



Collier County | Florida

# Golden Gate Area Master Plan (GGAMP) **GOLDEN GATE WESTERN ESTATES RE STUDY WORKSHOP**

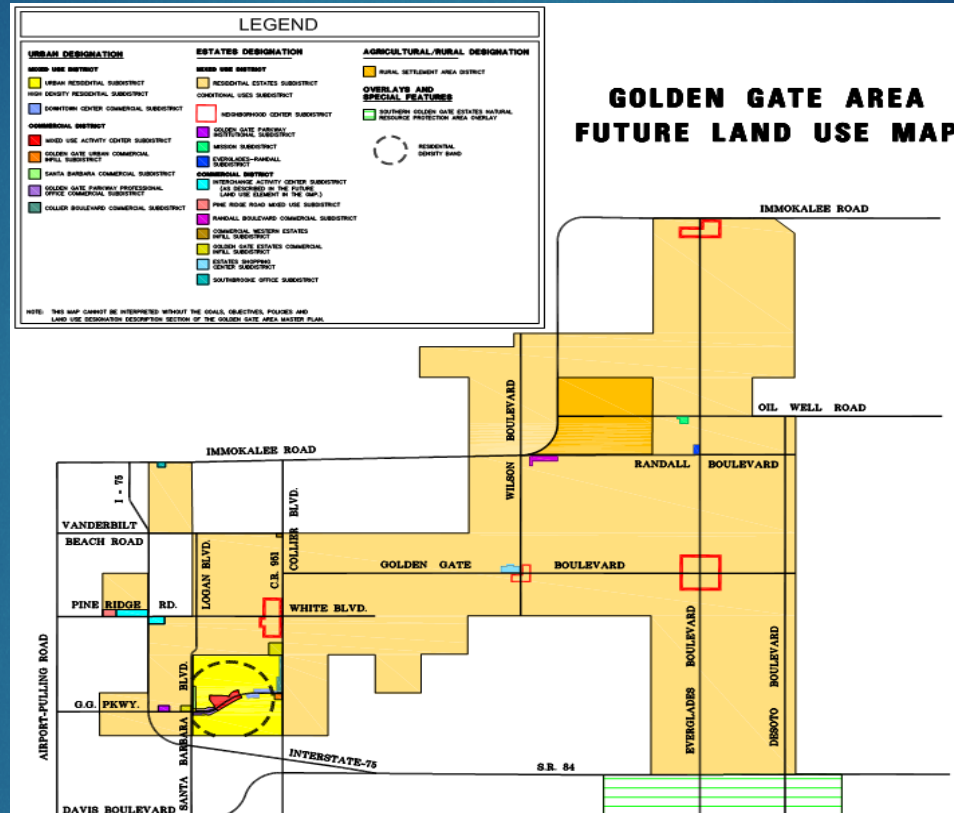
<https://www.colliergov.net/GMPrestudies>

COMMUNITY PLANNING SECTION

COLLIER COUNTY GROWTH MANAGEMENT DEPARTMENT

OCTOBER 20, 2016

# Golden Gate Area Master Plan: Help Shape Your Future



<https://www.colliergov.net/GMPrestudies>  
E-mail: [GGAMPrestudy@colliergov.net](mailto:GGAMPrestudy@colliergov.net)









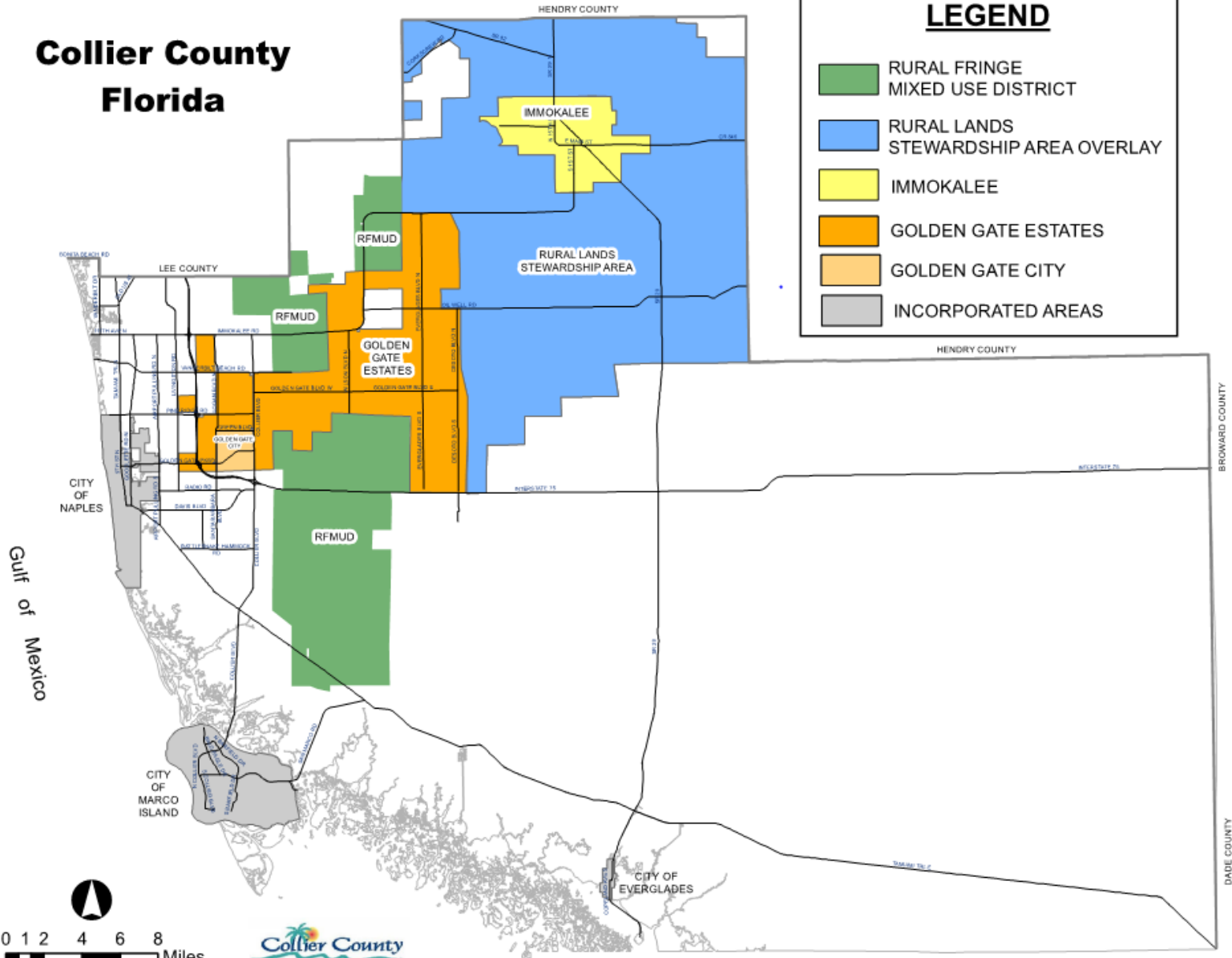
## The focus of tonight's meeting:

1. Area and program overview
2. Vision statement
3. Community values and opinions

# Collier County Florida

## LEGEND

-  RURAL FRINGE MIXED USE DISTRICT
-  RURAL LANDS STEWARDSHIP AREA OVERLAY
-  IMMOKALEE
-  GOLDEN GATE ESTATES
-  GOLDEN GATE CITY
-  INCORPORATED AREAS

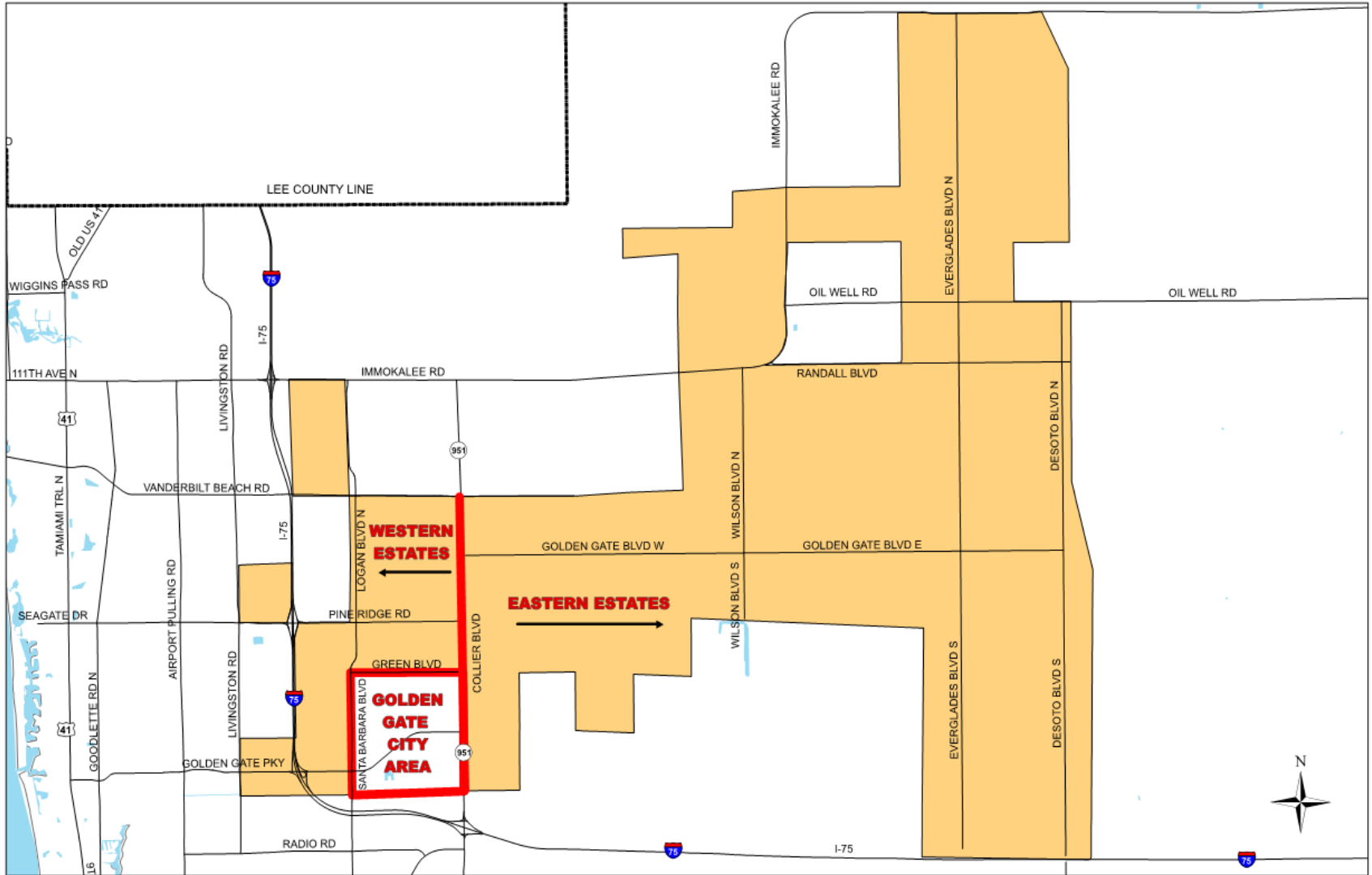


0 1 2 4 6 8  
Miles

GIS MAPPING: BETH YANIG, ACP  
GROWTH MANAGEMENT DEPT.  
DATE: APRIL 2010

**Collier County**  
Growth Management Department  
Planning & Regulation

# GOLDEN GATE AREA MASTER PLAN UPDATE: 3 AREAS





# Where are we in the Public Workshop Process?

## Introductory Meetings

- ✓ April 20 Golden Gate Eastern Estates
- ✓ May 11 Golden Gate Western Estates
- ✓ June 8 Golden Gate City

## Workshops

Oct. 13 Golden Gate City

**Oct. 20 Golden Gate Western Estates**

Nov. 3 Golden Gate Eastern Estates

# Population and Area

WESTERN ESTATES

EASTERN ESTATES

Acres

8,000

58,000

Population

9,900

31,100

Parcels

3,400

23,800

Percent Developed

86%

47%

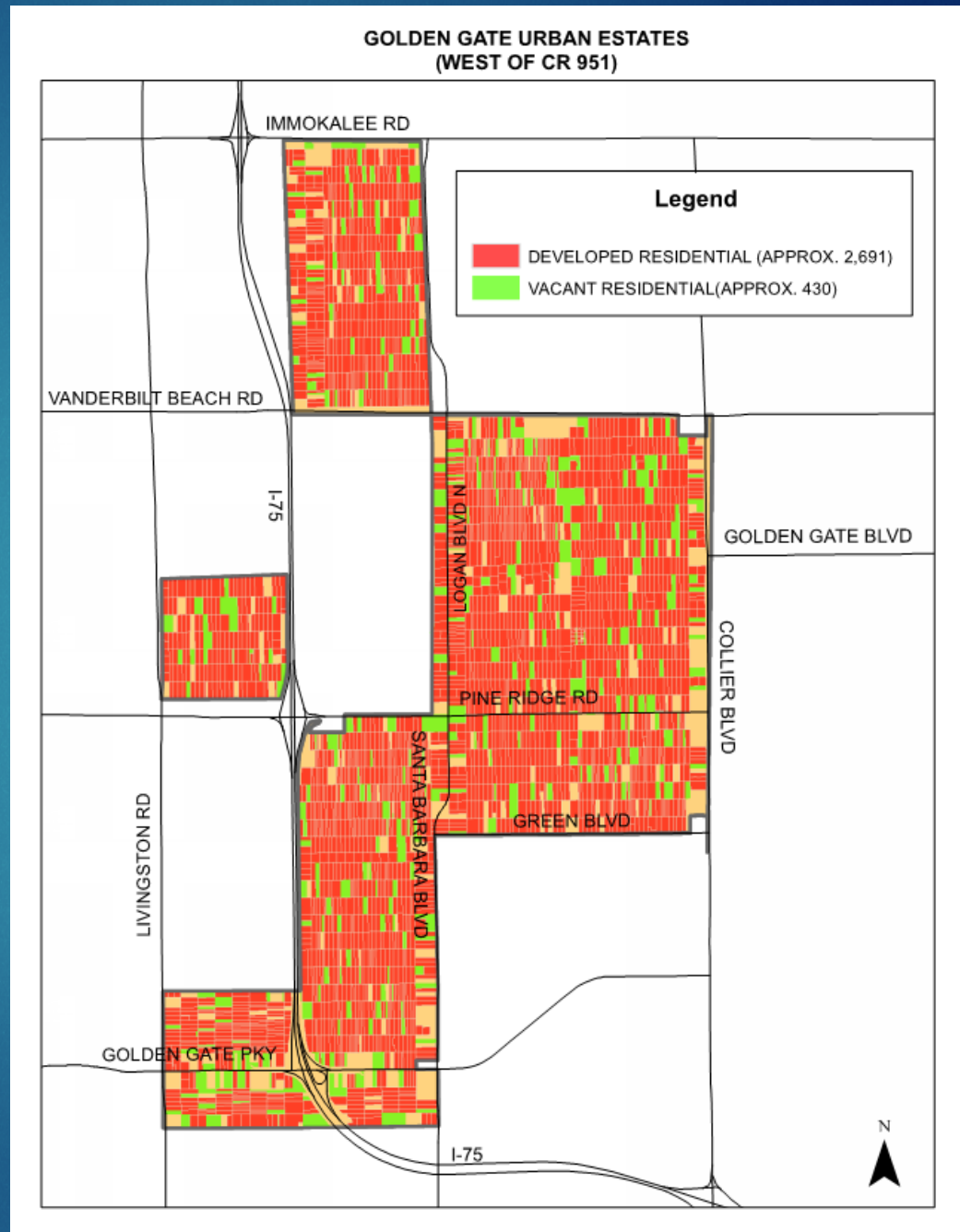


# Residential Today

**3,400**  
TOTAL LOTS

**86%**  
BUILT RESIDENTIAL

**10,000**  
POPULATION



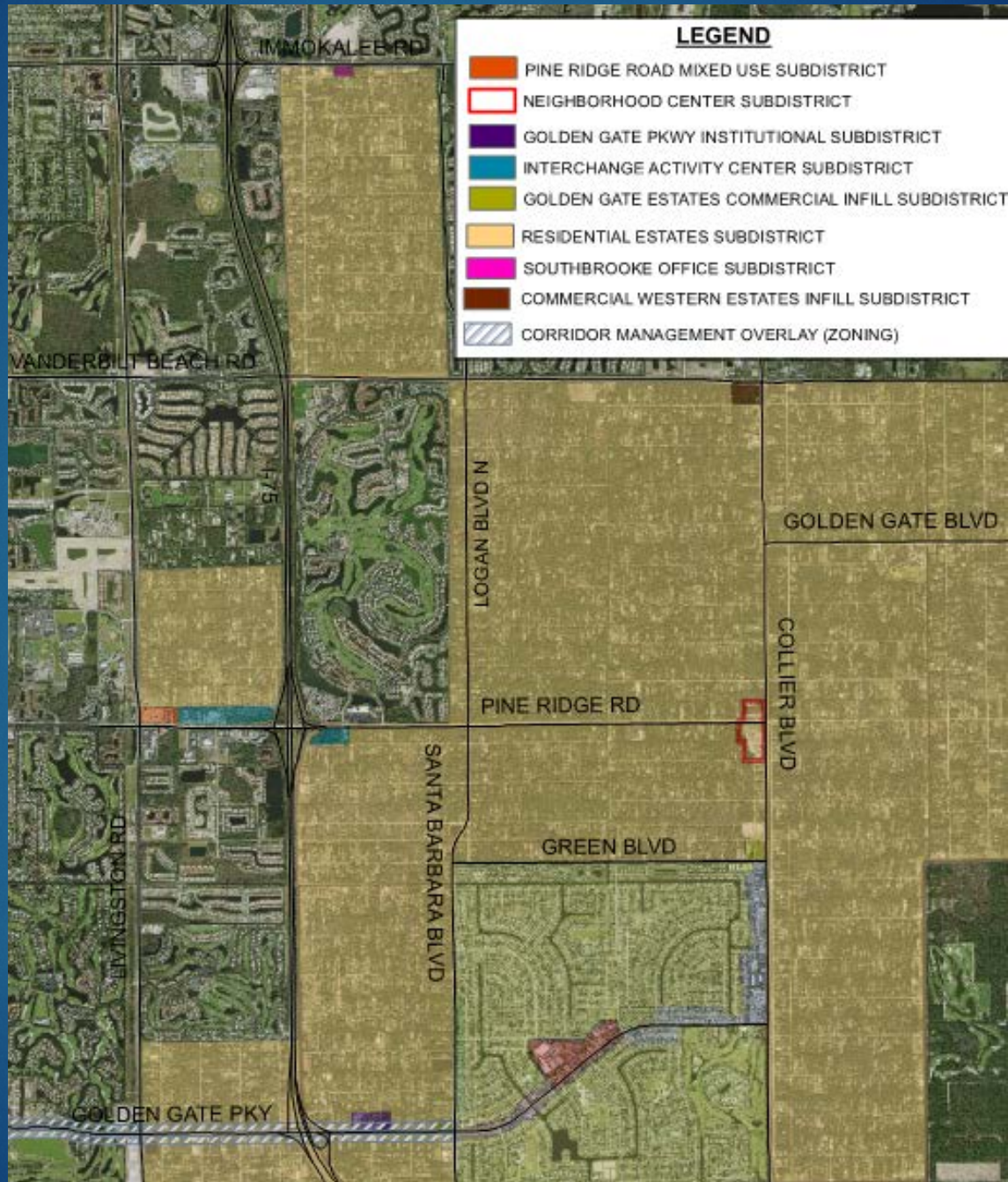


# Master Plan Content: Eastern and Western Estates

## Land Use + Economic Vitality

- ▶ Low density residential: 1 unit per 2.25 acres
- ▶ Basic commercial services: neighborhood centers and conditional uses; specific location restrictions
- ▶ Rural character: defined by wooded lots, keeping of livestock and crops, rural design criteria and low impact lighting







# Master Plan Content: Eastern and Western Estates

## Permitted Uses

- ▶ Residential and guest houses
- ▶ Parks, open space, recreation
- ▶ Essential services
- ▶ Public schools
- ▶ Family care

# Master Plan Content: Eastern and Western Estates

## Conditional Uses

- ▶ Churches
- ▶ Social/fraternal organizations
- ▶ Group care facilities (over 6 persons)  
*i.e. assisted living, nursing, special needs*
- ▶ Private schools
- ▶ Day care



# Master Plan Content: Eastern and Western Estates

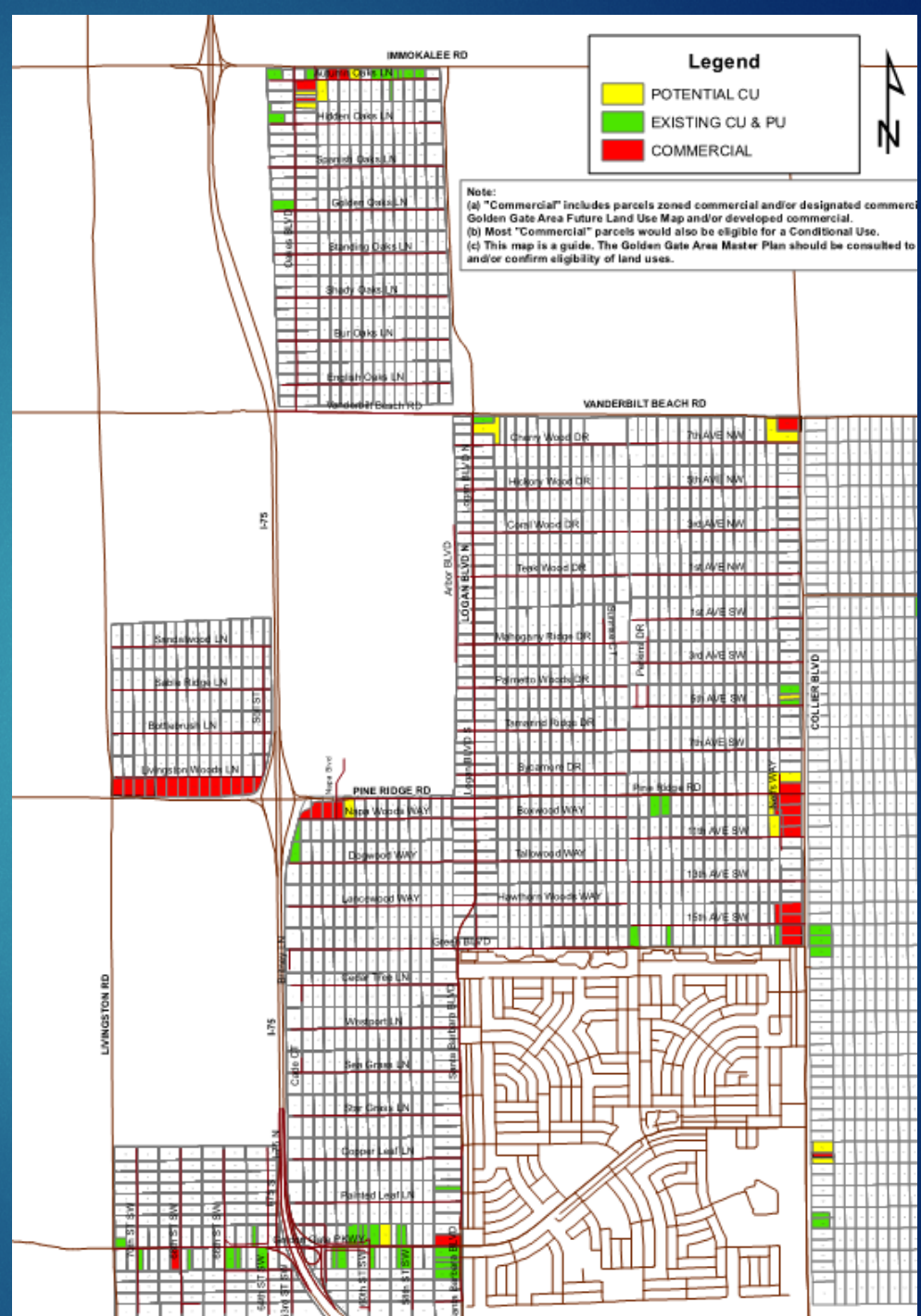
## Conditional Use Locations

### Transitional Conditional Uses

- ▶ Between existing non-residential and residential areas
- ▶ Special exceptions: Golden Gate Parkway; Collier Boulevard

### Neighborhood Center Conditional Uses

# Existing and Potential Conditional Uses



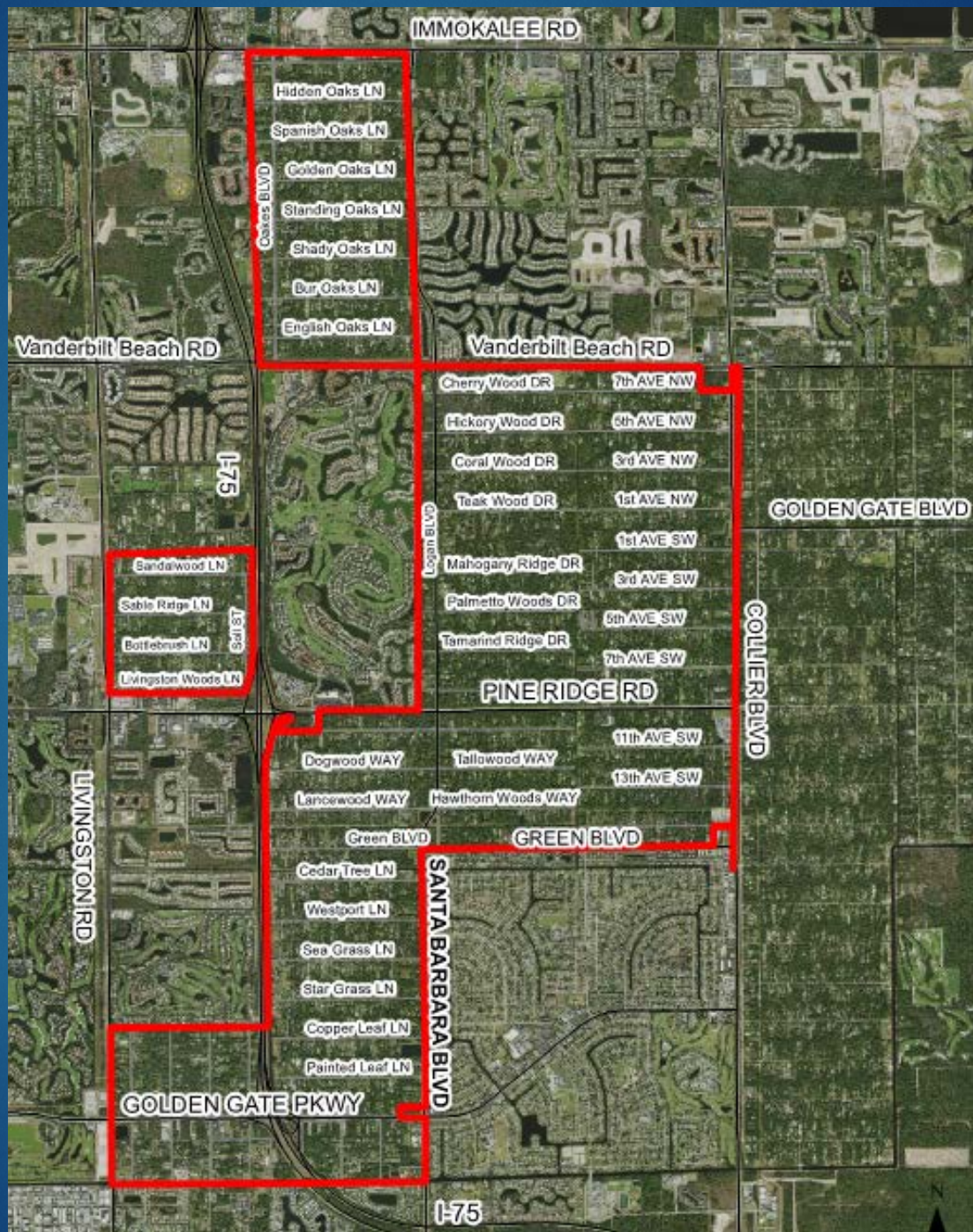


# Master Plan Content: Eastern and Western Estates

## Transportation, Mobility + Environment

- ▶ Pave lime rock roads
- ▶ Linkage/bridge improvements
- ▶ Increase route alternatives
  - both east-west and north-south*
- ▶ Emergency evacuation routes
- ▶ Interchange in vicinity of Everglades Blvd. & I-75
- ▶ Dark skies







# Master Plan Potential: Eastern and Western Estates

## Transportation, Mobility + Environment

- ▶ Paths + sidewalks
- ▶ Road safety
- ▶ Parks
- ▶ Public spaces
- ▶ Small lot combination

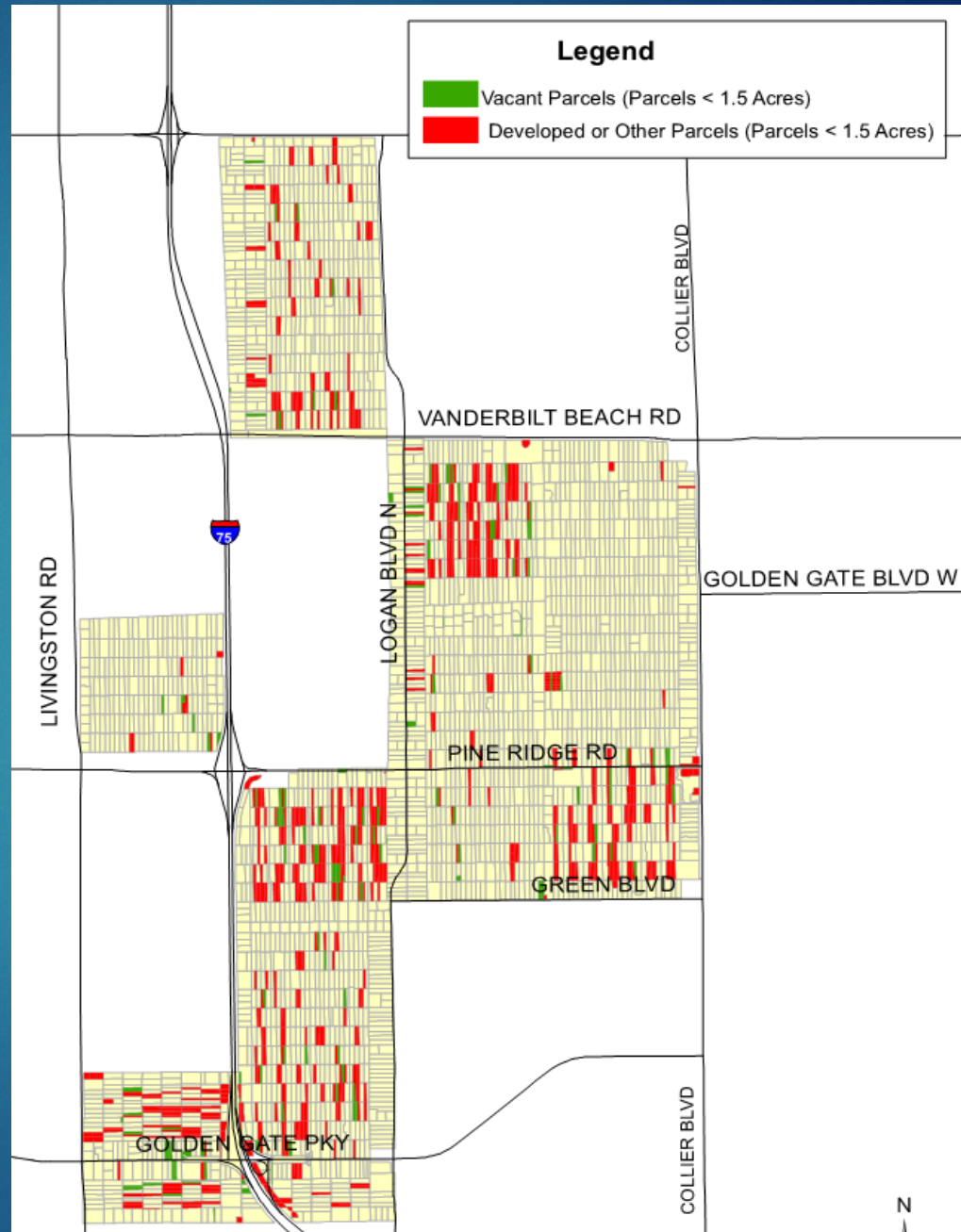
# Small Lots

# 800

## 1.14-ACRE LOTS

# 200

## UNDEVELOPED LOTS







# What we've heard from you so far...

SURVEY RESULTS | GOLDEN GATE CITY

## We asked:

1. Golden Gate Western Estates will be **distinctive** for...
2. Golden Gate Western Estates will be a **premier location** for...
3. How does Golden Gate Western Estates **complement** Collier County?





**We asked:**

What is the **full potential** for the Golden Gate  
Western Estates?



charming  
employment community  
gateway beautiful unit 29 pro-growth  
no conditional  
livestock low traffic no development  
large lots  
Single-family rural  
environment senior housing pets  
quiet estates natural residential families  
move low-income open space no multi-family drainage inclusive  
no change  
high value-value limited development safe school  
non-commercial nice  
civic value desirable neighborhood master plan  
potential services maintained green  
near town pro-commercial lighting vegetation mixed-use  
cohesive park space children  
simple peaceful

**We asked:**

What three things would **really improve the future** of Golden Gate Western Estates?





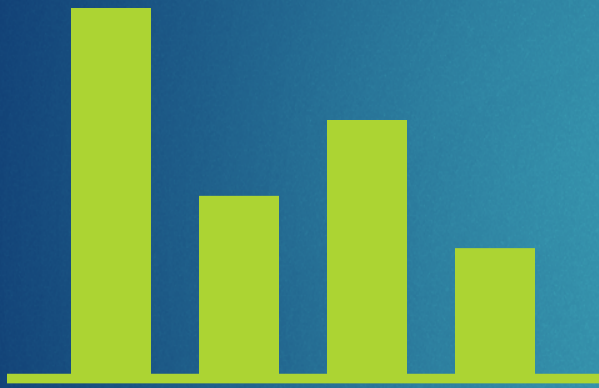
**We used those answers to develop a draft vision statement:**



Golden Gate Western Estates  
is a low-density residential  
neighborhood with convenient access to  
the coastal area.







Now we'd like to know more...

AUDIENCE POLLING | GOLDEN GATE CITY

# How audience polling works

Three types of questions:

1. Yes or No
2. Level of Satisfaction
3. Multiple Choice/Top Priority



# How to use your Polling Remote

Use Number/Alpha buttons to select your response.

LCD screen confirms your response.

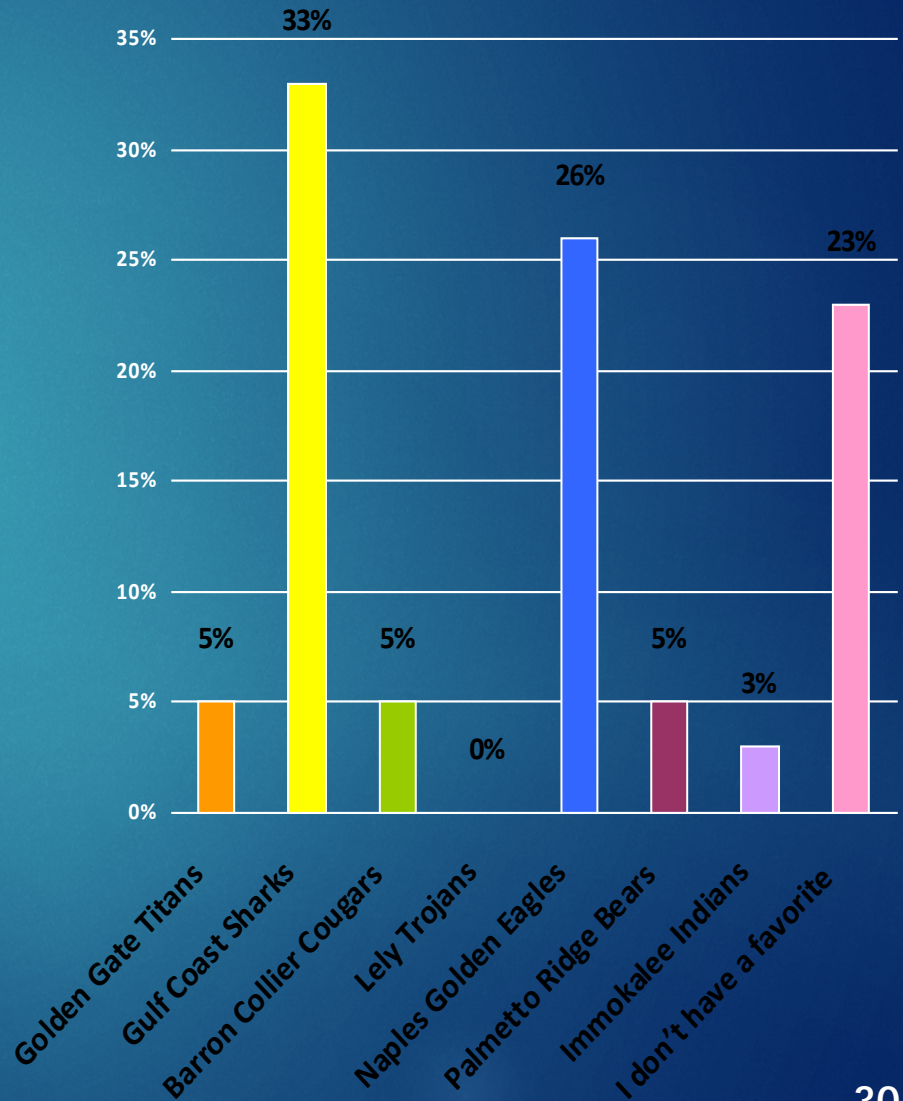
🚫 icon means your response is **not** an available option.

Last selection at poll closing will be the recorded response



# What is your **favorite** local high school football team?

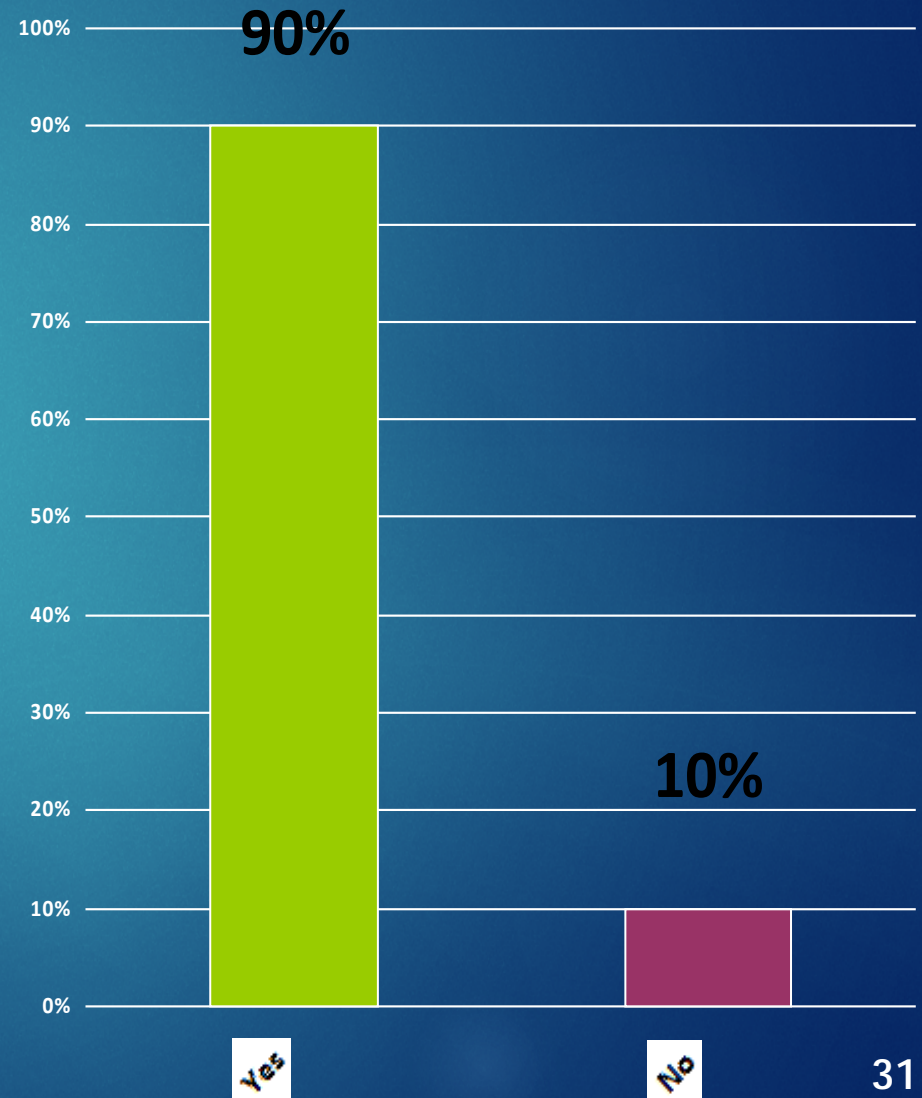
1. Golden Gate Titans
2. Gulf Coast Sharks
3. Barron Collier Cougars
4. Lely Trojans
5. Naples Golden Eagles
6. Palmetto Ridge Bears
7. Immokalee Indians
8. I don't have a favorite





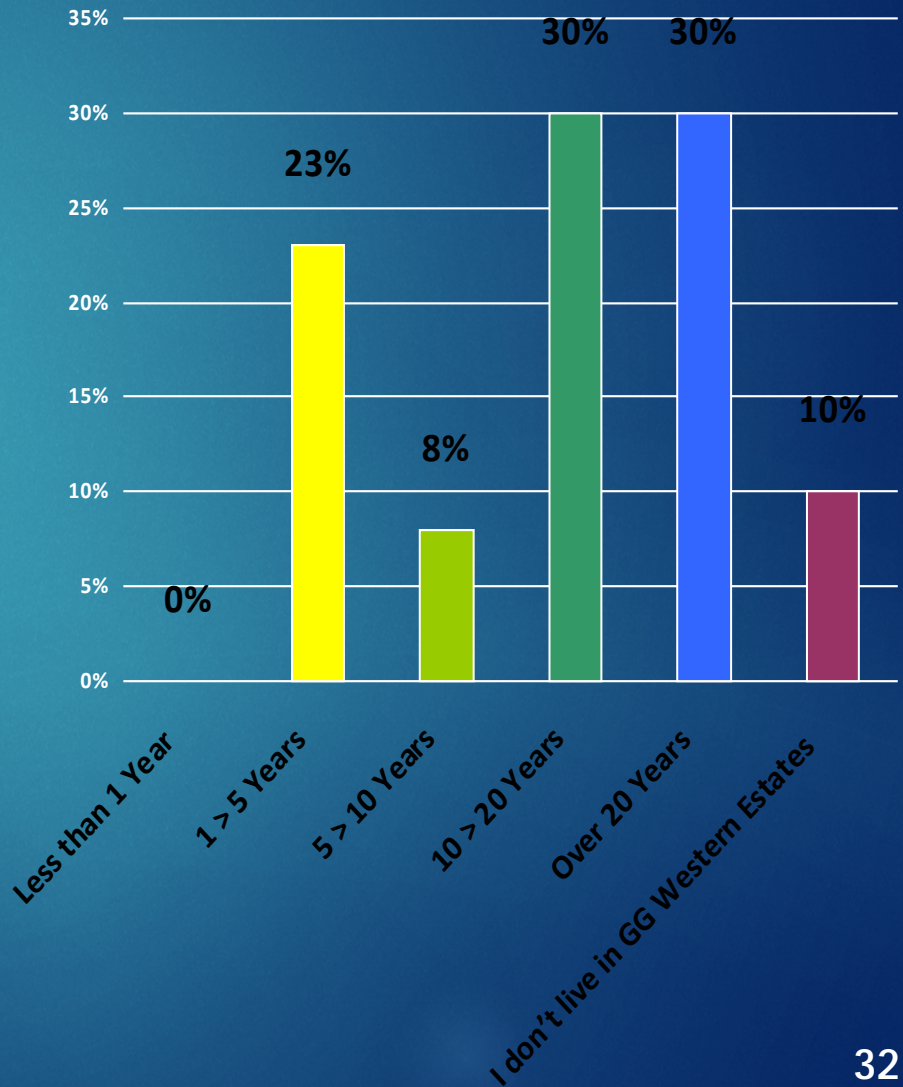
# Do you live **in** Golden Gate Western Estates?

1. Yes
2. No



# How long have you lived in Golden Gate Western Estates?

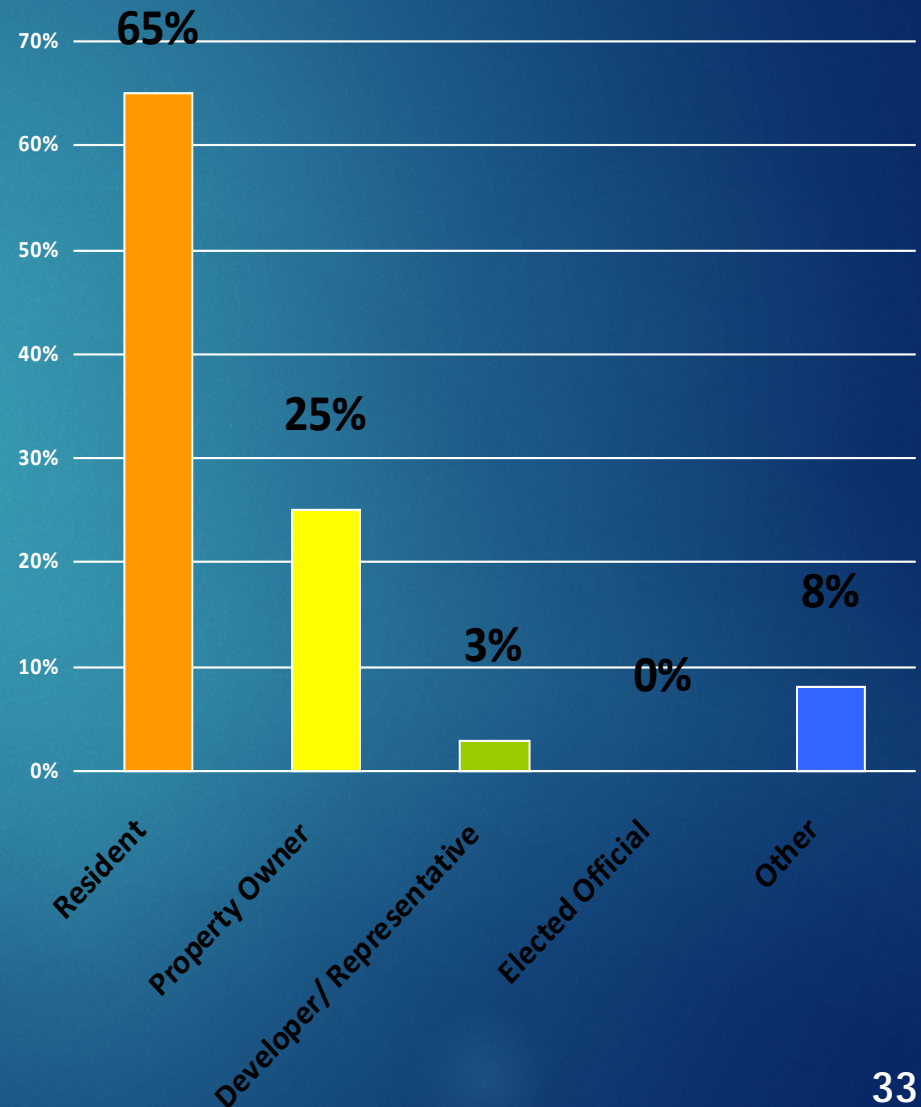
- A. Less than 1 Year
- B. 1 > 5 Years
- C. 5 > 10 Years
- D. 10 > 20 Years
- E. Over 20 Years
- F. I don't live in GG Western Estates

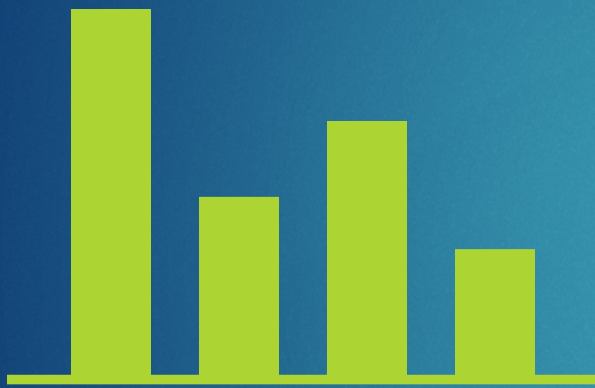




# Which option best represents your **relationship** to Golden Gate Western Estates?

- A. Resident
- B. Property Owner
- C. Developer/  
Representative
- D. Elected Official
- E. Other





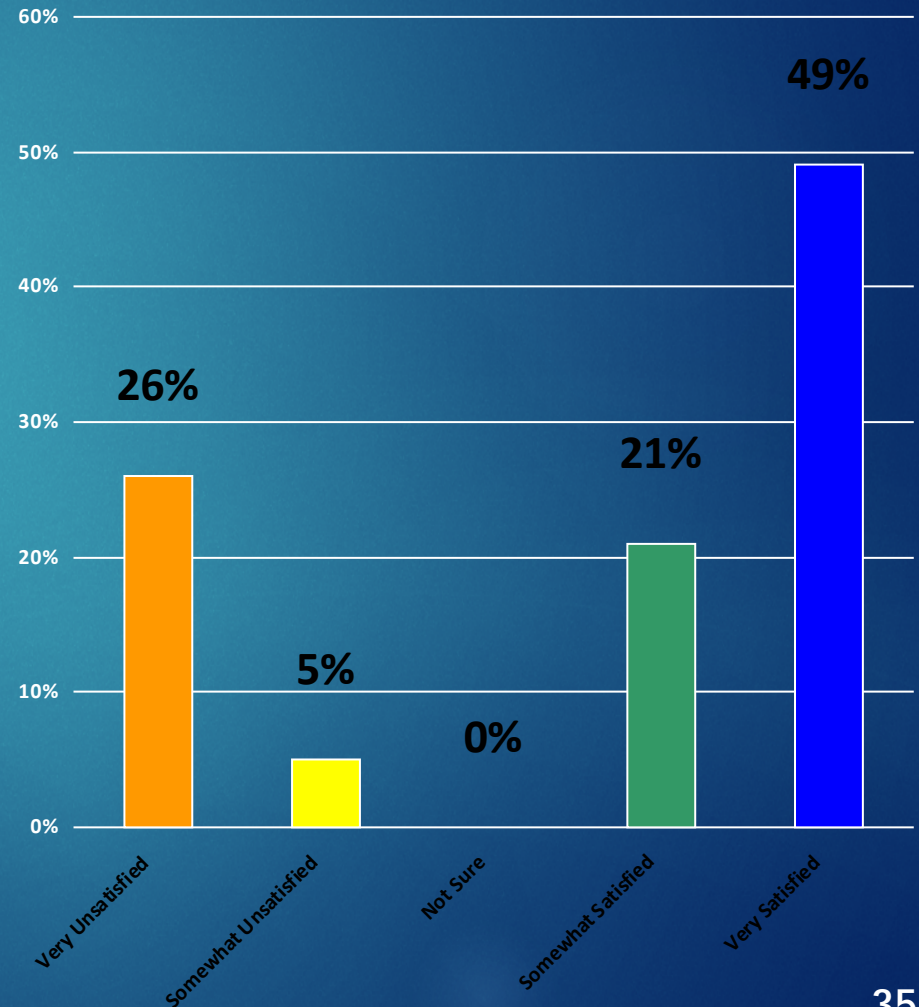
# AUDIENCE POLLING

GOLDEN GATE WESTERN ESTATES



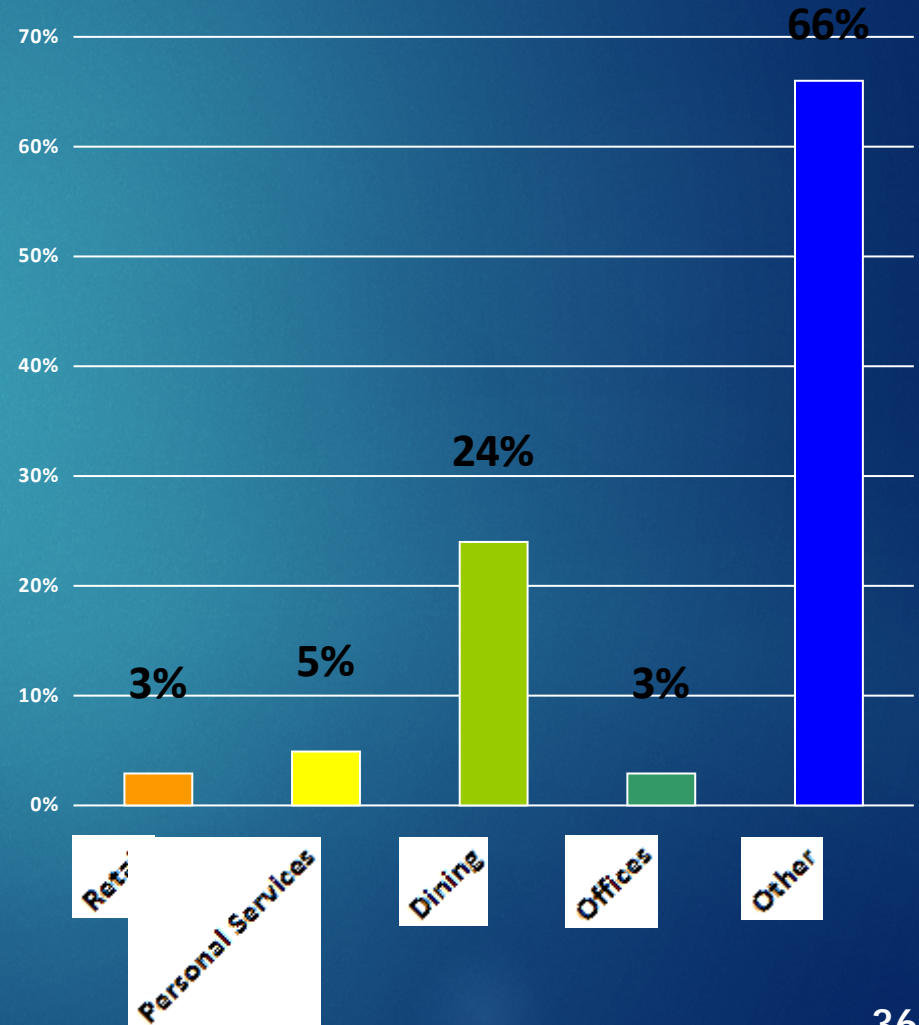
# How satisfied are you with the **locations of existing** commercial uses in or near the Western Estates?

1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied



# What type of commercial use is **most needed** in the Western Estates?

1. Retail
2. Personal Services
3. Dining
4. Offices
5. Other



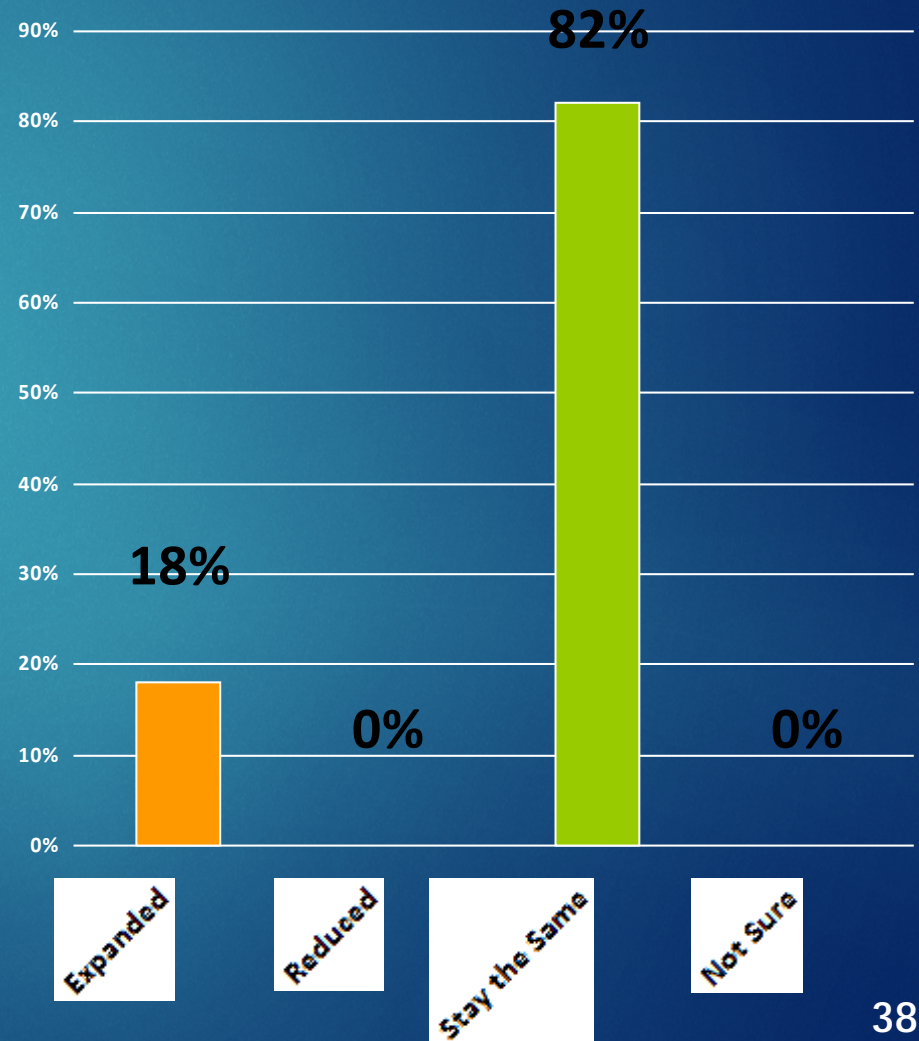


# Standards for Home-Based Businesses in Collier County

- ▶ Shall not generate more **traffic**:
  - ▶ No travel to or from by **employees not residing** at dwelling.
  - ▶ No travel to or from by **customers or clients**.
- ▶ No **advertising** signs

# Should home-based businesses **change** in any way in the Western Estates?

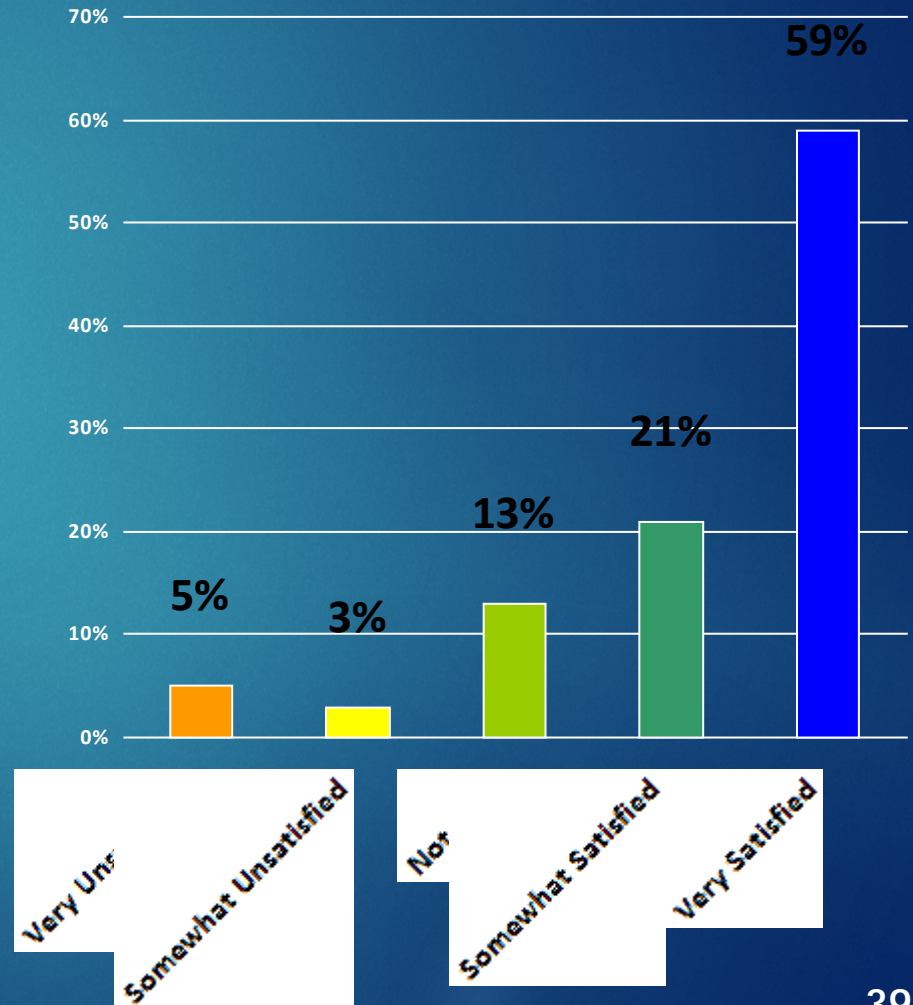
1. Expanded
2. Reduced
3. Stay the Same
4. Not Sure





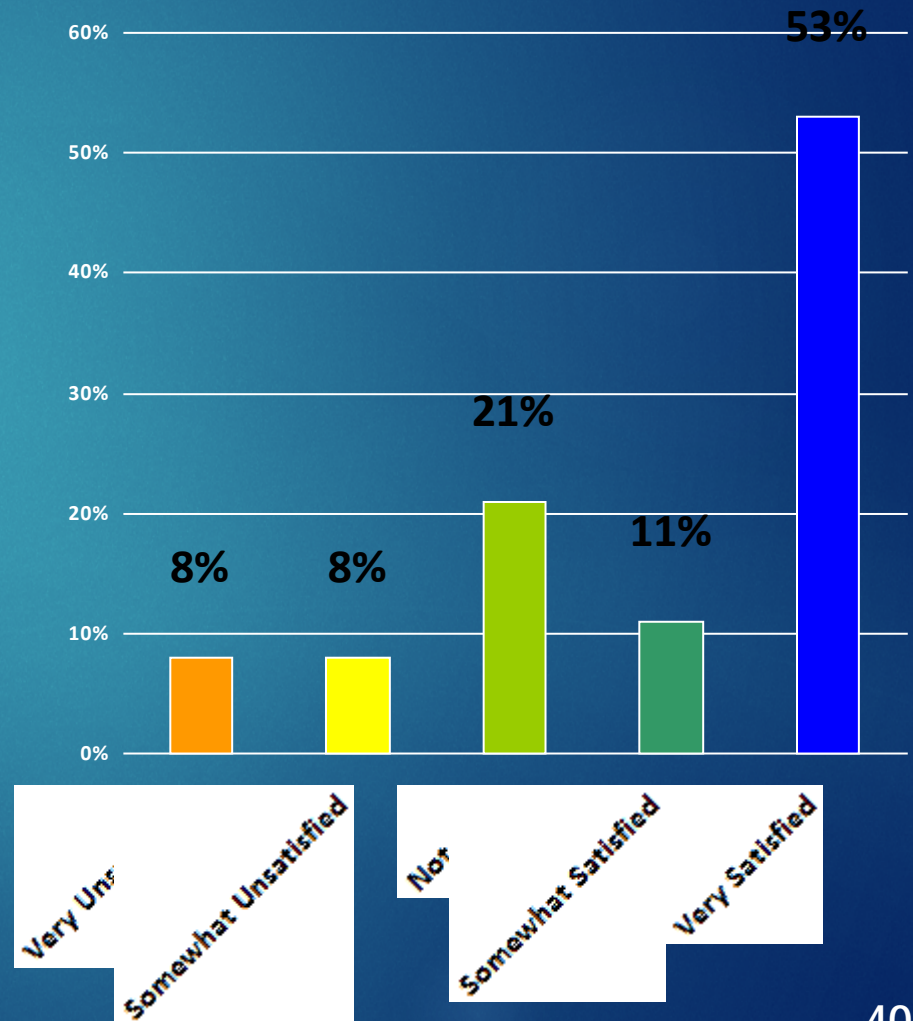
# How satisfied are you with availability and locations of **social organizations** in or near the Western Estates?

1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied



# How satisfied are you with availability and locations of **child care** and **adult day care** in or near the Western Estates?

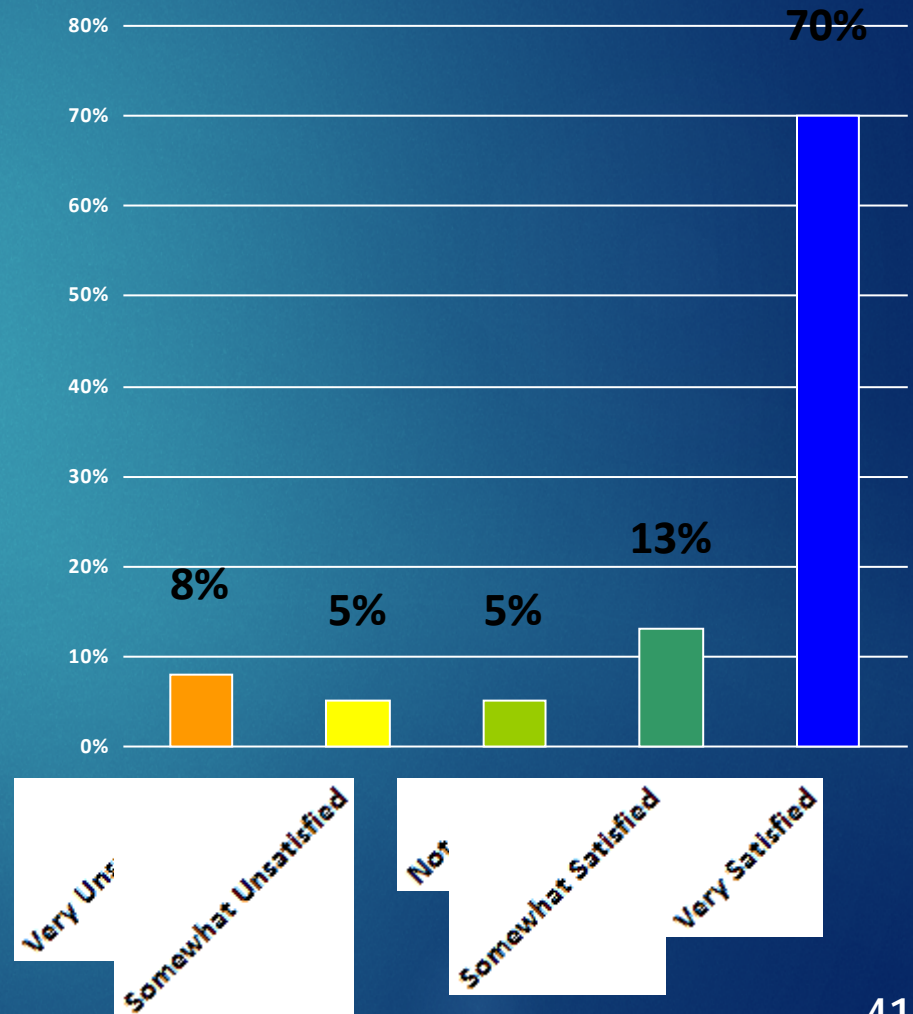
1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied





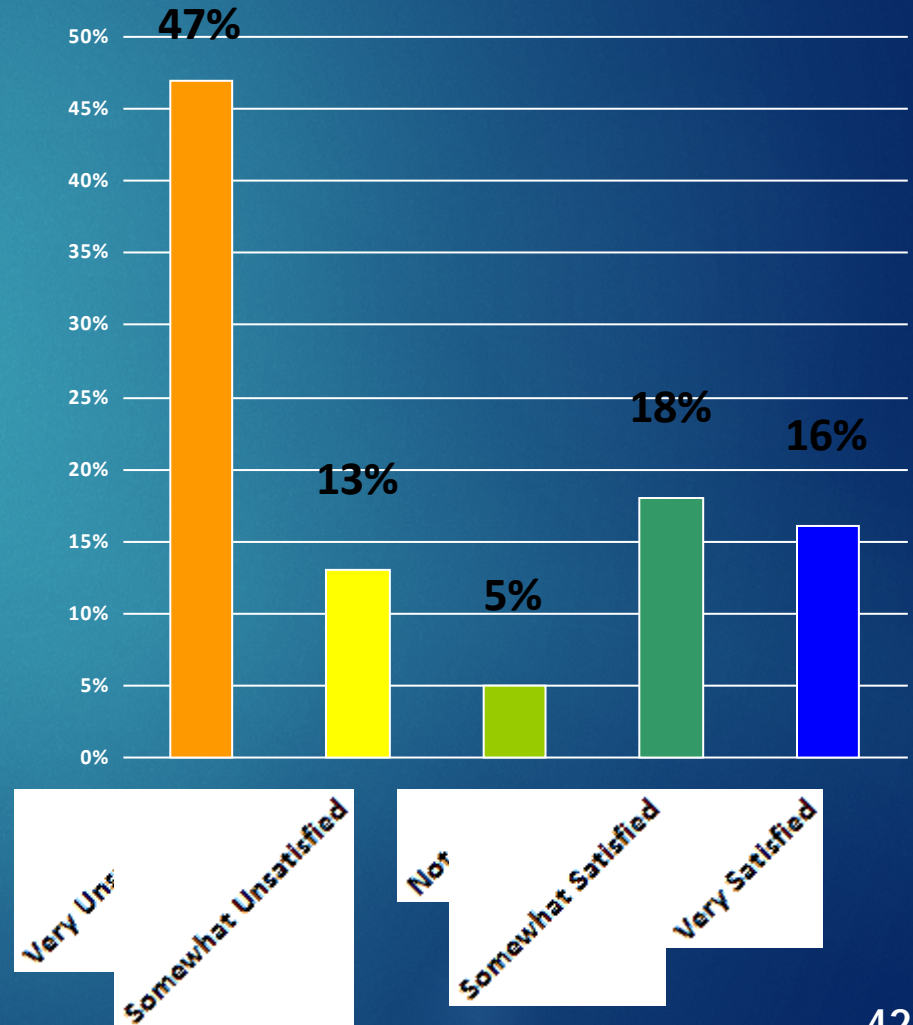
# How satisfied are you with availability and locations of **religious institutions** in or near the Western Estates?

1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied



# How satisfied are you with **cellular reception/service** in or near the Western Estates?

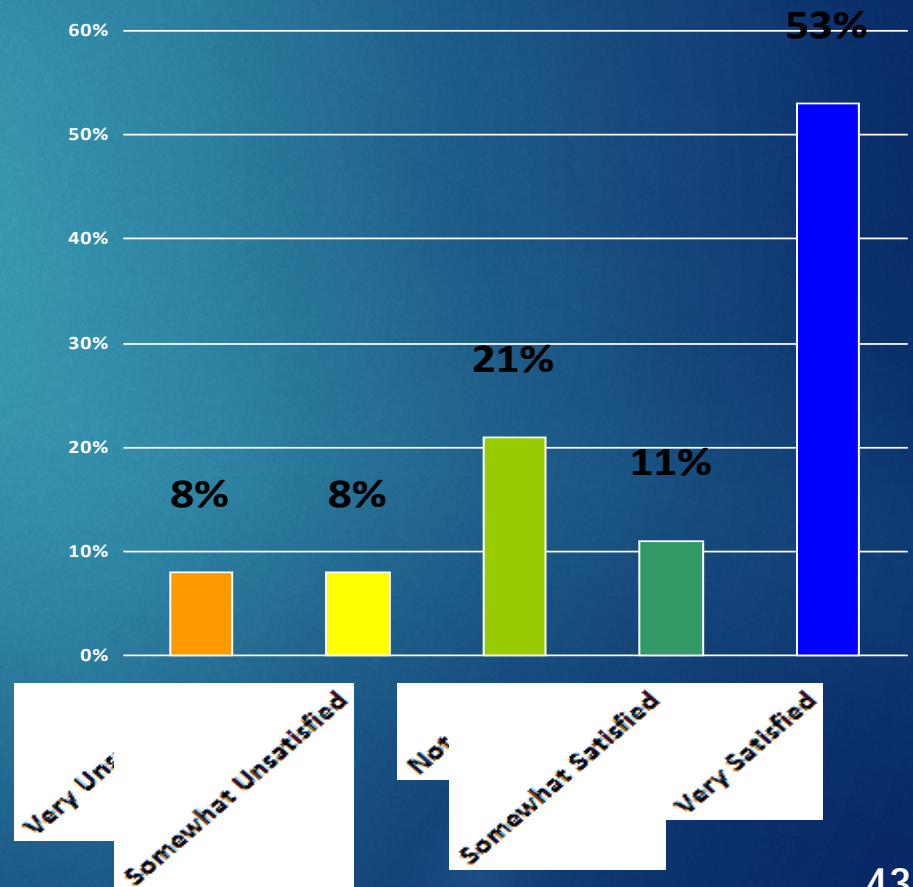
1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied





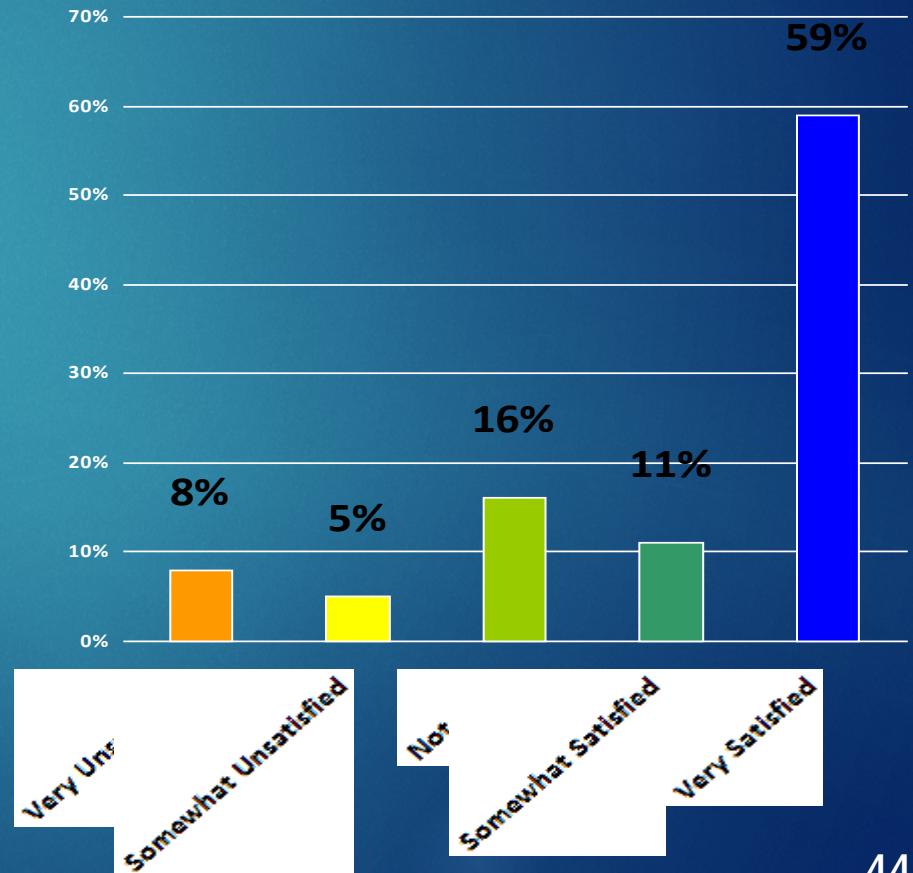
# How satisfied are you with availability and locations of **group housing options** for **seniors** or **persons with special needs** in or near the Western Estates?

1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied



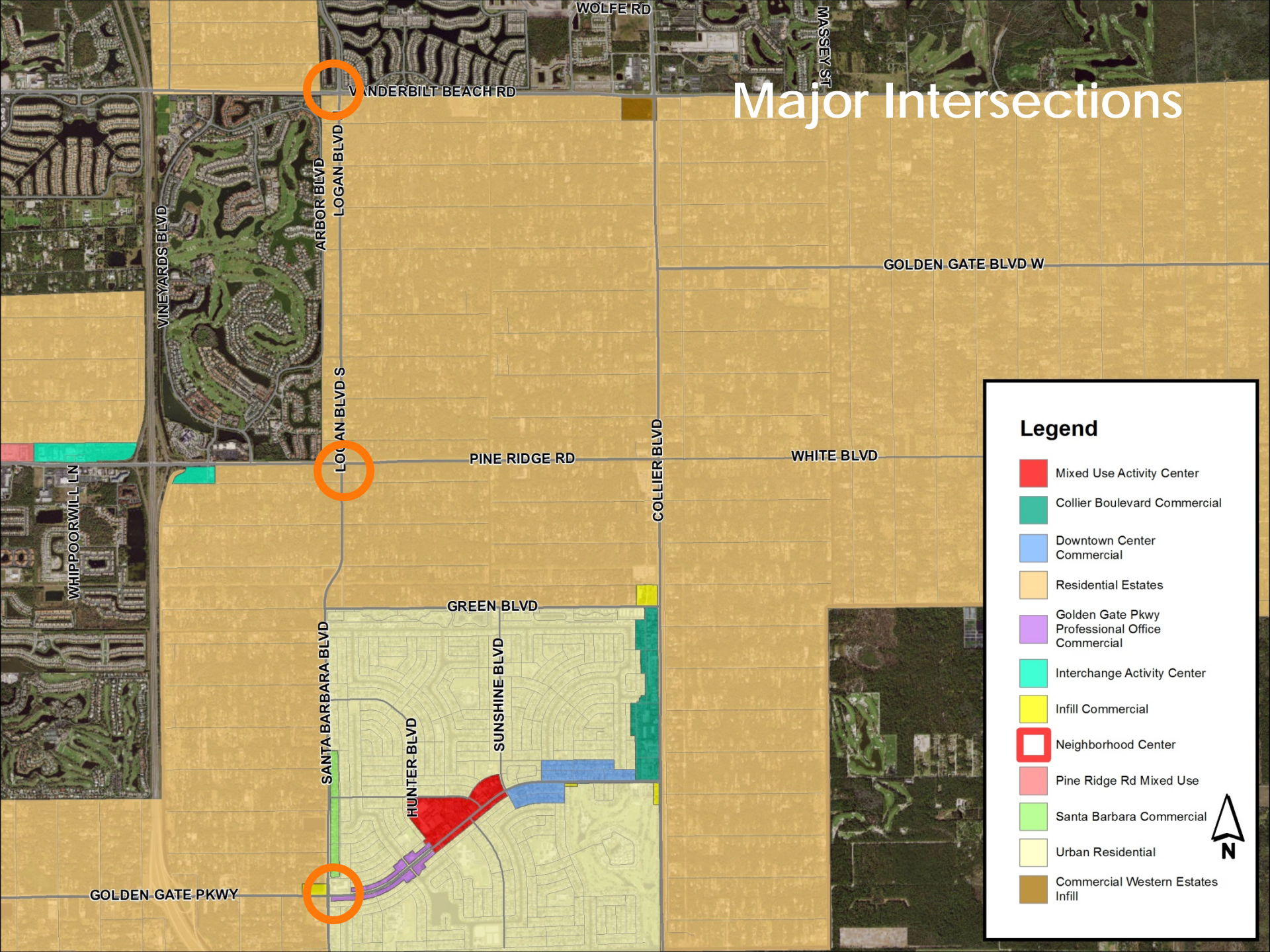
# How satisfied are you with availability and locations of **assisted living facilities** and **nursing homes** in or near the Western Estates?

1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied





# Major Intersections



### Legend

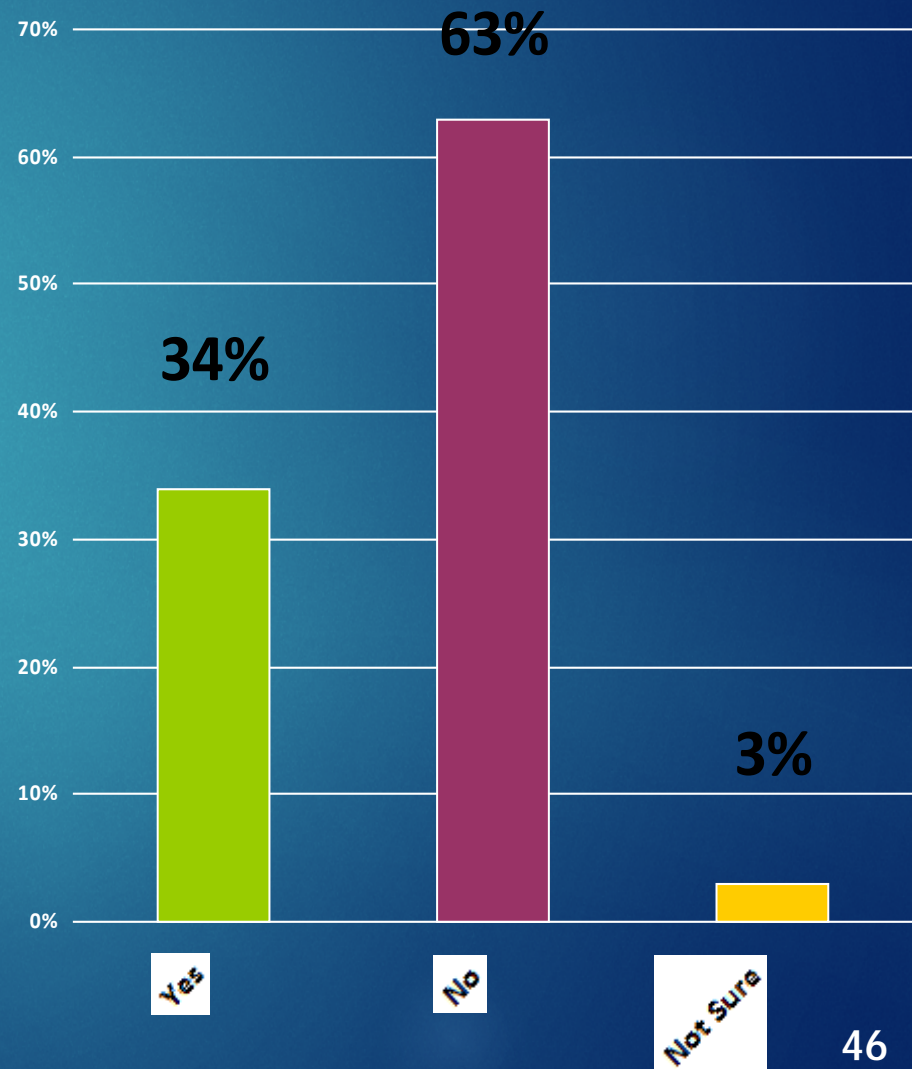
- Mixed Use Activity Center
- Collier Boulevard Commercial
- Downtown Center Commercial
- Residential Estates
- Golden Gate Pkwy Professional Office Commercial
- Interchange Activity Center
- Infill Commercial
- Neighborhood Center
- Pine Ridge Rd Mixed Use
- Santa Barbara Commercial
- Urban Residential
- Commercial Western Estates Infill





# Do you support **office uses** at **major intersections**?

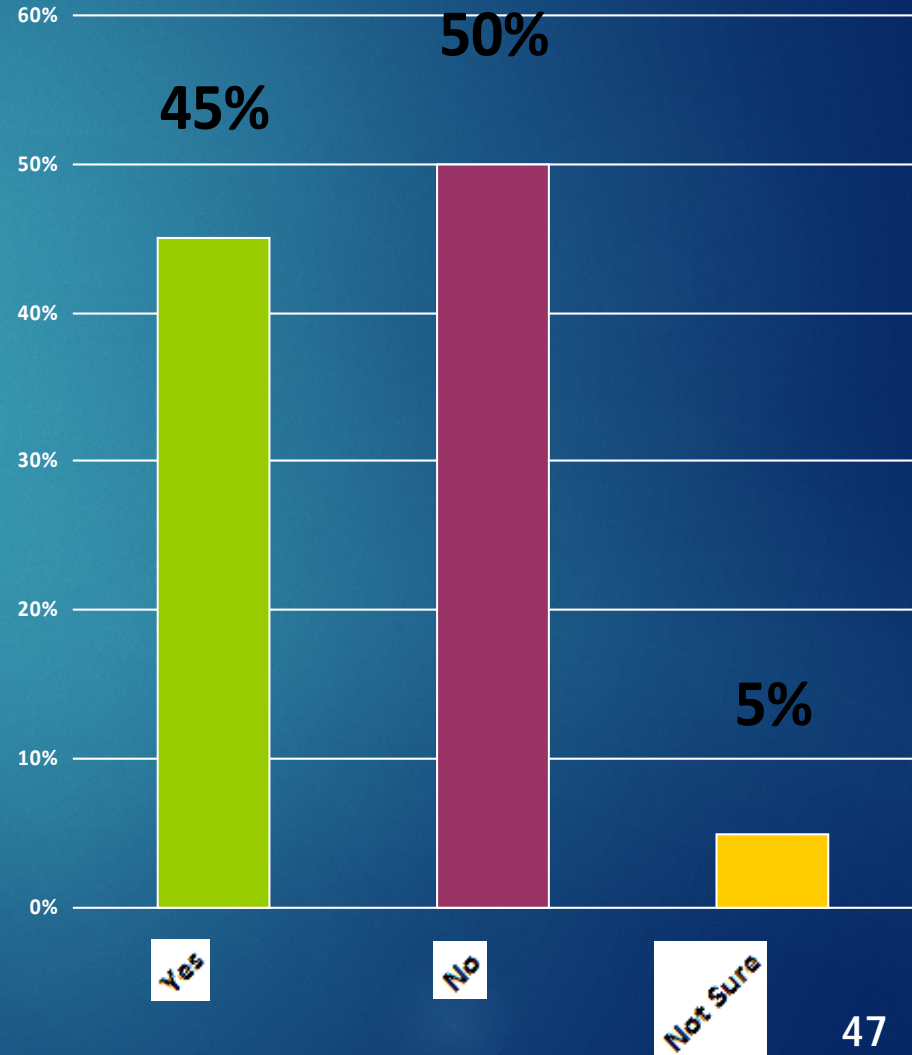
1. Yes
2. No
3. Not Sure





# Do you support **conditional uses** at major intersections?

1. Yes
2. No
3. Not Sure





# Major Arterial Example



NORTHBROOKE DR

VALEWOOD DR

LOCAN BLVD


TREELINE DR

IMMOKALEE RD

TARPON BAY BLVD

OAKES BLVD

## Legend

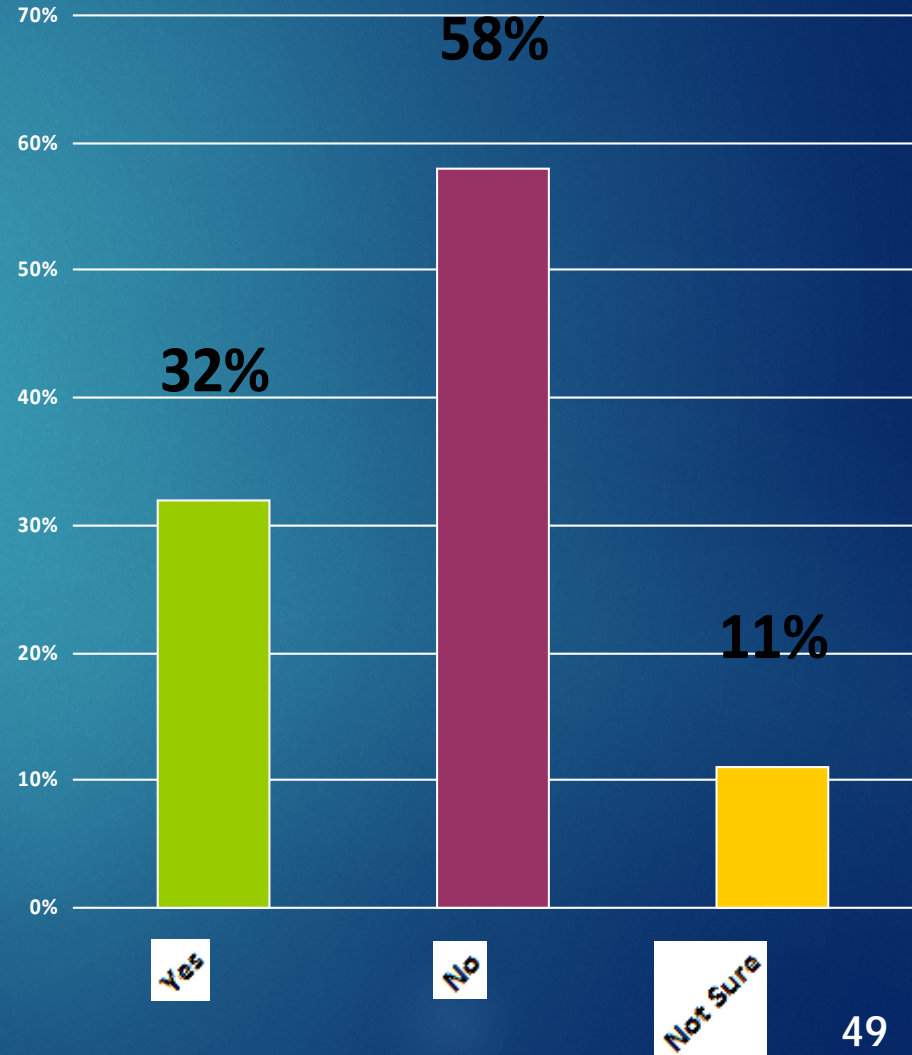
 Residential Estates





# Do you support **conditional uses** at any **other locations** not currently allowed?

1. Yes
2. No
3. Not Sure





# Major Arterial Example



NORTHBROOKE DR

VALEWOOD DR

LOCAN BLVD


TREELINE DR

IMMOKALEE RD

TARPON BAY BLVD

OAKES BLVD

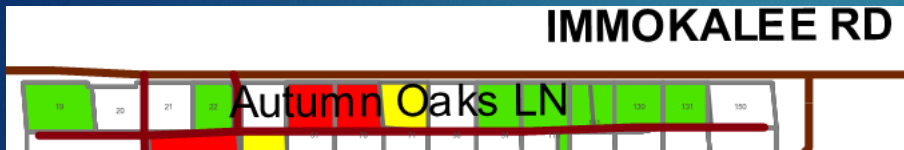
## Legend

 Residential Estates

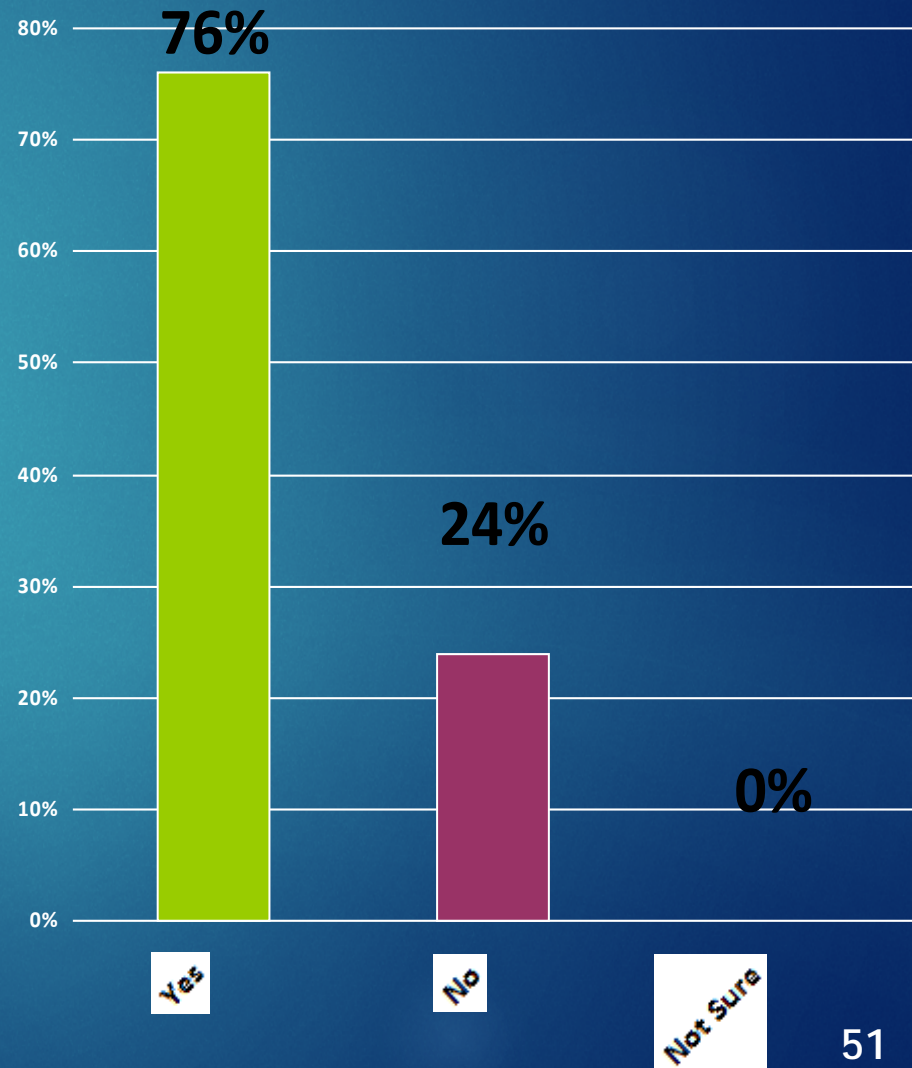




# Would you support office or conditional uses along Immokalee Road?

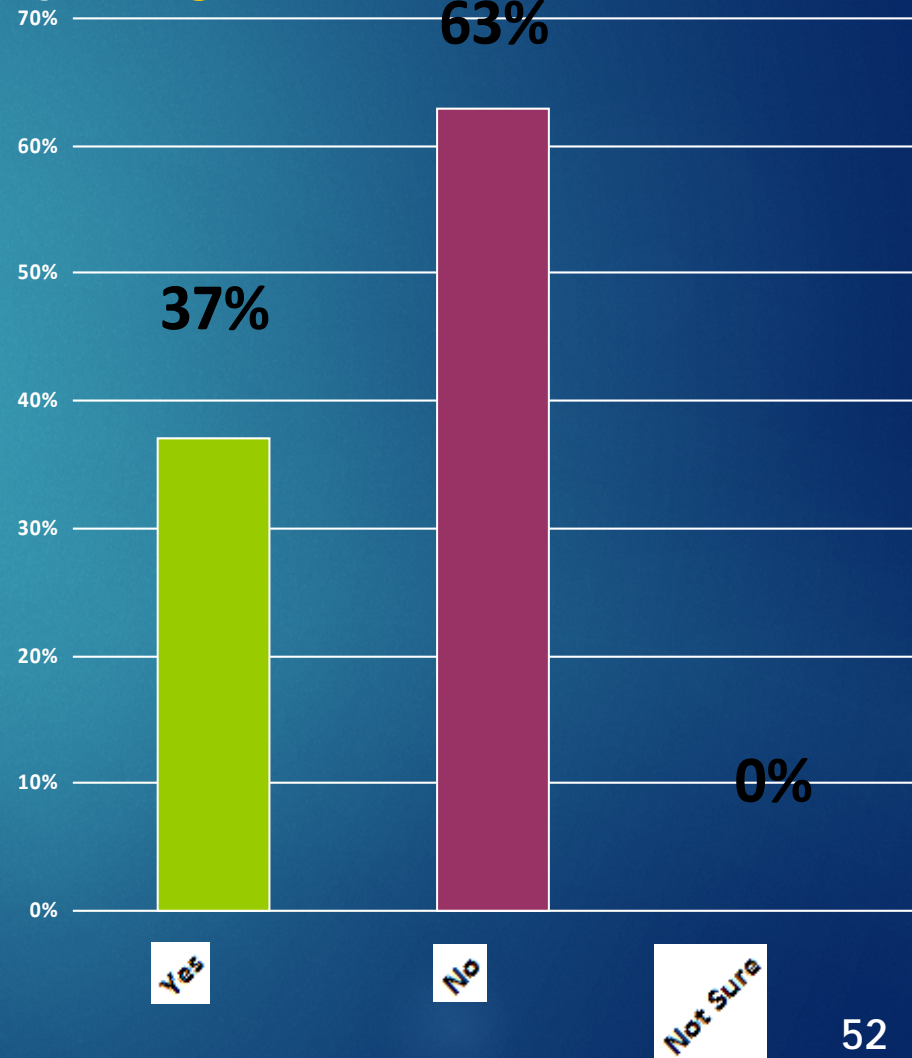


1. Yes
2. No
3. Not Sure



# Would you support an **Interchange Activity Center** at the intersection of **Golden Gate Parkway and I-75**?

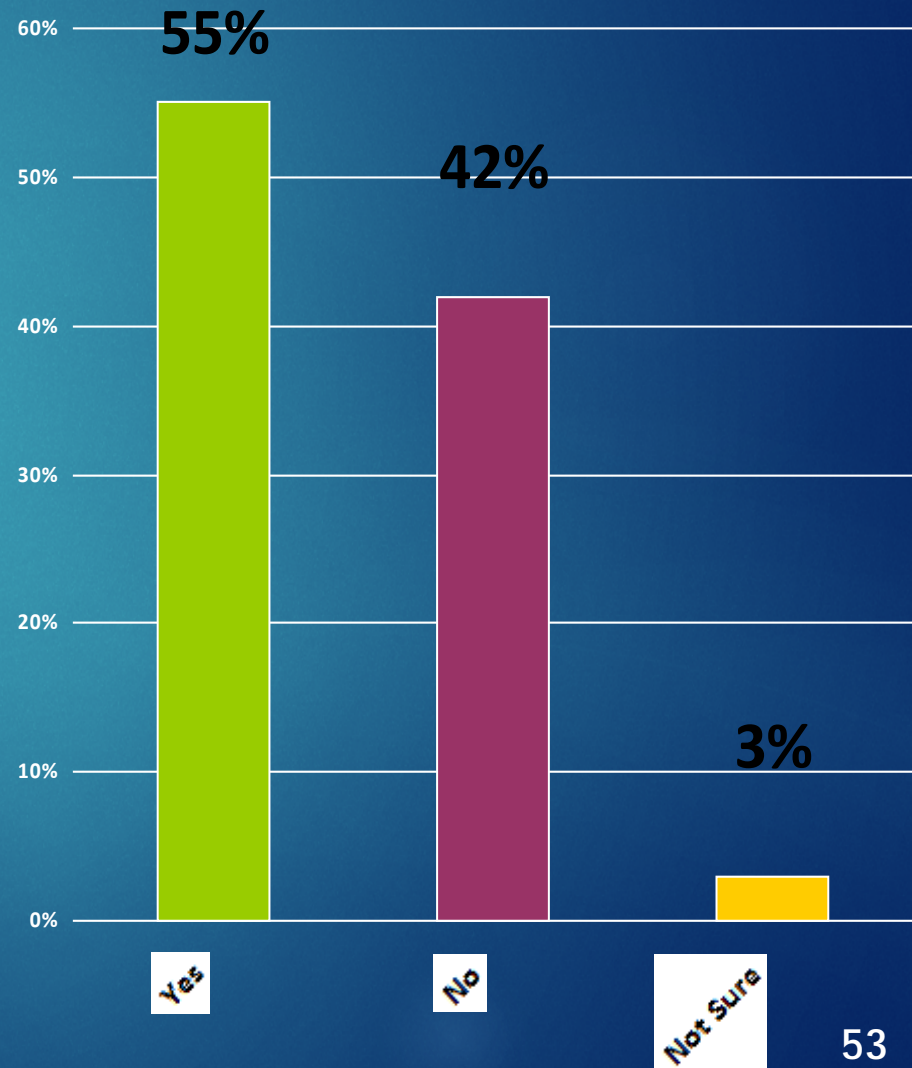
1. Yes
2. No
3. Not Sure





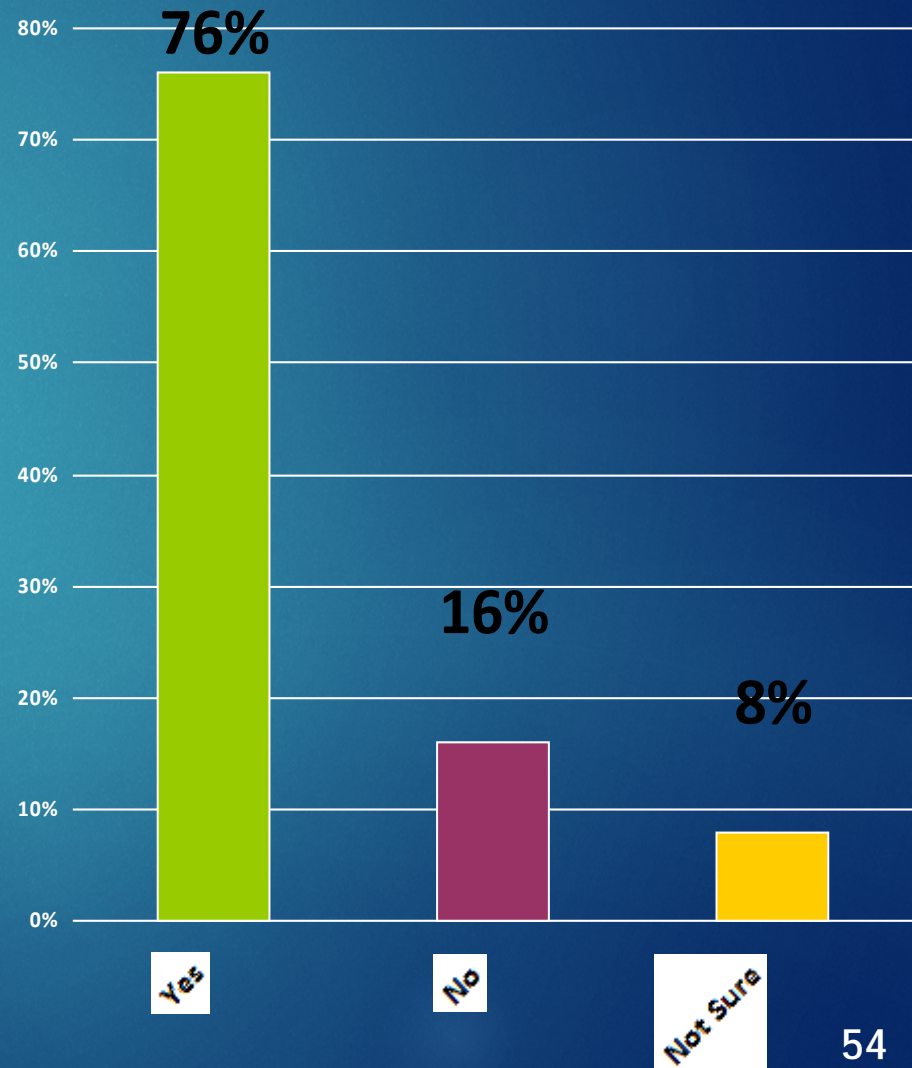
# Should there be a change to **allow rental** of **your guest house**?

1. Yes
2. No
3. Not Sure



# Would you be in favor of a **voluntary “small lot combination”** incentive program?

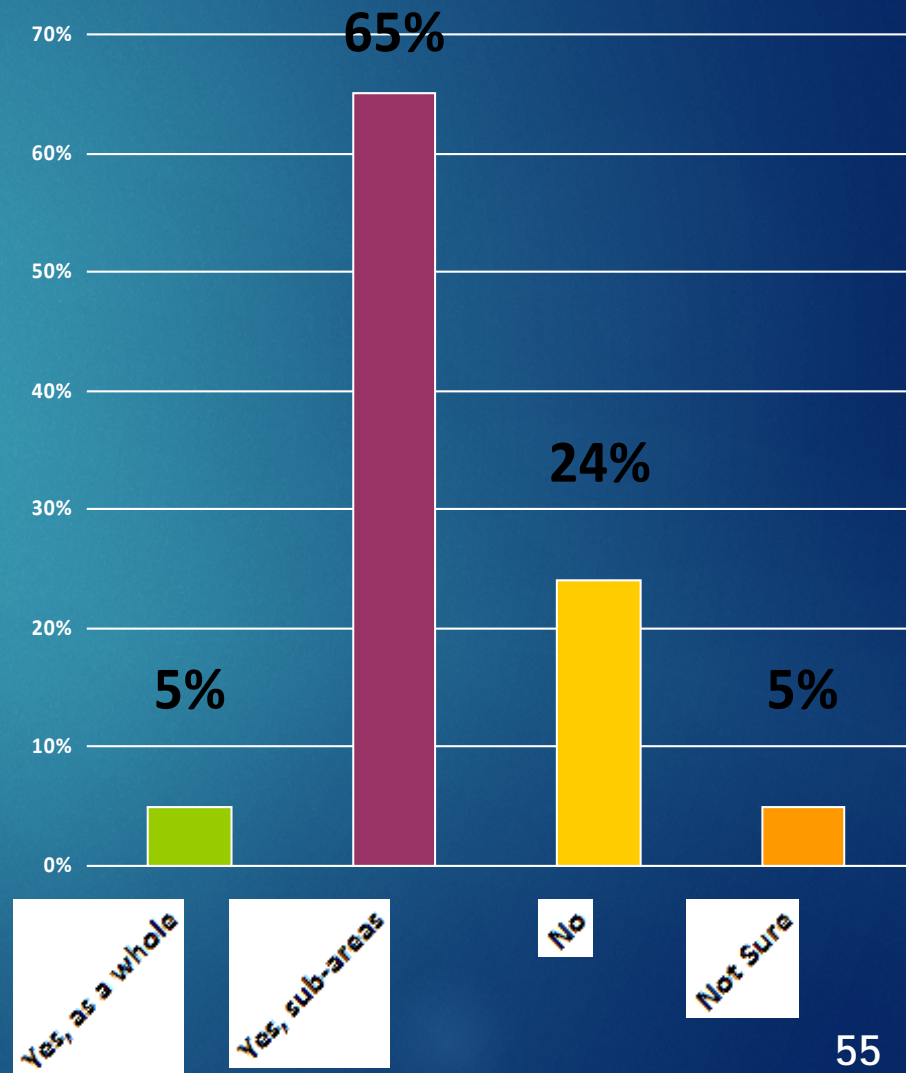
1. Yes
2. No
3. Not Sure





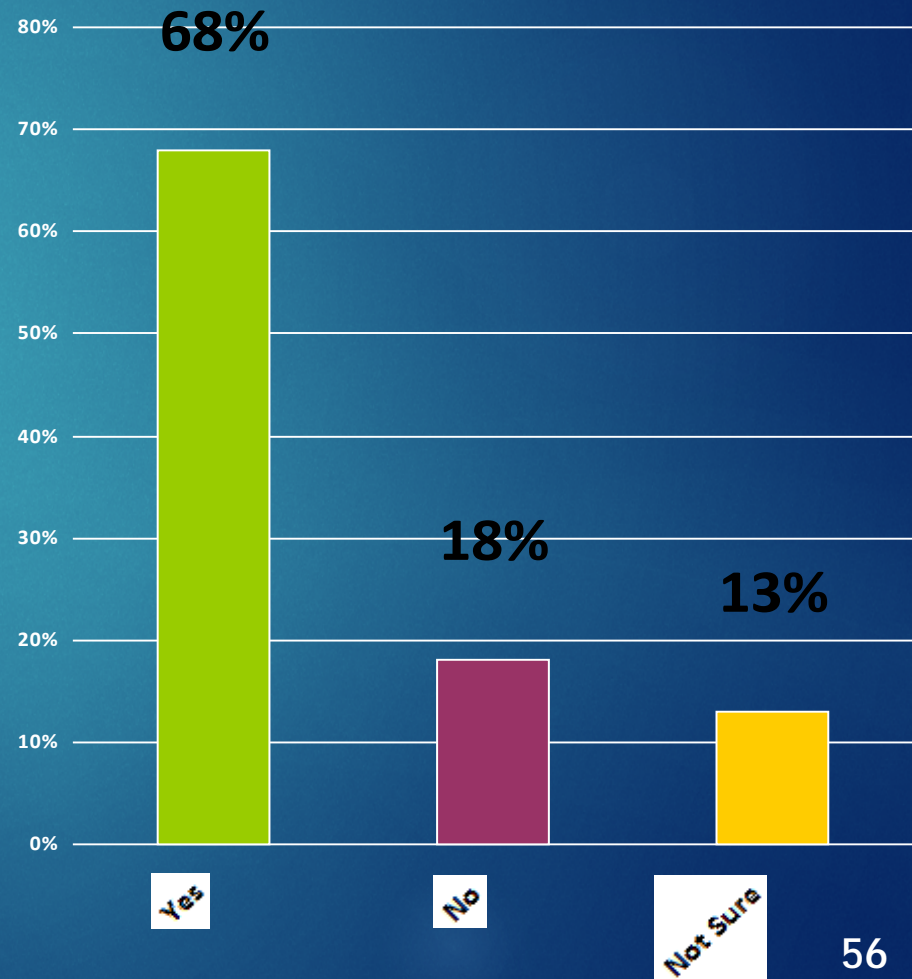
# Would you consider a **voluntary association** for the **Western Estates**?

- A. Yes, as a whole
- B. Yes, sub-areas
- C. No
- D. Not Sure



Would you **volunteer 1 evening** per month to serve on a **planning committee** for the Golden Gate Area?

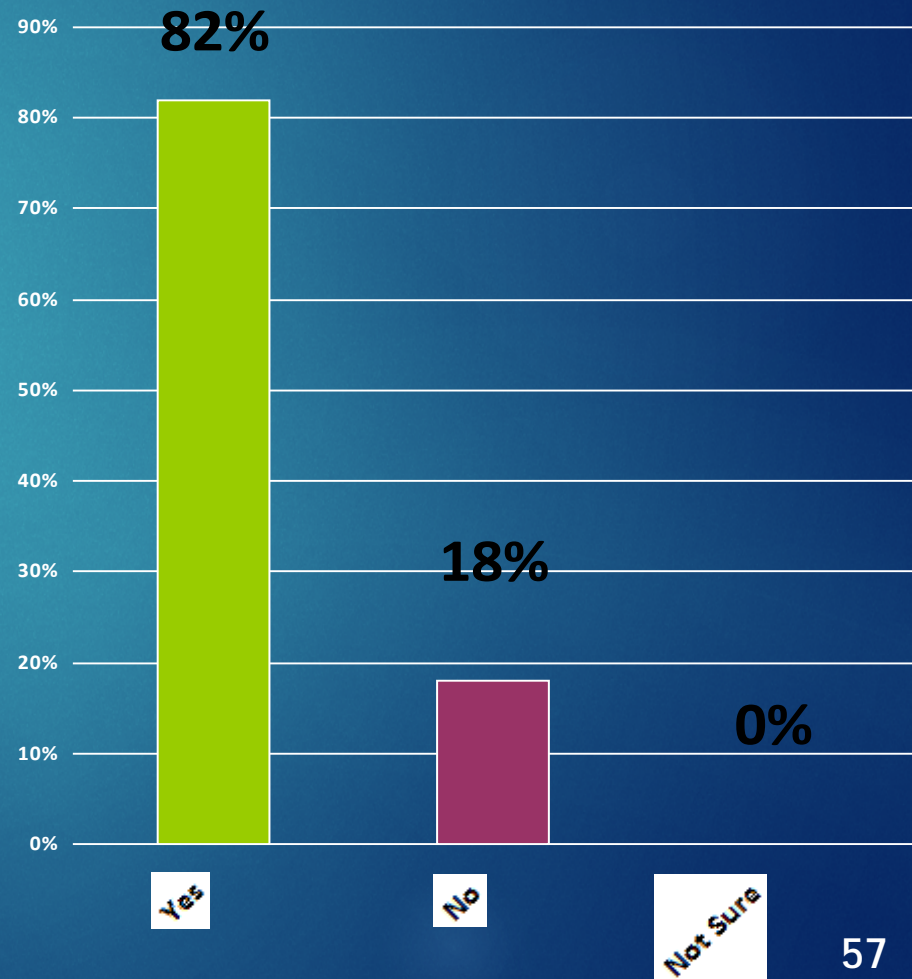
1. Yes
2. No
3. Not Sure





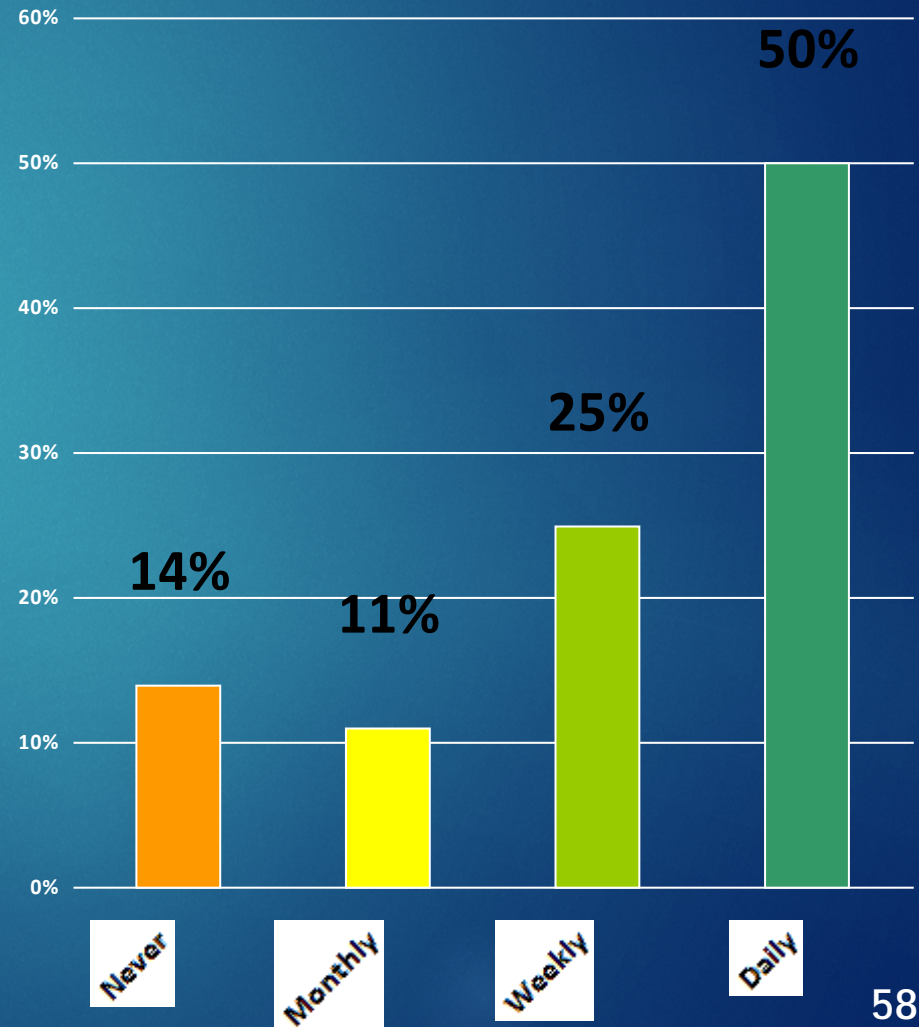
# Do you agree that raising **livestock and crops** should be allowed in the **Urban Estates**?

1. Yes
2. No
3. Not Sure



# How often do you **walk** to another destination?

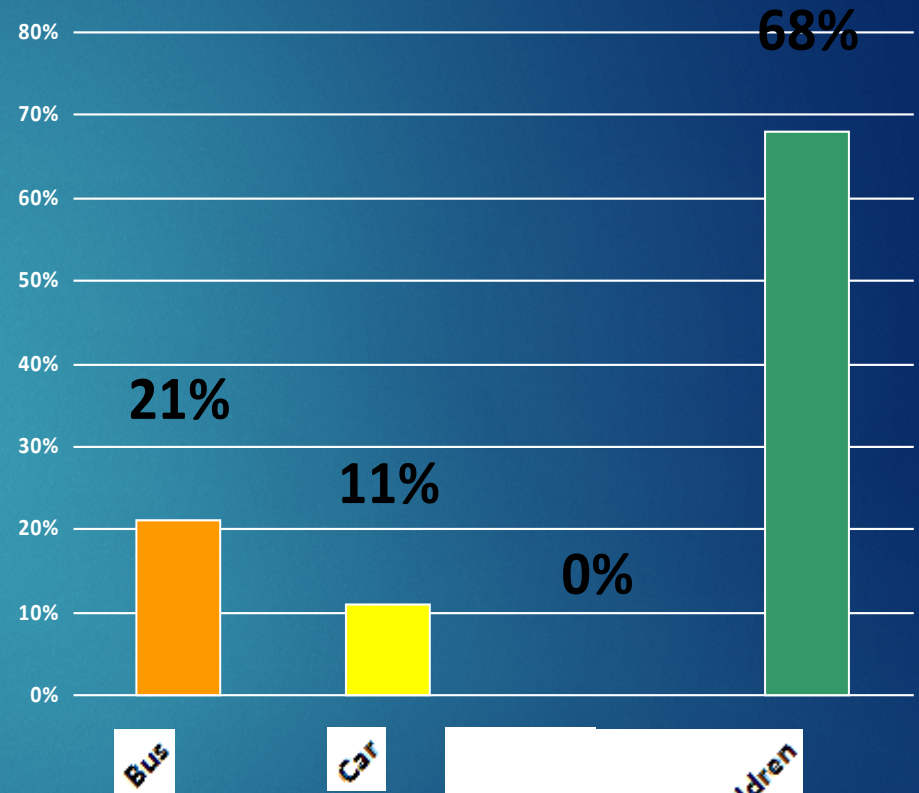
- A. Never
- B. Monthly
- C. Weekly
- D. Daily





# How do your school-aged children **get to school?**

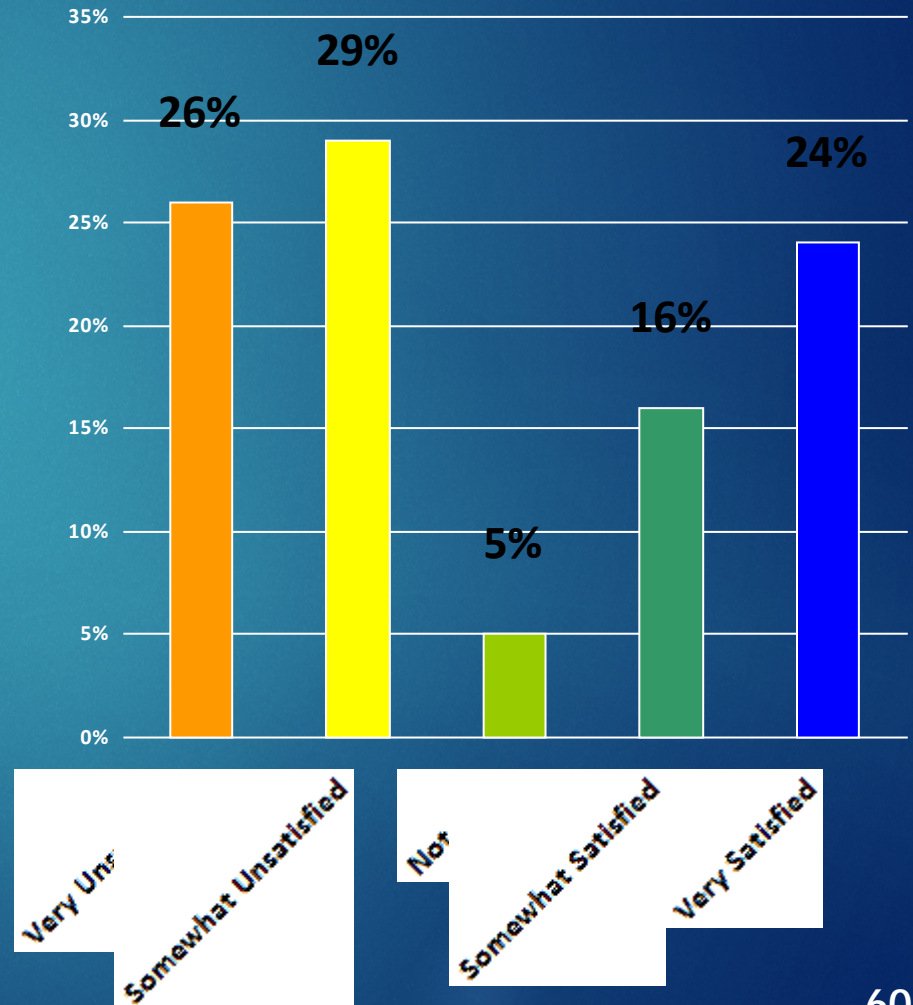
- A. Bus**
- B. Car**
- C. Bike or Walk**
- D. I don't have school-aged children**



*I don't have school-aged children*

# How satisfied are you with the **neighborhood identity** for the Western Estates?

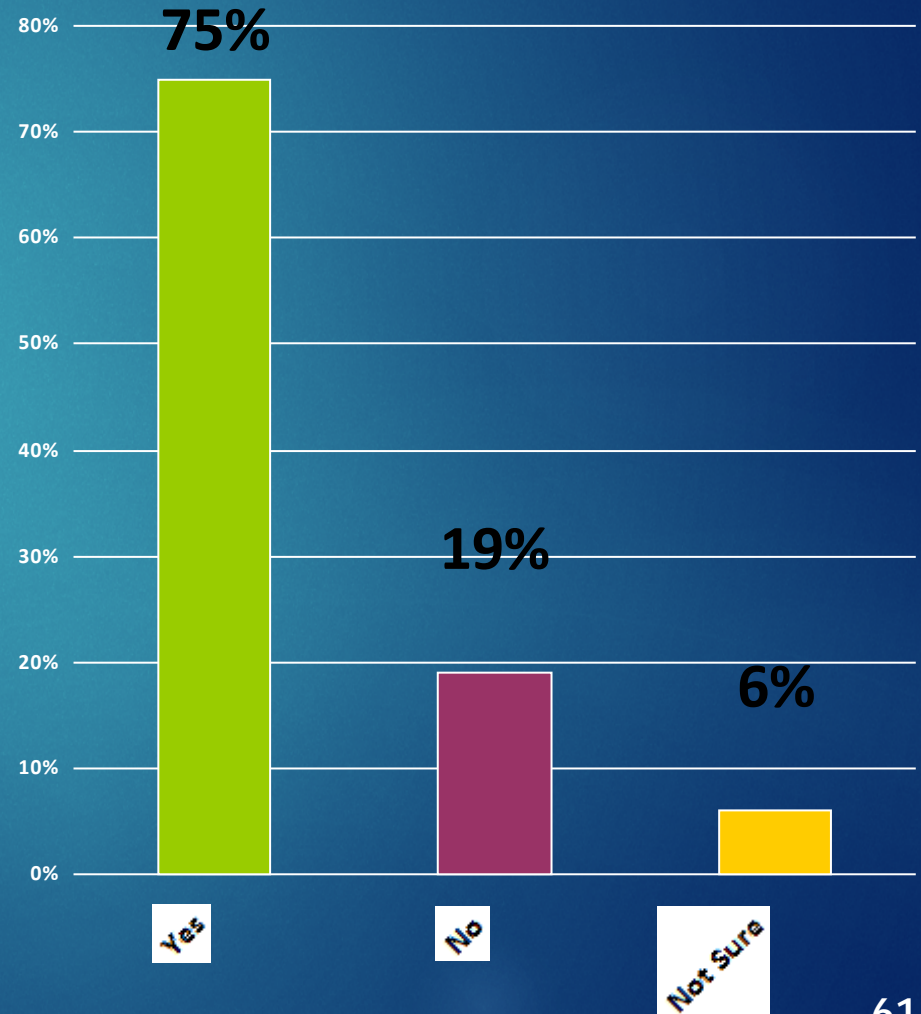
1. Very Unsatisfied
2. Somewhat Unsatisfied
3. Not Sure
4. Somewhat Satisfied
5. Very Satisfied





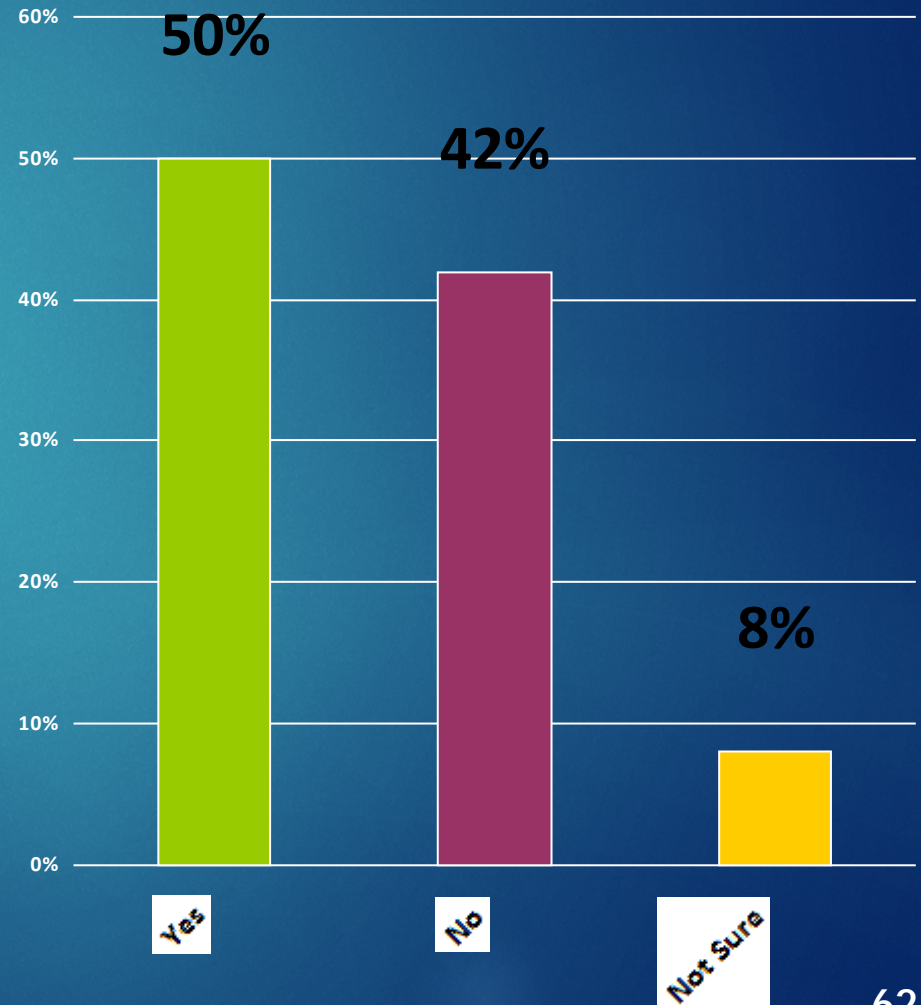
# Do you have adequate access to **neighborhood parks** in or near the Western Estates?

1. Yes
2. No
3. Not Sure



# Do you have adequate access to **public spaces** in or near the Western Estates?

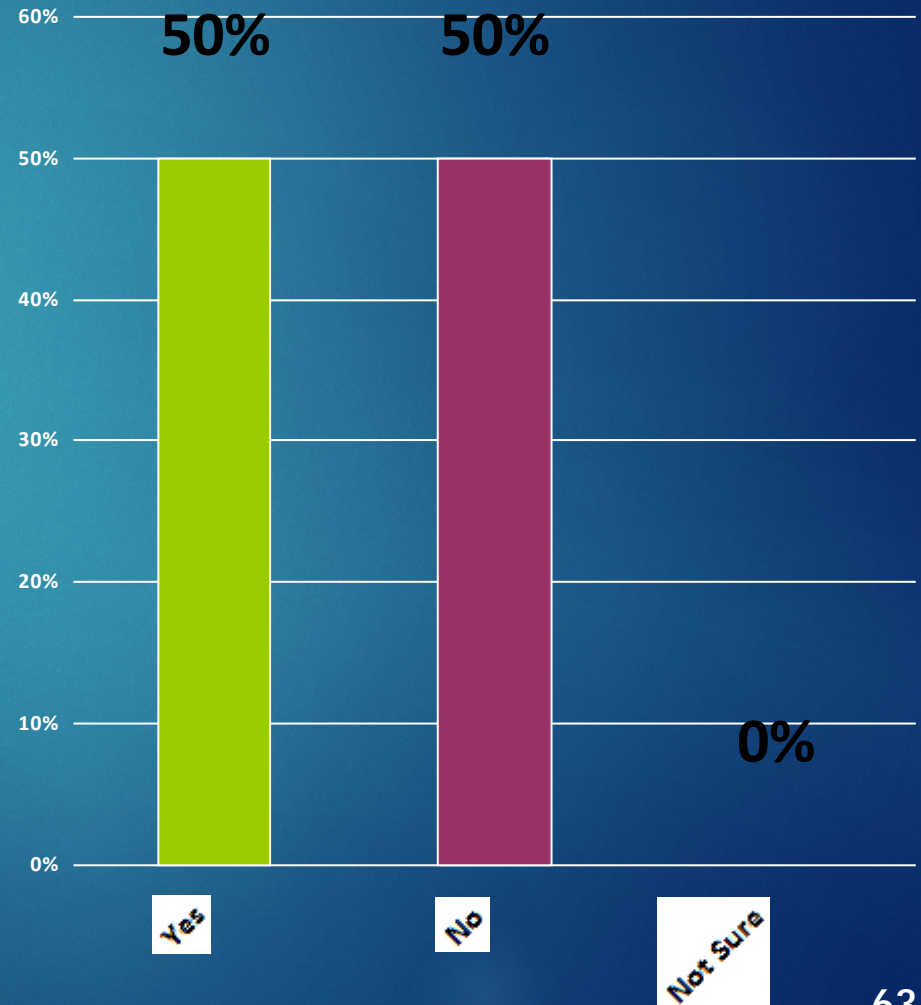
1. Yes
2. No
3. Not Sure





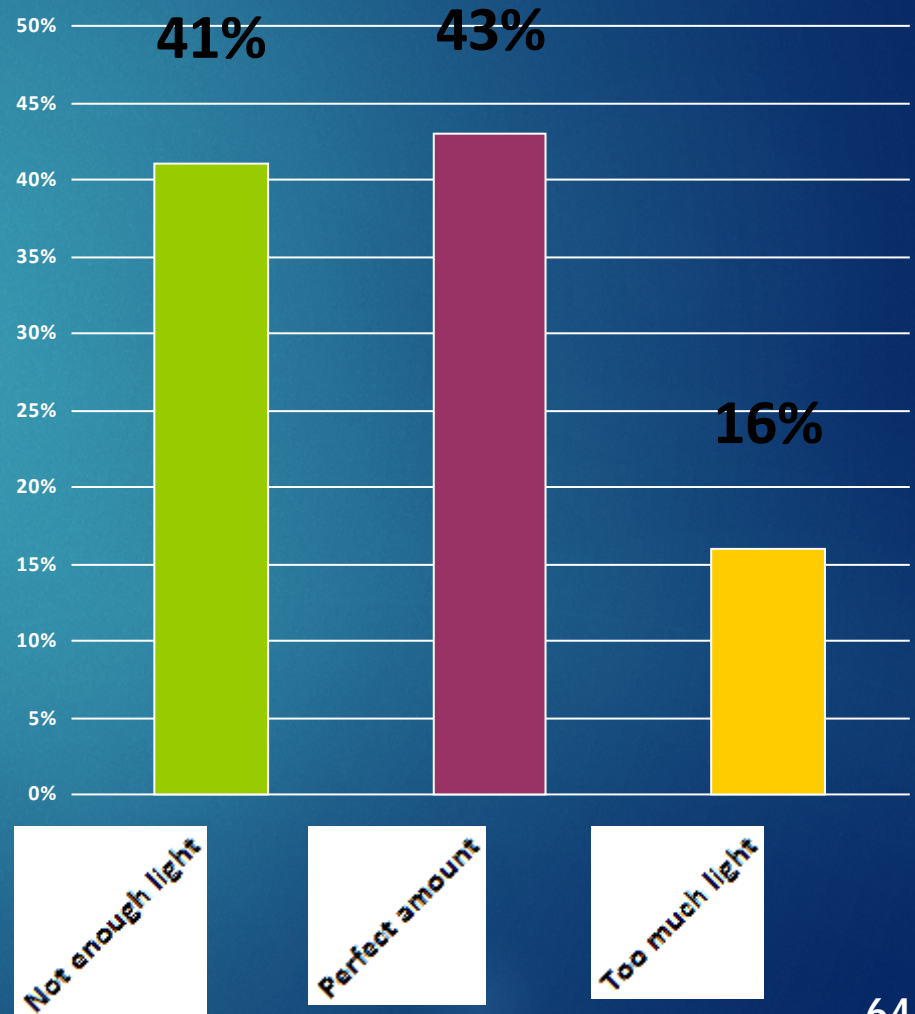
# Do you have adequate access to **ped/bike trail system** in or near the Western Estates?

1. Yes
2. No
3. Not Sure



# How do you feel about existing **public street lighting** in the Western Estates?

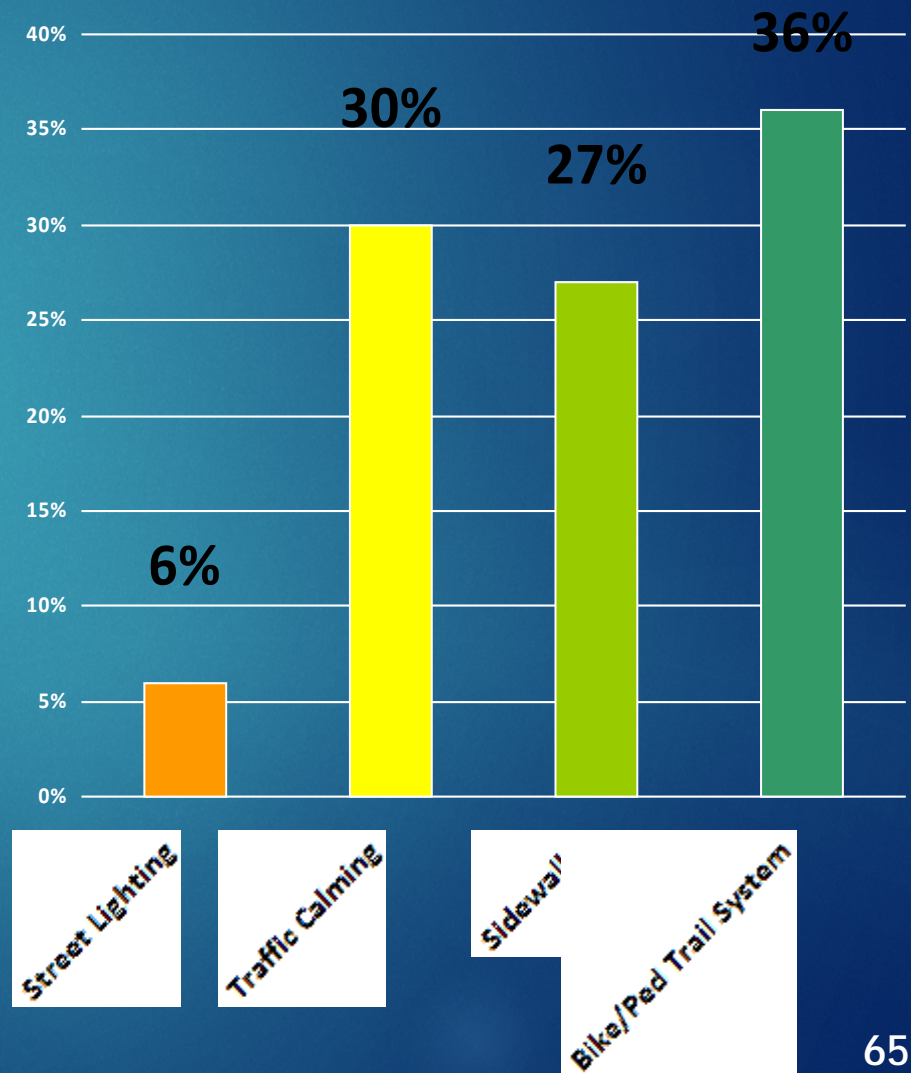
- A. Not enough light**
- B. Perfect amount**
- C. Too much light**

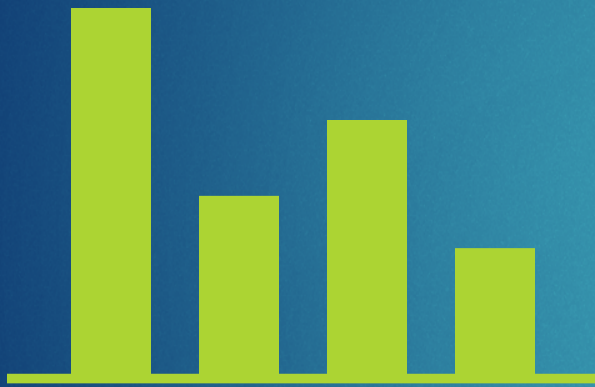




# Of the following options, what is your top priority for improvement in the Western Estates?

- A. Street Lighting
- B. Traffic Calming
- C. Sidewalks
- D. Bike/Ped Trail System





# CONCLUSION

AUDIENCE POLLING | GOLDEN GATE WESTERN ESTATES