



The Golden Gate Estates Area Civic Association, Inc.

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19 April 2016

Mr. Kris Van Lengen
Community Planning Manager
Zoning Division, Collier County Government
2800 N. Horseshoe Dr.
Naples, FL 34104

RE: GGEACA's Recommendations for the 2016 Rural Fringe Mixed Use District Update (RFMUD)

Mr. Van Lengen:

Golden Gate Estates Area Civic Association (GGEACA) believes the proximity of the Rural Fringe Mixed Use District (RFMUD) areas north of I-75 will have considerable impact on Golden Gate Estates. The Golden Gate Estates Area Civic Association is weighing in on the opportunities and concerns many of our members have expressed related to the current restudy underway.

Golden Gate Estates (Estates) remains a platted legacy subdivision which failed to set aside sufficient area for the provision of employment and services to its residents. As a consequence the residents of Golden Gate Estates have been required to commute exceptionally long distances for employment and other necessities. The result has been considerable strain on the Collier Counties fragile existing transportation infrastructure. The 2040 LRTP calls for approximately one billion dollars of transportation improvements, most of it in the Golden Gate Estates Area.

The lots in the Estates were originally conceived to be 5 acre ranchettes, over the last 50 years many of these thousands of individually owned lots have been subdivided into parcels as small as 1 ¼ acres. The zoning in Golden Gate Estates provides primarily for residential use with essential government services and limited commercial in several Neighborhood Centers. In recent years two GMP amendments have provided 40 acre commercial centers which lie fallow and undeveloped.

The residents of Golden Gate Estates have traditionally rejected proposed redevelopments and increased commercial activity, preferring instead to retain the rural residential character of the Estates.

Given these facts, it is imperative that changes in land use in the RFMUD which borders the Estates be permitted to provide services and employment to compliment the build out of the Estates. The RFMUD can also provide opportunities for employment, economic development, and needed recreational activities to Collier County as a whole.

Changes in RFMUD areas north of I-75 will have influence on the Golden Gate Estates economic and functional components, and vice versa.

Current development guidelines in the RFMUD provide for only limited commercial to serve Rural Villages, this is inappropriate and harmful to landowners, the adjoining Estates Community, and Collier County as a whole. GGEACA recommends the following changes in the RFMUD guidelines.

A. Transportation Infrastructure - Roads

- 1.) Prioritization of the Wilson Boulevard Extension south to White Lake Boulevard to link Golden Gate Estates to the North Belle Meade *Receiving* lands and provide a needed road corridor to the south and west.
- 2.) Extend White Lake Boulevard east to the proposed new I-75 Interchange east of Everglades Blvd.
- 3.) Complete the Green Boulevard Extension Study to identify an East-West corridor linking North Belle Meade *Receiving* lands to CR 951 and points west.

B. Water Resources Management

- 1.) Rehydration and Dispersed Water Storage in North Belle Meade *Sending* lands to retain / detain storm water and promote groundwater recharge.
- 2.) Consideration of ASR Wells in *Receiving* lands, especially Sec15 T49S R27E to retain/detain water from the Golden Gate Main Canal.
- 3.) Development of the C-1 Connector Canal and weirs to divert storm water east from the Golden Gate Main Canal.

C. Services and Economic Development

- 1.) Add Uses in RFMUD *Receiving* lands to support Economic Development as recommended and detailed in the *Opportunity Naples* Study and the recommendations by the *Anderson Economic Group*.
- 2.) Add Commercial and Industrial uses in RFMUD *Receiving* lands to provide needed goods, services, and jobs in Golden Gate Estates and adjacent areas.
- 3.) Add Affordable Housing uses in RFMUD *Receiving* lands. Consider increased density incentives for this area.
- 4.) Add Medical uses and Assisted Living facilities to RFMUD *Receiving* lands.
- 5.) Add Institutional and Utility uses in RFMUD *Receiving* lands.
- 6.) Add Parks and Sports Complex uses to RFMUD *Receiving* lands to support Sports Tourism.
- 7.) Develop appropriate buffers for all *Receiving* land uses and adjacent Estates, Residential, and Conservation properties.

D. Environmental Elements / Management

- 1.) Develop policies that discourage the migration of climax predators from RFMUD *Sending* lands into the residential interface in Golden Gate Estates other and adjacent areas.
- 2.) Consider the establishment of a TDR Bank to facilitate the transfer process.

The recommended changes permitting non residential land uses in the RFMUD must be applied so as to preserve the rural residential character of Golden Gate Estates To that end, it will be essential to establish appropriate buffers and transitional uses, together with appropriate controls over the location of utility service lines and transportation corridors. To achieve these goals the following recommendations are submitted.

1. Projects directly abutting residential property shall provide, at a minimum, a one-hundred (100) foot wide buffer in which no parking or water management uses are permitted. Twenty-five (25) feet of the width of the buffer along the developed area shall be a landscape buffer type C as outlined in the LDC. A minimum of fifty (75) feet of the buffer width shall consist of retained or created native vegetation and must be consistent with appropriate subsections of the Collier County Land Development Code (LDC). The 100 foot buffer shall not be part of a setback, but will be a separately platted tract. Setbacks shall be a minimum of 50% of the height of any structure other than single family.
2. A solid masonry or concrete wall 8' high and on a 3' berm at the development (RFMUD) side of the 100' buffer shall be required. The buffer area shall be supplemented where needed to assure an 80% opacity is reached within one year.
3. All lighting shall be consistent with the Dark Skies initiative. Parking lot lighting shall be restricted to bollards except as may be required to comply with lighting standards in the Land Development Code (Ordinance #04-41, as amended) and other governing regulations.
4. Rural roadways as typically used within the Golden Gate Estates neighborhoods shall not be used for access or utility conveyance to any new development. Appropriate truck route management tools need to be employed to limit Community impact.

We look forward to participating in the upcoming public meetings on the RFMUD and discussions regarding the many issues which will be explored in those meetings.

Thank you for your efforts in reviewing the development plans for the areas under study.

Sincerely,



Michael R. Ramsey
President
Golden Gate Estates Area Civic Association

