



**Golden Gate Area Master Plan  
Eastern Estates Area- Introduction  
Public Workshop, April 20, 2016  
As guests of the Golden Gate Estates Area  
Civic Association**

**Introduction:**

At the invitation of the Golden Gate Estates Area Civic Association (GGEACA), Collier County planning staff provided an introduction to the Golden Gate Area Master Plan (GGAMP) restudy which will result in an update to the GGAMP. The purpose of the staff presentation was to identify the major components of the GGAMP, and particularly as it pertains to the Eastern Estates (east of CR 951) area. Emphasis was placed on major themes and the idea that visioning for the future should consider many factors as they contribute to the well-being of the next generation.

**Meeting Summary:**

**Michael Ramsey**, President of the Golden Gate Estates Area Civic Association opened the meeting. He greeted elected and appointed County and District officials, as well as various candidates for County Commission Districts 5 and 3. Approximately 125 community members or stakeholders were in attendance at the meeting.

Mr. Ramsey described the purpose of the meeting as an introduction of the Golden Gate Area Master Plan update process, and asked residents to not get sidetracked with other specific topics that are not a part of the GGAMP. As an example, the issue of fracking should not be discussed, as it is not a Master Plan concept.

**Commissioner Tim Nance** provided an overview of GGAMP in the context of other Planning Restudies and the importance to the Golden Gate area residents. He reminded the group of the relevance of the “green map”, in that Over 75% of the County’s area is already in conservation status, and that the Rural Fringe Receiving Areas are among the last development areas left in the County; they can complement the Estates if carefully planned. He indicated that all four Restudy areas would consider the same important elements in order to help achieve consistency between Restudies: land use; transportation/mobility; water; environment; and economic vitality. He reported that an Oversight Committee has been appointed to help direct public involvement, consistency, sustainability and economic vitality, and introduced Jeff Curl, the Oversight Committee member representing the Golden Gate area..

**Community Planning Manager Kris Van Lengen** provided a PowerPoint presentation, and stated that this would be the first of several GGAMP meetings, and that this first meeting is in the nature of an introduction. Content includes an update of relevant issues in the Rural Fringe Mixed-Use District Restudy, concepts currently embedded in the GGAMP, and finally a high level visioning exercise for the future of the Eastern Estates.

Consistent among all Restudies is the planning wheel- a process matrix that describes present plans, public outreach, staff data and analysis, development of alternatives, republication, ultimately with recommendations that reflect stakeholder consensus, and finally re-initiation of public outreach. The process may include several turns if the “wheel” prior to formal public hearings.

A reflection of the current progress of the Rural Fringe Restudy included the fact that there was broad support among stakeholders to incentivize uses that are not presently adopted- most particularly free standing employment centers and sports venues. GGEACA and attendees were encouraged to attend future Rural Fringe meetings- as close neighbors with commercial and mobility issues; they are true stakeholders in that process. The nexus among three Restudy areas, all within 3 miles of North Golden Gate Estates, was also noted, highlighting the total commercial activity in the area that would benefit the Estates while adding no further Golden Gate Esates Neighborhood Centers. A balance is needed among all commercial centers and activities.

The discussion on current GGAMP provisions began with an overview of currently scheduled meetings, which will be rotational among Eastern Estates, Western Estates and Golden Gate City. A brief history described the major Restudy between 2001 and 2003 as well as the several private Growth Management Plan amendments that followed. Key features of the current GGAMP, as pertain to the Eastern Estates, were listed under the matrix described by Commissioner Nance. Interpreting the current goals of the Golden Gate Area Master Plan as it relates to the Estates, an “existing vision” was derived and described as a low density residential community with rural character, limited commercial services, safe and efficient roadways, and emergency services coordination.



**Principal Planner Anita Jenkins** provided an interactive visioning session. She began by describing the nature and purpose of a community vision: what the community should look and feel like after implementation, as envisioned by residents. After discussing the purpose, Ms. Jenkins challenged the audience to complete brief answers or descriptions to a number of visioning questions: How does the Esatern Estates complement the County as a whole, what is it the best location for, what would you like to read in the newspaper about the area, 10 years from now, what things would you suggest to improve the area?



Individual slips were distributed throughout, and attendees wrote their visions in answer to these questions. A total of 45 full sets of questionnaires were returned. A summary of the written comments can be found [here](#). It was announced that the questions would be available on the web site as a [survey](#) questionnaire for those that wished to provide input in that manner.

Following the exercise, participants were encouraged to share their ideas. Various themes emerged, particularly the preservation of the rural character of the Eastern Golden Gate area. Some spoke in support of a sense of place, including renaming/rebranding the Eastern Estates and the streets, creating institutional and commercial architectural standards that are more suitable for the rural character. Other areas of importance was protecting important watershed areas, and creating greenways.

Residents also wanted to discuss the Rural Lands West project, the Habitat Conservation Plan and noted fracking was a concern. Commissioner Nance addressed these topics and noted other venues and agencies will be covering these issues more thoroughly.

The Community Planning agenda item on Golden Gate Area Master Plan introduction, concluded at 8:40; the GGEACA meeting agenda items resumed at this time.