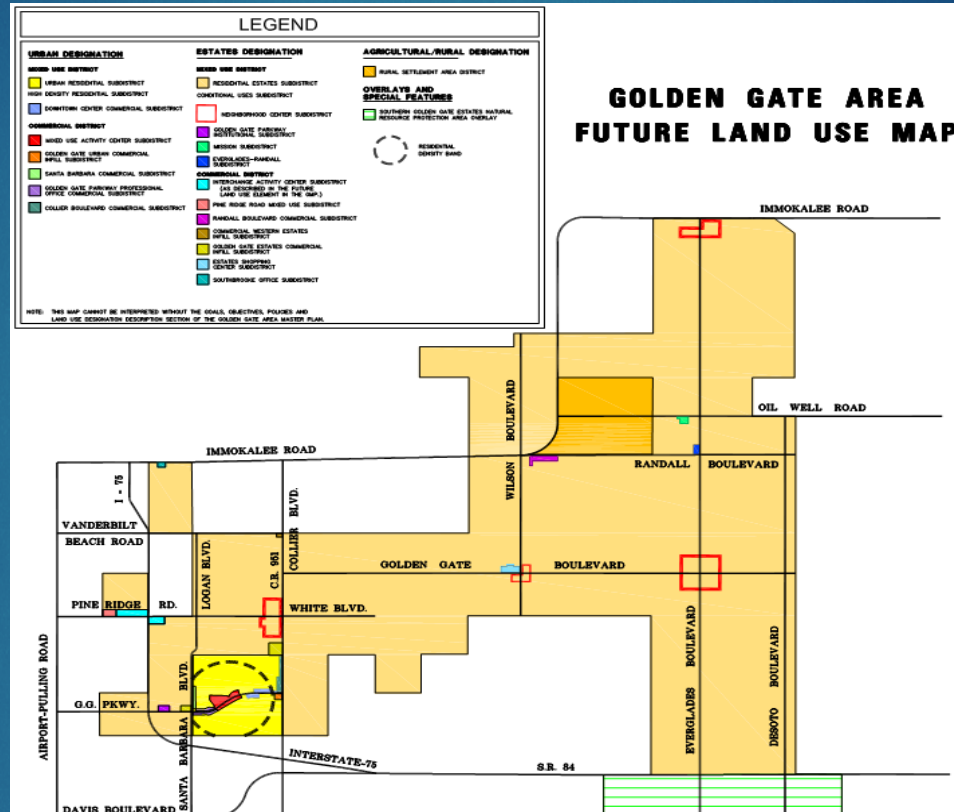


Golden Gate Area Master Plan: *Help Shape Your Future*



<https://www.colliergov.net/GMPrestudies>
E-mail: GGAMPrestudy@colliergov.net

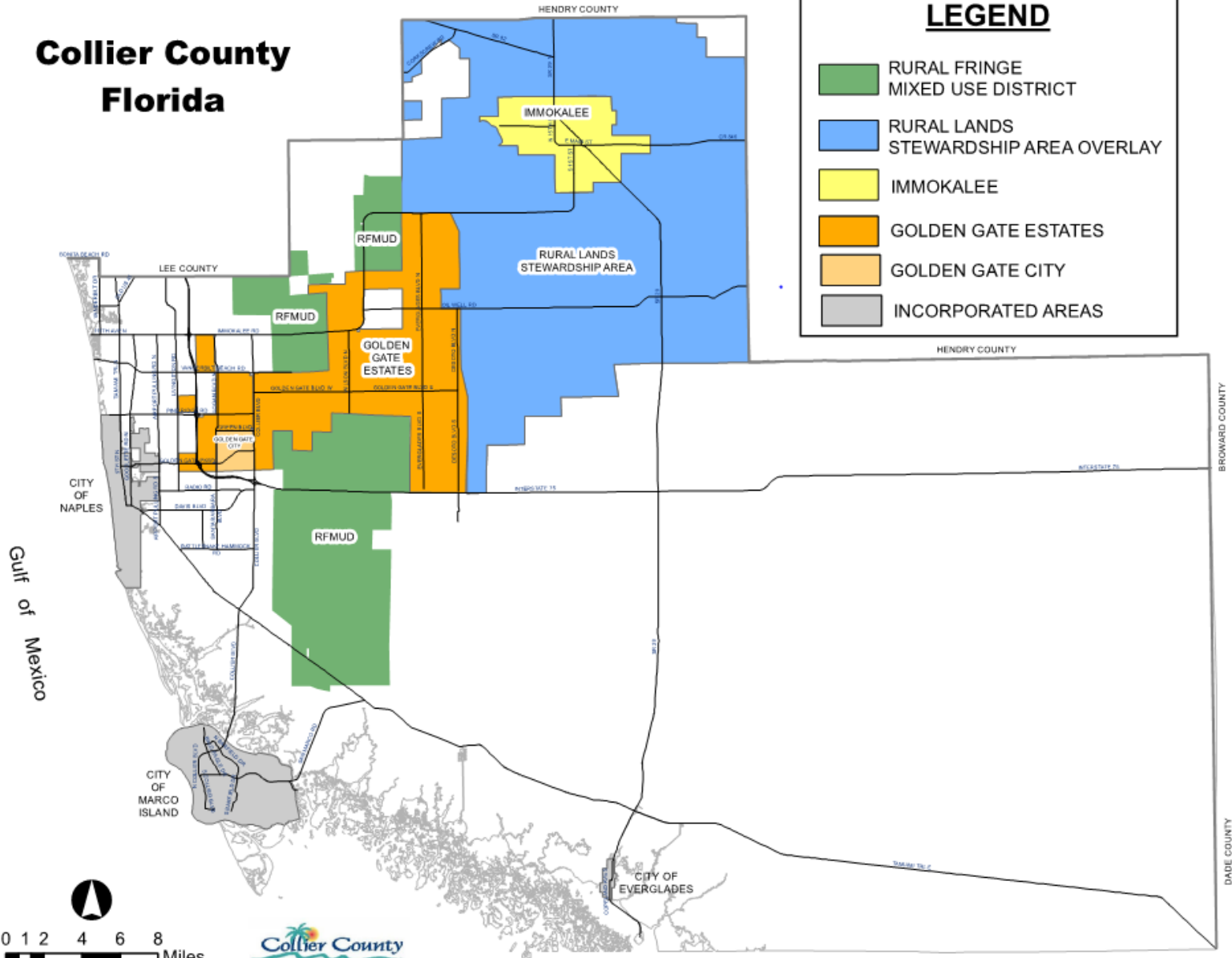
The focus of tonight's meeting:

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

Collier County Florida

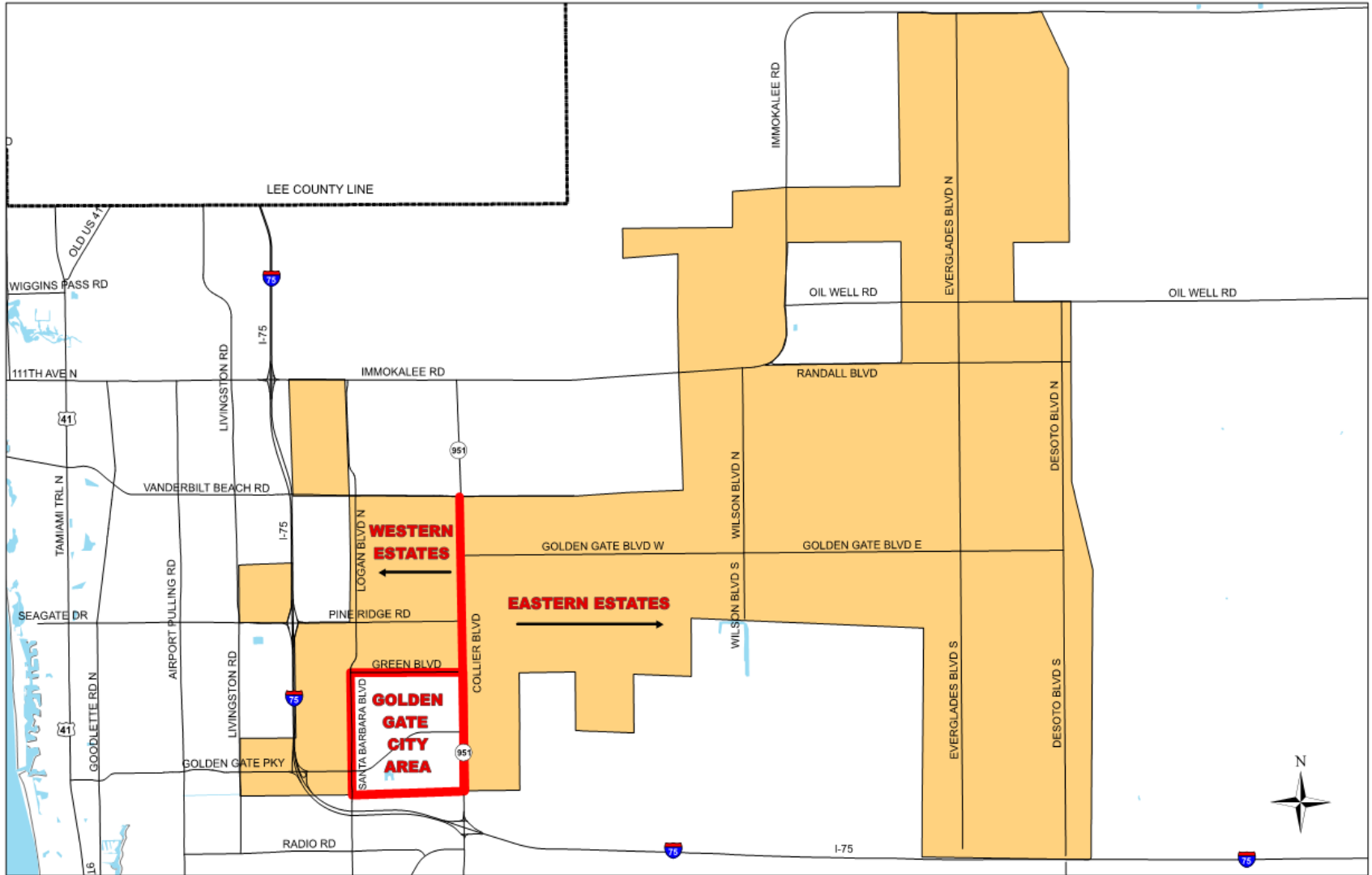
LEGEND

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



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

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

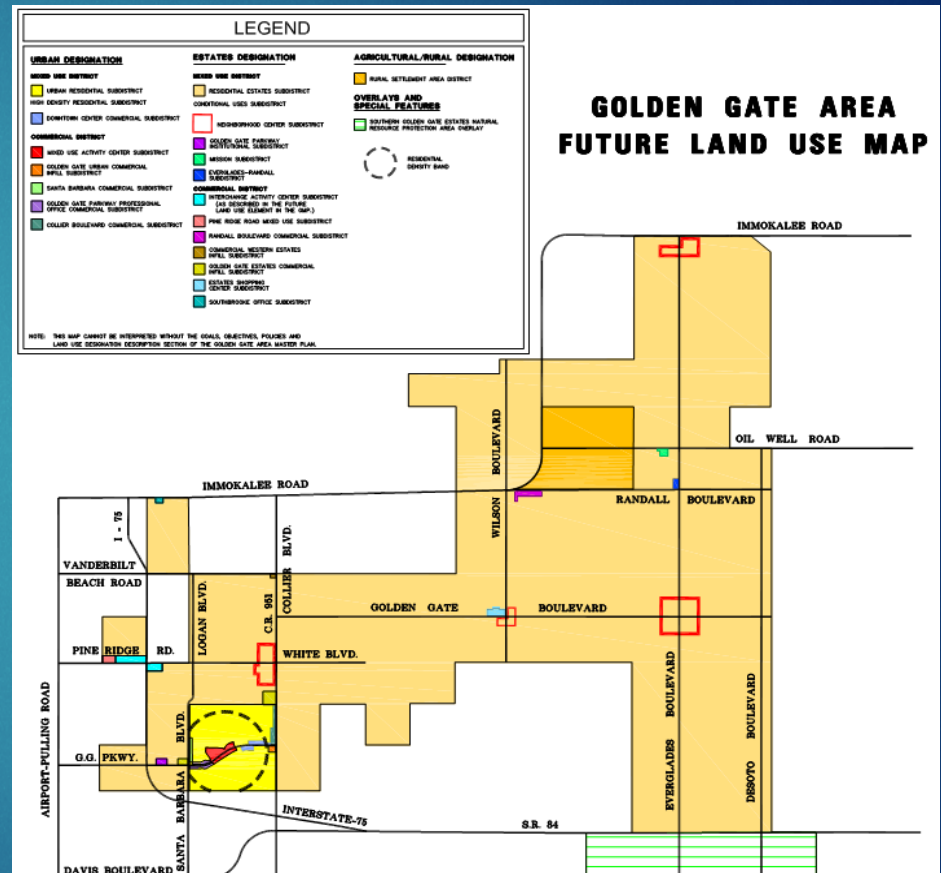
Master Plan Content: Eastern and Western Estates

Land Use + Economic

Vitality

Transportation + Mobility

Environment

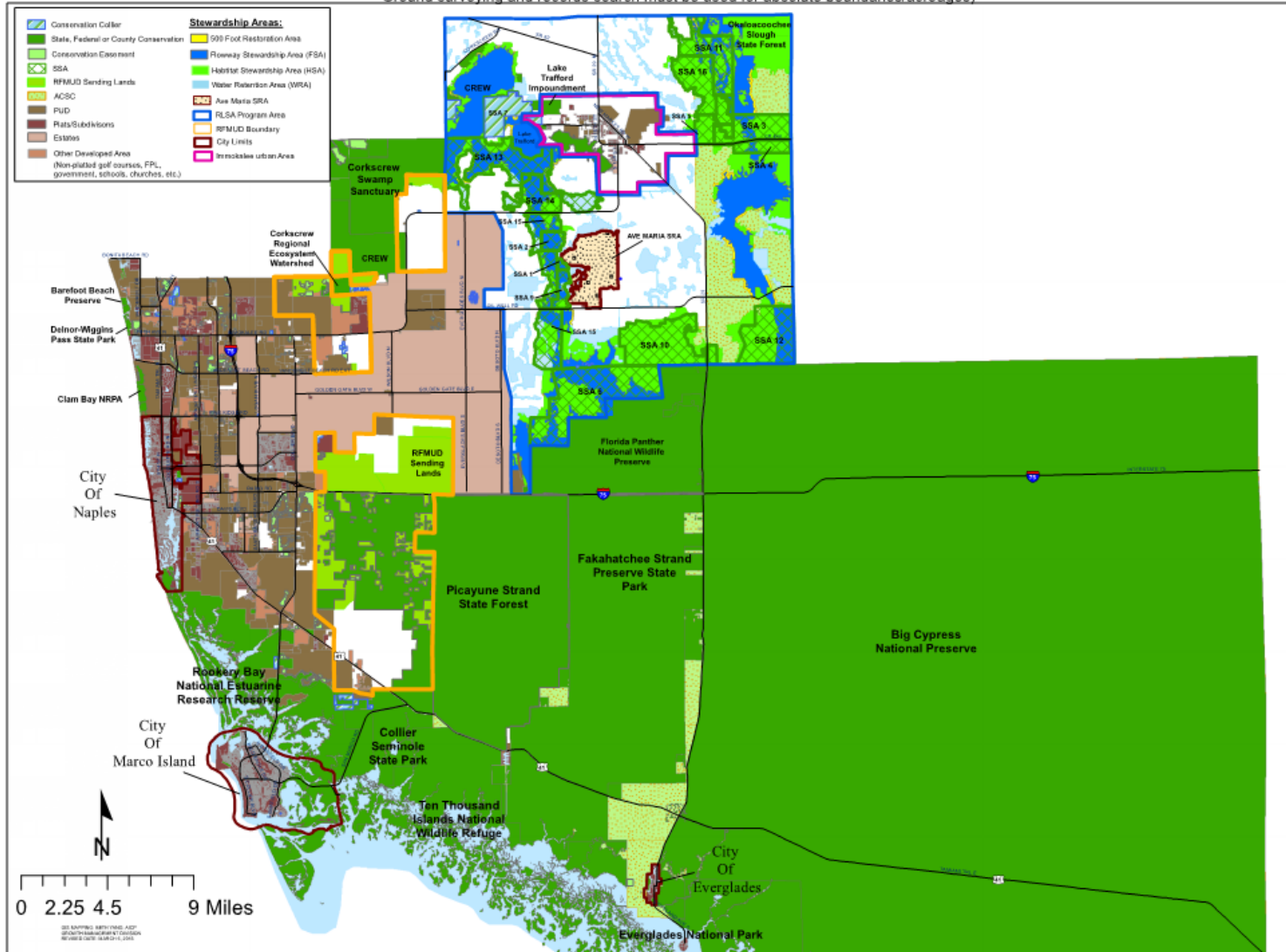


“Green Map”



COLLIER COUNTY EXISTING LAND INVENTORIES

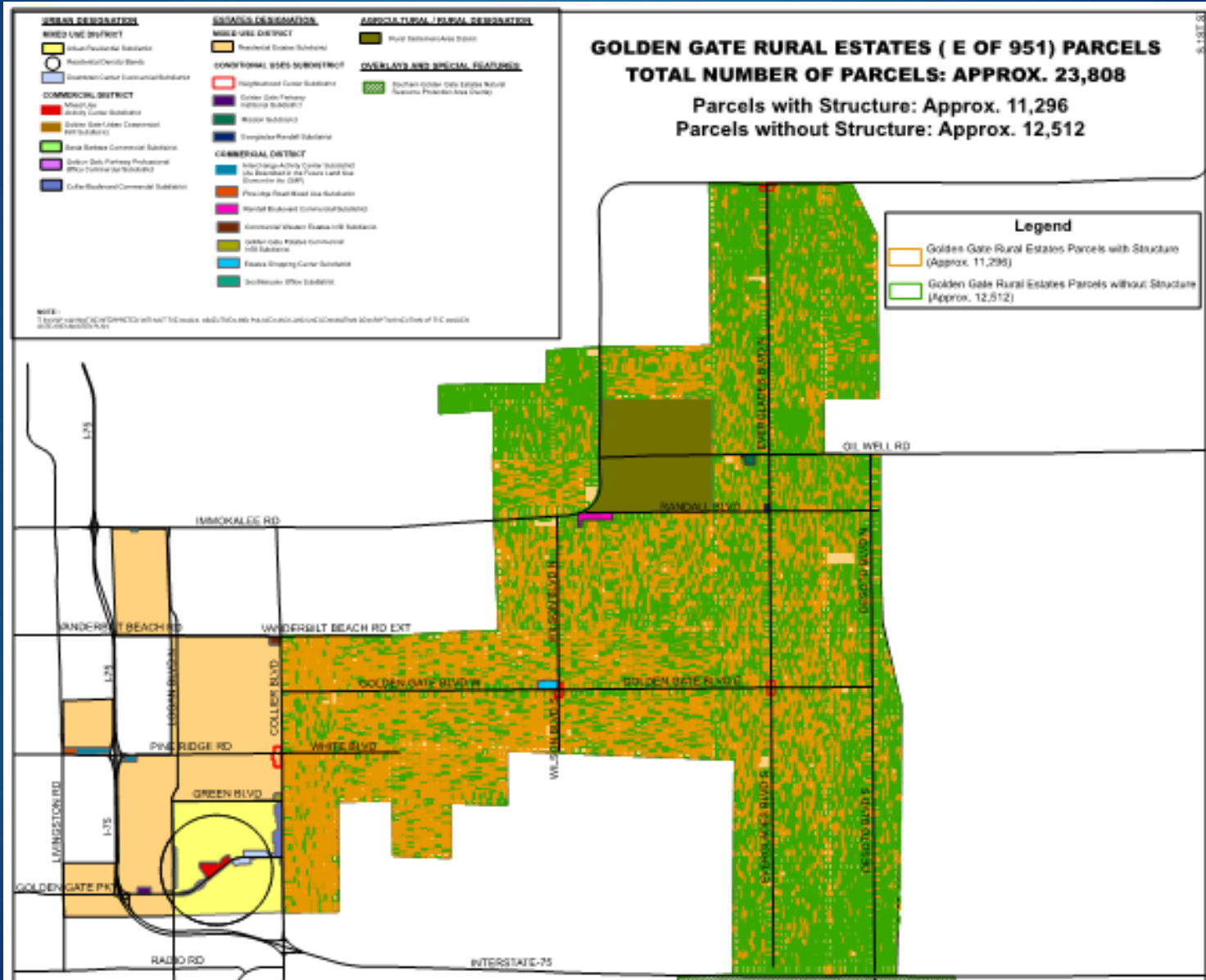
(Disclaimer: The information provided is to be used for general mapping purposes only. Ground surveying and records search must be used for absolute boundaries/acreages)



Comprehensive Planning Estimates

	ACRES	BUILD-OUT POPULATION
GG Eastern Estates	58,000	70,000
Rural Fringe Receiving Areas	27,000	60,000
RLSA Development Areas	43,000	210,000

Developed Lots, 2016



Master Plan Content: Eastern Estates

Land Use + Economic Vitality

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

Types of Commercial Shopping Centers

Neighborhood Centers

- ▶ Avg. size: 13,000+ SF
- ▶ Avg. site: 3-5 acres
- ▶ Avg. trade area: 1-5 miles
- ▶ Anchors: Anchorless or small convenience



Community Shopping Centers

- ▶ Avg. size: 70,000+ SF
- ▶ Avg. site: 10+ acres
- ▶ Avg. trade area: 5-10 miles
- ▶ Anchors: 1-2

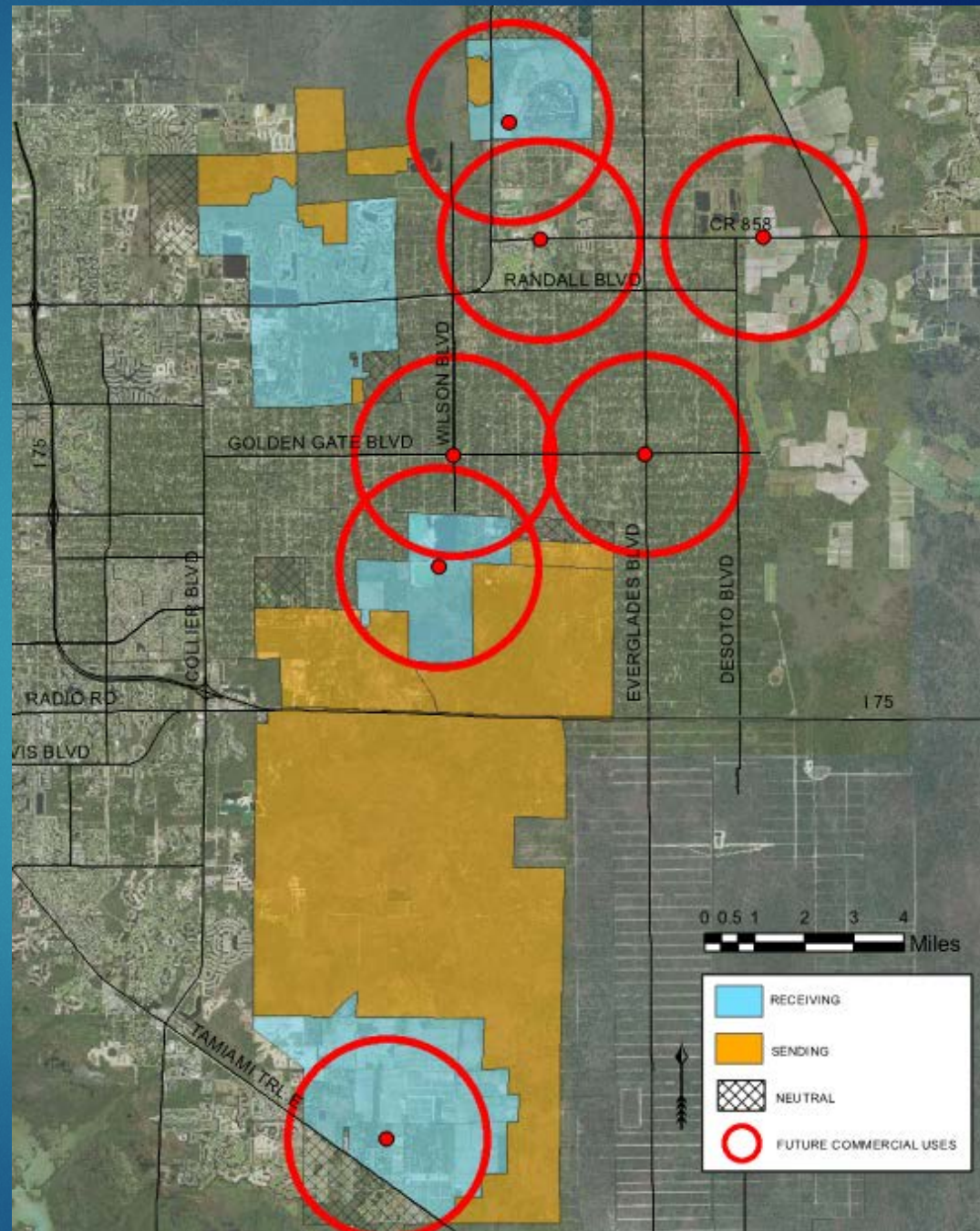


Power Centers

- ▶ Avg. size: 400,000+ SF
- ▶ Avg. site: 25+ acres
- ▶ Avg. trade area: 10+ miles
- ▶ Anchors: 3+



Potential Commercial Centers



Today's Master Plan

Permitted Uses:

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

Today's Master Plan

Conditional Uses:

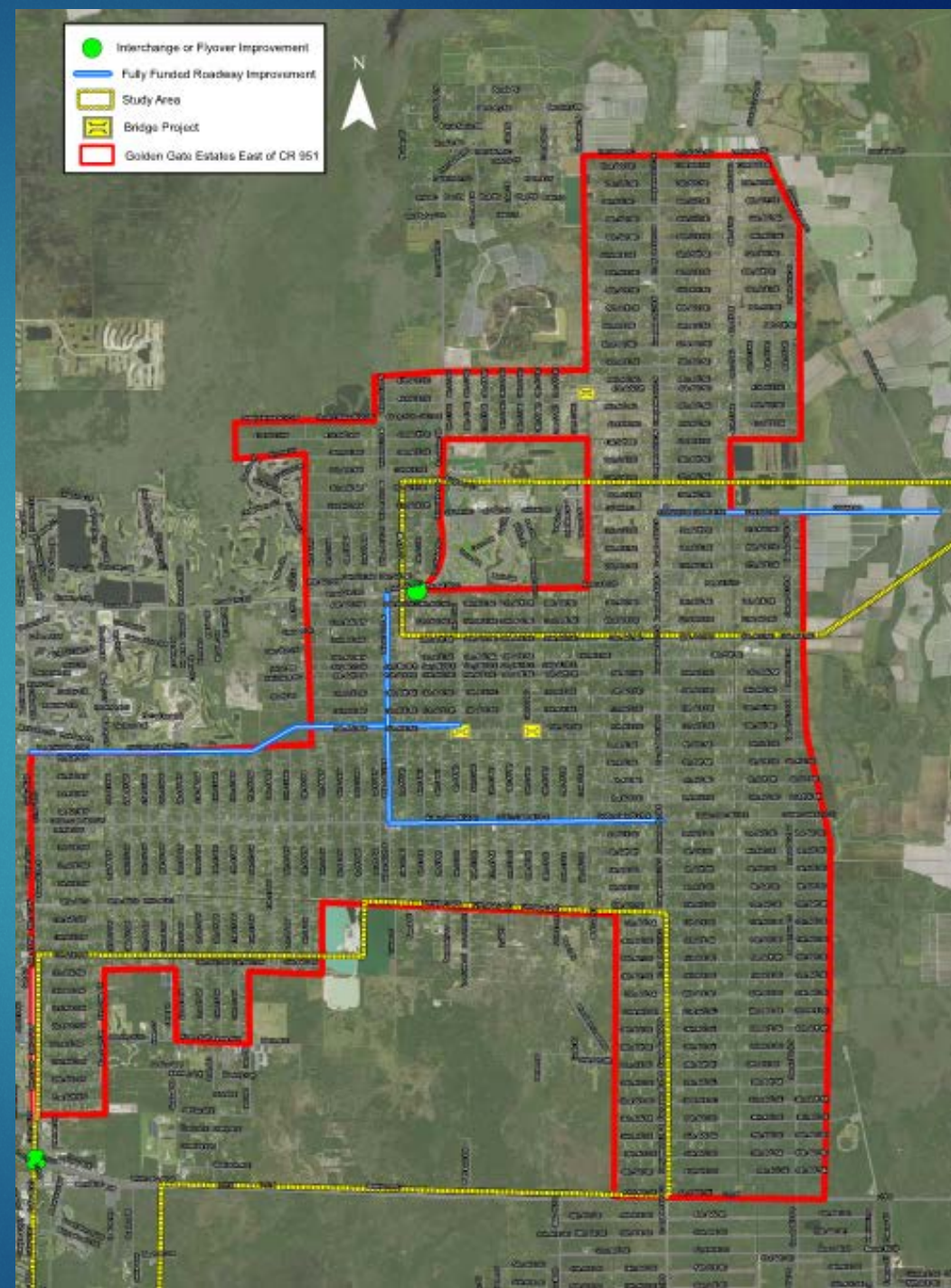
- ▶ Churches
- ▶ Social/fraternal organizations
- ▶ Group care facilities (over 6 persons)
 - ▶ *Ex: assisted living, nursing, special needs, senior congregate*
- ▶ Day care
- ▶ Communication towers

Master Plan Content: Eastern Estates

Transportation + Mobility

- ▶ Pave lime rock roads
- ▶ Linkage/bridge improvements
- ▶ Increase route alternatives
 - ▶ *(east-west and north-south)*
- ▶ Emergency evacuation routes
- ▶ Interchange in vicinity of Everglades Boulevard and I-75

Financially Feasible Transportation Plan



Master Plan Content: Eastern Estates

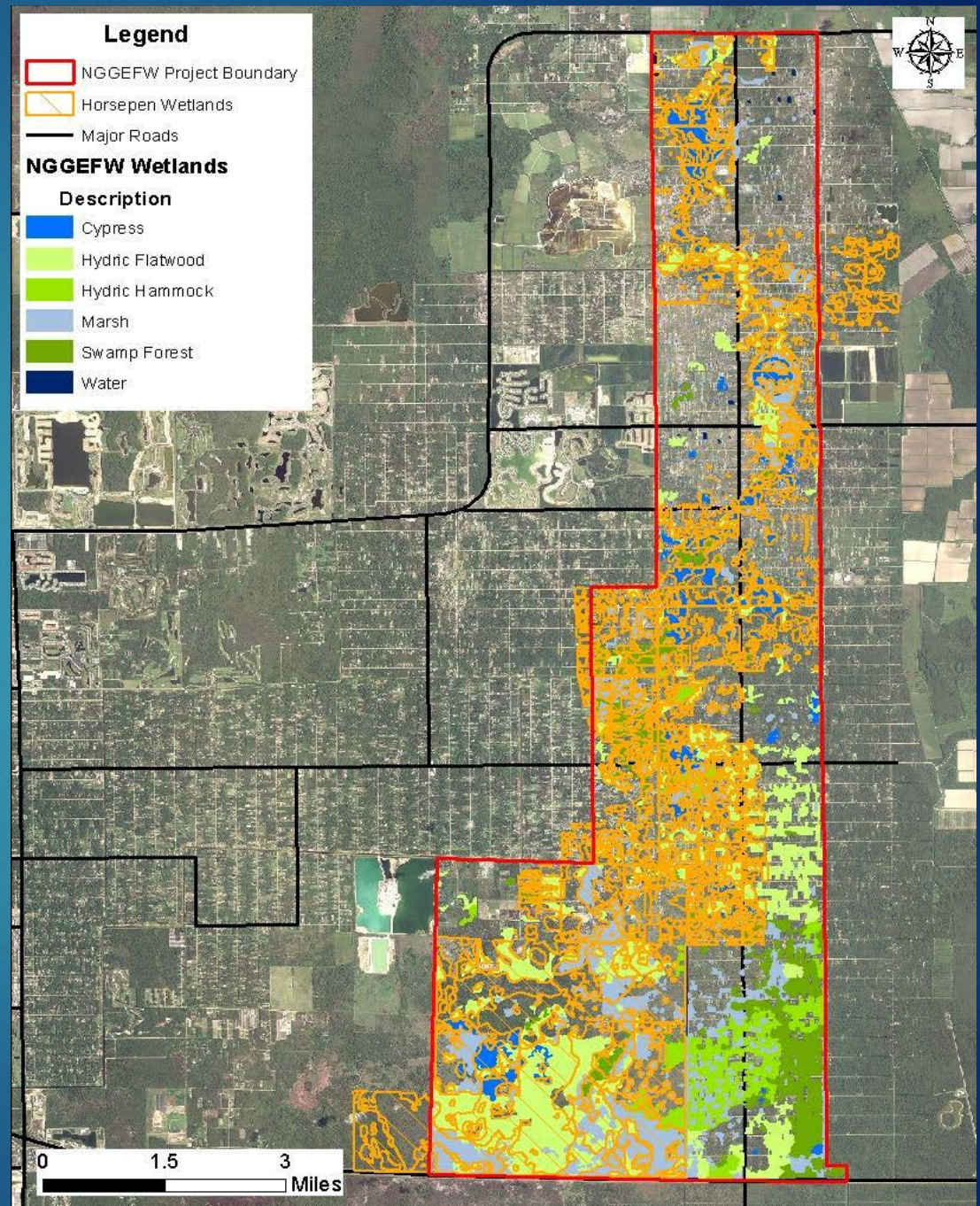
Environment + Safety

- ▶ Protection of wetland systems
- ▶ Fire-wise standards
- ▶ Emergency services coordination
- ▶ Low-impact lighting

Watershed Planning

North Golden Gate Estates Flowway Restoration Project Area

(NGGEFRP)

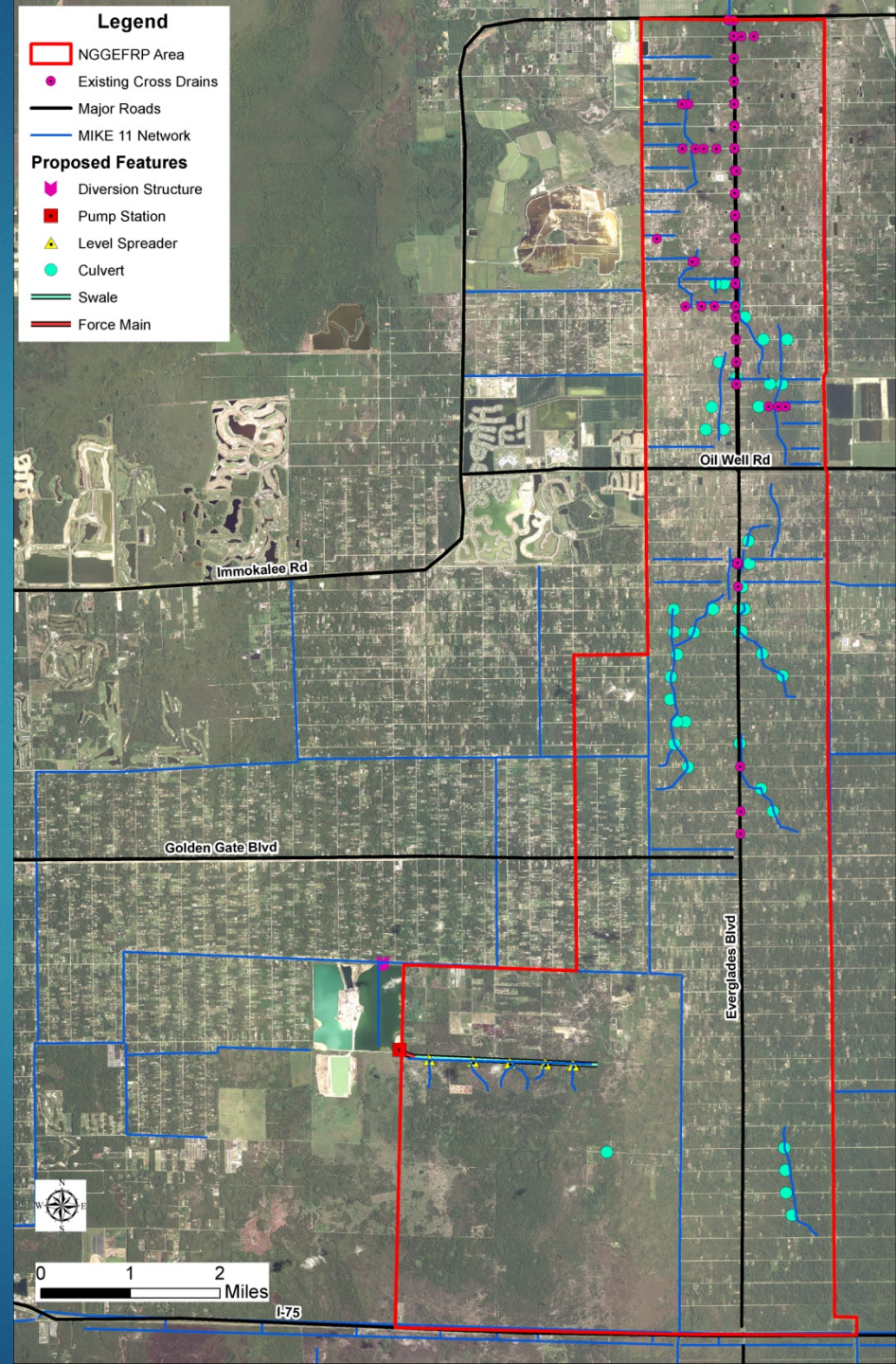


North Golden Gate Estates Culvert Installation

Blue circles represent new culvert locations

Violet circles represent previously existing culverts

- ▶ Based on Phase 2 of Comprehensive NGGE Studies funded by DEP and SFWMD
- ▶ New culvert installation funded by Collier County and SFWMD/BCB



Watershed Protection Concepts

Concept 1:

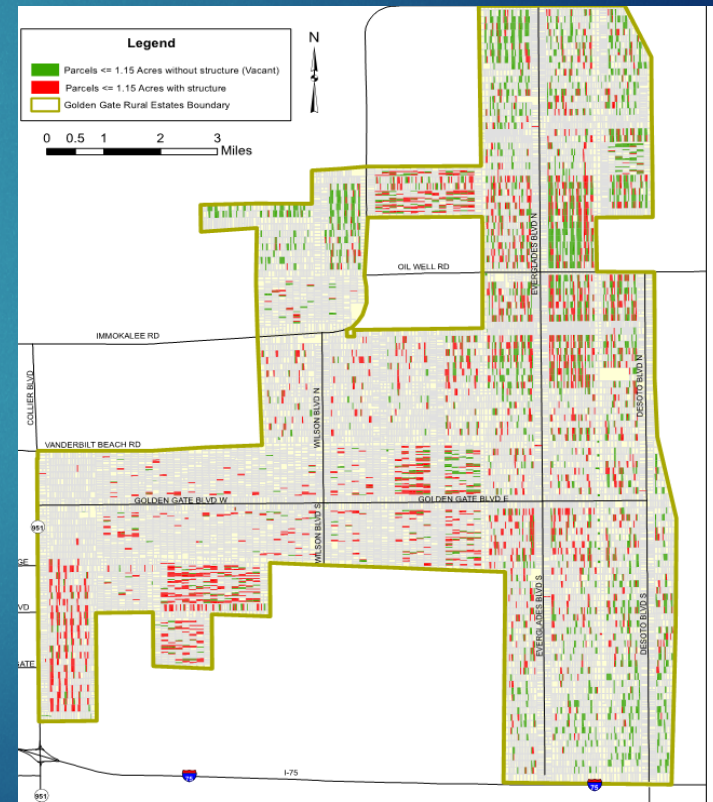
Voluntary Small Lot Program

- ▶ Recombine 1.14-acre lots
- ▶ Conservation easement
- ▶ Derive financial benefit

Currently: 64,000 lots

Benefits: Area-wide

- ▶ Flood control
- ▶ Aquifer recharge



Watershed Protection Concepts

Concept 2:

Voluntary Transfer of Ownership

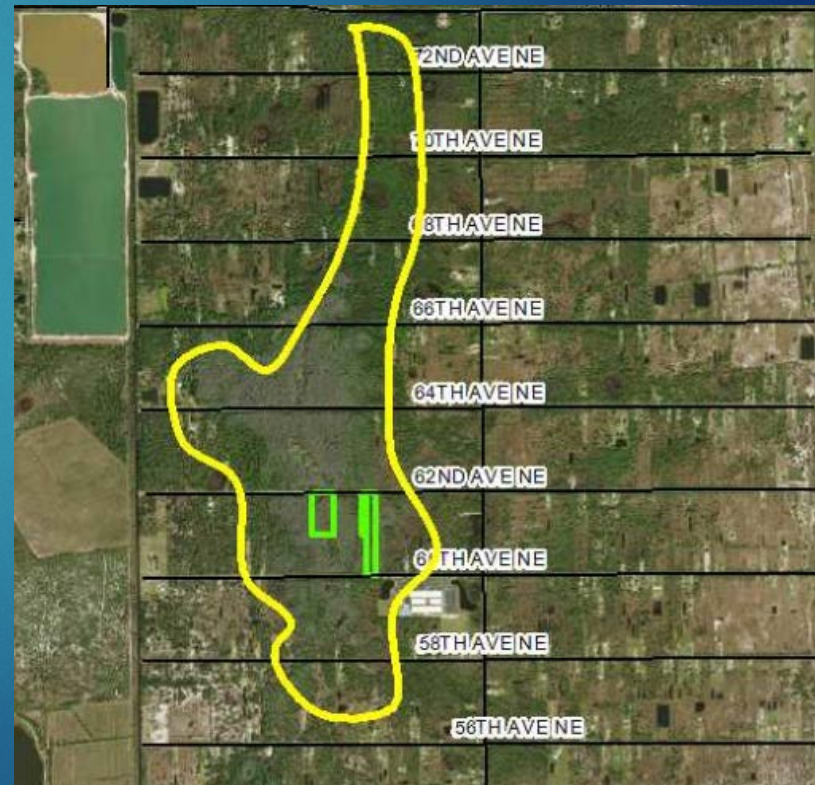
- ▶ Select lots + locations
- ▶ Transfer to County or other agency

Example:

- ▶ Horespen Strand

Benefits: Locational

- ▶ Wetland protection
- ▶ Flowway integrity





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

SURVEY RESULTS | GOLDEN GATE CITY

We asked:

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



We asked:

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

shopping growth
village recreation beautiful
alternative live-work-play affordable
outdoors
parks **limited commercial** large lots
pride **economic sustainability** retail
infrastructure **self-sustaining** employment
peaceful **wildlife** **self-sustaining**
woodland **community** economic development
residential **pro-commercial**
nature quality of life conservation
authentic **rural** entertainment ungated green space thriving sports
unlimited **nearby**
commercial nodes
preservation **services** traffic flow
low-density **environment** privacy
emergency services **quiet** active
no change **families** **accessible**
code enforcement **limited development** strategic planning
sustainable **protected** safety
medical **protected** connectivity
sophistication amenities
equestrian neighborhood
dining **suburban watershed** native

We asked:

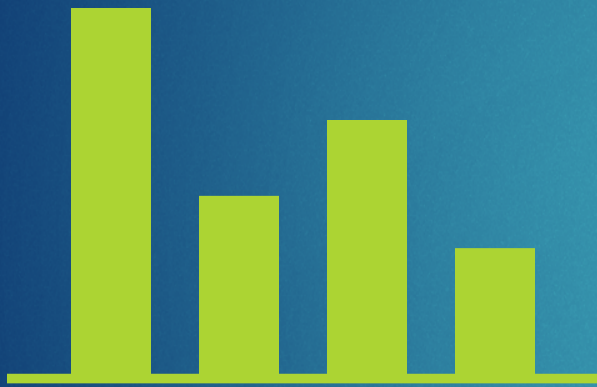
What three things would **really improve the future** of Golden Gate Eastern Estates?

We used those answers to develop a draft vision statement:



The Golden Gate Eastern Estates is an interconnected, low-density residential community with limited goods and services in neighborhood centers, defined by a rural character with an appreciation for nature and quiet surroundings.





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.

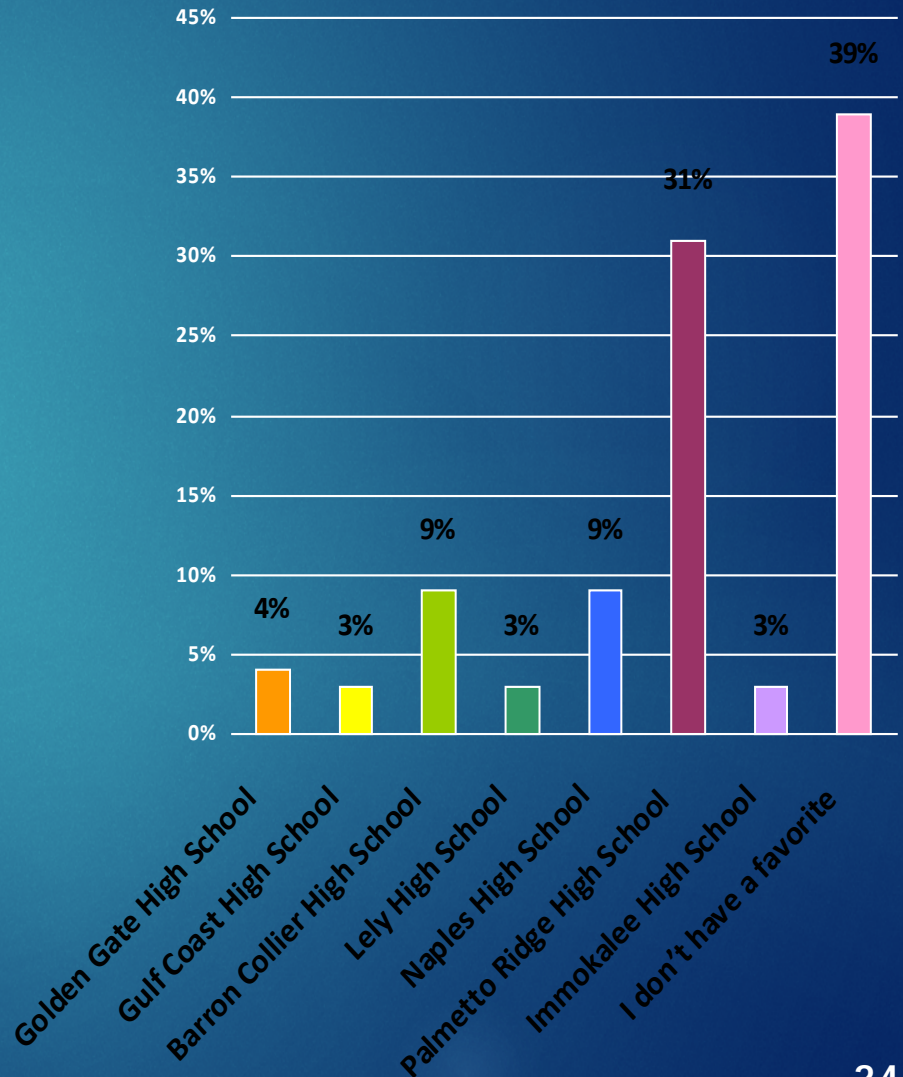
⊘ icon means your response is **not** an available option.

Last selection at poll closing will be the recorded response



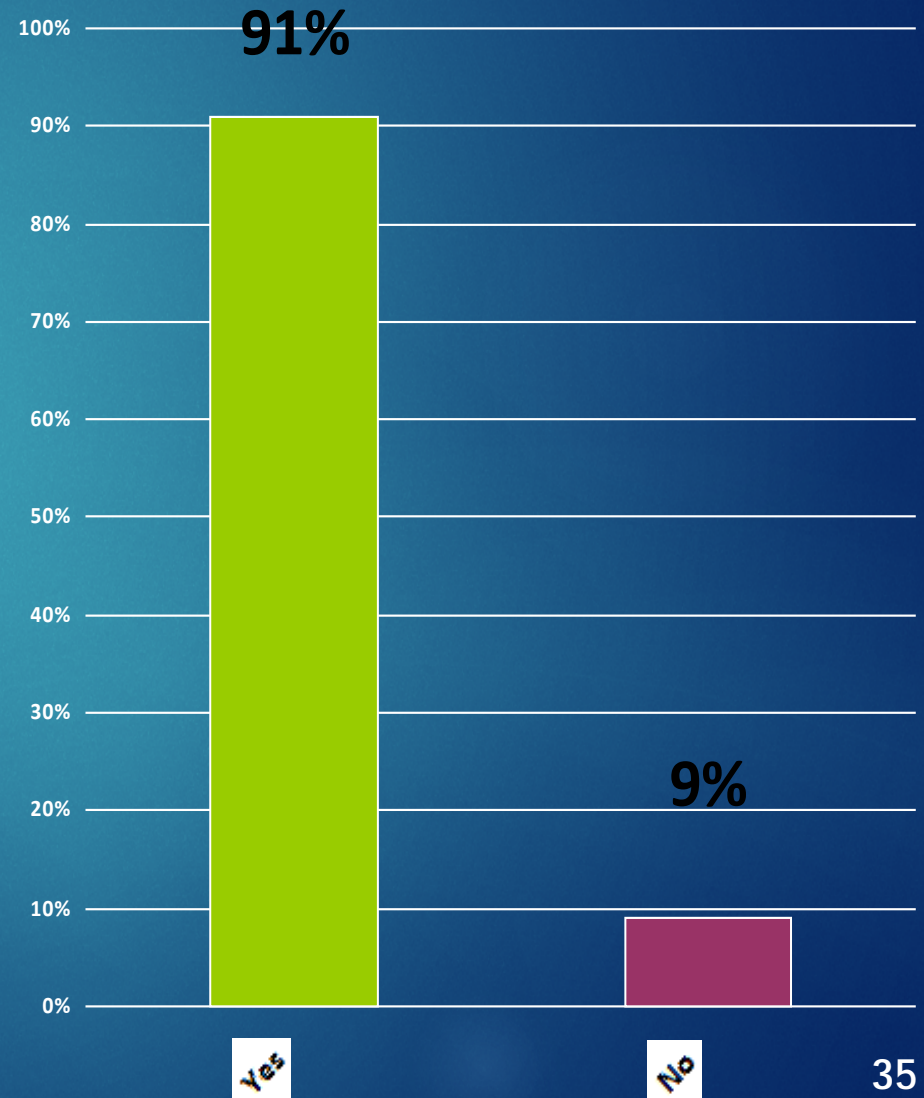
What is your **favorite** local high school football team?

- A. Golden Gate High School
- B. Gulf Coast High School
- C. Barron Collier High School
- D. Lely High School
- E. Naples High School
- F. Palmetto Ridge High School
- G. Immokalee High School
- H. I don't have a favorite



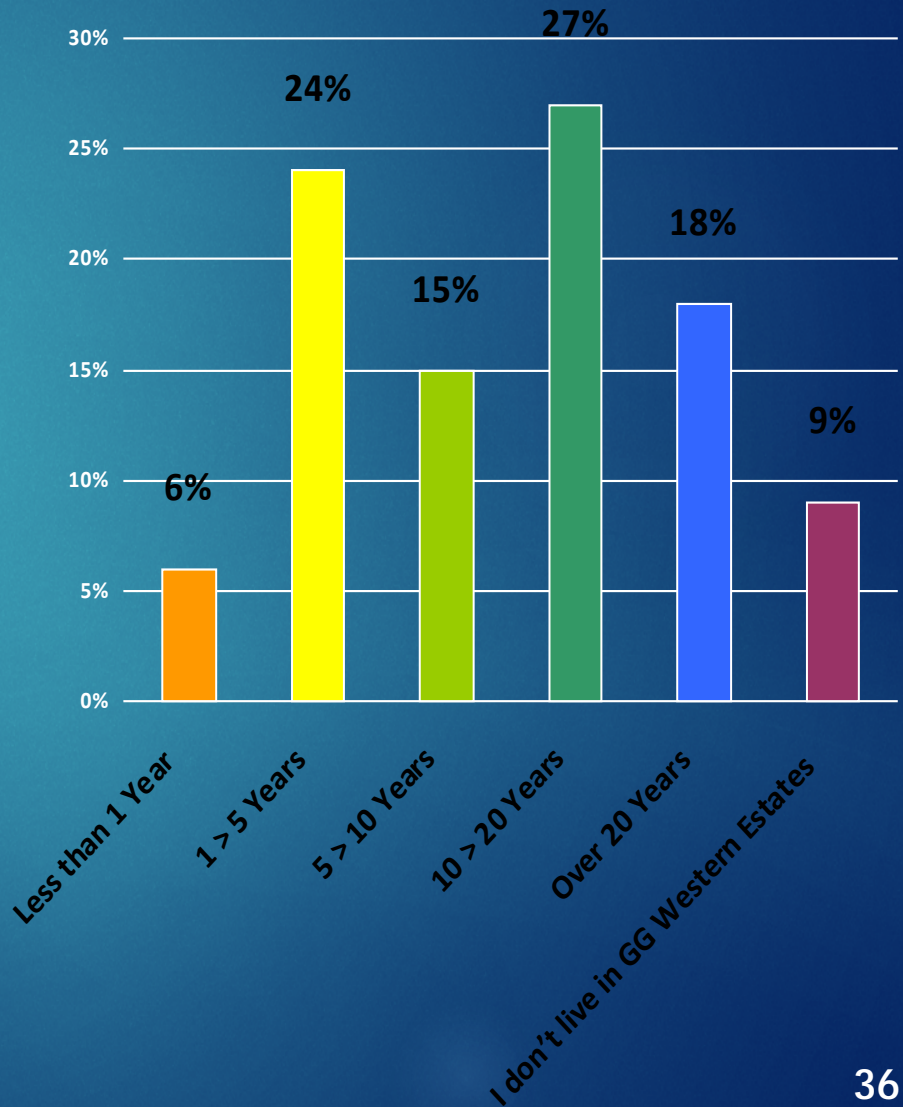
Do you live **in** Golden Gate Eastern Estates?

1. Yes
2. No



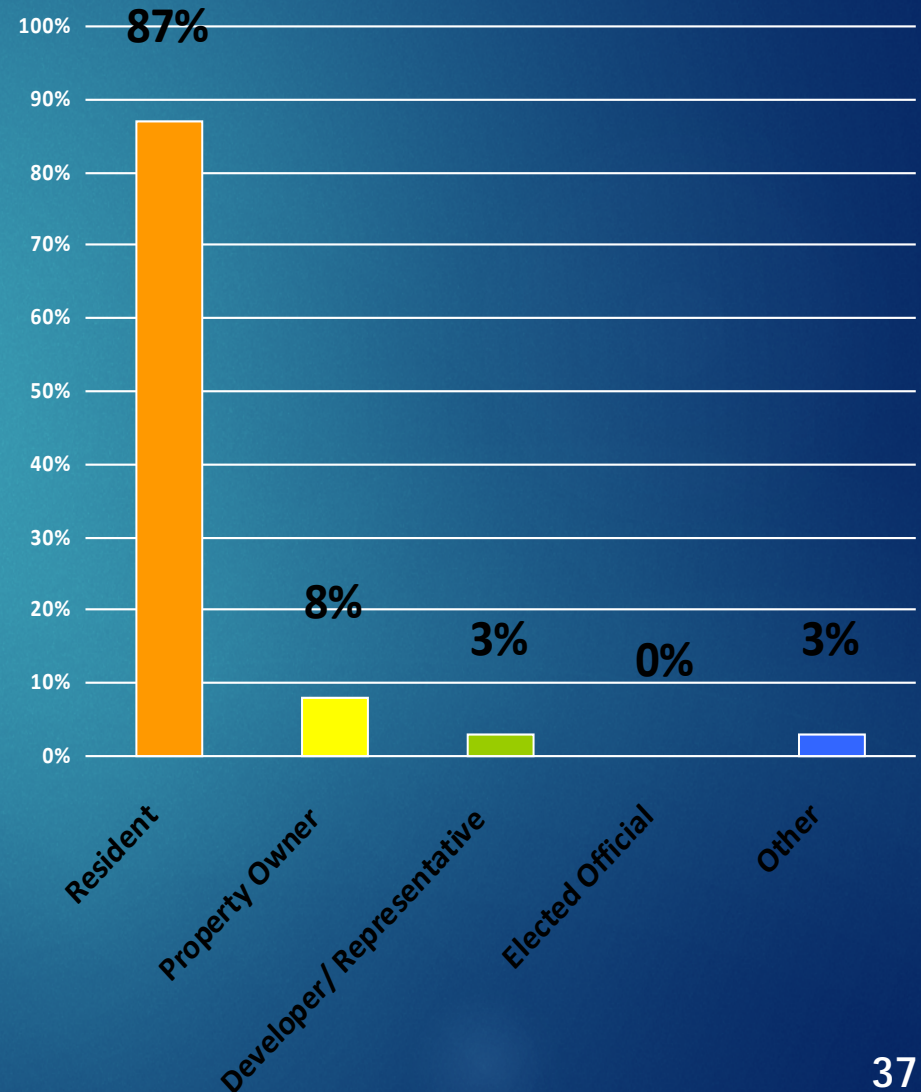
How long have you lived in Golden Gate Eastern Estates?

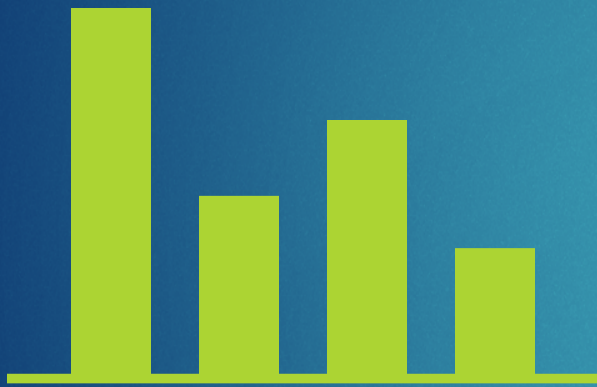
1. Less than 1 Year
2. 1 > 5 Years
3. 5 > 10 Years
4. 10 > 20 Years
5. Over 20 Years
6. I don't live in GG Western Estates



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

1. Resident
2. Property Owner
3. Developer/
Representative
4. Elected Official
5. Other





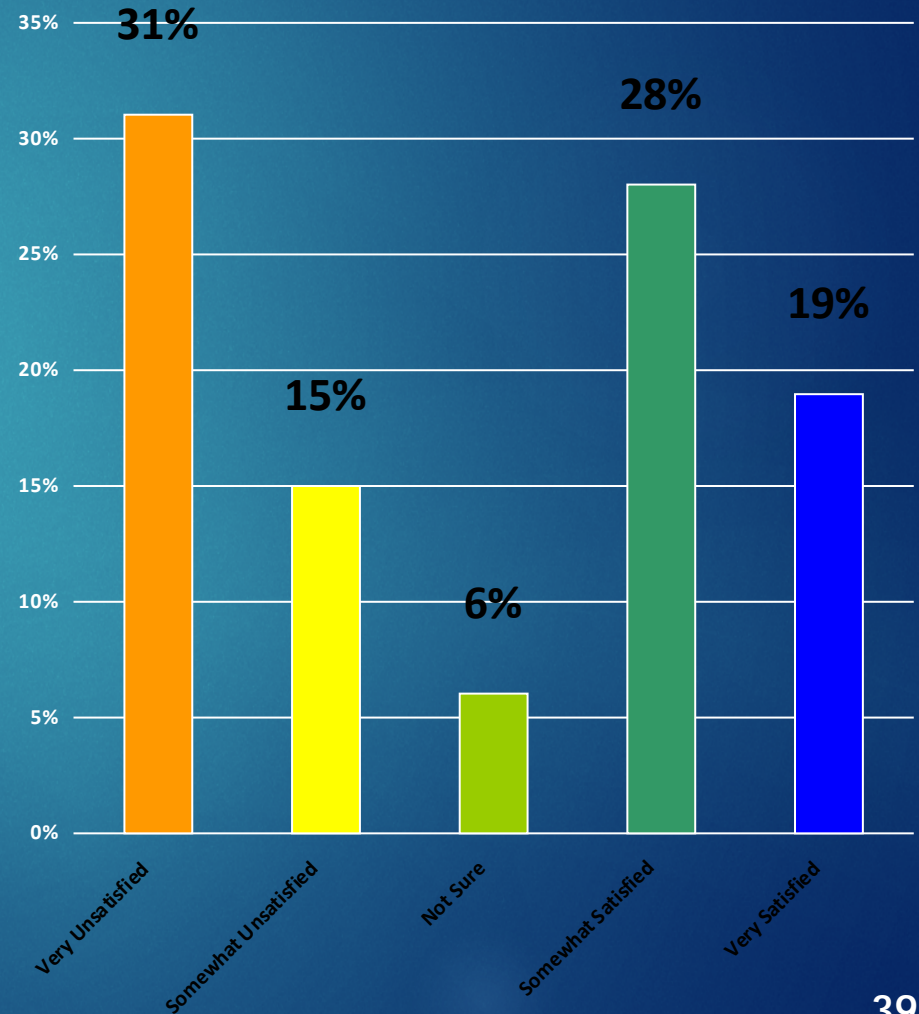
AUDIENCE POLLING

COMMERCIAL

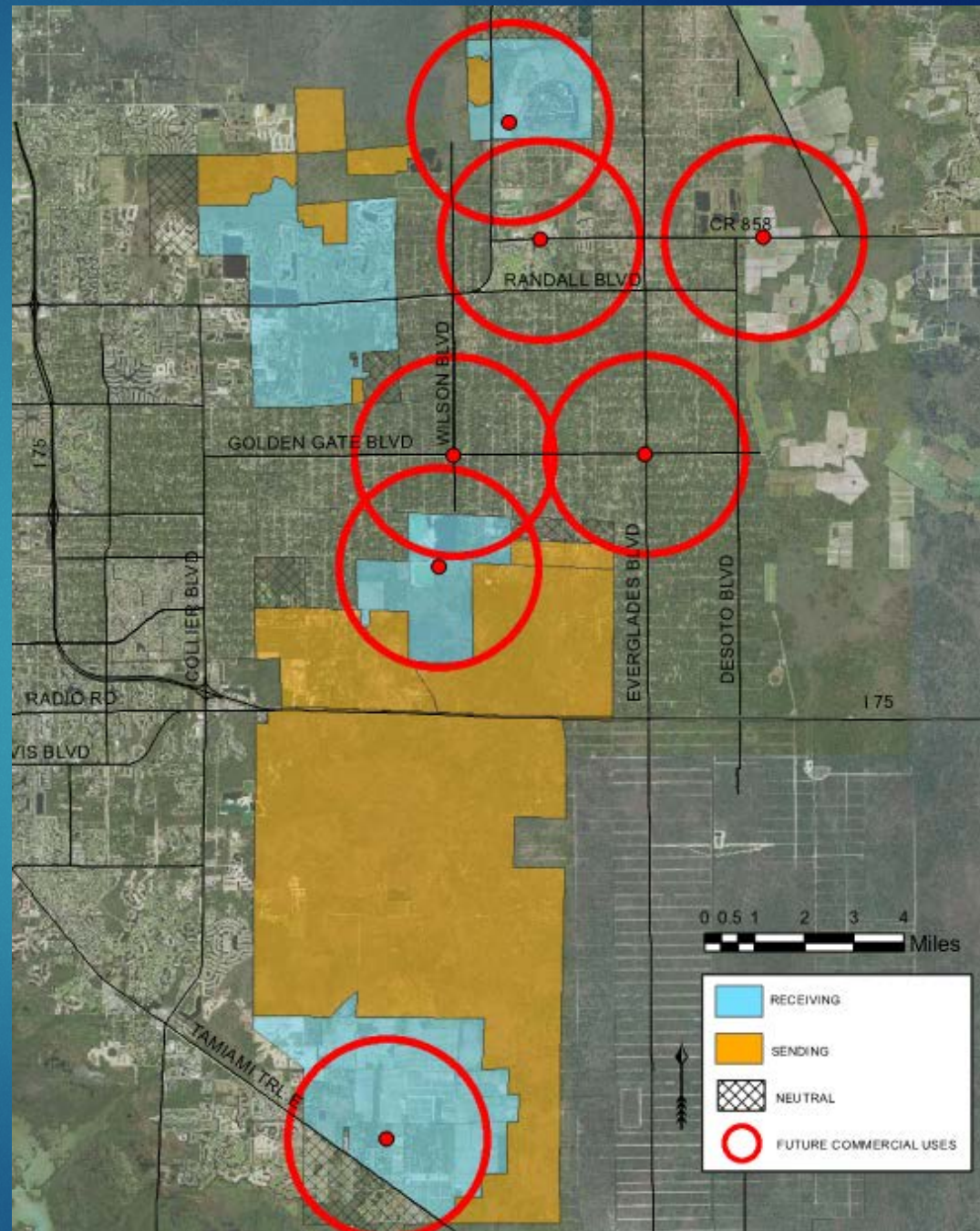
GOLDEN GATE EASTERN ESTATES

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

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

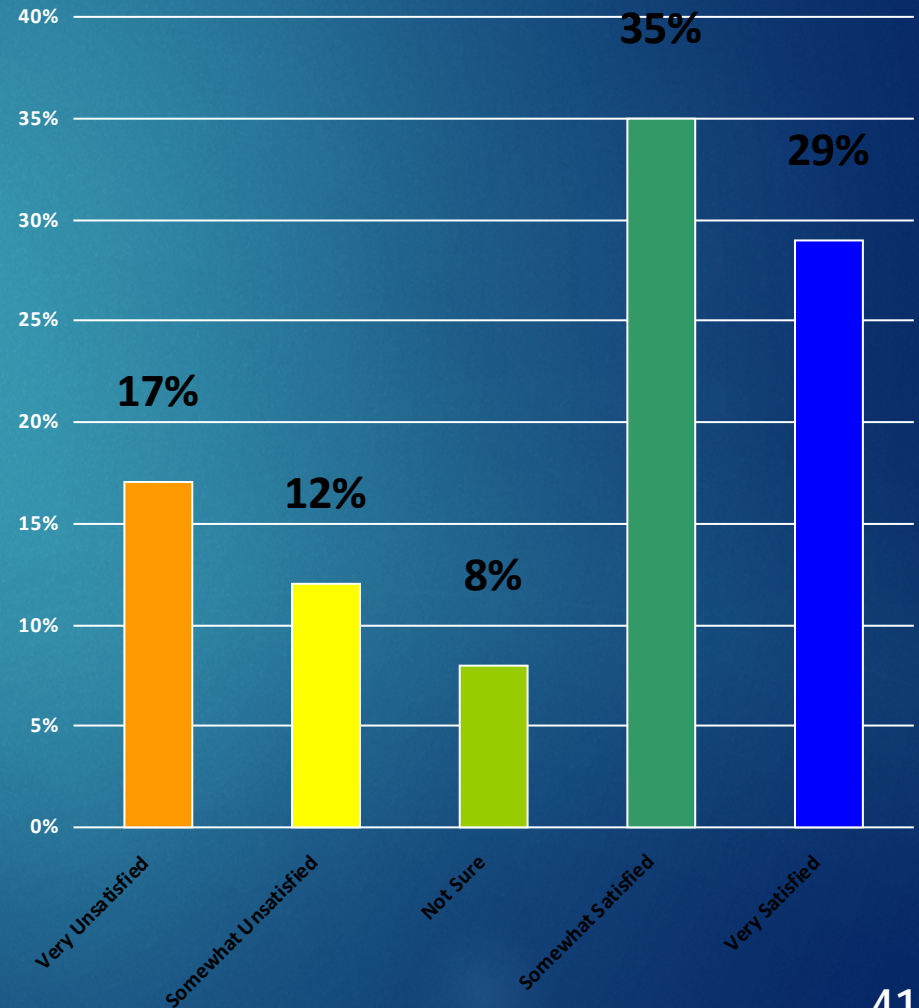


Potential Commercial Centers



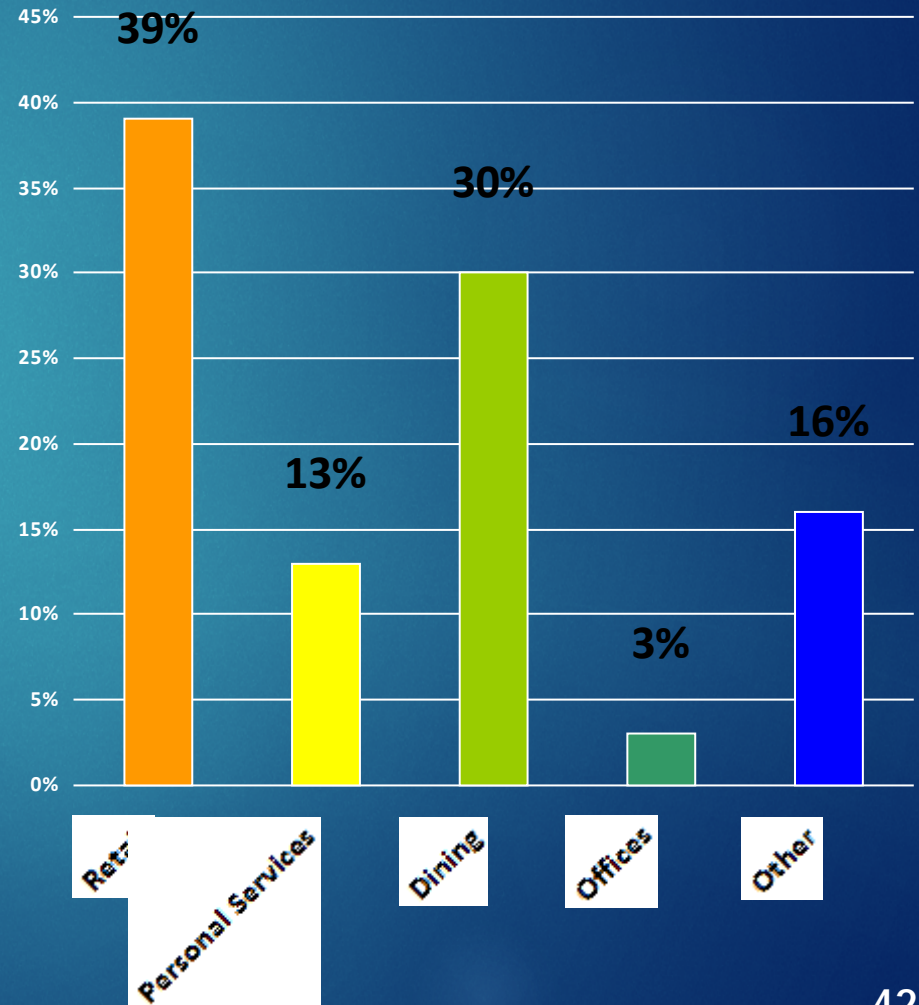
How satisfied are you with the **potential locations** commercial uses in or near the Eastern Estates?

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 Eastern Estates?

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



Types of Commercial Shopping Centers

Neighborhood Centers

- ▶ Avg. size: 13,000+ SF
- ▶ Avg. site: 3-5 acres
- ▶ Avg. trade area: 1-5 miles



Community Shopping Centers

- ▶ Avg. size: 70,000+ SF
- ▶ Avg. site: 10+ acres
- ▶ Avg. trade area: 5-10 miles



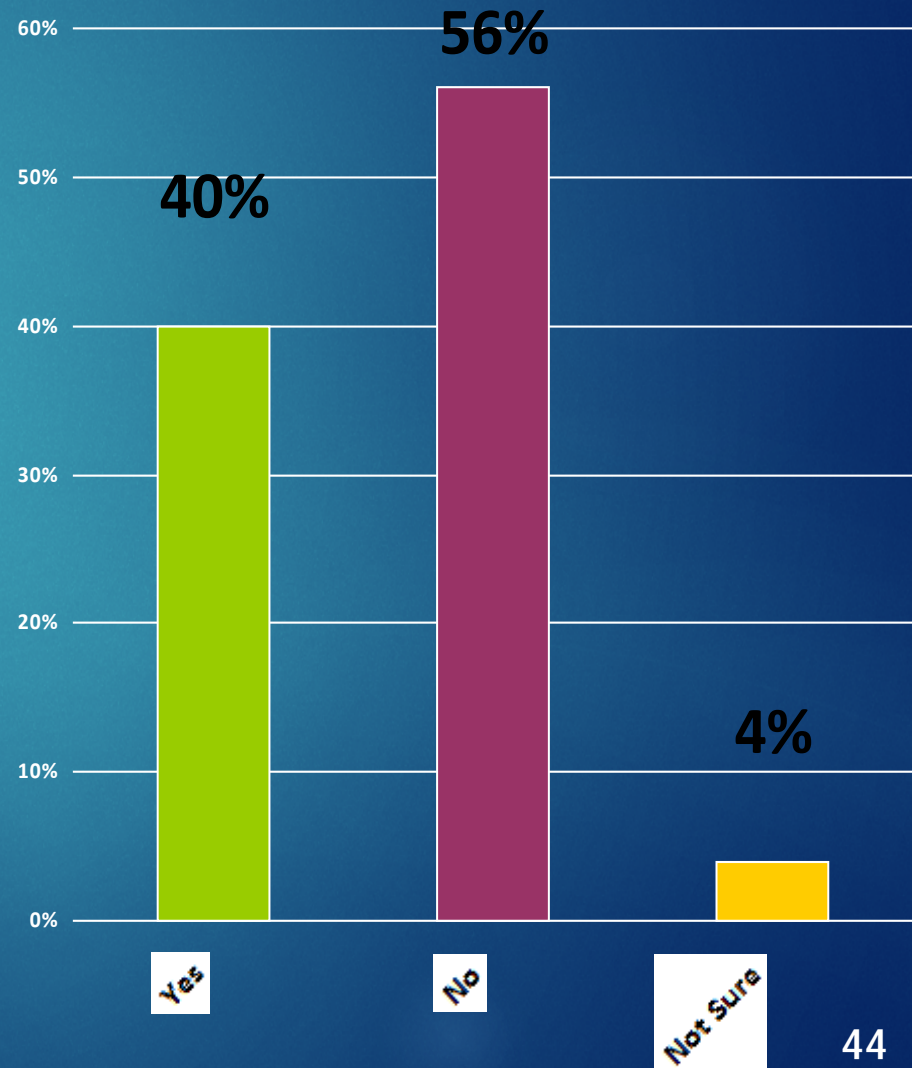
Power Centers

- ▶ Avg. size: 400,000+ SF
- ▶ Avg. site: 25+ acres
- ▶ Avg. trade area: 10+



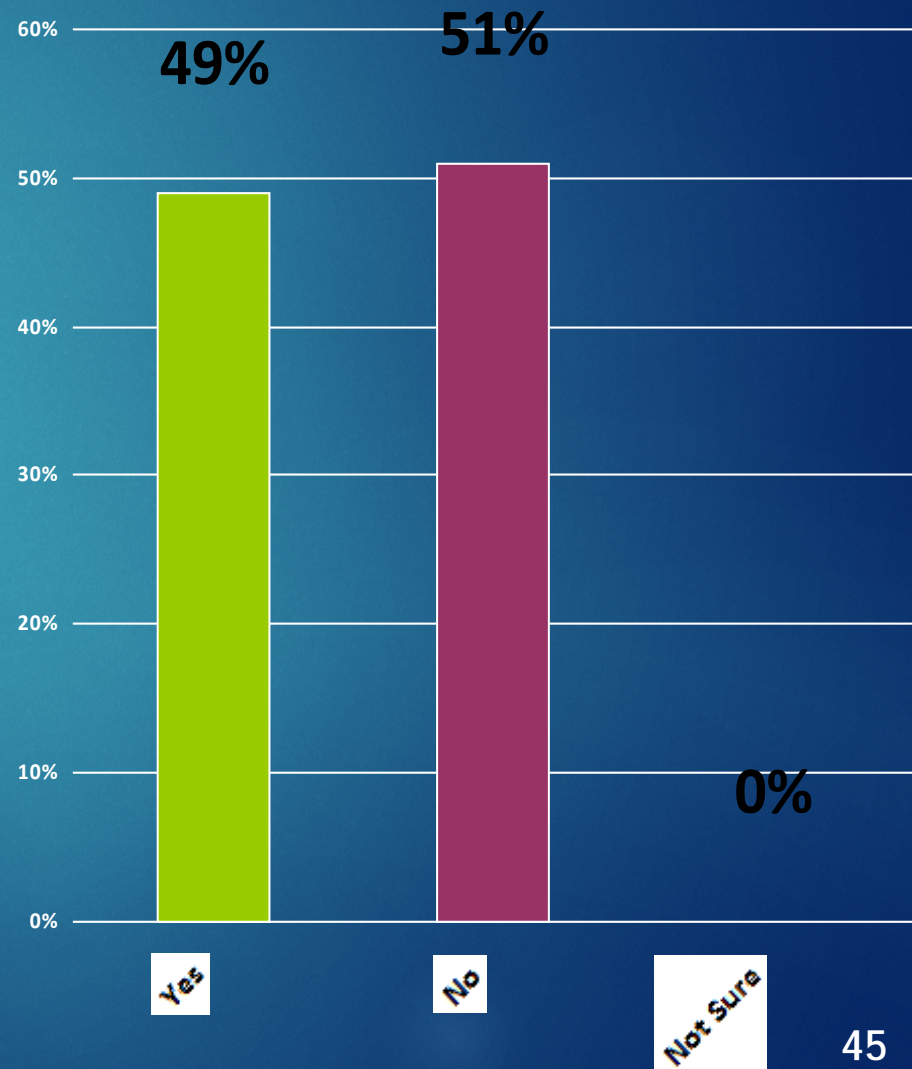
Should there be a larger commercial center central to the Eastern Estates?

1. Yes
2. No
3. Not Sure



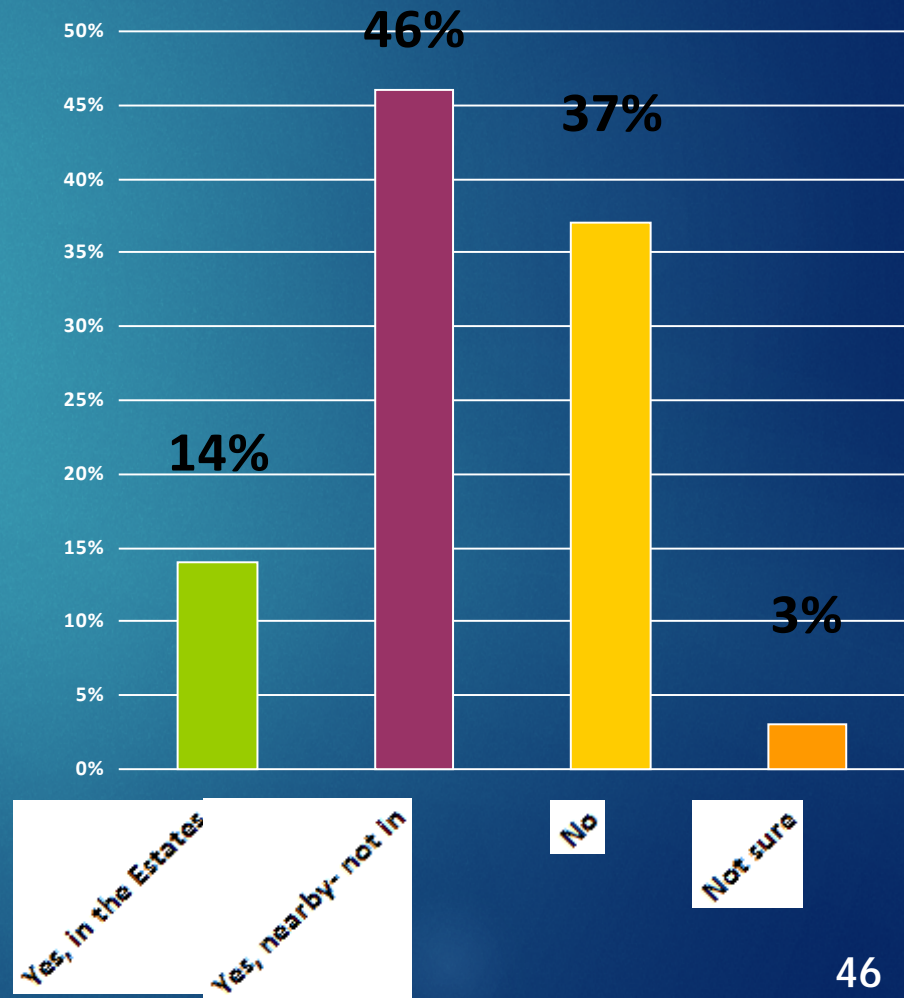
Should there be more **neighborhood commercial centers** throughout the Eastern Estates?

1. Yes
2. No
3. Not Sure



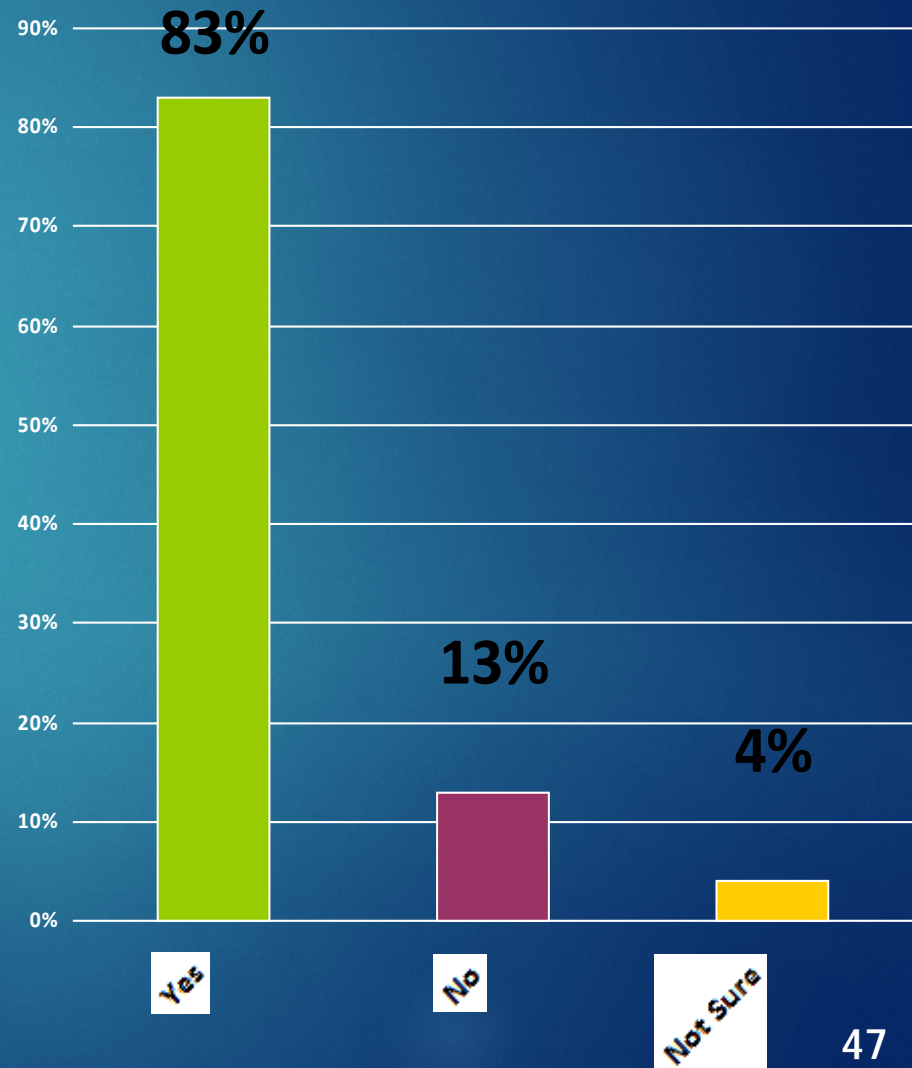
Is there a need for an industrial area or business park to provide jobs and support trade in or near the Eastern Estates?

- A. Yes, in the Estates
- B. Yes, nearby- not in
- C. No
- D. Not sure



Do you want specific **architectural standards** for non-residential uses in the Eastern Estates?

1. Yes
2. No
3. Not Sure

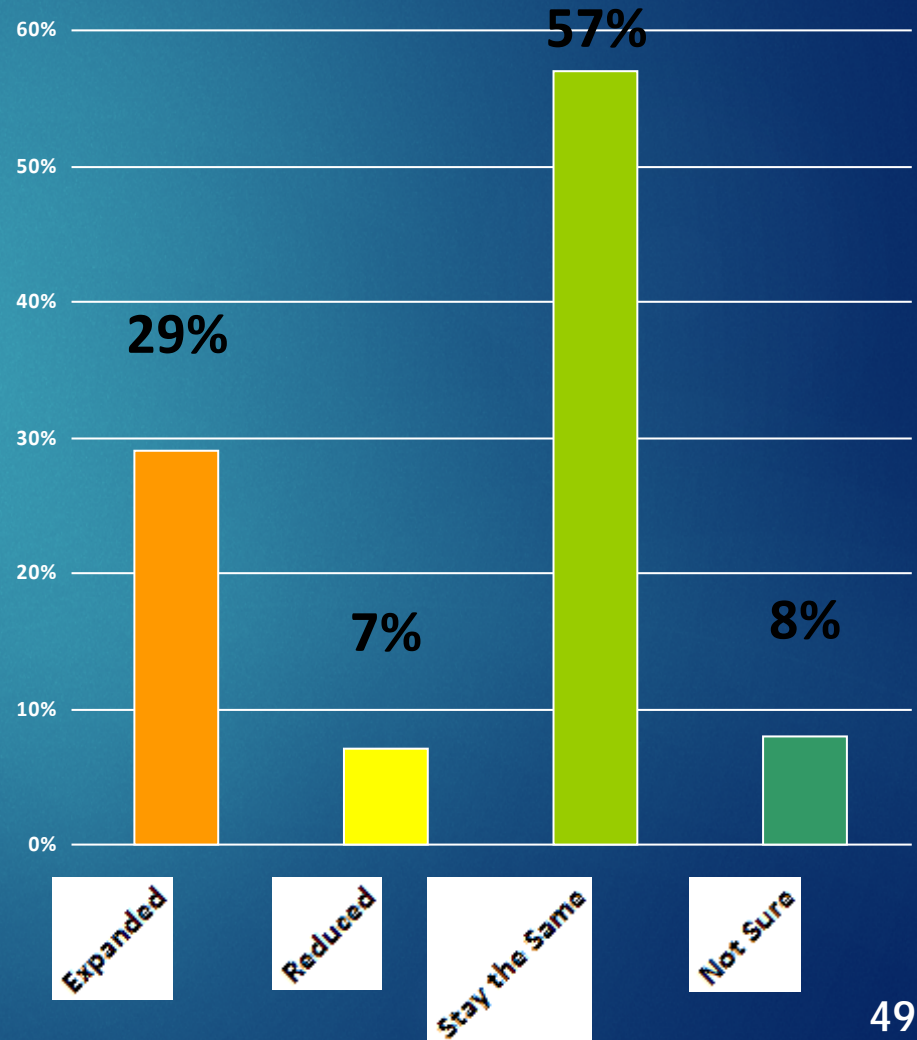


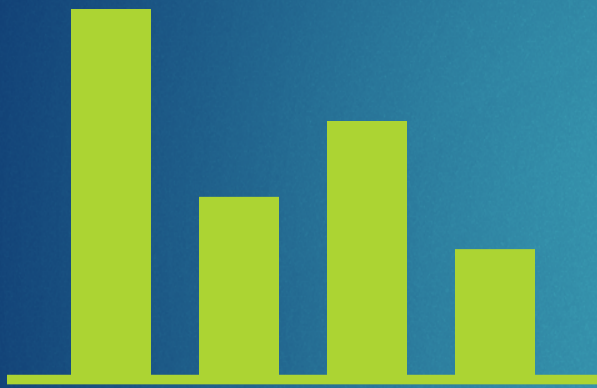
Standards for Home-Based Businesses in Collier County

- ▶ 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 Eastern Estates?

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





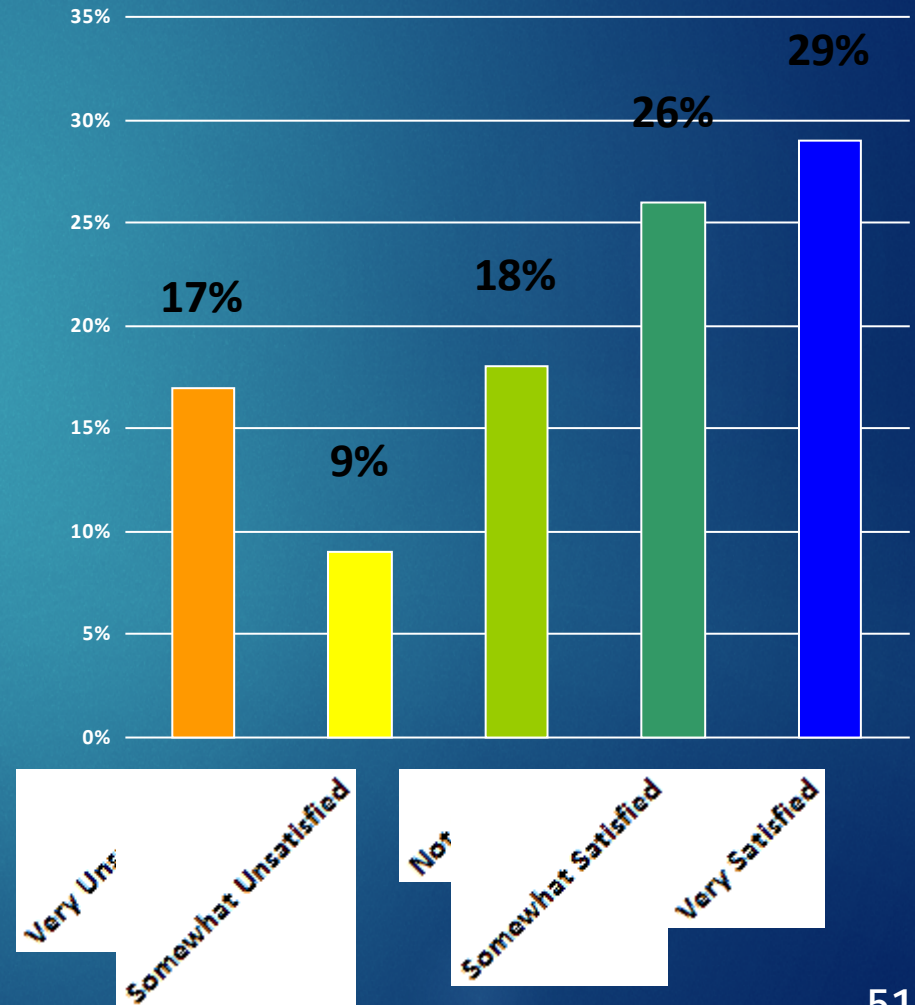
AUDIENCE POLLING

CONDITIONAL USES

GOLDEN GATE EASTERN ESTATES

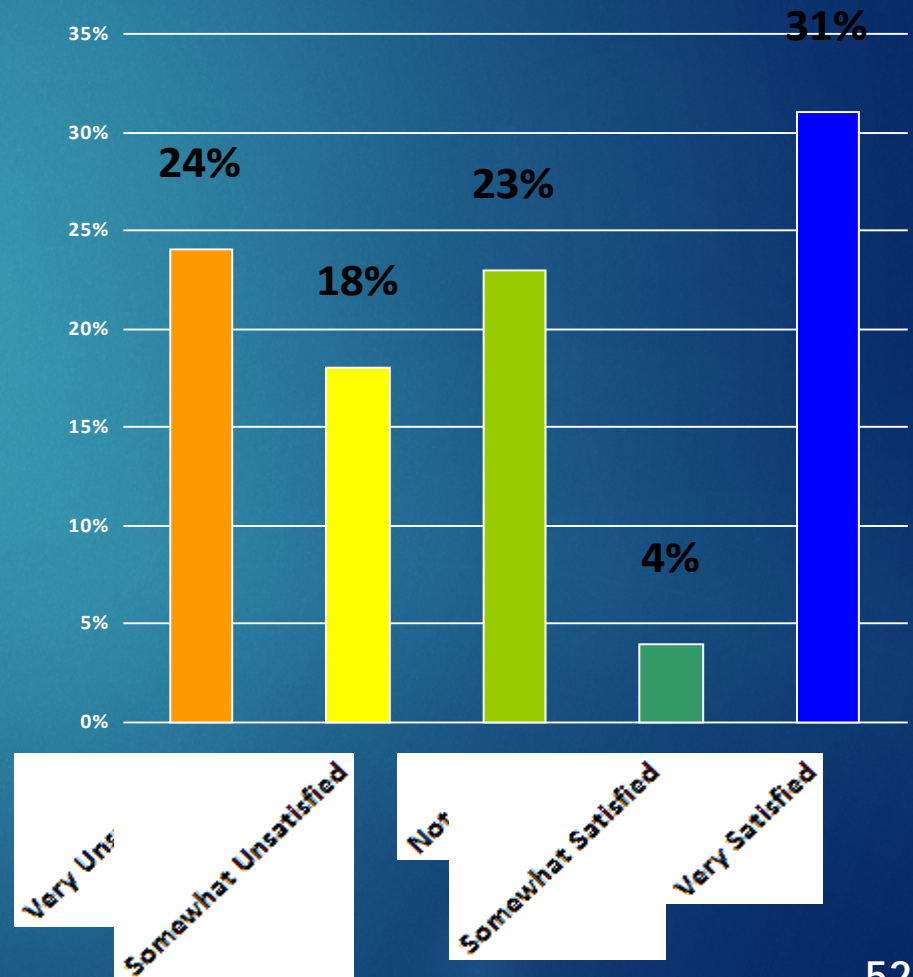
How satisfied are you with availability and locations of **social organizations** in or near the Eastern Estates?

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



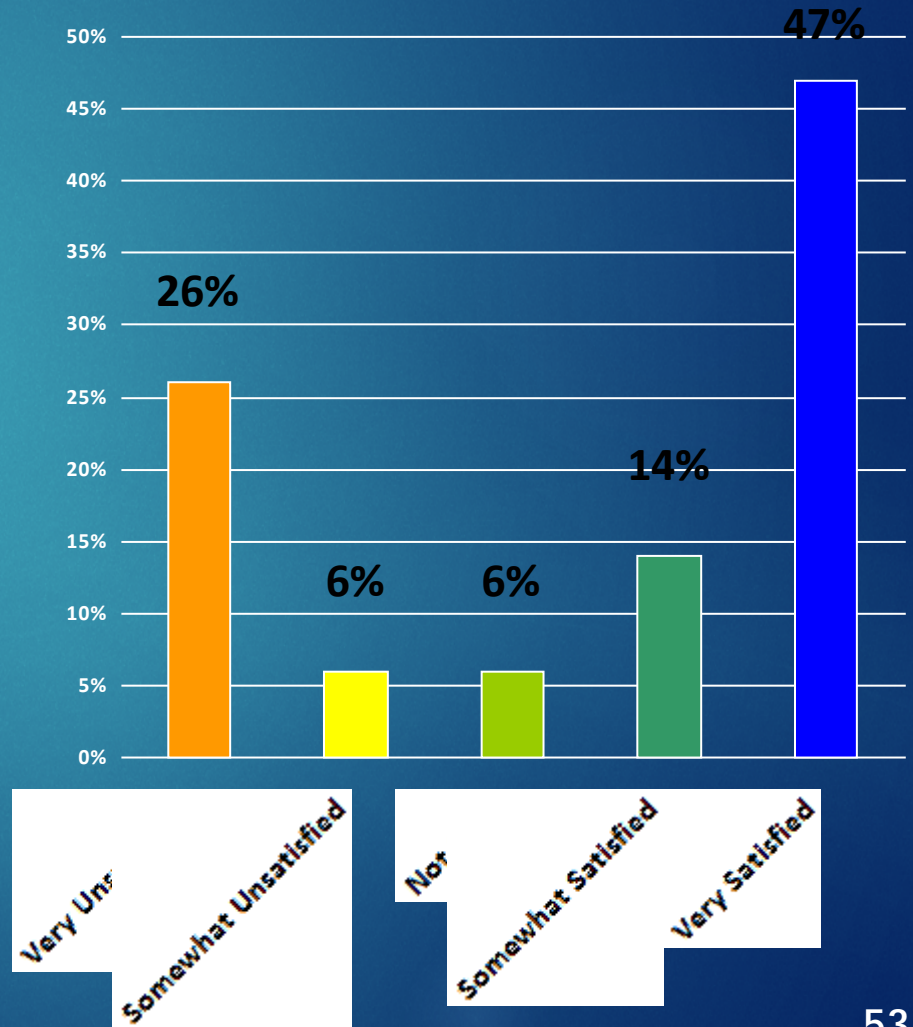
How satisfied are you with availability and locations of **child care** and **adult day care** in or near the Eastern Estates?

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



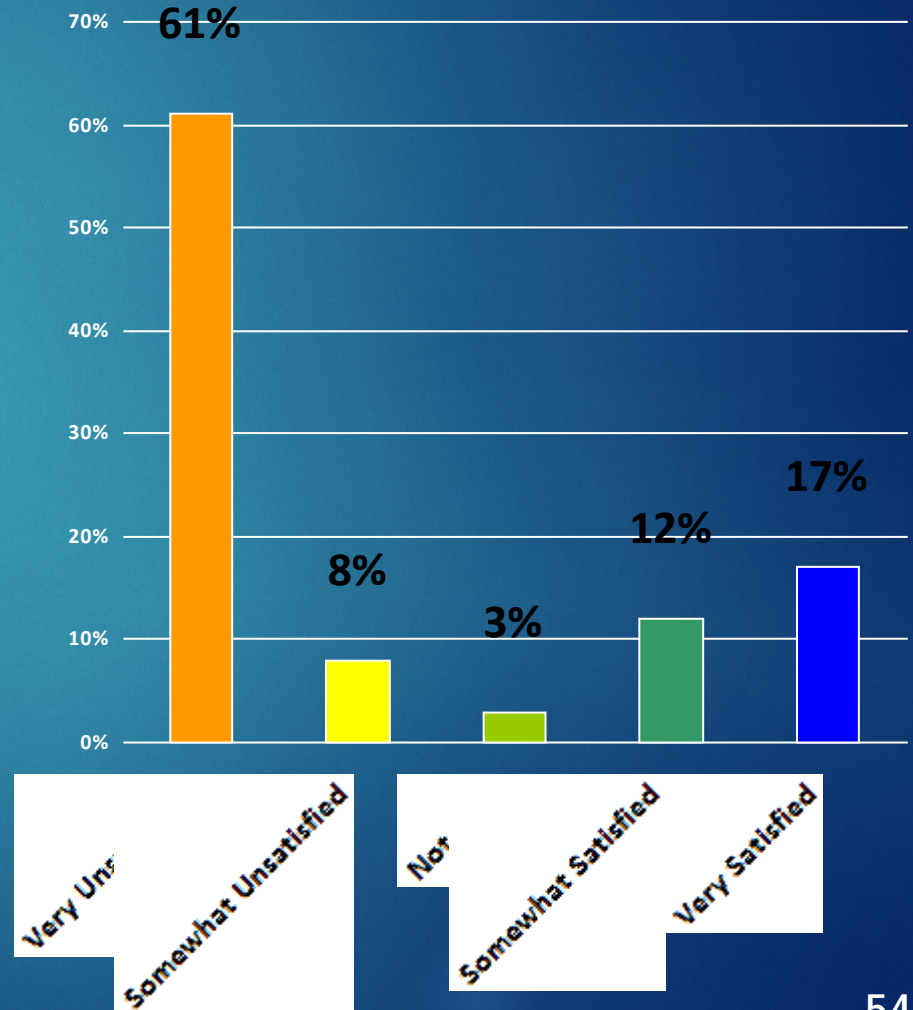
How satisfied are you with availability and locations of **religious institutions** in or near the Eastern Estates?

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



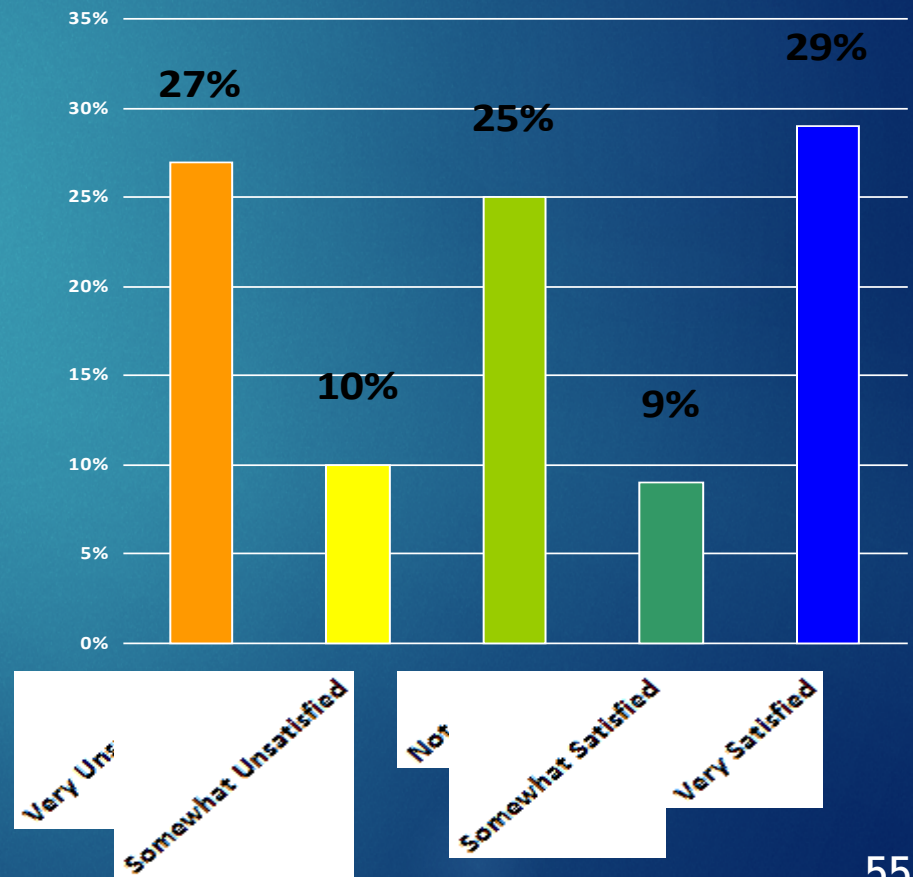
How satisfied are you with **cellular reception/service** in or near the Eastern Estates?

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



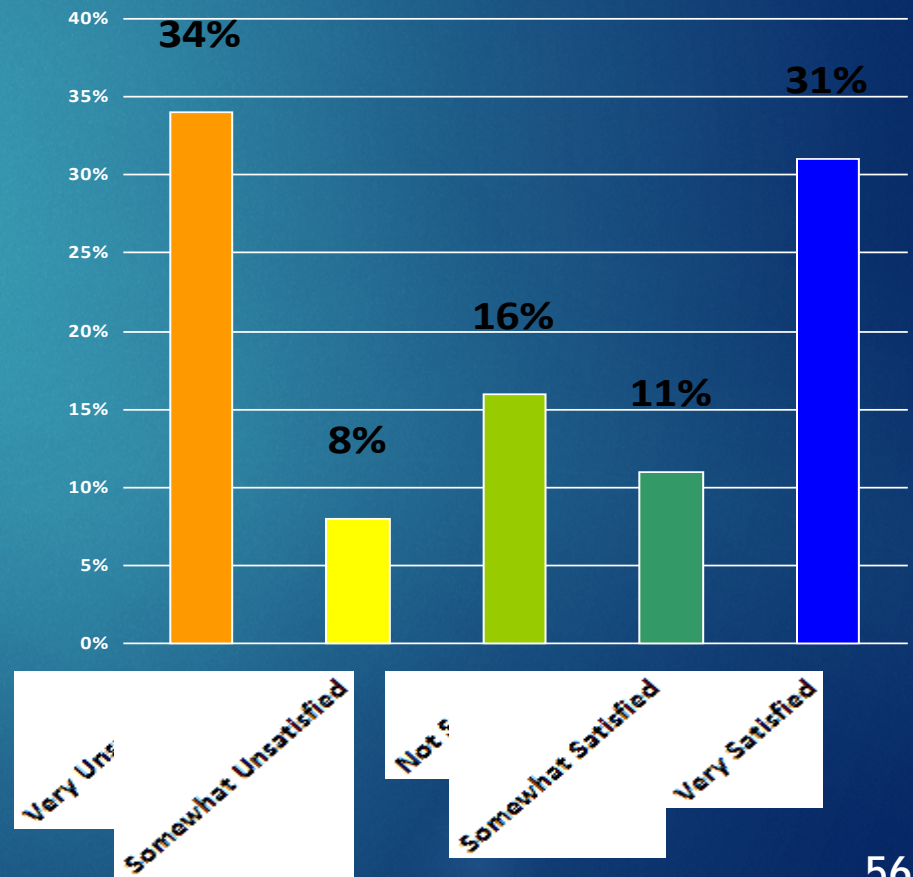
How satisfied are you with availability and locations of **group housing options** for **seniors** or **persons with special needs** in or near the Eastern Estates?

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



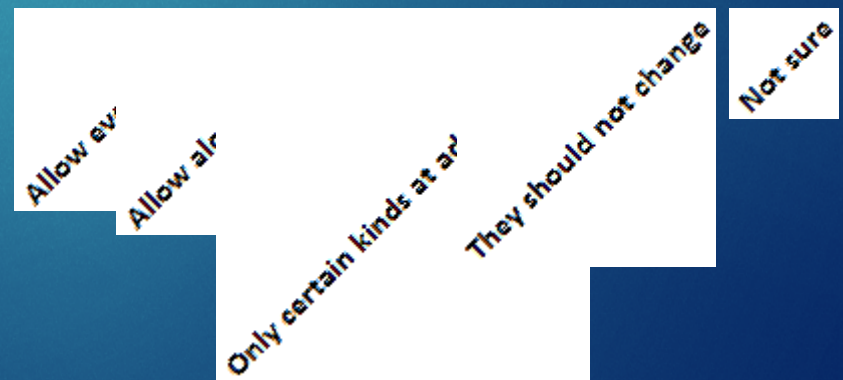
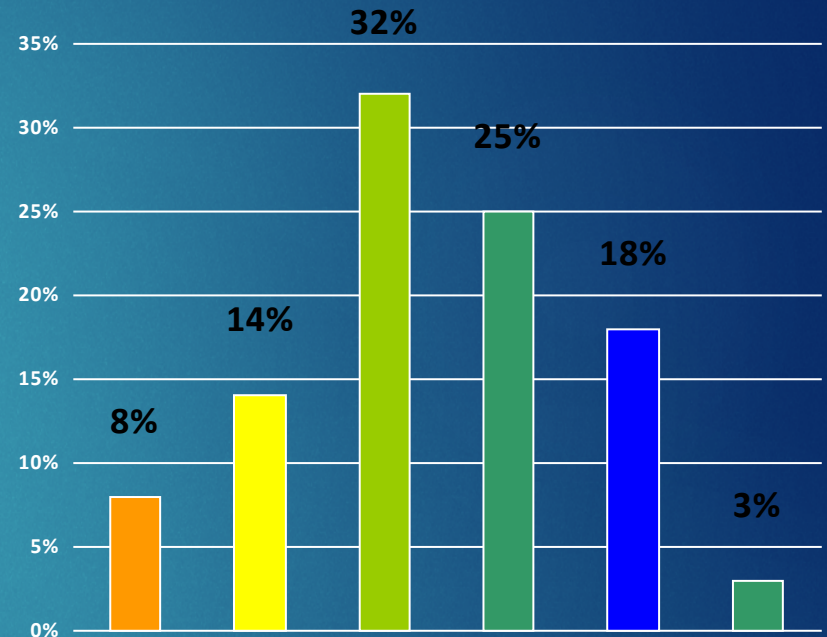
How satisfied are you with availability and locations of **assisted living facilities** and **nursing homes** in or near the Eastern Estates?

- A. Very Unsatisfied
- B. Somewhat Unsatisfied
- C. Not Sure
- D. Somewhat Satisfied
- E. Very Satisfied



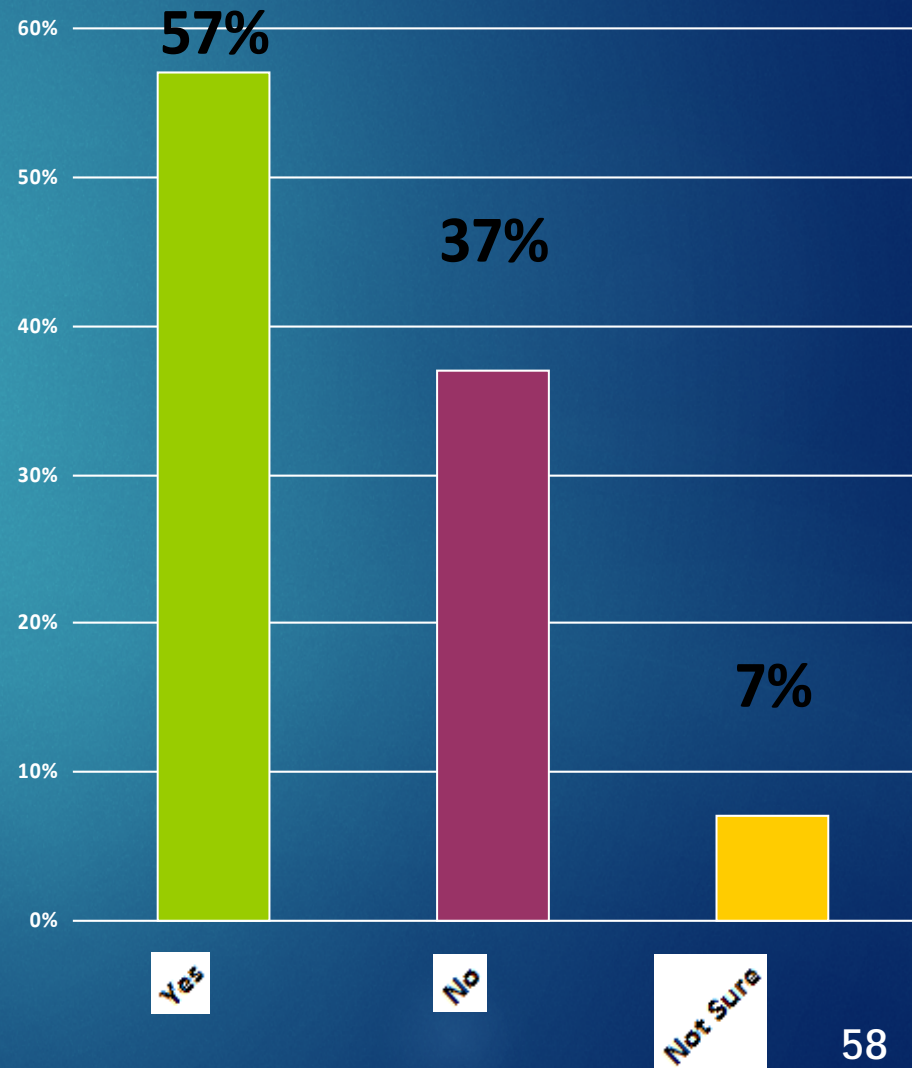
Should potential Conditional Use applications change in any way in the Eastern Estates?

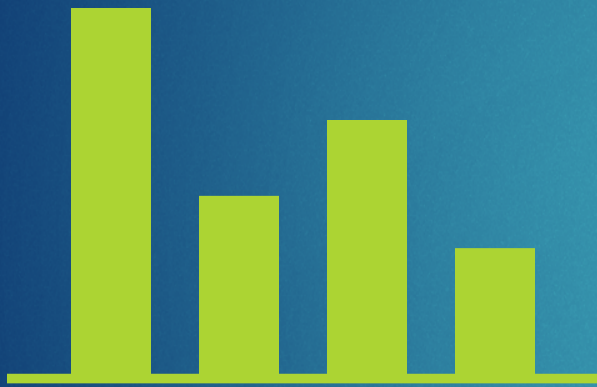
- A. Allow everywhere
- B. Allow along arterials
- C. Only at select locations
- D. Only certain kinds at add'l locations
- E. They should not change
- F. Not sure



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

1. Yes
2. No
3. Not Sure





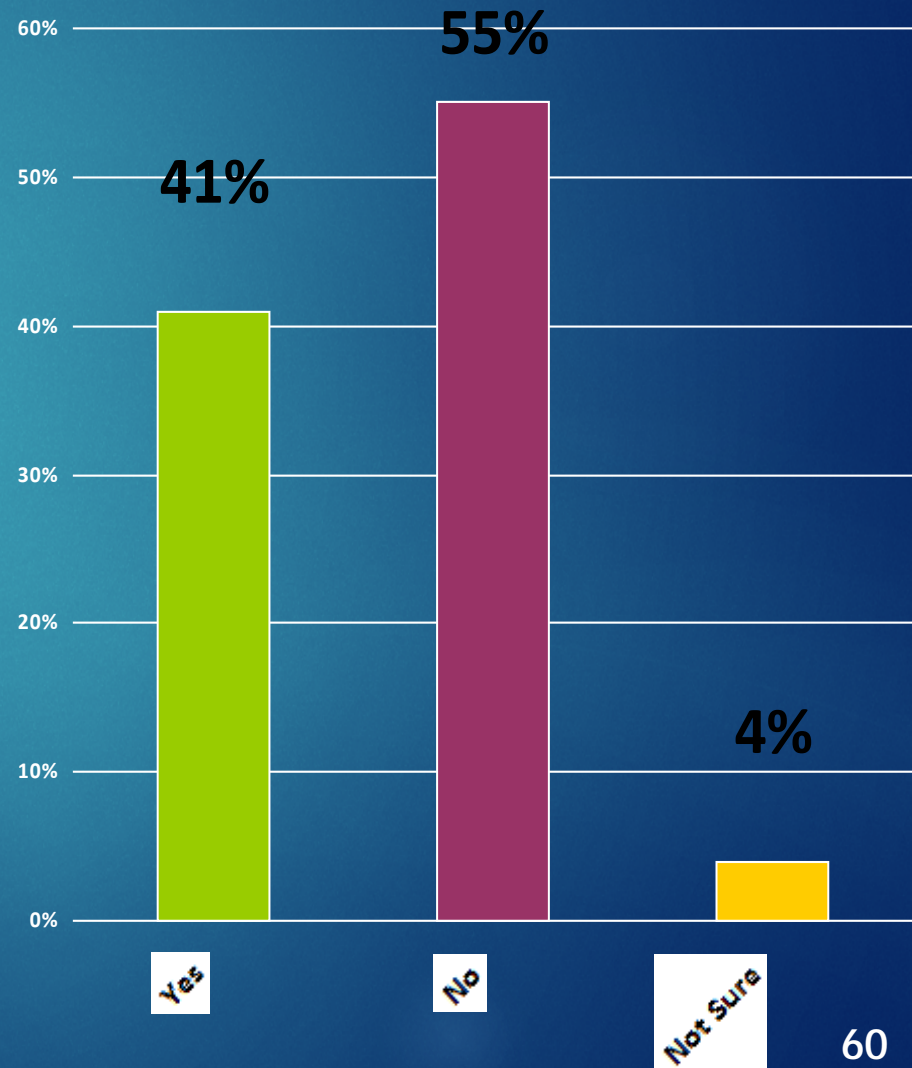
AUDIENCE POLLING

MOBILITY

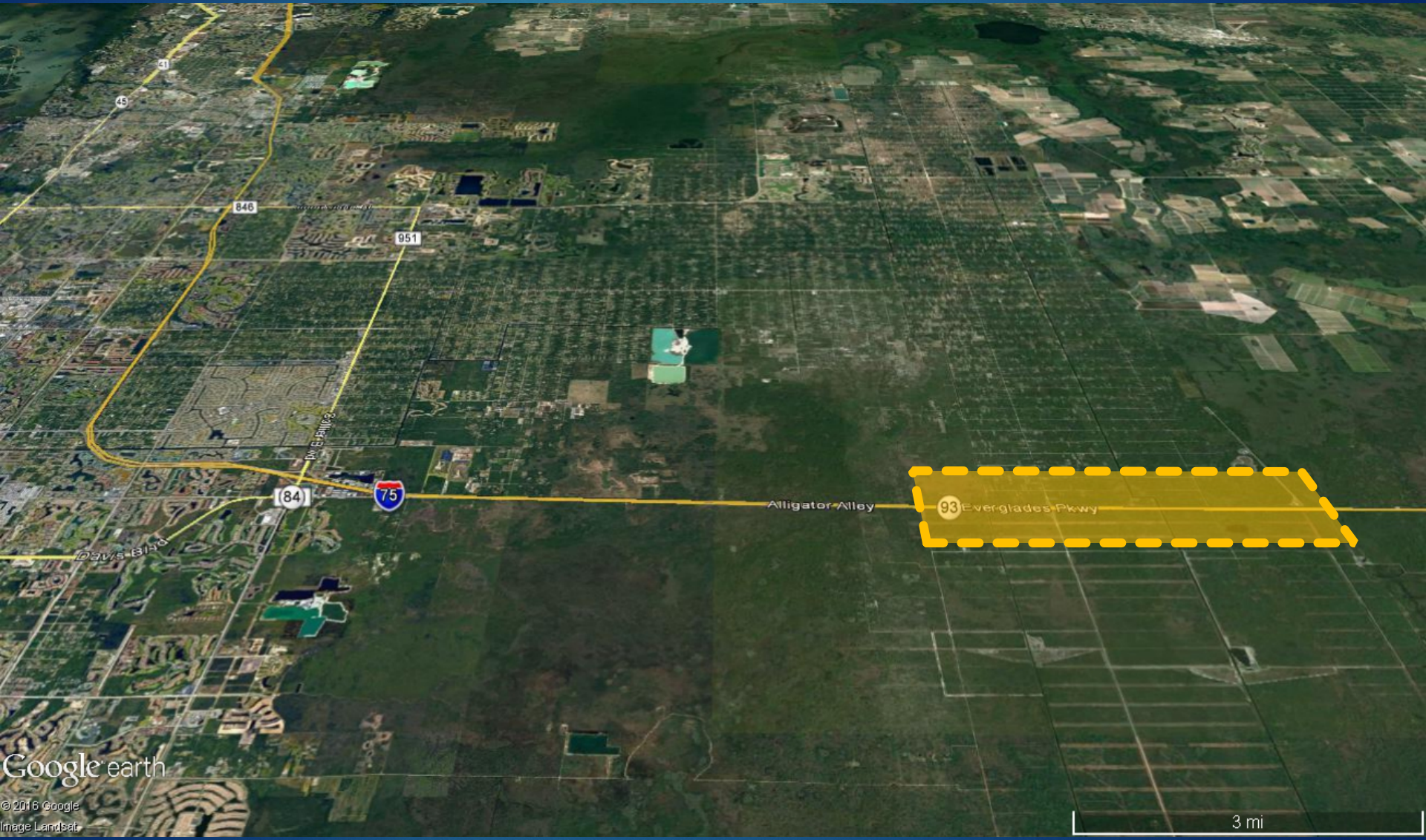
GOLDEN GATE EASTERN ESTATES

Would you use a Transit Park & Ride or Ride Sharing Facility?

1. Yes
2. No
3. Not Sure

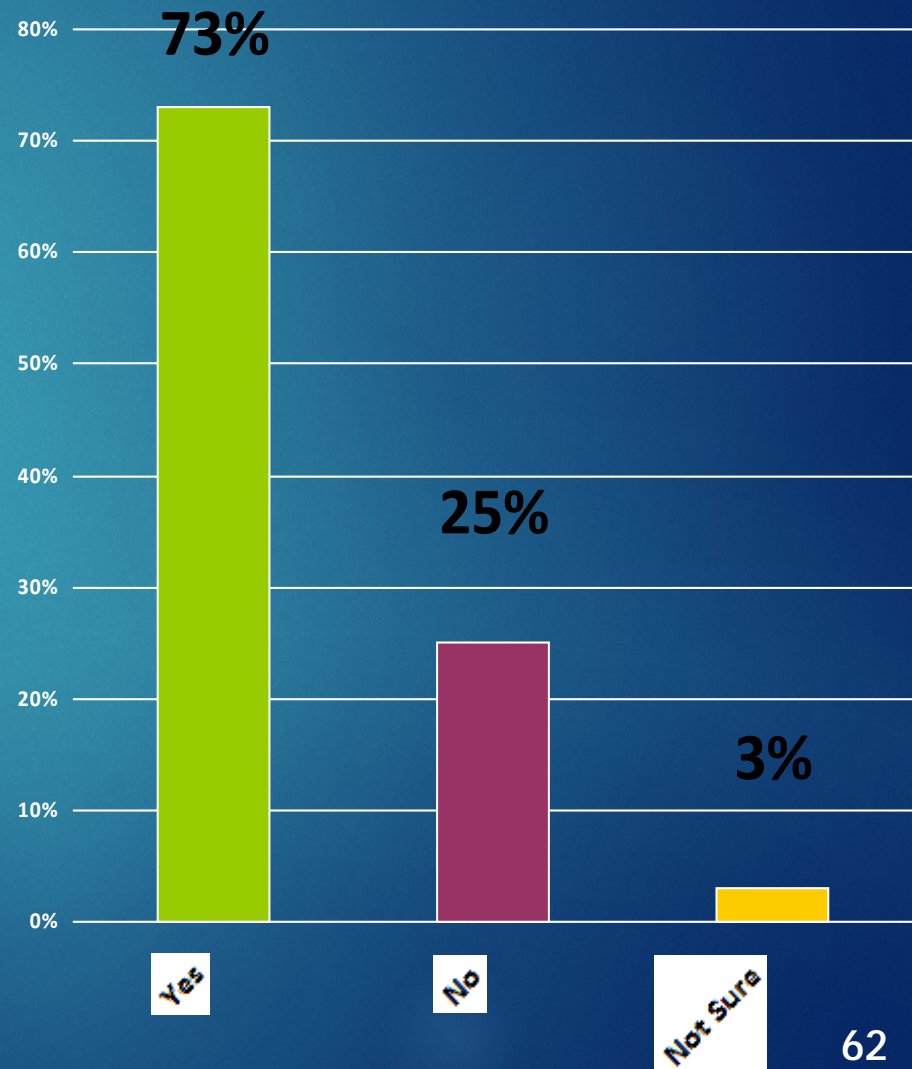


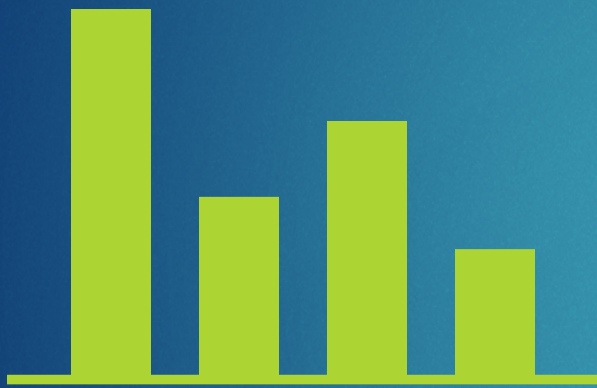
I-75 Interchange Potential



Do you support an I-75 connection in the vicinity of Everglades Boulevard?

1. Yes
2. No
3. Not Sure





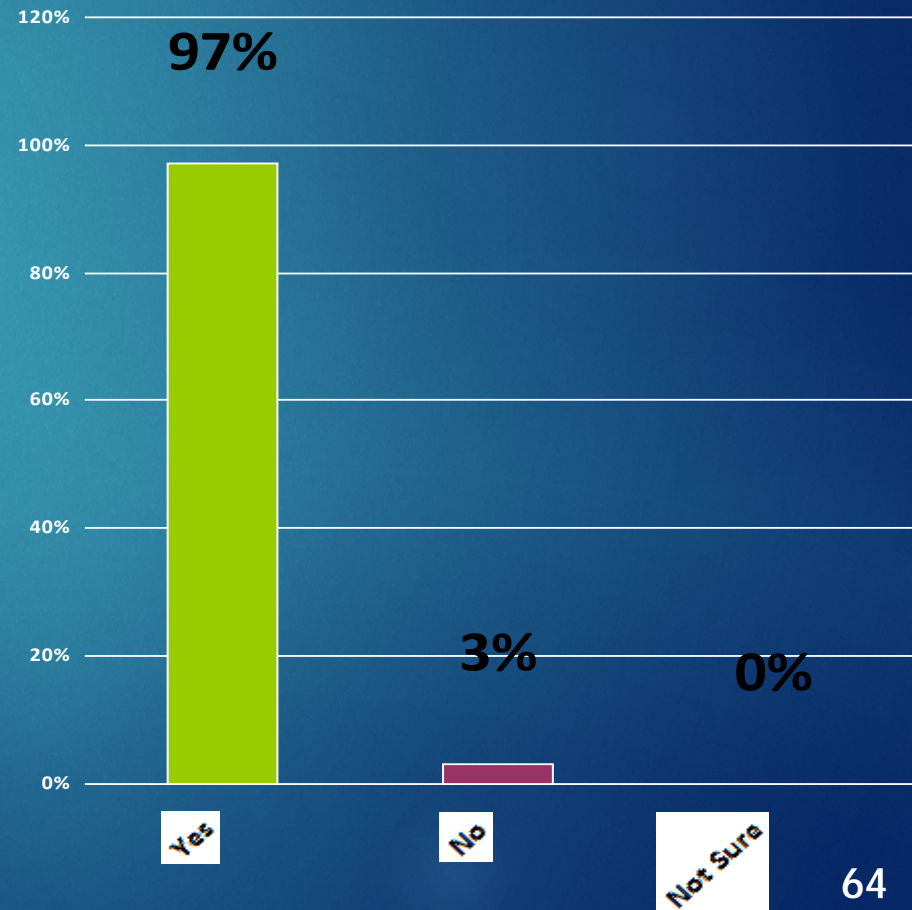
AUDIENCE POLLING

ENVIRONMENT

GOLDEN GATE EASTERN ESTATES

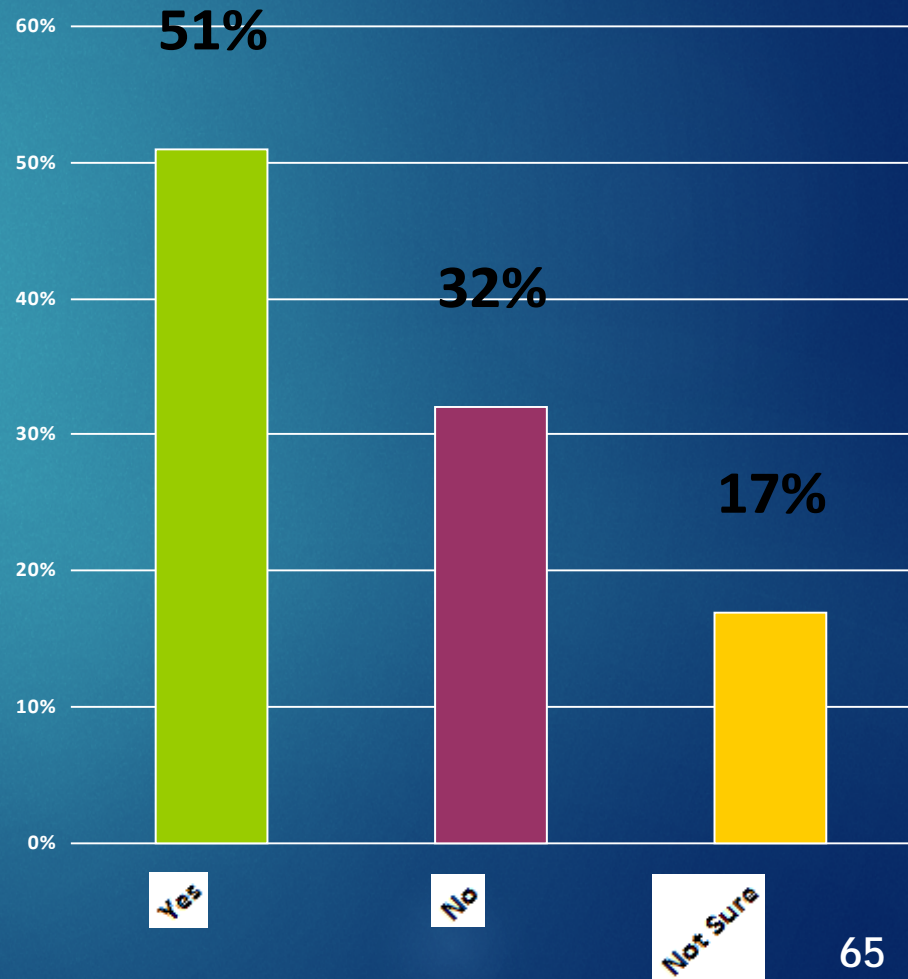
Watershed Concept 1: Would you support an **incentive to owners** who wish **to combine a 1.14-acre lot** with an adjoining lot?

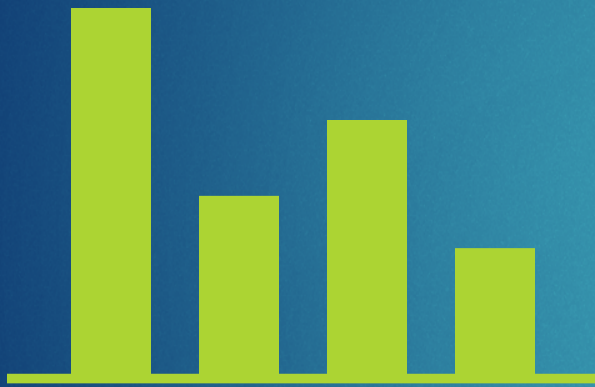
1. Yes
2. No
3. Not Sure



Watershed Concept 2: Would you support a **voluntary transfer of ownership** program for undeveloped parcels identified by a watershed committee?

1. Yes
2. No
3. Not Sure





AUDIENCE POLLING

PARKS + RECREATION

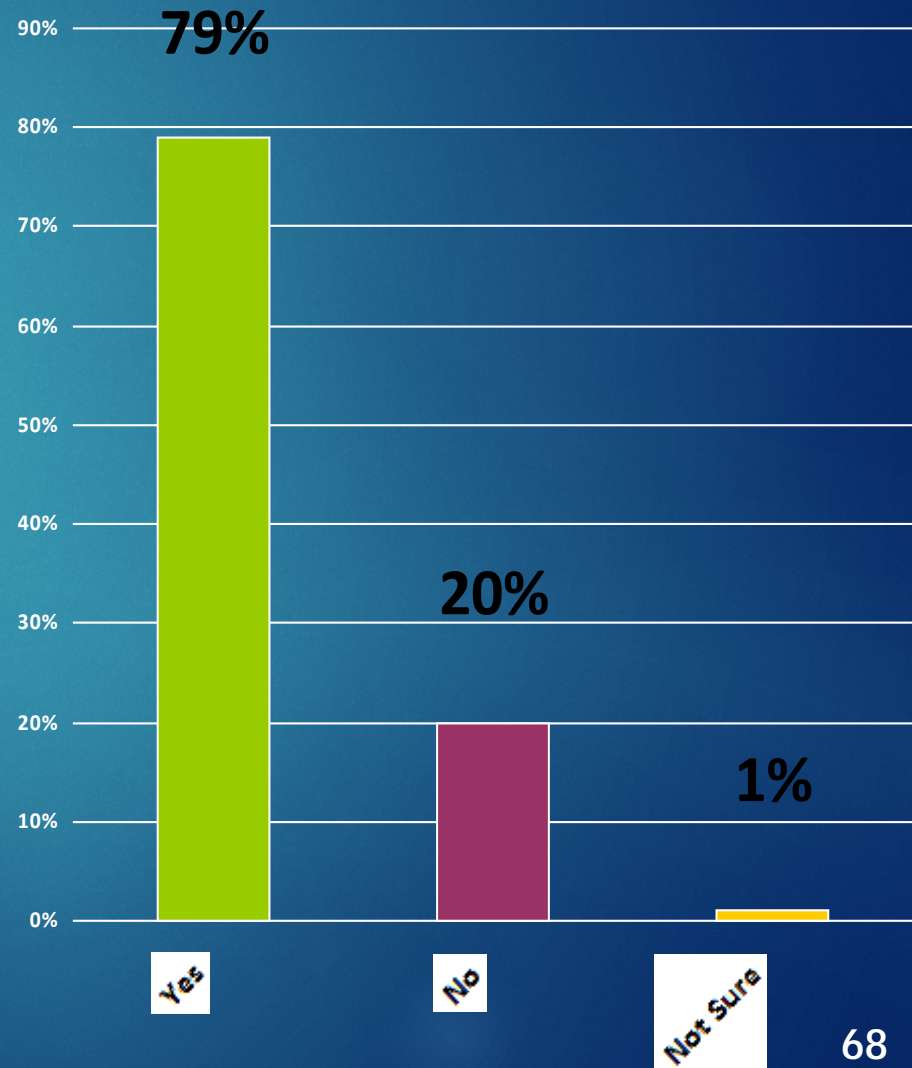
GOLDEN GATE EASTERN ESTATES

Public Space Examples



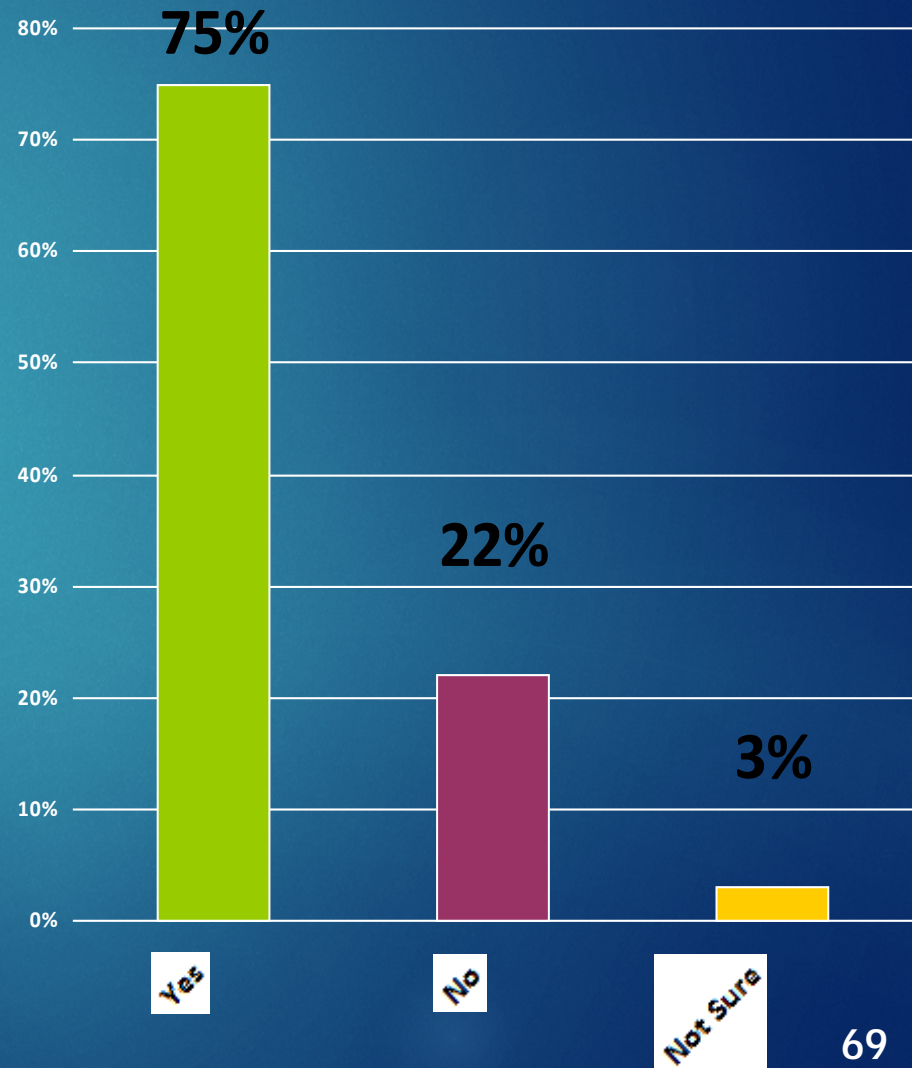
Should there be **usable public spaces** in the Eastern Estates?

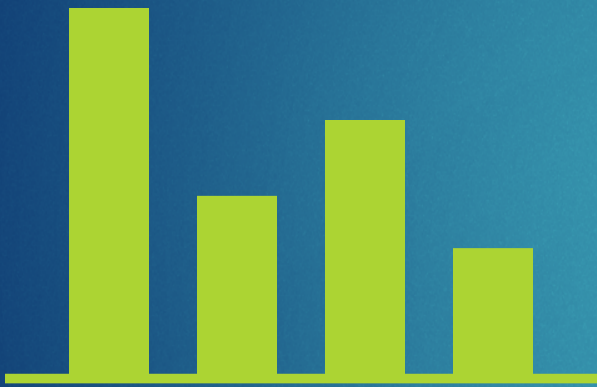
1. Yes
2. No
3. Not Sure



Should there be **trails and greenways** in the Eastern Estates?

1. Yes
2. No
3. Not Sure





CONCLUSION

AUDIENCE POLLING | GOLDEN GATE EASTERN ESTATES