
COLLIER COUNTY GOLDEN GATE GOLF COURSE NARRATIVE EXHIBIT H

The purpose of the Golden Gate Golf Course Conversion is to permit the proposed redevelopment of the subject property and meet the intent of 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."* The goal is to effectively redevelop the Golden Gate Golf Course while also creating a sense of place for the community.

The subject site is 165.08-acres and is located at the southwest corner of the Golden Gate Parkway/Collier Boulevard intersection, less than a mile north of the I-75/ Collier Boulevard interchange. Collier County purchased the golf course in 2019 with understanding the importance of the property's acquisition for redevelopment potential within the Urban area.

Redevelopment plans include a redesigned public golf course, or alternatively a public park that will provide passive recreational uses. In addition, redevelopment plans also include providing affordable housing for essential services personnel and seniors, a Veterans Nursing Home, Essential Services/Government Offices and the potential for commercial uses. Multimodal pathways are proposed throughout the site to provide pedestrian interconnects between uses, which will enhance the property by creating a walkable, pedestrian-friendly community. The vision for the property is to create a unified, campus-like plan that will compliment and benefit the surrounding community.

A portion of the eastern property line will be utilized for the Collier Boulevard widening project. As part of the widening project, construction of sidewalks and pedestrian interconnects/crosswalks are planned and will provide connectivity from the subject property to the Collier County Sports Complex, located within the City Gate Commerce Park PUD. Consequently, enhancing and improving pedestrian walkability beyond the subject property and benefiting the community as a whole.

To address compatibility with the surrounding neighborhood, a greenway will border abutting residential properties. Mature, on-site trees will be preserved to the extent possible and existing lakes will be retained, both to support existing wildlife and to retain views for the surrounding community. Dark Skies compliant lighting will be installed to minimize light pollution and spillover to adjacent properties. The location of land uses and recreational amenities will be strategically planned to minimize impacts to abutting properties. Lastly, similar design standards to the Golden Gate Parkway Overlay will be utilized.

The below uses are being considered on the subject property:

- A 120-bed Veterans Nursing Home and/or Senior Center. Market demands and federal funding will determine the viability of a VA Nursing Home at this location.
- A redesigned public golf course or alternatively usable public open space/ public park. In both alternatives, multi-modal pathways will be provided throughout and open to the public for walking, biking and jogging.
- Essential Service/ Government Offices
- Affordable housing for essential services personnel and seniors, with targeted incomes between 30%-120% of the Area Median Income (AMI).
- Commercial/Retail uses along Collier Boulevard

To date, public information meetings have been held to discuss the project by both Commissioner Saunders and Commissioner Taylor. Their presentations were held on January 13, 2020, during a Golden Gate Civic Association regular meeting; Commissioner Taylor's PowerPoint presentation is attached for reference. In addition, Commissioner Saunders has had communication and meetings with Par One, the residential development located within the center of the golf course. Multiple public meetings are proposed during the conversion process, to collaborate ideas and achieve consensus amongst stakeholders for the proposed project.

COLLIER COUNTY GOLDEN GATE GOLF COURSE DEVELOPER'S ALTERNATIVES STATEMENT EXHIBIT H

No Conversion Alternative

Correspondence between the Applicant, Collier County, and the public is on-going relating to the opportunities to retain a portion of the property as a golf course. Final determination, regarding the feasibility to retain a golf course on the site, will be made by the Board of County Commissioners.

County Purchase Alternative

After unanimous approval from the Board of County Commissioners on June 25, 2019, Collier County purchased the Golden Gate Golf Course. Commissioners gave direction to evaluate the potential for retaining a portion of the site as a golf course, developing affordable housing and a Veteran's nursing home on the subject property.

Following the County's acquisition, meetings between Commissioners and other County Staff were held with the public regarding redevelopment plans. Final redevelopment plans of the property will be decided by the Board of County Commissioners.

Meetings with the public are on-going. An on-line survey will be made available for public participation and stakeholder outreach meetings will be held, to try and achieve consensus amongst stakeholders.

Conceptual Development Plan Alternative

Three Conceptual Development Plan Alternatives will be presented to the public during the SOMs. Please see Exhibit I.

**FUTURE DEVELOPMENT AREA #4
GOVERNMENT OFFICES
±15.1 ACRES**

6' EXISTING CART PATH
TO BE CONVERTED TO
8' MULTI-MODAL PATHWAY
(TYPICAL)

**FUTURE DEVELOPMENT AREA #3
GOLF COURSE OR PASSIVE PARK
±110.8 ACRES**

8' PROPOSED MULTI-MODAL
PATHWAY (TYPICAL)

**FUTURE DEVELOPMENT AREA #5
AFFORDABLE HOUSING (UP TO 415 UNITS)
±25.5 ACRES**

PROPOSED
PEDESTRIAN
ACCESS

PROPOSED
PEDESTRIAN
ACCESS

20' TYPE 'D'
LANDSCAPE BUFFER

C.R. 951 (COLLIER BOULEVARD)

27TH AVE SW

20' TYPE 'D'
LANDSCAPE BUFFER

39TH ST SW

25TH AVE SW

15' TYPE 'B'
LANDSCAPE
BUFFER

50' BUILDING
SETBACK
GOVERNMENT
OFFICE BUILDING
(75,000 SF)

15' TYPE 'B'
LANDSCAPE
BUFFER

GOLDEN GATE PARKWAY

50' BUILDING
SETBACK

FUTURE NURSING
HOME (120 BEDS)

15' TYPE 'B'
LANDSCAPE BUFFER

10' TYPE 'A'
LANDSCAPE BUFFER

10' TYPE 'A'
LANDSCAPE BUFFER

**FUTURE DEVELOPMENT
AREA #2
VA NURSING HOME
±8.3 ACRES**

15' TYPE 'B'
LANDSCAPE BUFFER

**FUTURE DEVELOPMENT
AREA #1 COMMERCIAL
±1.4 ACRES**

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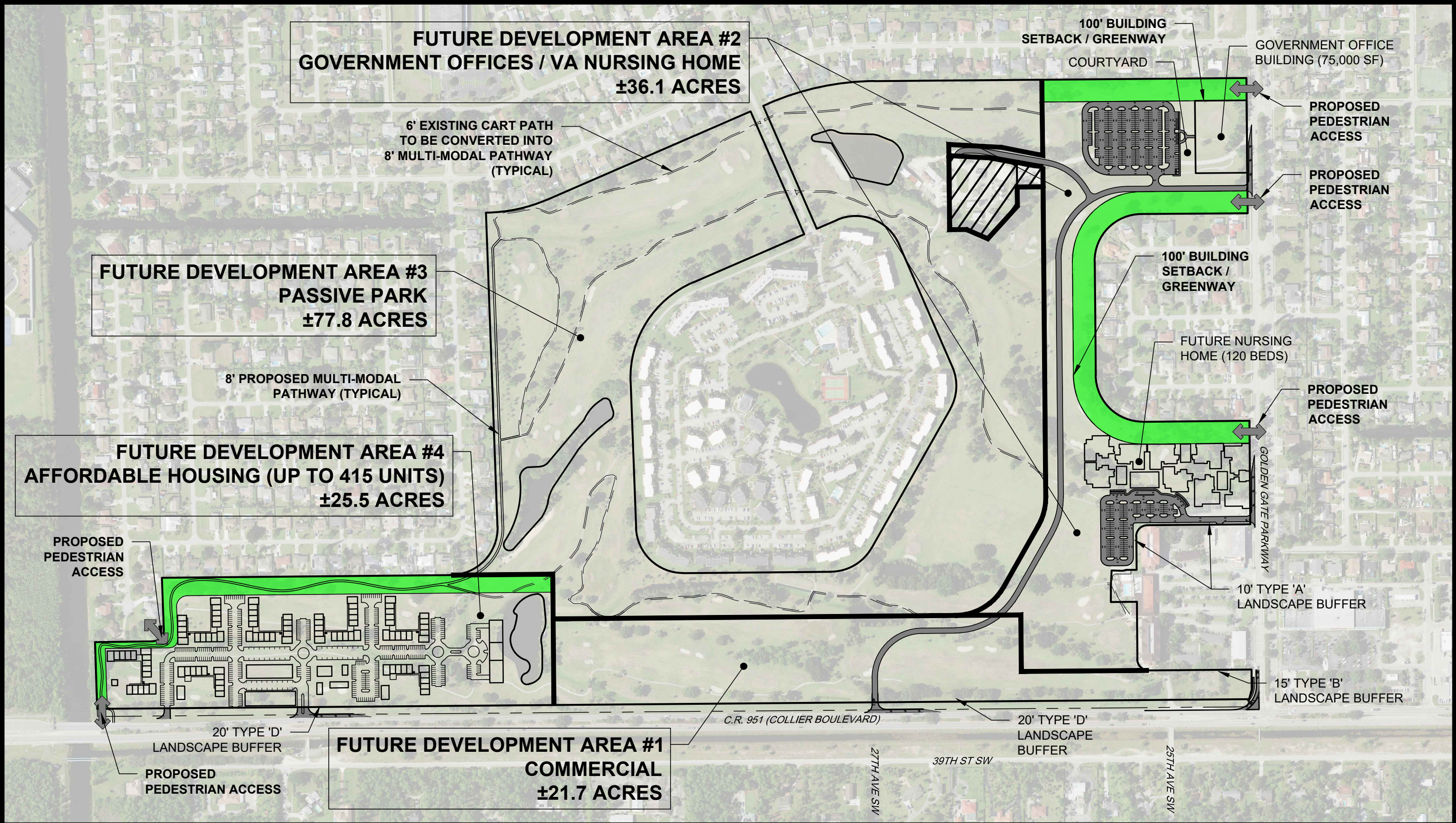
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COLLIER COUNTY GOLDEN GATE GOLF COURSE
PRELIMINARY PATHWAYS PLAN - CONCEPTUAL DEVELOPMENT PLAN #1

SCALE 1"=400'

SHEET NO.		
REVISIONS		
REV.	DATE	DESCRIPTION



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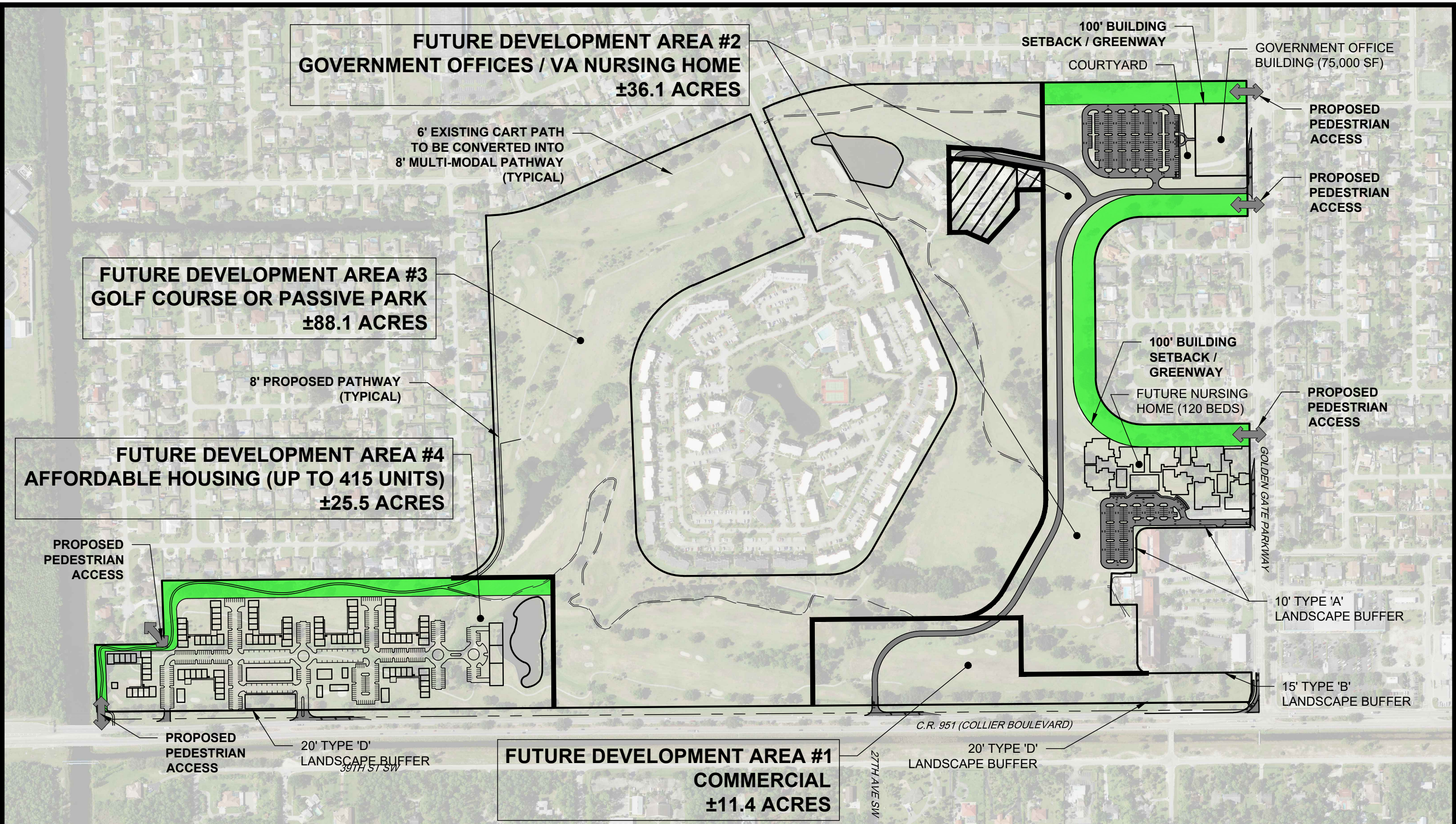
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COLLIER COUNTY GOLDEN GATE GOLF COURSE
PRELIMINARY PATHWAYS PLAN - CONCEPTUAL DEVELOPMENT PLAN #2

Z

SCALE 1"=400'

SHEET NO.		
REVISIONS		
REV.	DATE	DESCRIPTION



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COLLIER COUNTY GOLDEN GATE GOLF COURSE
PRELIMINARY PATHWAYS PLAN - CONCEPTUAL DEVELOPMENT PLAN #3

Z

SCALE 1"=400'

SHEET NO.		
REVISIONS		
REV.	DATE	DESCRIPTION