



**Golden Gate Area Master Plan  
Western Estates Area- Introduction  
Public Workshop, May 11, 2016, 6:30 PM  
Golden Gate Community Center**

**Introduction:**

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, particularly as it pertains to the Western Estates (west 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. Approximately 60 people attended.

**Meeting Summary:**

**Greg Ault, Principal, AECOM**, as consultant for public outreach, began by discussing his role in the process and the importance of area-wide planning as we think about future generations. He introduced his staff and County staff, and described his favorable impressions of the area from the point of view of a non-resident.

**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 four area Restudies, concepts currently embedded in the GGAMP, and finally a high level visioning exercise for the future of the Western Estates.

Consistent among all Restudies is the planning process- one that looks at current provisions and conditions, asks what can be improved, alternatives for improvement, and ultimate decision-making by the Board of County Commissioners. Important focal points include permitted land uses, transportation issues, environment, and economic vitality. Citizens were encouraged to use on-line resources to supplement their understanding and provide input when surveys become available.

Mr. Van Lengen presented the idea to study GGAMP in three separate segments: Eastern Estates, Western Estates and Golden Gate City. There were no objections raised to this approach.

The history of the GGAMP was discussed, including the fact that ten amendments to the plan have occurred since the last major restudy was completed in 2003. After describing the organization of the GGAMP document, it was noted that the major provisions related to Goals, Objectives and Policies were identical to those of the Eastern Estates; low density, rural character, infrastructure and emergency services needs. Residents might consider whether they wish to emphasize a unique vision and goals. Unlike the Eastern Estates (approximately 50% built out), the Western Estates is 88% built out.

With respect to Land uses, permitted uses and conditional uses were described. Also noted was the special language in the GMP describing the limitation on additional conditional uses along the Golden Gate Parkway.

The vast majority of the citizens who attended appeared to live within close proximity to Golden Gate Parkway. Accordingly there was significant comment from the attendees related to the fact that they do not wish to change any of the current land use restrictions related to Golden Gate Parkway. Mr. Greg Ault asked for a show of hands in favor of no change to the land uses on the Parkway. There was nearly unanimous agreement, as shown in the photos below and by virtue of the responses received in the visioning session.



**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 Western 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 is shown below. It was announced that the questions would be available on the web site as a survey questionnaire for those who wished to provide input in that manner.

Attendees expressed a strong desire to maintain the low-density residential character of their neighborhood with no commercial uses. Below is a summary of questionnaire responses:

**I. The Western Estates will be Distinctive for:**

- € Large lots near town with quiet, open and peaceful character
- € Rural beauty with traditional neighborhoods consisting of dead-end streets where neighbors know one another
- € No commercial uses or special uses, maintaining uncluttered thoroughfares
- € Natural habitat with areas for wildlife and environmental protection
- € Single-family living for local working families
- € Agriculturally and livestock friendly per allowances



**II. The Western Estates will be a premier location for:**

- € Peaceful living with private single-family homes
- € Beautiful gateway to the City of Naples
- € Quiet estates residential living
- € Family and neighborly atmosphere safe for children
- € Low traffic
- € Small town feel
- € Wildlife and agriculture
- € A remote animal services substation to support domestic animals found in the area
- € Accessible to services while maintaining a rural character
- € Well maintained infrastructure
- € A predominantly residential community with supporting uses including senior housing along arterials.
- € Maintain distinction from Golden Gate City

**III. How does the Western Estates area complement Collier County?**

- € Untouched and quiet nature maintains the charm of Naples area
- € A respite from commercial blight
- € Peaceful living close to town
- € Provides a non-gated, peaceful, estates-living neighborhood between the City of Naples and Golden Gate City
- € Serves as the gateway to Naples
- € Gives long-term residents a place to raise generations
- € Maintains the value of environmentally friendly neighborhood with little commercial uses
- € Unit 29 should be its own neighborhood, rather than part of Western Estates
- € Clean, crime-free area
- € Maintains true to the existing master plan
- € Provides affordable living for year-round residents
- € High value residential housing with limited commercial and special uses
- € Desire to be the “Pine Ridge Estates” of the area

**IV. What is the full potential for your community?**

- € Safe, cohesive neighborhood for families
- € Desire to maintain privacy
- € Maintain the existing character, no need for further enhancements or intrusions
- € For the area of Unit 29 to be sub divided into its own area similar to Pine Ridge Estates
- € Commercial and additional uses will only destroy the potential
- € Country living close to town
- € Enhance the “Gateway to Naples”
- € Most desired residential acreage in Collier County
- € Ability for growth of environmental protection services
- € Addition of public services including parks and libraries with small, neighborhood commercial development to support local neighborhood



**V. Reading the newspaper in 10 years, what would the headline say about the Western Estates?**

- € "One of the best places to retire with friendly people"
- € "Unique and faithful community that supports the integrity and charm of Naples"
- € "A great and convenient place to live"
- € "We are not a part of Golden Gate City"
- € "Local homeowners rejoice over being left alone"
- € "A pearl of beauty that truly complements Collier County"
- € "A wonderful residential community to live in"
- € "Commissioners gave in to their supporters and turned it into another Pine Ridge Road"
- € "This community stayed the same"
- € "Premier Estates living 3 miles from the beach"
- € "Beautiful corridor to the City of Naples"
- € "Excellent quiet location close to town provides solitude from busy work life"
- € Depends on how much "commercial" money changes hands with commissioners
- € "This master plan has not changed in 50 years. What a wonderful place"
- € Hardly anything- this area is quiet.
- € "Estate living still exists"
- € "Close to everything in town while maintaining privacy"

**VI. What three things would really improve the future of the Western Estates?**

- € Not amending the master plan
- € No commercial uses
- € Maintain privacy
- € Maintain traffic flow without addition of lights or stops
- € Enhance Golden Gate Parkway west of I-75 into a lush landscaped corridor serving as gateway to Naples
- € Uncouple the 4-block area from the GGAMP
- € Increase wall height for I-75 to reduce noise permeation
- € Enforce existing laws and ordinances
- € Small localized sub-neighborhoods with neighborhood commercial development that supports rural areas
- € Establish additional wildlife and environmental preservation areas
- € Provision of public services and access to schools, museums, parks, etc.
- € To never build a RaceTrac in our area
- € Create a name/identity for our neighborhood
- € Re-study traffic impacts of I-75 interchange
- € Consider traffic light at 66<sup>th</sup> Street SW
- € Water feature at SW corner of Golden Gate Pkwy and Livingston is a very welcome, positive feature
- € Sidewalks
- € Nature conservancy
- € Community gardens