



The Golden Gate Estates Area Civic Association Inc.

PO. Box 990596, Naples, FL 34116-6002

Estates-Civic.org

11-02-16 GGEACA Board Meeting Discussion – Rural Golden Gate Estates Issues Growth Management Plan Update

November 2, 2016

Kris VanLengen
Collier County Growth Management Department
Growth Management Plan ReStudy Manager
GGAMP ReStudy - Rural Estates

Mr. VanLengen,

The Golden Gate Estates Area Civic Association held a working session on 10-08-16 in preparation for providing input to the GGAMP ReStudy. The following concepts were presented for discussion and reviewed at our 11-02-16 GGEACA Board Meeting. We present them to you for discussion and incorporation with the public comments for the GGAMP ReStudy.

Further consideration and discussion is also suggested for the challenges and opportunities to allow for “agricultural past-times” and agricultural-related “eco-tourism” in the rural areas.

As well, further definition and discussion of home-based businesses and recognizing the impacts to neighbors and infrastructure for certain business operations.

The following concepts are consistent with a low-density, low-impact, rural residential community. Further definition of “rural character” and “self-sustainability” will help better define the concepts of community character and practical application that many people who consider Golden Gate Estates their home and why they moved here. The large-lot, low-density woodlands/agricultural environment associated with this unique place is rare among community choices - such is rare in Florida real estate as well as across the United States - and what makes Golden Gate Estates so desirable.

Thank you for your leadership in this effort and the opportunity to provide input to the future of our community through the GGAMP ReStudy and the overall Comprehensive Growth Management ReStudy

Respectfully,

Mike Ramsey, President
Golden Gate Estates Area Civic Association
On behalf of the Board of Directors



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A. Complementary Land Uses

1.) **Formal Low Density Overlay** for the Rural Estates – eliminate densification of E zoning

- Benefits:
- * DRGR/Watershed over 90,000 acres at no cost to the taxpayer
Complimentary to Corkscrew Community and Sending lands in RFMUD and RLSA
 - Well Field Protection – county and municipal (Naples)
 - Community Character
 - Secondary habitat transition between Conservation land and development

2.) **Incentivize the recombination of 1.14 acre lots** (legal non-conforming)

Development credit (voluntary TDR program) for use in urban density and infill?
See also GGWIP

3.) **Update LDC regarding compatibility** requirements, setbacks, and buffers for all non-residential uses in the Estates including but not limited to Convenience Commercial, Churches, Schools, utilities.

4.) **Update LDC regarding land clearing regulation and setbacks**, for all uses to be consistent with Wildfire safety and management recommendations established by the Collier County Fire Districts and the Florida Forest Service. 30 feet of defensible space and acceptable setbacks for all Estates lots to allow access of emergency vehicles and equipment

Consideration: Completion of the Estates **Community Wildfire Protection Plan**

5.) Establish appropriate **Setbacks and Buffers** and compatibility standards for all adjacent RFMUD and RLSA land uses. Previously 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:

- a.) 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.
- b.) 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.



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c.) 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.

d.) 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 from adjacent development.

All adjacent RFMUD and RLSA residential and commercial uses should be considered.

6.) Develop **Rural Architectural Standards**

7.) Develop **Rural Median Landscape Standards**

B. Transportation and Mobility -Roads

1.) Complete the study for a **New I-75 Interchange** in the vicinity of Everglades Blvd.

Consideration: Restricting expansion of Everglades Blvd. to 4 lanes to service Estates needs. RLSA growth Management planning should address appropriate right of way and developer contribution to meet RLSA transportation needs for the predicted population growth (est. 300,000+) in this planning area. No unreasonable impact on the established low density Estates.

2.) Prioritization of the improvement of **Wilson Boulevard North** to commercial services, and the **Wilson Extension** south to White Lake Boulevard to link Golden Gate Estates to North Belle Meade *Receiving* lands and future economic development. Provide a needed road corridor to the north, south, and west. Wilson-Benfield Corridor Study.

3.) **Extend White Lake Boulevard** east to the proposed new I-75 Interchange in the vicinity of Everglades Blvd.

4.) **Complete the Green Boulevard Extension Study** to identify an East-West corridor linking North Belle Meade *Receiving* lands to CR 951 and points west.

Consideration: **Extension of Golden Gate Parkway** rather than Green Blvd., to improve connectivity and reduce the need for excessive Eminent Domain through the Estates.

5.) Complete the **Randall Boulevard Extension Study** to identify an East-West corridor to the RLSA. S Curve Concept review.

Consideration: Improvements to intersection of Randall Blvd and Immokalee Road are a critical infrastructure need and the choke-point of Randall/Oilwell/Immokalee Rd. Consider an emergency declaration to accelerate needed improvements at this intersection due of impending transportation failures.



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C. Economic Vitality – Commercial Development

- 1.) **Commercial Goods, Services, Jobs for the Estates** provided primarily from zoning in adjacent areas including: Orange Tree PUD, RFMUD Receiving Lands (846 Partners, N. Belle Meade), and RLSA (Rural Lands West)
- 2.) **Possible focused Commercial Overlay within the Estates** adjacent to existing Commercial in the Randall Blvd. / Oil Well Rd. area east to the intersection of Wilson Blvd. and Immokalee Rd.
 - * Along Randall Blvd. adjacent to Publix (already zoned/)
 - * Randall Curve / Golden Gate Land Trust 40 acre parcel across from Orangetree
 - * Wilson Blvd. / Immokalee Rd. intersection
- 3.) **Update Standards/Size of Convenience Commercial** parcels in the Estates to provide sufficient (increased) area for road development, septic/wastewater treatment, and water retention

D. Environmental Stewardship / Watershed Management

Water Resources Management:

- 1.) Incentivize single family **Water retention/detention and Dispersed Water Storage** in the Estates to retain / detain storm water and promote groundwater recharge. Ponds, swales, other
- 2.) Support completion of the **North Golden Gate Watershed Improvement Plan. GGWIP** to improve drainage, support aquifer recharge, integrate with Picayune restoration.
- 3.) Consideration of **ASR Wells** in *Receiving* lands, especially Sec15 T49S R27E to retain/detain water from the Golden Gate Main Canal.
- 4.) Development of the **C-1 Connector Canal** and weirs to divert storm water east from the Golden Gate Main Canal to points south and east.
- 5.) Update regulation of **impervious surface/percolation** on different size Estates Lots.
 - a. Special treatment (more restrictive) for legal, non-conforming 1.14 acre lots
- 6.) Review impacts and unintended consequences of a recent Ordinance (1 acre impervious rule) requiring berming and containment of water on residential properties as this impedes natural sheetflow. Intent of ordinance may have an urban coastal zone purpose and intent, however rural woodlands interface functions differently
- 7.) Plan for County Septic Disposal Facility to facilitate proper maintenance and legal disposal of septic waste and encourage responsible, legal management of waste from private on-site sewage treatment and disposal systems.



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Environmental/ Conservation:

- 1.) Develop policies that **discourage the migration of climax predators** from conservation lands and RFMUD and RLSA *Sending* lands into the residential interface in Golden Gate Estates other and adjacent areas.
- 2.) Consider the development of a **Voluntary TDR program** and Bank to facilitate the transfer process of development credits granted for the recombination of 1.14 acre lots and wetland lots that are fundamentally unbuildable and included in the GGWIP overlay
- 3.) Consider Dark Sky lighting standards for rural areas for lighting at transportation infrastructure, commercial development centers, conditional use areas, and for residential standards.
- 4.) Consider planning for future landfill in RLSA area given the planned population, proximity of waste disposal to eastern-drifting center of the County's residential population, and expected life and capacity of existing Collier County landfill.

General Perspectives for Consideration:

General recognition, distinction and acknowledgement that one size does not fit all relative to County-wide application of standards of law and community character.

Consideration: Urban Coastal Zone functions differently than eastern rural areas, and as such, review processes for growth management plan changes and Land Development Plan changes should take into consideration the local application and applicability and evaluate for unintended consequences and diverging, inconsistent and incongruent intents of such changes.