

**Golden Gate Parkway Public Meeting #2**  
DRAFT Golden Gate Parkway Overlay Standards  
Thursday, April 4, 2018 @ 5:30PM  
4701 Golden Gate Pkwy, Naples, FL 34116  
Number of attendees: 62 (signed in)

**QUESTIONS/COMMENTS DURING MEETING**

**Green space**

- Where is the green space?
- What's the future of the golf course property, because development of the golf course is going to take away green space in the community.
- Businesses with parking along Golden Gate Parkway will not have room to add green space or garden walls because of limited space.
- Will the golf course will become a residential development?
- An audience member said she likes the proposed landscaping.
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- Will property in the Downtown Subdistrict will be required new landscaping?
  - Ms. DeJohn said no, there is not a requirement to do anything to property unless the individual property owner decides to make improvements or changes to the property.

**Businesses/Targeted Industries**

- What types of businesses and what is the extent of the targeted industries list? The potential for heavy manufacturing was raised as a concern.
  - Jace Kentner explained that the types of manufacturing that are targeted are clean industries.
- Why does the Opportunity Zone extend across the green space of the golf course?
- Industries like an oil processing plant are not wanted.
- Give examples of the types of businesses that are anticipated or targeted.
- A media business owner said he likes the potential to locate in the community because it's abundant in opportunity for economic development, retention of young people. He supports the planning effort and ideas to clean up the community. He asked if any economic development grants proposed for recruiting businesses to the area?

**Traffic/Infrastructure**

- Traffic and road congestion is a concern.
- Will road sizes be increased?
- A lot more traffic will be generated.
- There is a lack of infrastructure to support what's being proposed.
  - Mr. Johnson noted that the tax increment financing program is a tool to fund infrastructure improvements such as water service, sidewalks, and roadway enhancements.
- Improved infrastructure is desired, but not if the exchange is development that is not desired.
- The connection of Tropicana Boulevard to Coronado Parkway would not relieve traffic, and infrastructure is not adequate for the planned conditions. The ideas are good, but traffic is not good.

## Building height/design

- Opposed to the idea of a four-story residential building.
- The stretch from Santa Barbara to the Activity Center where speeds are 45 miles per hour is not as feasible for mixed use and residential development, and it may be more appropriately concentrated on the eastern end only. Could the areas be treated differently?
- Why did staff decide to increase the building height from three to four stories?
  - Ms. DeJohn said the taller building height affords some flexibility, and increasing the maximum building height rather than keeping it the same was intended to help incentivize the use of the overlay. Mr. Johnson added that maximum densities are not proposed to change.
- Where is the space between buildings?
  - Ms. DeJohn explained that the types of units shown do not have the same pattern of space between buildings that is common throughout Golden Gate City. The proposed housing types represent different choices that aren't as common in the area.
- Opposed to heights of (or over?) three stories.
- If approved, where will the townhomes and artists villages be located?
  - Ms. DeJohn said those are allowed uses in both the Downtown Subdistrict and the Activity Center.

## Community issues/appearance

- The Golden Gate City Association discusses that Code Enforcement is not consistent, and parking in the grass is a common problem.
- Will taxes automatically go up in rezoned areas?
  - Ms. DeJohn said that the taxing experienced by property owners within the existing Overlay boundaries to the west and east ends of the corridor should be similar to the taxing experience after the Overlay standards are updated.
- Are the proposed residential units income-restricted?
  - Mr. Johnson said there are no income restrictions proposed in the code language.
- An audience member said she likes the walkable concepts and the idea of upgrades to the area.
- An audience member said the community is four square miles and the addition of businesses and taller buildings do not fit Golden Gate City. There are two or three families living in single family homes; the area's problems are bigger than the ideas proposed.
- An audience member said the plan would be beneficial to property owners and would help make better use of property.