

Policy 7.1.3 – delete date reference.

Objective 7.2 – reformatting.

Policy 7.2.1 – minor revision.

Objective 7.3 – reformatting.

Policy 7.3.1 – delete date reference.

Policy 7.3.4 – delete date reference.

GGAMP – Assessment of Select Provisions –

Estates – Mixed Use District: Conditional Uses Subdistrict – revision to encompass all essential services uses relevant to the Golden Gate Estates area and expand the referenced zoning district listed to encompass all relevant zoning districts in Golden Gate Estates.

Estates – Commercial District: Randall Boulevard Commercial Subdistrict – revision to replace the term “shopping center” with reference to C-2 uses.

**Assessment of the Successes & Shortcomings  
and Recommendations  
for the Golden Gate Area Master Plan**

*It should be noted that at the BCC EAR adoption Hearing, the BCC directed that only formatting changes within the Golden Gate Area Master Plan be initiated during the EAR based amendments. Staff has modified the assessment to reflect that directive. The BCC will ultimately determine what formatting changes need to occur during the EAR based GMP cycle. The BCC indicated that it will evaluate substantive changes to the GGAMP at a later date in relation to the public planning process.*

**A. Introduction & Background:**

The purpose of the Golden Gate Area Master Plan is defined within its seven Goals (Goal 1 through Goal 7), which read as follows:

**GOAL 1: TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING WHILE BALANCING THE NEED TO PROVIDE BASIC SERVICES WITH NATURAL RESOURCE CONCERNS THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS.**

The Golden Gate Area Master Plan is an “optional element” of the Collier County Growth Management Plan under Section 163.3177(7), Florida Statutes. As such, there are no specific criteria to guide the format and purposes of this Element. The Golden Gate Master Plan was originally developed, as mandated by (1988) Policy 4.1 of the Future land Use Element of the Growth Management Plan.

As currently formatted, this Master Plan Element consists entirely of seven Goals, and their supporting Objectives and Policies. This Goal should be retained, essentially as written. This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS, WHILE BALANCING THE NEED TO PROVIDE BASIC SERVICES WITH CONCERNS TO PROTECT NATURAL RESOURCES.** *Revise as necessary capture what follows in Objectives and Policies.*

**B. Objectives Analysis:**

**OBJECTIVE 1.1:**

**Unless otherwise permitted in this Master Plan, new or revised uses of land shall be consistent with designations outlined on the Golden Gate Area Future Land Use Map. The Golden Gate Area Future Land Use Map and companion Future Land Use Designations, Districts, and Subdistricts shall be binding on all development orders effective with the adoption of this Master Plan. Standards and permitted uses for Golden Gate Area Future Land Use Districts and Subdistricts are identified in the Land Use Designation Description Section of this Element.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to follow other portions of the Master Plan when considering land use changes and issuing development orders. This Objective should be rephrased to improve its formatting as an “objective”, and structurally followed with a Policy or Policies that provide the specific direction.

Policy Relevance:

There are eight (8) policies within this Objective which should be retained as written.

**OBJECTIVE 1.2:**

**Ensure public facilities are provided at an acceptable level of service.**

Policy Relevance:

There are four (4) policies within this Objective. Only Policy 1.2.4 is being suggested for modification.

**Policy 1.2.4:**

**Due to the continued use of individual septic systems and private wells within a densely platted urban area, the Florida Governmental Utilities Authority, or its successor, is encouraged to expand their sewer and water service area to include all of that area known as Golden Gate City at the earliest possible time.**

This Policy encourages a private utility provider to expand their services to serve all of Golden Gate City. This Policy remains relevant and should be retained, essentially as written. This Policy should be rephrased to improve its formatting as a “policy”.

**OBJECTIVE 1.3:**

**The County shall continue to protect and preserve the valuable natural resources within the Golden Gate area in accordance with the Objectives and Policies contained within Goals 6 and 7 of the Collier County Conservation and Coastal Management Element.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to protect and preserve the natural resources in accordance with the Conservation and Coastal Management Element. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Protect and preserve the valuable natural resources within the Golden Gate area**; followed by a “policy”, such as:

**Policy 1.3.0.1:**

**The County shall protect and preserve natural resources within the Golden Gate area in accordance with the Objectives and Policies contained within Goals 6 and 7 of the Collier County Conservation and Coastal Management Element.**

Policy Relevance:

There is one (1) Policy within this Objective, which is suggested to be retained as written.

**OBJECTIVE 1.4:**

**Through the enforcement of the Land Development Code and the housing and building codes, Collier County shall continue to provide a living environment within the Golden Gate Area, which is aesthetically acceptable and enhances quality of life.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to provide an aesthetically acceptable and quality of life enhancing living environment within the Golden Gate Area. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Provide a living environment within the Golden Gate area, which is aesthetically acceptable and enhances the quality of life;** followed by a “policy”, such as:

**Policy 1.4.0.1:**

**Collier County shall provide a living environment that is aesthetically acceptable and enhances the quality of life through the enforcement of the Land Development Code and the housing and building codes.**

Policy Relevance:

There is one (1) Policy within this Objective, which is suggested to be retained as written.

**GOAL 2: THE COUNTY RECOGNIZES THAT THE SOUTHERN GOLDEN GATE ESTATES PROJECT (SGGE), AS PART OF THE FEDERAL SAVE OUR EVERGLADES PROGRAM, THAT AREA WHICH LIES SOUTH OF STATE ROAD 84 TO US 41, IS AN AREA OF SPECIAL ENVIRONMENTAL SENSITIVITY AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT.**

This Goal includes outdated locational and project references, and should be rephrased to improve its formatting as a “goal”, such as, **TO RECOGNIZE THAT THE AREA WHICH LIES *SOUTH OF INTERSTATE 75 (ALLIGATOR ALLEY) TO US 41 (EAST TRAIL)* IS AN AREA OF SPECIAL ENVIRONMENTAL SENSITIVITY AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT THROUGH PARTICIPATION IN THE *PICAYUNE STRAND RESTORATION* PROJECT AS PART OF THE FEDERAL SAVE OUR EVERGLADES PROGRAM, BASED UPON SUCH CONDITIONS THE STATE HAS ACQUIRED OWNERSHIP OF ALL LANDS WITHIN THE SGGE.**

With the State acquisition of the SGGE, the two existing objectives and subsequent policies under the Goal are no longer relevant and are suggested to be deleted. Below are the existing objectives and policies to be deleted.

**OBJECTIVE 2.1:**

**Public infrastructure improvements shall be guided by the following policies:**

**Policy 2.1.1:**

Minimal road maintenance to include traffic signage, right-of-way mowing and road surface patching/grading will continue.

**Policy 2.1.2:**

Consistent with the Public Facilities Element, public water and sewer facilities shall not be expanded into SGGE.

**Policy 2.1.3:**

Special taxing districts associated with infrastructure improvements shall not be created for or expanded into SGGE.

**Policy 2.1.4**

The County shall apply Chapter 28-25, F.A.C., "Boundary and Regulations for the Big Cypress Area of Critical State Concern" to those Golden Gate Estates units located within the Big Cypress Area of Critical State Concern.

**OBJECTIVE 2.2:**

In order to further its goal of protecting this area of special environmental sensitivity, the County will coordinate with DEP in an effort to assist the State's acquisition of privately owned property within SGGE to the extent consistent with the recognition of existing private property rights.

**Policy 2.2.1:**

The County shall direct inquiries and make information available regarding options for the sale or donation of land to the State, or other inquiries regarding acquisition, to the Florida DEP, Bureau of Land Acquisition's designee, as provided by DEP.

**Policy 2.2.2:**

Collier County shall continue to implement a system for reviewing applications for development in SGGE, which will include the following procedures:

- A. Notice to the DEP's Bureau of Land Acquisition of the application within 5 days of receipt.
- B. Notice to the applicant of DEP's acquisition program, the lack of public infrastructure and the proposed restoration program for the area.
- C. Within the notice of DEP's acquisition program, the applicant shall be encouraged to contact DEP's Bureau of Land Acquisition to determine and negotiate whether DEP intends to purchase the applicant's property at fair market value.
- D. Prior to the processing of an application for development approval, the applicant shall provide to the County proof of coordination with DEP. Upon execution of a contract for sale, the application shall be placed in abeyance pending completion of the purchase by DEP.
- E. The County shall review the environmental impacts of the application in order to minimize said impact.
- F. The County shall apply Section 4.02.14, Development Standards and Regulations for ACSC-ST of the County's Land Development Code or Chapter 28-25, Florida

Administrative Code, “Boundary and Regulations for the Big Cypress Area of Critical State Concern”, whichever is stricter.

- G. The County shall provide a maximum review and processing time of 180 days from the date of commencement of the application procedures before any development permits are issued.

**GOAL 3: PROVIDE FOR BASIC COMMERCIAL SERVICES FOR PURPOSES OF SERVING THE RURAL NEEDS OF GOLDEN GATE ESTATES RESIDENTS, SHORTENING VEHICULAR TRIPS, AND PRESERVING RURAL CHARACTER.**

This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO PROVIDE FOR BASIC COMMERCIAL SERVICES FOR PURPOSES OF SERVING THE RURAL NEEDS OF GOLDEN GATE ESTATES RESIDENTS, SHORTENING VEHICULAR TRIPS, AND PRESERVING RURAL CHARACTER.**

**OBJECTIVE 3.1:**

The placement and designation of Neighborhood Centers within Golden Gate Estates shall meet the locational and rural design criteria contained within the Estates Designation, Estates-Mixed Use District, Neighborhood Center Subdistrict of this Golden Gate Area Master Plan Element, of the Collier County Growth Management Plan.

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to designate and place Neighborhood Centers in accordance with criteria found in this Master Plan. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Meet the locational and rural design criteria contained within the Estates Designation, Estates-Mixed Use District, Neighborhood Center Subdistrict of this Golden Gate Area Master Plan Element, of the Collier County Growth Management Plan when considering the placement and designation of Neighborhood Centers within Golden Gate Estates.**

**GOAL 4: COLLIER COUNTY PLANNING EFFORTS WITHIN GOLDEN GATE CITY SHALL SEEK TO PRESERVE AND ENHANCE A MIX OF RESIDENTIAL AND COMMERCIAL LAND USES THAT PROVIDES FOR THE BASIC NEEDS OF BOTH THE LOCAL RESIDENTS AND THE RESIDENTS OF THE SURROUNDING AREA.**

This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO PRESERVE AND ENHANCE A MIX OF RESIDENTIAL AND COMMERCIAL LAND USES THAT PROVIDES FOR THE BASIC NEEDS OF BOTH THE LOCAL RESIDENTS WITHIN GOLDEN GATE CITY AND THE RESIDENTS OF THE SURROUNDING AREA.**

**OBJECTIVE 4.1:**

Development and redevelopment within Golden Gate City shall focus on the provision of residential and commercial land uses that meets the needs of the surrounding area.

Objective Achievement Analysis:



The above Objective *requires* the County – as a Policy requirement would – to provide for residential and commercial land uses that meet the needs of the surrounding area. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Provide for residential and commercial land uses that meet the needs of the surrounding area in the development and redevelopment within Golden Gate City**; followed by a “policy”, such as:

**Policy 4.0.1.:**

**Development and redevelopment within Golden Gate City shall be guided by the residential and commercial needs of the surrounding area.**

Policy Relevance:

There are three (3) policies within this Objective with modifications suggested for all three.

**Policy 4.1.1:**

**By 2006, Collier County shall develop an implementation schedule for the creation of a community-planning program for Golden Gate City. The implementation schedule shall take into consideration the following issues:**

- a) **Affordable housing based upon home ownership;**
- b) **Commercial re-vitalization, to include:**
  - i. **Sidewalks**
  - ii. **Traffic calming measures**
  - iii. **Improved street lighting;**
- c) **Neighborhood parks, open space and recreational centers;**
- d) **Crime reduction;**
- e) **Consistent enforcement of land development regulations; and,**
- f) **Improved lighting for streets and parking areas.**

This Policy requires the County to develop a schedule for creating a Golden Gate City community planning program. Although Golden Gate City is part of a decades-old master planned community, this Golden Gate Area Master Plan and of the FLUE, this Policy remains relevant to the extent that it supports a community planning program. *The date reference should be deleted.*

**Policy 4.1.2:**

**By 2006, Collier County shall begin to examine, by holding community meetings, the feasibility of establishing neighborhood-based planning programs within Golden Gate City that focus on the unique or distinct features of the different portions of the community. While focusing on distinct areas within the community, such neighborhood planning efforts as may be established shall not neglect Golden Gate City as a whole.**

This Policy requires the County to determine the feasibility of establishing neighborhood-based planning programs in creating a Golden Gate City community planning program. This Policy remains relevant to the extent that it supports examining optional elements of a community planning program. As with the Policy above, *the date reference should be deleted.*

**Policy 4.1.3:**

**By 2006, Collier County shall examine the feasibility of crafting land development regulations specific to the Golden Gate City community. Such regulations shall focus on the unique circumstances of this community.**

This Policy requires the County to determine the feasibility of creating Golden Gate City community-specific development regulations. Although Golden Gate City is part of a decades-old master planned community and platted Subdivision, this Golden Gate Area Master Plan, the FLUE and the LDC, this Policy remains relevant to the extent that it supports examining aspects of County regulations that may recognize the unique circumstances of the community. As with the Policy above, *the date reference should be deleted.*

**GOAL 5: FUTURE GROWTH AND DEVELOPMENT WITHIN GOLDEN GATE ESTATES WILL BALANCE THE DESIRE BY RESIDENTS FOR URBAN AMENITIES WITH THE PRESERVATION OF THE AREA'S RURAL CHARACTER, AS DEFINED BY WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, LOW-DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.**

This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO BALANCE THE DESIRE FOR URBAN AMENITIES WITH THE PRESERVATION OF THE AREA'S RURAL CHARACTER, AS DEFINED BY WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, LOW-DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.**

**OBJECTIVE 5.1:**

**By 2006, the Collier County Land Development Code shall be amended to provide for new commercial development within Neighborhood Centers.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to amend the LDC to allow commercial development in Neighborhood Centers located in Golden Gates Estates. This Objective should be rephrased to improve its formatting as an “objective” with the elimination of the date.

**OBJECTIVE 5.2:**

**The provision of public infrastructure shall be balanced with the need to preserve the rural character of Golden Gate Estates.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to give consideration to the rural character of the Estates in their planning of public infrastructure. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Balance the provision of public infrastructure with the need to preserve the rural character of Golden Gate Estates.**

Policy Relevance:

There are three (3) policies within this Objective with two policies suggested for modification.

**Policy 5.2.2:**

The Collier County Parks and Recreation Department shall create a public network of greenway corridors within Golden Gate Estates that interconnects public lands and permanently protected green space. The first segment of greenway shall be in place by 2006. The greenway network shall consist of interconnected trails and paths which allow people to move about the Estates Area by means other than motorized vehicles. All greenways shall be constructed within existing or future public rights-of-way. In creating the greenway network, the County shall not employ eminent domain proceedings.

*This Policy should be revised to provide a connection with the MPO in these planning efforts, and to ensure consistency with the MPO's Bicycle/Pedestrian Master Plan. The date reference should be deleted.*

**Policy 5.2.3:**

**Recognizing the existing residential nature of the land uses surrounding the planned 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.**

*This Policy remains relevant and should be retained, essentially as written. The "planned" I-75 interchange is completed and this planning reference should be deleted.*

**OBJECTIVE 5.3:**

**By 2006, the Collier County Land Development Code shall be amended, as necessary, so as to provide for the protection of the rural character of Golden Gate Estates. These provisions shall provide for the preservation of such rural amenities as, but not limited to, wooded lots, the keeping of livestock, and the ability to grow crops, wildlife activity, and low-density residential development.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to amend the LDC to allow rural amenities in Golden Gates Estates. This Objective should be rephrased to improve its formatting as an “objective” and eliminate the date reference

Policy Relevance:

There are two (2) policies within this Objective with no suggested modifications

**GOAL 6: FUTURE TRANSPORTATION IMPROVEMENTS WITHIN THE GOLDEN GATE AREA SHALL PROVIDE FOR A SAFE AND EFFICIENT COUNTY AND LOCAL ROADWAY NETWORK, WHILE AT THE SAME TIME SEEKING TO PRESERVE THE RURAL CHARACTER OF GOLDEN GATE ESTATES.**

The above Goal provides for improving the roadway network throughout the Golden Gate area while preserving its rural characteristics in the Estates areas. This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO PROVIDE FOR A SAFE AND EFFICIENT COUNTY AND LOCAL ROADWAY NETWORK, WHILE AT THE SAME TIME SEEKING TO PRESERVE THE RURAL CHARACTER OF GOLDEN GATE ESTATES, IN FUTURE TRANSPORTATION IMPROVEMENTS WITHIN THE GOLDEN GATE AREA.**

*[Public Comment from February 23, 2010 EAR Public Meeting – Suggesting that it is preferable, in this context, to divert traffic around the Estates rather than through it.]*

#### **OBJECTIVE 6.1:**

**The Collier County Transportation Division will continue to increase the number of route alternatives for traffic moving through the Golden Gate Area in both east-west and north-south directions, consistent with neighborhood traffic safety considerations, and consistent with the preservation of the area’s rural character.**

#### Objective Achievement Analysis:

The above Objective provides for the preservation of the rural character of the Estates and the consideration of neighborhood traffic safety in planning for the improvements to the roadway network throughout the Golden Gate area. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Improve existing routes, develop mobility options, and increase the number of route alternatives for traffic moving through the Golden Gate Area in both east-west and north-south directions, consistent with traffic safety and efficiency considerations, and consistent with the preservation of the area’s rural character.**

#### Policy Relevance:

There are two (2) policies within this Objective with one policy being suggested for modification.

#### **Policy 6.1.2:**

**Collier County shall coordinate with the Florida Department of Transportation to initiate a study of a potential interchange in the vicinity of I-75 and Everglades Boulevard.**

*Coordination between the County and FDOT are ongoing for these purposes. This Policy remains relevant and should be retained, but re-written to reflect the ongoing nature of these coordinated planning efforts, such as, **The County shall to continue to coordinate with the Florida Department of Transportation to implement a study of a potential interchange in the vicinity of I-75 and Everglades Boulevard.***

*[Public Comment from February 23, 2010 EAR Public Meeting – Suggesting the I-75 interchange should not route traffic through the Estates.]*

#### **OBJECTIVE 6.2:**

**For the purpose of limiting traffic on arterials and major collectors within Golden Gate Estates, shortening vehicular trips, and increasing overall road system capacity, the County will actively work to increase linkages within the local road system.**

Objective Achievement Analysis:

The above Objective provides for increasing the linkages, or route alternatives, for traffic throughout the Golden Gate area. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Increase linkages within the local road system for the purposes of limiting traffic on arterials and major collectors within Golden Gate Estates, shortening vehicular trips, and increasing overall road system capacity.**

*[Planning Commission (CCPC) Comment from December 7, 2010 EAR Adoption Hearing – Recommending this Objective and its subsequent Policies be modified to recognize and develop linkages through an enhanced grid street pattern and an improved street network with new bridge connections.]*

Policy Relevance:

There are three (3) policies within this Objective with no suggested modifications.

**OBJECTIVE 6.3:**

**In planning and constructing road improvements within Golden Gate Estates and Golden Gate City, Collier County shall coordinate with local emergency services officials to ensure that the access needs of fire department, police and emergency management personnel and vehicles are met.**

Objective Achievement Analysis:

The above Objective provides for the coordination with emergency services agencies in planning for the improvements to the roadway network throughout the Golden Gate area. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Coordinate with local emergency services officials in planning and constructing road improvements within Golden Gate Estates and Golden Gate City to ensure that the access needs of fire department, police and emergency management personnel and vehicles are met.**

*[Planning Commission (CCPC) Comment from December 7, 2010 EAR Adoption Hearing – Recommending this Objective and its subsequent Policies (as with Objective 6.2 above) be modified to recognize and develop linkages through both an enhanced grid street pattern and an improved street network with new bridge connections.]*

Policy Relevance:

There are two (2) policies within this Objective both are suggested for modification.

**Policy 6.3.1:**

**Beginning in 2005, the Collier County Transportation Planning Department shall hold at least one annual public meeting – with Golden Gate Area emergency services providers and the**

**local civic association in order to ensure that emergency needs are addressed during the acquisition of right-of-way for design and construction of road improvements.**

This Policy requires the County to meet with emergency service providers and local civic association(s) at least once each year to address emergency services' needs. The date stated in this Policy is no longer relevant and should be deleted.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 6.3.2:**

**Beginning in 2005, the Collier County Transportation Planning Department shall coordinate with Golden Gate Area emergency services providers to prioritize necessary road improvements related to emergency evacuation needs.**

This Policy requires the County to meet with emergency service providers to address emergency services' needs in prioritizing road improvements. The date stated in this Policy is no longer relevant and should be deleted.

**GOAL 7: THE LIVES AND PROPERTY OF THE RESIDENTS OF THE GREATER GOLDEN GATE AREA, AS WELL AS THE HEALTH OF THE NATURAL ENVIRONMENT, WILL BE PROTECTED THROUGH THE PROVISION OF EMERGENCY SERVICES THAT PREPARE FOR, MITIGATE, AND RESPOND TO, NATURAL AND MANMADE DISASTERS.**

This Goal should be rephrased to improve its formatting as a “goal” , such as, **TO PROTECT THE LIVES AND PROPERTY OF RESIDENTS OF THE GREATER GOLDEN GATE AREA, AS WELL AS THE HEALTH OF THE NATURAL ENVIRONMENT, THROUGH THE PROVISION OF EMERGENCY SERVICES THAT PREPARE FOR, MITIGATE, AND RESPOND TO NATURAL AND MANMADE DISASTERS.**

**OBJECTIVE 7.1:**

**The Collier County Bureau of Emergency Services, Collier County Sheriff's Department, Golden Gate Fire Control and Rescue District, and other appropriate agencies, will continue to maintain and implement public information programs to inform residents and visitors of the Greater Golden Gate Area regarding the means to prevent, prepare for, and cope with, disaster situations.**

Objective Achievement Analysis:

The above Objective provides for the protection of residents and the environment by operating public information programs covering disaster situations. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Maintain and implement public information programs through the Collier County Bureau of Emergency Services, Collier County Sheriff's Department, Golden Gate Fire Control and Rescue District, and other appropriate agencies, to inform residents and visitors of the Greater Golden Gate Area regarding the means to prevent, prepare for, and cope with, disaster situations.**

Policy Relevance:

There are four (4) policies within this Objective with one policy recommended for modification.

**Policy 7.1.3:**

**By 2005, the Collier County Community Development and Environmental Services Division shall evaluate the Land Development Code for Golden Gate Estates and shall eliminate any requirements that are found to be inconsistent with acceptable fire prevention standards. This evaluation process shall be coordinated with the Golden Gate Fire Control and Rescue District and the Collier County Bureau of Emergency Services.**

This Policy requires the County to meet with emergency service providers to address fire prevention standards. The date and Department title stated in this Policy are no longer relevant and should be deleted or revised, while the remainder of this Policy should be retained, essentially as written.

**OBJECTIVE 7.2:**

**Capital improvement projects within the Golden Gate Area shall be coordinated with all applicable emergency services providers to ensure that the needs of these entities are included in the overall public project design.**

Objective Achievement Analysis:

The above Objective provides for the protection of residents and the environment by involving emergency service providers in capital improvement project planning. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Ensure that the needs of all applicable emergency services providers are included and coordinated in the overall public project design for capital improvement projects within the Golden Gate Area.**

Policy Relevance:

There are two (2) policies within this Objective with one policy suggested for modification.

**Policy 7.2.1:**

**Preparation of Collier County’s annual Schedule of Capital Improvements for projects within the Golden Gate Area shall be coordinated with the Fire Districts, public and private utilities, Emergency Medical Services Department and the Collier County Sheriff’s Department to ensure that public project designs are consistent with the needs of these agencies.**

This Policy remains relevant and should be retained if *re-written to identify the “planners” or “planning staff” within each of these entities.*

**OBJECTIVE 7.3:**

**While the County Transportation Planning Department is in the process of developing strategies for the enhancement of roadway interconnection within Golden Gate City and the Estates Area, interim measures to assure interconnection shall be developed.**

Objective Achievement Analysis:

The above Objective provides for the protection of residents and the environment by improving emergency services through the development of roadway interconnection enhancement strategies. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Develop strategies through the County Transportation Planning Section of the Land Development Services Department for the enhancement of roadway interconnection within Golden Gate City and the Estates Area and assure roadway interconnection in these areas through interim measures.**

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for changes related to HB 697 should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

Policy Relevance:

There are four (4) policies within this Objective with two policies suggested for modification.

**Policy 7.3.1:**

**By 2006, the Collier County Bureau of Emergency Services, the Collier County Transportation Division, Golden Gate Fire Control and Rescue District, and other appropriate Federal, State or local agencies, shall begin establishing one or more of the following routes for emergency evacuation purposes:**

- a. **An I-75 Interchange at Everglades Boulevard.**
- b. **Improved emergency access from Everglades Boulevard to I-75.**
- c. **Construction of a north-south bridge on 23<sup>rd</sup> Street, SW, between White Boulevard and Golden Gate Boulevard.**

The date stated in this Policy, along with direction to “begin” this task, is no longer relevant and should be deleted, while the remainder of this Policy should be retained.

*[Public Comment from February 23, 2010 EAR Public Meeting – Suggesting that future improvements include more bridges to reduce fuel consumption and improve safety; Bridging waterways is preferred over widening roads to 4 or 6 lanes to reduce miles traveled.]*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 7.3.4:**

**Beginning in 2006, County-owned property within Golden Gate Estates shall be subject to an active, on-going management plan to reduce the damage caused by wildfires originating from County-owned properties.**

The date stated in this Policy is no longer relevant and should be deleted, while the remainder of this Policy should be retained as written.



## **C. Future Land Use Designation Description – Assessment of Select Provisions**

In addition to the above Assessment of GGAMP Goals, Objectives and Policies, staff provides below an Assessment of select portions of the *Land Use Designation Description Section*.

### 2. ESTATES DESIGNATION

#### A. Estates – Mixed Use District

#### 3. Conditional Uses Subdistrict

Various types of conditional uses are permitted in the Estates zoning district within the Golden Gate Estates area. In order to control the location and spacing of new conditional uses, one of the following four sets of criteria shall be met:

##### a) Essential Services Conditional Use Provisions:

Those Essential Services Conditional Uses, as identified within Section 2.01.03 G. of the Collier County Land Development Code, may be allowed anywhere within the Estates Zoning District, except as prohibited in certain Neighborhood Centers, and are defined as:

- electric or gas generating plants,
- effluent tanks,
- major re-pump stations,
- sewage treatment plants, including percolation ponds,
- hospitals and hospices,
- water aeration or treatment plants,
- governmental facilities (except for those Permitted Uses identified in Section 2.01.03 of the Land Development Code),
- public water supply acquisition, withdrawal, or extraction facilities, and
- public safety service facilities and other similar facilities.

#### Provision Assessment:

This provision, in varying iterations, has existed in the GGAMP since its adoption in 1991 and remains appropriate. However, the LDC reference and/or list of uses may not encompass all essential services, e.g. communication towers which are listed in LDC Sec. 2.01.03 G., Sec. 5.05.09, and in various zoning districts. Additionally, the reference to the Estates zoning district fails to capture all zoning districts found in the Golden Gate Estates area, e.g. P, Public Use zoning at Max Hasse Park.

The County recommends revising the LDC reference and/or list of essential services uses to encompass all essential services uses relevant to the Golden Gate Estates area, and expanding the referenced zoning district listed to encompass all relevant zoning districts in Golden Gate Estates and/or adding reference to the Estates Designation.

### 2. ESTATES DESIGNATION

#### B. Estates – Commercial District

#### 3. Randall Boulevard Commercial Subdistrict

Recognizing the unique development pattern and characteristics of surrounding land uses, the Randall Boulevard Commercial Subdistrict has been designated on the Golden Gate Area Future Land Use Map. The Subdistrict is comprised of the following properties: Tract 71, Golden Gate

Estates, Unit 23; and the East 165 feet of Tract 54, Golden Gate Estates, Unit 23. See Randall Boulevard Commercial Subdistrict Map.

a) The Criteria for the Subdistrict are as follows:

- All commercial development is encouraged to be in the form of a PUD.
- Projects directly abutting Estates zoned property shall provide, at a minimum, a 75-foot buffer of retained native vegetation in which no parking or water management uses are permitted; except that, when abutting conditional uses no such buffer is required.
- Shared parking shall be required with adjoining developments whenever possible.

b) Limitation of Uses - Uses shall be limited to the following:

- Automobile Service Station;
- Barber & Beauty Shops;
- Convenience Stores;
- Drug Stores;
- Food Markets;
- Hardware Stores;
- Laundries - Self Service Only;
- Post Offices and Professional Offices;
- Repair Shops - Radio, TV, Small Appliances and Shoes;
- Restaurants, including fast food restaurants but not drive-in restaurants
- Shopping Center;
- Veterinary Clinics with no outside kenneling.

Provision Assessment:

The specific list of uses in this subdistrict has existed in the GGAMP since its adoption in 1991 and was taken from a PUD approved prior to 1991. On April 14, 2009, the BCC approved an Appeal of a Zoning Verification Letter (Resolution 2009-99) having the effect of allowing all uses of the C-2 zoning district in the LDC at that time, under the term “shopping center.”

The County recommends replacing the term “shopping center” with reference to C-2 uses (perhaps, “All Permitted Uses of the C-2, Convenience Commercial, zoning district in the Collier County Land Development Code, Ordinance 04-41, as amended, as of April 14, 2009”).