

**SUMMARY OF RECOMMENDED CHANGES  
2011 EVALUATION & APPRAISAL REPORT (EAR)**

**Golden Gate Area Master Plan**

**Goals, Objective and Policies:** The entire Master Plan will be revised to reflect the proper formatting for all Goals, Objectives and Policies, as defined below:

**Goal:** General statement defining what the plan will ultimately achieve, typically beginning with “TO” followed by a transitive verb, such as, TO PROTECT or TO ENSURE.

**Objective:** A more specific statement than the stated Goal; describing actions that will help achieve the goal(s), typically beginning with the active verb providing the general direction, such as, “Implement”, “Promote” or “Protect”. Objectives use the term “will” and allow Policies to specifically require an activity with “shall”.

**Policies:** Specific statements that provide directives on how to achieve the objectives and ultimately the Master Plan’s goals, typically beginning with phrases like, “The County shall promote...”, “The County shall continue to...” or “The District shall expand...” or similar phrases. Policies use the terms “may” or “shall” to provide specific direction.

**Goals, Objective and Policies:** The entire Master Plan should be revised to reflect Department name changes, designee changes, renumbering due to objective and/or policy additions and/or deletions, and grammatical changes.

Goal 1 – reformatting; re-state to capture essence of subsequent Objectives and Policies.

Objective 1.1 – reformatting.

Policy 1.1.4 – defer consideration of suggested revisions to re-identify a specific land area and treat it differently in these provisions; then, revise as necessary or retain as written

Policy 1.1.5 – defer consideration of suggested revisions to delete.

Policy 1.1.6 – defer consideration of suggested revisions to delete, relocate or reformat.

Policy 1.1.8 – review for accuracy regarding references to maps located elsewhere, Policies found in other GMP Elements, and adoption dates of referenced documents; then, revise as necessary or retain as written.

Policy 1.2.2 – defer consideration of suggested revisions to identify another specific activity able to benefit from alternative financing, and re-emphasize balanced transportation planning efforts – in part or entirely.

Policy 1.2.4 – reformatting.

Objective 1.3 – reformatting.

Policy 1.3.1 – minor revisions to provide new departmental references.

Objective 1.4 – reformatting.

Policy 1.4.1 – defer consideration of suggested revisions to expand to ensure comprehensive and uniform application of LDC.

Goal 2 – reformatting

Objective 2.1 – defer consideration of suggested revisions to re-identify a specific land area and treat it differently in these provisions; then, revise as necessary or retain as written; reformatting.

Policy 2.1.1 – defer consideration of suggested revisions to delete, as no longer applicable.

Policy 2.1.2 – defer consideration of suggested revisions to re-identify a specific land area and treat it differently in these provisions; then, revise as necessary or retain with minor revision to update terminology.

Policy 2.1.3 – defer consideration of suggested revisions to delete, as no longer applicable.

Policy 2.1.4 – defer consideration of suggested revisions to delete, as no longer applicable.

Objective 2.2 – defer consideration of suggested revisions to show remaining efforts following major project completion; reformatting.

Policy 2.2.1 – defer consideration of suggested revisions to delete, as no longer applicable.

Policy 2.2.2 – defer consideration of suggested revisions to delete, as no longer applicable; review for accuracy regarding references to LDC or Statutory cites; then, revise as necessary or retain as written.

Goal 3 – reformatting.

Objective 3.1 – defer consideration of suggested modification to strengthen this Objective and its subsequent Policy, in demonstrating support for reducing VMT and GHG emissions – in part or entirely; reformatting.

Goal 4 – reformatting.

Objective 4.1 – reformatting.

Policy 4.1.1 – defer consideration of suggested revisions to delete mandate to complete a date-specific task.

Policy 4.1.2 – defer consideration of suggested revisions to delete mandate to complete a date-specific task.

Policy 4.1.3 – defer consideration of suggested revisions to delete mandate to complete a date-specific task.

Goal 5 – reformatting.

Objective 5.1 – consider minor revision to show use of existing resource; revisions to delete mandate to complete a date-specific task; re-state to capture essence of subsequent Policy; defer consideration of suggested modification to strengthen this Objective and its subsequent Policy, in demonstrating support for reducing VMT and GHG emissions – in part or entirely; reformatting.

Policy 5.1.1 – defer consideration of suggested revision to show use of existing resource; revisions to better support its Objective; reformatting.

Objective 5.2 – minor revision to be more inclusive of jurisdictions under the Plan; reformatting.

Policy 5.2.1 – minor revision for clarity; defer consideration of suggested modification to strengthen this Policy, in demonstrating support for reducing VMT and GHG emissions – in part or entirely; reformatting.

Policy 5.2.2 – revisions to delete mandate to complete a date-specific task; consider minor revision to show use of existing MPO resource; defer consideration of suggested modification to strengthen this Policy, in demonstrating support for reducing VMT and GHG emissions – in part or entirely.

Policy 5.2.3 – minor revision to show remaining efforts following major project completion.

Objective 5.3 – defer consideration of suggested revision to show use of existing resource; reformatting.

Policy 5.3.2 – minor revision to strengthen preservation efforts.

Goal 6 – defer consideration of suggested modification to strengthen this Goal, and its subsequent Objectives and Policies, in demonstrating support for reducing VMT and GHG emissions – in part or entirely; reformatting.

Objective 6.1 – defer consideration of suggested modification to strengthen this Objective and its subsequent Policies, in demonstrating support for reducing VMT and GHG emissions – in part or entirely; revisions to illustrate expanded planning efforts for more mobility options; reformatting.

Policy 6.1.1 – minor revision to illustrate expanded planning efforts; reformatting.

Policy 6.1.2 – minor revision to reflect continuing efforts between agencies.

Objective 6.2 – defer consideration of suggested modification to strengthen this Objective and its subsequent Policies, in demonstrating support for reducing VMT and GHG emissions – in part or entirely; reformatting.

Objective 6.3 – reformatting.

Policy 6.3.1 – defer consideration of suggested revision to delete mandate to complete a date-specific task.

Policy 6.3.2 – minor revision to delete mandate to complete a date-specific task.

Goal 7 – reformatting.

Objective 7.1 – reformatting.

Policy 7.1.3 – revision to delete mandate to complete a date-specific task.

Objective 7.2 – reformatting.

Policy 7.2.1 – minor revision.

Policy 7.2.2 – minor revision to eliminate duplication of activities.

Objective 7.3 – re-state to capture essence of subsequent Policies; defer consideration of suggested modification to strengthen this Objective and its subsequent Policies, in demonstrating support for reducing VMT and GHG emissions – in part or entirely; reformatting.

Policy 7.3.1 – minor revision to illustrate expanded planning efforts.

Policy 7.3.2 – review for accuracy regarding references to adoption dates of referenced documents; then, revise as necessary or retain as written.

Policy 7.3.4 – minor revision to delete mandate to complete a date-specific task.

GGAMP – Assessment of Select Provisions –

Estates – Mixed Use District: Conditional Uses Subdistrict – revision to encompass all essential services uses relevant to the Golden Gate Estates area and expand the referenced zoning district listed to encompass all relevant zoning districts in Golden Gate Estates.

Estates – Commercial District: Randall Boulevard Commercial Subdistrict – revision to replace the term “shopping center” with reference to C-2 uses.

**Assessment of the Successes & Shortcomings  
and Recommendations  
for the Golden Gate Area Master Plan**

**A. Introduction & Background:**

The purpose of the Golden Gate Area Master Plan is defined within its seven Goals (Goal 1 through Goal 7), which read as follows:

**GOAL 1: TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING WHILE BALANCING THE NEED TO PROVIDE BASIC SERVICES WITH NATURAL RESOURCE CONCERNS THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS.**

The Golden Gate Area Master Plan is an “optional element” of the Collier County Growth Management Plan under Section 163.3177(7), Florida Statutes. As such, there are no specific criteria to guide the format and purposes of this Element. The Golden Gate Master Plan was originally developed, as mandated by (1988) Policy 4.1 of the Future land Use Element of the Growth Management Plan.

As currently formatted, this Master Plan Element consists entirely of seven Goals, and their supporting Objectives and Policies. This Goal should be retained, essentially as written. This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO GUIDE LAND USE AND PUBLIC FACILITY DECISION MAKING THROUGH A WELL PLANNED MIX OF COMPATIBLE LAND USES WHICH ENSURE THE HEALTH, SAFETY, WELFARE, AND QUALITY OF LIFE OF THE LOCAL RESIDENTS, WHILE BALANCING THE NEED TO PROVIDE BASIC SERVICES WITH CONCERNS TO PROTECT NATURAL RESOURCES.** *Revise as necessary capture what follows in Objectives and Policies.*

**B. Objectives Analysis:**

**OBJECTIVE 1.1:**

**Unless otherwise permitted in this Master Plan, new or revised uses of land shall be consistent with designations outlined on the Golden Gate Area Future Land Use Map. The Golden Gate Area Future Land Use Map and companion Future Land Use Designations, Districts, and Subdistricts shall be binding on all development orders effective with the adoption of this Master Plan. Standards and permitted uses for Golden Gate Area Future Land Use Districts and Subdistricts are identified in the Land Use Designation Description Section of this Element.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to follow other portions of the Master Plan when considering land use changes and issuing development orders. This Objective

should be rephrased to improve its formatting as an “objective”, and structurally followed with a Policy or Policies that provide the specific direction.

Policy Relevance:

There are eight (8) policies within this Objective.

**Policy 1.1.4:**

**Overlays and Special Features shall include:**

**A. Southern Golden Gate Estates Natural Resource Protection Overlay**

This Policy should be retained as written.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011).]*

**Policy 1.1.5**

**Conditional Use requests within Golden Gate Estates shall adhere to the guidelines outlined in the Conditional Uses Subdistrict.**

This Policy is not relevant and should be deleted. As with other Districts and Subdistricts, the Conditional Uses Subdistrict itself contains the provisions necessary to regulate conditional uses in the Golden Gate Estates area.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that the Master Plan is structured somewhat differently than the FLUE or the IAMP and the preposition that this Policy is irrelevant may not be entirely accurate. Change to this Policy is untimely and consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 1.1.6**

**To obtain Conditional Use approval, a super majority vote (minimum of 4 votes) by the Board of Zoning Appeals shall be required.**

This Policy reflects the type of provision usually found in regulatory documents, such as the Collier County Land Development Code (LDC), and should be transitioned there. Until such change takes place, this Policy remains relevant and should be retained, but rewritten. This Policy should be restructured to improve its formatting as a provision or regulation, perhaps as part of the Conditional Uses Subdistrict itself.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that the Master Plan is structured somewhat differently than the FLUE or the IAMP. Change to this Policy is untimely and consideration for any such change should be deferred until taken up again under a*

*comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 1.1.8:**

**The sites containing existing public educational plants and ancillary plants, and the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary plants, within the GGAMP area, are depicted on the Future Land Use Map Series in the countywide FLUE and on the Public School Facilities Element Map Series, and referenced in FLUE Policy 5.14 and Intergovernmental Coordination Element Policy 1.2.6. All of these sites are subject to the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in FLUE Policy 5.14.**

This Policy remains relevant and should be retained as written

**OBJECTIVE 1.2:**

**Ensure public facilities are provided at an acceptable level of service.**

Policy Relevance:

There are four (4) policies within this Objective.

**Policy 1.2.2:**

**The Collier County Transportation Department shall continue to explore alternative financing methods to accelerate paving of lime-rock roads in the Estates.**

This Policy, as presently written, is not entirely relevant. The County's transportation planning for the Estates does not intend to *accelerate* efforts for improving lime-rock roads, but seeks to find a *balance* among all transportation improvements. The County continues to meet levels of service in the Estates in adherence to its improvement schedule and no *acceleration* of improvement activities is necessary – even if additional financing methods are in place. This Objective should be retained, given the *removal of any reference to “accelerate” road-paving activities in the Estates.*

*This Policy should also be expanded to identify another activity for which alternative financing methods should be explored – that is, for the relocation of public utilities located along the edges of rights-of-way, where widening or other road projects so dictate. At present, such relocation projects are financed by gas tax proceeds that could be better used elsewhere, and be made available for paving lime-rock roads or other purposes.*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 1.2.4:**

**Due to the continued use of individual septic systems and private wells within a densely platted urban area, the Florida Governmental Utilities Authority, or its successor, is encouraged to expand their sewer and water service area to include all of that area known as Golden Gate City at the earliest possible time.**

This Policy encourages a private utility provider to expand their services to serve all of Golden Gate City. This Policy remains relevant and should be retained, essentially as written. This Policy should be rephrased to improve its formatting as a “policy”.

**OBJECTIVE 1.3:**

**The County shall continue to protect and preserve the valuable natural resources within the Golden Gate area in accordance with the Objectives and Policies contained within Goals 6 and 7 of the Collier County Conservation and Coastal Management Element.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to protect and preserve the natural resources in accordance with the Conservation and Coastal Management Element. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Protect and preserve the valuable natural resources within the Golden Gate area**; followed by a “policy”, such as:

**Policy 1.3.0.1:**

**The County shall protect and preserve natural resources within the Golden Gate area in accordance with the Objectives and Policies contained within Goals 6 and 7 of the Collier County Conservation and Coastal Management Element.**

Policy Relevance:

There is one (1) Policy within this Objective.

**Policy 1.3.1:**

**The Collier County Environmental Services Department shall coordinate its planning and permitting activities within the Golden Gate Area with all other applicable environmental planning, permitting and regulatory agencies to ensure that all Federal, State and local natural resource protection regulations are being enforced.**

This Policy remains relevant and should be retained, essentially as written. The referenced department title should be revised to be current.

**OBJECTIVE 1.4:**

**Through the enforcement of the Land Development Code and the housing and building codes, Collier County shall continue to provide a living environment within the Golden Gate Area, which is aesthetically acceptable and enhances quality of life.**



Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to provide an aesthetically acceptable and quality of life enhancing living environment within the Golden Gate Area. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Provide a living environment within the Golden Gate area, which is aesthetically acceptable and enhances the quality of life;** followed by a “policy”, such as:

**Policy 1.4.0.1:**

**Collier County shall provide a living environment that is aesthetically acceptable and enhances the quality of life through the enforcement of the Land Development Code and the housing and building codes.**

Policy Relevance:

There is one (1) Policy within this Objective.

**Policy 1.4.1:**

**The County's Code Enforcement Board shall strictly enforce the Land Development Code to control illegal storage of machinery, vehicles, and junk, and the illegal operation of commercial activities within the Golden Gate Area.**

This Policy targets a small set of potential violations, thus implying that only the illegal storage of certain items and illegal operation of business ventures affect the Estates aesthetically or diminish the quality of life. It is more likely, however, that the living environment is effected by other development, uses and activities. This Policy remains relevant nonetheless, and should be expanded to consider other historical and probable enforcement issues.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**GOAL 2: THE COUNTY RECOGNIZES THAT THE SOUTHERN GOLDEN GATE ESTATES PROJECT (SGGE), AS PART OF THE FEDERAL SAVE OUR EVERGLADES PROGRAM, THAT AREA WHICH LIES SOUTH OF STATE ROAD 84 TO US 41, IS AN AREA OF SPECIAL ENVIRONMENTAL SENSITIVITY AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT.**

This Goal includes outdated locational and project references, and should be rephrased to improve its formatting as a “goal”, such as, **TO RECOGNIZE THAT THE AREA WHICH LIES SOUTH OF INTERSTATE 75 (ALLIGATOR ALLEY) TO US 41 (EAST TRAIL) IS AN AREA OF SPECIAL ENVIRONMENTAL SENSITIVITY AND IS BIOLOGICALLY AND HYDROLOGICALLY IMPORTANT THROUGH PARTICIPATION IN THE PICAYUNE STRAND RESTORATION PROJECT AS PART OF THE FEDERAL SAVE OUR EVERGLADES PROGRAM.**

**OBJECTIVE 2.1:**

**Public infrastructure improvements shall be guided by the following policies:**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to follow specific Policies in making public infrastructure improvements. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Provide public infrastructure improvements in the area lying south of I-75 (Alligator Alley) to US 41 (East Trail) in accordance with the guidance provided by the Picayune Strand Restoration Project;** followed by a “policy”, such as:

**Policy 2.0.1.:**

**Collier County shall guide public infrastructure improvements in the Southern Golden Gate Estates area by the following policies.**

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

Policy Relevance:

There are four (4) policies within this Objective.

**Policy 2.1.1:**

**Minimal road maintenance to include traffic signage, right-of-way mowing and road surface patching/grading will continue.**

*This Policy is no longer relevant and should be deleted. SGGE roads were turned over to SFWMD several years ago by the BCC.*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 2.1.2:**

**Consistent with the Public Facilities Element, public water and sewer facilities shall not be expanded into SGGE.**

This Policy remains relevant and should be retained, essentially as written. The term “sewer” should be replaced with “**wastewater**” in accordance with similar revisions made to certain Sub-Elements of the Public Facilities Element.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up*

*again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 2.1.3:**

**Special taxing districts associated with infrastructure improvements shall not be created for or expanded into SGGE.**

*This Objective is no longer relevant and should be deleted. All land in SGGE is owned by the State.*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 2.1.4**

**The County shall apply Chapter 28-25, F.A.C., “Boundary and Regulations for the Big Cypress Area of Critical State Concern” to those Golden Gate Estates units located within the Big Cypress Area of Critical State Concern.**

*This Policy is no longer relevant and should be deleted. SGGE lands have been purchased by the State.*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**OBJECTIVE 2.2:**

**In order to further its goal of protecting this area of special environmental sensitivity, the County will coordinate with DEP in an effort to assist the State’s acquisition of privately owned property within SGGE to the extent consistent with the recognition of existing private property rights.**

Objective Achievement Analysis:

The above Objective requires the County to coordinate with the Florida Department of Environmental Protection in State efforts to acquire property. *Properties in SGGE have been purchased and this Objective, along with its subsequent Policies, should be revised to reflect what remains of the County’s coordination efforts, or involvement, with the Picayune Strand Restoration Project.* This Objective should also be rephrased to improve its formatting as an “objective”, such as, **Coordinate with the U.S Army Corps of Engineers to protect the area of special environmental sensitivity within SGGE.**

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up*

*again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

Policy Relevance:

There are two (2) Policies within this Objective

**Policy 2.2.1:**

**The County shall direct inquiries and make information available regarding options for the sale or donation of land to the State, or other inquiries regarding acquisition, to the Florida DEP, Bureau of Land Acquisition's designee, as provided by DEP.**

*This Policy is no longer relevant and should be deleted or revised. All land in SGGE has been purchased by the State.*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 2.2.2:**

**Collier County shall continue to implement a system for reviewing applications for development in SGGE, which will include the following procedures:**

- A. Notice to the DEP's Bureau of Land Acquisition of the application within 5 days of receipt.**
- B. Notice to the applicant of DEP's acquisition program, the lack of public infrastructure and the proposed restoration program for the area.**
- C. Within the notice of DEP's acquisition program, the applicant shall be encouraged to contact DEP's Bureau of Land Acquisition to determine and negotiate whether DEP intends to purchase the applicant's property at fair market value.**
- D. Prior to the processing of an application for development approval, the applicant shall provide to the County proof of coordination with DEP. Upon execution of a contract for sale, the application shall be placed in abeyance pending completion of the purchase by DEP.**
- E. The County shall review the environmental impacts of the application in order to minimize said impact.**
- F. The County shall apply Section 4.02.14, Development Standards and Regulations for ACSC-ST of the County's Land Development Code or Chapter 28-25, Florida Administrative Code, "Boundary and Regulations for the Big Cypress Area of Critical State Concern", whichever is stricter.**
- G. The County shall provide a maximum review and processing time of 180 days from the date of commencement of the application procedures before any development permits are issued.**

*This Policy is no longer relevant and should be deleted or revised. All land in SGGE is owned by the State and the restoration project is being implemented by the U.S. Army Corps of Engineers.*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that Southern Golden Gate Estates is now part of Picayune Strand State Forest and may now be treated differently in this Master Plan. Consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**GOAL 3: PROVIDE FOR BASIC COMMERCIAL SERVICES FOR PURPOSES OF SERVING THE RURAL NEEDS OF GOLDEN GATE ESTATES RESIDENTS, SHORTENING VEHICULAR TRIPS, AND PRESERVING RURAL CHARACTER.**

This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO PROVIDE FOR BASIC COMMERCIAL SERVICES FOR PURPOSES OF SERVING THE RURAL NEEDS OF GOLDEN GATE ESTATES RESIDENTS, SHORTENING VEHICULAR TRIPS, AND PRESERVING RURAL CHARACTER.**

**OBJECTIVE 3.1:**

**The placement and designation of Neighborhood Centers within Golden Gate Estates shall meet the locational and rural design criteria contained within the Estates Designation, Estates-Mixed Use District, Neighborhood Center Subdistrict of this Golden Gate Area Master Plan Element, of the Collier County Growth Management Plan.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to designate and place Neighborhood Centers in accordance with criteria found in this Master Plan. This Objective should be rephrased to improve its formatting as an “objective”, such as, **Meet the locational and rural design criteria contained within the Estates Designation, Estates-Mixed Use District, Neighborhood Center Subdistrict of this Golden Gate Area Master Plan Element, of the Collier County Growth Management Plan when considering the placement and designation of Neighborhood Centers within Golden Gate Estates.**

Consideration should be given to revisions that recognize the importance of reducing VMT and GHG emissions in furtherance of HB 697.

*[Public Comment from February 23, 2010 EAR Public Meeting – Suggesting that commercial development in the interior of the Estates is not consistent with this Master Plan; Interior commercial activities/uses were intended to be small scale/small magnitude, while peripheral commercial activities/uses were intended to be larger in scale and magnitude.]*

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for changes related to HB 697 should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should*

*be removed from the/ as a proposed revision. Consideration should be given to clarify the differences between the use of the term "rural" and the term "rural residential".]*

**GOAL 4: COLLIER COUNTY PLANNING EFFORTS WITHIN GOLDEN GATE CITY SHALL SEEK TO PRESERVE AND ENHANCE A MIX OF RESIDENTIAL AND COMMERCIAL LAND USES THAT PROVIDES FOR THE BASIC NEEDS OF BOTH THE LOCAL RESIDENTS AND THE RESIDENTS OF THE SURROUNDING AREA.**

This Goal should be rephrased to improve its formatting as a "goal", such as, **TO PRESERVE AND ENHANCE A MIX OF RESIDENTIAL AND COMMERCIAL LAND USES THAT PROVIDES FOR THE BASIC NEEDS OF BOTH THE LOCAL RESIDENTS WITHIN GOLDEN GATE CITY AND THE RESIDENTS OF THE SURROUNDING AREA.**

**OBJECTIVE 4.1:**

**Development and redevelopment within Golden Gate City shall focus on the provision of residential and commercial land uses that meets the needs of the surrounding area.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to provide for residential and commercial land uses that meet the needs of the surrounding area. This Objective should be rephrased to improve its formatting as an "objective", such as, **Provide for residential and commercial land uses that meet the needs of the surrounding area in the development and redevelopment within Golden Gate City;** followed by a "policy", such as:

**Policy 4.0.1.:**

**Development and redevelopment within Golden Gate City shall be guided by the residential and commercial needs of the surrounding area.**

Policy Relevance:

There are three (3) policies within this Objective.

**Policy 4.1.1:**

**By 2006, Collier County shall develop an implementation schedule for the creation of a community-planning program for Golden Gate City. The implementation schedule shall take into consideration the following issues:**

- a) **Affordable housing based upon home ownership;**
- b) **Commercial re-vitalization, to include:**
  - i. **Sidewalks**
  - ii. **Traffic calming measures**
  - iii. **Improved street lighting;**
- c) **Neighborhood parks, open space and recreational centers;**
- d) **Crime reduction;**
- e) **Consistent enforcement of land development regulations; and,**
- f) **Improved lighting for streets and parking areas.**

This Policy requires the County to develop a schedule for creating a Golden Gate City community planning program. Although Golden Gate City is part of a decades-old master planned community, this Golden Gate Area Master Plan and of the FLUE, this Policy remains relevant to the extent that it supports a community planning program. *The date reference should be deleted. This Policy should also be re-written to remove the County as the initiating entity mandated with this task.* The private sector has a better understanding of the issues identified and, ability to organize and initiate such a task among these stakeholders.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 4.1.2:**

**By 2006, Collier County shall begin to examine, by holding community meetings, the feasibility of establishing neighborhood-based planning programs within Golden Gate City that focus on the unique or distinct features of the different portions of the community. While focusing on distinct areas within the community, such neighborhood planning efforts as may be established shall not neglect Golden Gate City as a whole.**

This Policy requires the County to determine the feasibility of establishing neighborhood-based planning programs in creating a Golden Gate City community planning program. This Policy remains relevant to the extent that it supports examining optional elements of a community planning program. As with the Policy above, *the date reference should be deleted. This Policy should also be re-written to remove the County as the initiating entity mandated with this task.* The private sector has a better understanding of the “neighborhoods” involved and, ability to organize and initiate such a task among these neighborhoods.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**Policy 4.1.3:**

**By 2006, Collier County shall examine the feasibility of crafting land development regulations specific to the Golden Gate City community. Such regulations shall focus on the unique circumstances of this community.**

This Policy requires the County to determine the feasibility of creating Golden Gate City community-specific development regulations. Although Golden Gate City is part of a decades-old master planned community and platted Subdivision, this Golden Gate Area Master Plan, the FLUE and the LDC, this Policy remains relevant to the extent that it supports examining aspects of County regulations that may recognize the unique circumstances of the community. As with the Policy above, *the date reference should be deleted. This Policy should also be re-written to remove the County as the initiating entity mandated with this task.* The private sector has a better understanding of the “development regulations” that may be cause for retaining this Policy and, ability to organize and initiate such a task – perhaps as part of the undertaking described in Policies 4.1.1 and 4.1.2 above.

*[Planning Commission (CCPC) Comment from August 25, 2010 EAR Workshop – Suggesting that consideration for any such change should be deferred until taken up again under a comprehensive re-study of the Master Plan (tentatively scheduled to get underway in 2011) and should be removed from the/ as a proposed revision.]*

**GOAL 5: FUTURE GROWTH AND DEVELOPMENT WITHIN GOLDEN GATE ESTATES WILL BALANCE THE DESIRE BY RESIDENTS FOR URBAN AMENITIES WITH THE PRESERVATION OF THE AREA'S RURAL CHARACTER, AS DEFINED BY WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, LOW-DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.**

This Goal should be rephrased to improve its formatting as a “goal”, such as, **TO BALANCE THE DESIRE FOR URBAN AMENITIES WITH THE PRESERVATION OF THE AREA'S RURAL CHARACTER, AS DEFINED BY WOODED LOTS, THE KEEPING OF LIVESTOCK, THE ABILITY TO GROW CROPS, WILDLIFE ACTIVITY, LOW-DENSITY RESIDENTIAL DEVELOPMENT, AND LIMITATIONS ON COMMERCIAL AND CONDITIONAL USES.**

**OBJECTIVE 5.1:**

**By 2006, the Collier County Land Development Code shall be amended to provide for new commercial development within Neighborhood Centers.**

Objective Achievement Analysis:

The above Objective *requires* the County – as a Policy requirement would – to amend the LDC to allow commercial development in Neighborhood Centers located in Golden Gates Estates. LDC provisions allow for commercial development in these Neighborhood Centers. Any restudy efforts of the Golden Gate Area Master Plan undertaken in the future should pursue specific studies to ensure any new commercial land uses considered are consistent with the Goals and Objectives of this Master Plan to preserve the area's rural character.

In determining whether new commercial uses are appropriate or inappropriate and whether the desired rural characteristics may be compromised or diminished, the County should refer to Toward Better Places - The Community Character Plan for Collier County, Florida. The Community Character Plan provides the County with a policy document featuring the most useful aspects of traditional neighborhood design (TND), smart growth, new urbanism and other contemporary planning practices. Objective 7 and its Policies 7.1 through 7.7, of the Future Land Use Element (FLUE) were approved on October 26, 2004 by the Board of County Commissioners in early efforts to incorporate certain “Smart Growth” provisions into the FLUE. The Community Character Plan is a more valuable resource however, and stands to provide the relevant information and useful direction needed to preserve the Golden Gate Estates area's rural character.

Consideration should be given to revisions that recognize the importance of reducing VMT and GHG emissions in furtherance of HB 697.