Golden Gate Area Master Plan Restudy List of Initial Recommendations Cross-referenced to Transmittal Document

A. Golden Gate City

1. Land Use and Economic Vitality

- **2.1.2** Establish land use designations to protect established, stable, neighborhoods and provide opportunity for redevelopment and renewal through development practices that promote compatibility.
- **2.1.3** Support redevelopment of Golden Gate Parkway to provide for a viable pedestrian environment adding to the vibrancy and walkability of Golden Gate City.
- **2.1.4**, LUDD I B (1) Add land uses within the designated Activity Center intended to promote job growth and strengthen the economic health of Golden Gate City.
- **2.1.6** Protect the land uses allowing for diversity of residential housing.
- **2.1.7** Engage with the Golden Gate Civic Association and MSTU to further community planning programs.
- **2.2.1** Consider redevelopment tools such as an Innovation Zone to further economic development and redevelopment strategies.
- **2.2.3** Develop amendments to the Land Development Code to support and implement redevelopment initiatives including incentives for building remodeling and renovation.
- **2.2.4** Develop a branding and marketing plan for Golden Gate City.
- **2.2.5** Ensure pertinent incentive programs are made available to those seeking business creation and redevelopment opportunities in Golden Gate City.
- **LUDD I A (3)** Modify the land use designations along Golden Gate Parkway to create a consistent development pattern.
- **LUDD I B (1)** Add target industry uses to the Activity Center.
- **LUDD I B (3)** In the Santa Barbara Commercial Subdistrict remove the one acre project minimum.

2. Transportation and Mobility

- **2.3.2** Support all transportation needs within Golden Gate City with an emphasis on walkability. Walkability will be improved through the implementation of the recommendations of the MPO’s Walkability Study.
- **2.3.3** Within the Activity Center, maintain multiple connections to the surrounding neighborhoods and through the Activity Center while providing safe and direct access to transit stops within or adjacent to the Activity Center.
- **2.3.4** Consider protecting alleys from vacating process where there is reasonable connection and continuity for future pathway corridors.
- **2.3.5** Initiate periodic speed studies in Golden Gate City and when appropriate, utilize traffic calming measures and speed limit reductions to ensure a safe pedestrian environment.
3. **Environmental Stewardship**

- **2.3.1** Maintain and expand sewer and water service in accordance with the Collier County Water and Sewer District Implementation Plan.

B. **Golden Gate Estates**

1. **Land Use and Economic Vitality**

- **5.2.3** Protect the low-density character of the Estates by resisting private petitions to change existing residential land use designations in the GGAMP, other than the limited locations described below.
- **4.1.1 and LUDD II A (2)** Allow applications for rezoning to upsize existing Neighborhood Centers to accommodate ingress and egress, parking, buffering, water management, well, septic or package plant siting, future right-of-way expansion or additional open space not to exceed 20 acres per quadrant. This provision does not guarantee that up sizing will be granted, but provides an opportunity to request commercial rezoning based on the above-stated needs.
- **(N/A see Staff Memo)** Allow conditional use or C-1 rezone applications for the Immokalee Rd. corridor (Oaks area). This provision does not guarantee approval, but allows application without amendment to the GMP (5 parcels affected).
- **LUDD II A (3)** Add an additional locational criterion for conditional uses to include major roadway intersections, defined as the intersection of a 4-lane roadway (or greater) with a 4-lane roadway (or greater), as identified in the LRTP.
- **LUDD II A (3)** Adjust the Golden Gate Parkway Special Provisions to allow conditional use applications at the intersection of Golden Gate Pkwy. and Santa Barbara Blvd.
- **LUDD II A (3)** Adjust the Collier Blvd. Special Provisions to allow the same conditional use locational criteria as currently allowed at other locations in Golden Gate Estates.
- **LUDD II A (3)** Allow conditional use applications at any location in Golden Gate Estates for the erection of communication towers, without need to also amend the GGAMP.
- **5.1.2** Develop architectural standards in the Land Development Code that apply to commercial, conditional and public facility uses in the rural Estates to create coherence and area identity that reflect the rural character of the area.
- **7.4.2** Seek public acquisition of appropriate parcels, with conditional use approval, for “park and ride” uses, to serve private carpooling, public transit and emergency prevention and response program activities.
- **(N/A. see Staff Memo)** In its review and adoption of GMP amendments to the RFMUD and the RLSA, the County should reflect the need for appropriate buffers and setbacks from adjoining Golden Gate Estates properties, with specific development standards in the LDC.
5.2.4 Where GMP Amendments or Rezoning actions require written notice to homeowners within a given distance of the subject parcel, notice requirements shall also be extended to the length of any dead-end street or avenue where a direct transportation or aesthetic impact can be reasonably anticipated.

4.2.1 Following the completion of the Randall Boulevard and Oilwell Road Corridor Study, the Zoning Division shall evaluate the future land uses along Immokalee Road in the vicinity of Randall Boulevard and Oil Well Road and make recommendations to the Board of County Commissioners for any proposed changes to the future land use.

2. Transportation and Mobility

6.2.2 The County Transportation Planning Section shall provide an update to the 2008 East of CR 951 Bridge Study with recommendations based on emergency response, evacuation times, cost components and other considerations to the Board within 2 years of adoption of this policy.

6.1.3 Everglades Blvd. between Golden Gate Blvd. and I-75 shall not be expanded beyond 4 lanes.

6.1.2 The County shall coordinate with FDOT and the MPO’s 2045 LRTP to submit a revised Interchange Justification Report for an interchange at I-75 in the vicinity of Everglades Blvd (T 49, R 28, S 31-34).

6.3.1 The County will update and report on the timing of the paving of lime rock roads, including a cost/benefit analysis, within 2 years of adoption of this policy. Alt.: The County will budget the full completion of the paving of lime rock roads in fiscal years 2018 through 2020.

6.2.5 Planning, funding and implementation of potential greenway trails shall be coordinated among the County’s Parks and Recreation Division and the MPO.

7.4.2 The County will consider public acquisition of appropriate parcels, with conditional use approval, for “park and ride” uses, to serve private carpooling, public transit and emergency prevention and response program activities.

3. Environmental Stewardship

Water Resources

5.3.2 The County will continue to pursue the Watershed Management Plan initiatives in Golden Gate as financial and staff resources become available.

5.3.7 The County will periodically coordinate with the South Florida Water Management District to review the Level of Service Standards for primary water management canals within the County.

5.3.3 The County will encourage the combination of parcels less than 2.25 acres in size with
adjacent parcels, to preserve the low-density advantages within Golden Gate Estates. Within 2 years, GMD staff will recommend to the Board potential incentives to apply to developed and undeveloped lots.

- **5.3.4** The County will evaluate the potential for a second transfer of development units/rights program (TDU) to transfer density from Estates lots to the urban area, and will consider transfer of ownership options, in a timeframe directed by the Board.

- **5.3.5** The County will commence a formal study on the feasibility of dispersed water management (DWM) for single-family Estates lots, and determine whether a DWM initiative should be voluntary or mandatory and the extent to which the program should apply to developed and undeveloped properties.

- **5.3.6** The County will continue to identify and implement educational opportunities related to water resources for use by parcel owners, home owners, builders, real estate professionals and the public to aid in understanding and addressing the owner’s financial and personal interests as well as area-wide impacts.

- **(N/A, see Staff Memo)** Acquisitions of parcels in Golden Gate Estates by Conservation Collier shall be consistent with Watershed Management Plan objectives, and shall prioritize hydrologic benefits above other review criteria.

**Fire Control**

- **7.4.3** The County shall explore options for funding wildfire prevention measures, including funding support for the Florida Forestry Service and Independent Fire Districts, including but not limited to a Golden Gate Estates MSTU and general fund revenue.

- **7.4.4** The County will review and update as necessary all interlocal agreements and mutual aid agreements to assure coordination of legal, procedural and educational components of Wildfire prevention.

- **7.4.3** Update references to Independent Fire Districts.

**Lighting 5.2.5**

- Eliminate the specificity found in Policy 5.1.1; consider standards for the LDC.

- County owned facilities shall comply with the Collier County Lighting Standards.

- The County shall continue to coordinate with FDOT and FPL to provide guidance and reach agreement on roadway standards and security lights.

- The County will consider lighting standards for commercial and other non-residential uses, and may provide specific Land Development Code standards for such uses within Golden Gate Estates according to its overall rural character and specific lighting zone classifications within.

- The County will consider lighting standards for residential locations within Golden Gate Estates within the Land Development Code, and determine whether such standards will be
encouraged or mandatory and the extent to which they apply to new or existing residential development.

**Other**

- **5.3.8** The County will continue to pursue a best management practices approach to making septage treatment available within Collier County, as a component of bio-solid processing, either directly or through a public private partnership.

- **1.3.2** The subdivision of tracts 13 acres or less in size within Golden Gate Estates shall not trigger preserve requirements under CCME Policy 6.1.1.