
COLLIER COUNTY GOLDEN GATE GOLF COURSE COMPATIBILITY NARRATIVE EXHIBIT K

The purpose of the conversion of the Golden Gate Golf Course is to redevelop the 165.08-acre property into a unified, campus-like plan. Public meetings will be held to collaborate ideas and achieve consensus amongst stakeholders for the proposed redevelopment project. Land uses being considered on the subject property include the following:

- A Redesigned Public Golf Course
- A Public Park
- Affordable Housing, for Essential Services Personnel and Seniors
- A Veterans Nursing Home
- County Offices/Essential Services
- Commercial Land Uses

As shown in the Conceptual Development Plans, the conversion of the property involves dedicating a substantial amount of the total project area to public open space. A greenway will be provided contiguous to residential properties adjacent to the defuncted golf course. The greenway will provide usable open space to the surrounding community and will retain open space views for stakeholders.

The greenway will offer recreational amenities to the community, such as multi-modal pathways. The pathways will provide pedestrian interconnects throughout the site and will connect to sidewalks and public transit stops located along adjacent rights-of-way. Included with the Collier Boulevard roadway improvements, sidewalks and crosswalks are planned from the subject property to the Collier County Sports Complex, located within the City Gate Commerce Park MPUD. This contributes to Golden Gate City's Vision Statement, *"Golden Gate City is a safe, diverse, family-oriented community that offers easy access to education, parks, shopping and services within a vibrant, walkable community."* Through the public participation process, additional recreational uses will be identified that will enhance the property's usable open space.

The installation of dark skies compliant lighting will be a requirement identified within the proposed PUD and will be a benefit to adjacent residents. The purpose of dark skies lighting is to minimize glare, lighting pollution and spillover onto adjacent properties. The lighting fixtures will be fully shielded and will cast little to no light upward to minimize 'skyglow'.

Existing, mature trees will be preserved to the extent possible and on-site lakes will be retained. This will contribute to maintaining views for adjacent residents, support existing wildlife and sustain the property's attractiveness.

Locations of the future development areas have been strategically planned to minimize impacts to adjacent residential development. Proposed development standards for these uses, such as maximum building heights and setbacks, have been included as a separate Exhibit within the Intent to Convert Application. The goal is to identify needs and wants of the public during the Stakeholder Outreach Meetings to finalize the required development standards for the subject property.

Lastly, per the Golden Gate Area Master Plan, the Golden Gate Golf Course is located within the Urban Residential Subdistrict. According to the Golden Gate Area Master Plan, the two goals are:

1. To guide land use and public facility decision making and to balance 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.
2. To preserve and enhance a mix of residential and commercial land uses within Golden Gate City that creates a safe, diverse and vibrant walkable community consistent with the stated vision of Golden Gate City.

The proposed golf course conversion meets these goals by providing a well-planned mix of compatible land uses, while also preserving public open space and promoting walkability.