



# GOLDEN GATE GOLF COURSE PROJECT UPDATE

GEOFF WILLIG, COUNTY MANAGER'S OFFICE SENIOR  
OPERATIONS ANALYST

# BACKGROUND

- County took ownership of the golf course on July 31, 2019
- Davidson Engineering selected to be the Engineering and planning firm to the Intent to Convert (ITC) process in November 2019
  - ITC to be submitted November 2020
- Golf and Entertainment ITN issued on November 1, 2019 & presentations made to the Board January 14, 2020
  - Board selected ClubCorp USA Inc from two presenters and directed staff to begin negotiations
  - On October 7, 2020, ClubCorp/BigShots requested that the County contribute \$7 million towards project
  - On October 22, 2020, ClubCorp/BigShots provided letter to withdrawal from project
- Housing ITN issued on December 13, 2019 & presentations made to the Board June 9, 2020
  - Board selected Rural Neighborhoods from five presenters and directed staff to begin negotiations
  - Developer Agreement considered by the Board on November 10, 2020



# CURRENT FIT PLANS

FUTURE DEVELOPMENT AREA #4  
±15.1 ACRES

50' BUILDING  
SETBACK

GMD BUILDING

FUTURE DEVELOPMENT AREA #6  
GOLF COURSE  
±110.6 ACRES

FUTURE DEVELOPMENT AREA #5  
AFFORDABLE HOUSING  
±25.5 ACRES

PROPOSED  
PEDESTRIAN  
ACCESS

29.3'

60.7'

80.6'

50' BUILDING  
SETBACK

FUTURE NURSING  
HOME (120 BEDS)

FUTURE DEVELOPMENT  
AREA #2 ±8.3 ACRES

NURSING HOME PARKING  
SPACES (48 PROVIDED)

RESERVATION PARKING  
SPACES (88 PROVIDED)

FUTURE  
DEVELOPMENT  
AREA #1  
±1.6 ACRES

C.R. 951 (COLLIER BOULEVARD)

27TH AVE SW

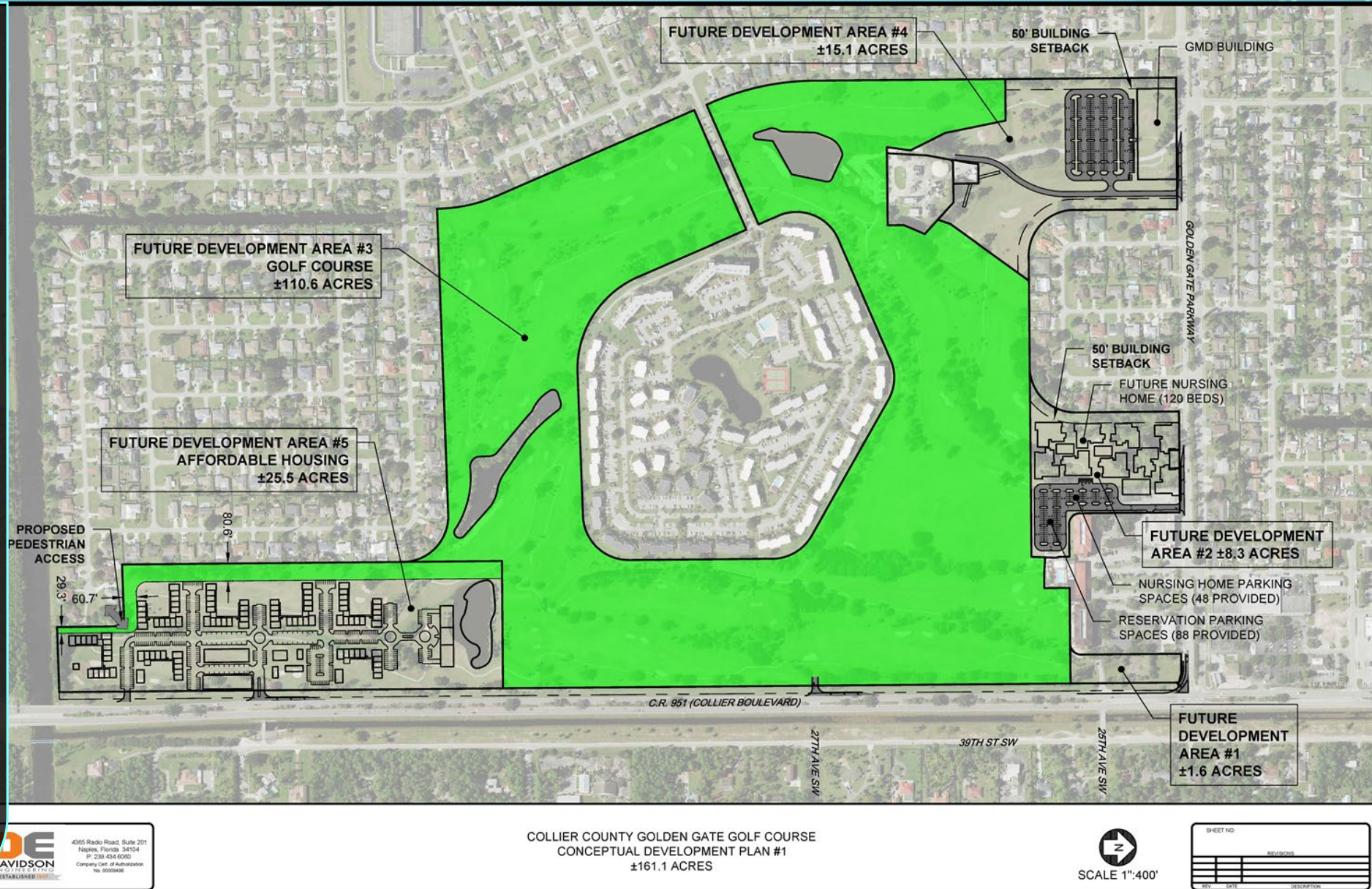
39TH ST SW

25TH AVE SW



# FIT PLAN #1

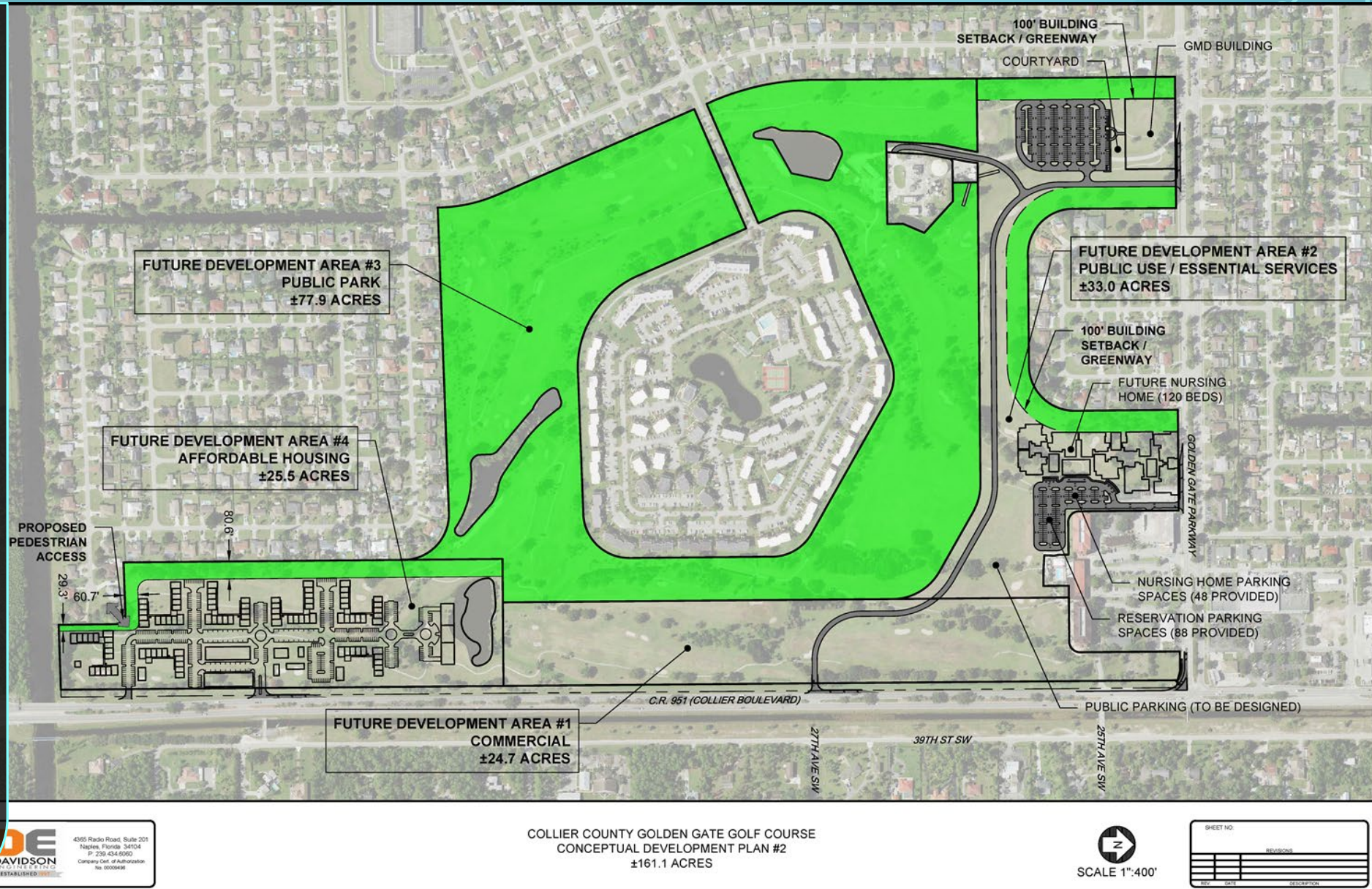
- ±110.5 Developable acres for golf course or alternatively passive recreation
- ±25.5 Developable acres for Essential Services Housing development
- ±8.3 Developable acres for Veterans' Nursing Home Development
- ±15.1 Developable acres for Government Building (GMD)
- ±1.6 Developable acres at corner of Golden Gate Blvd and Collier Blvd reserved for future development





# FIT PLAN #2

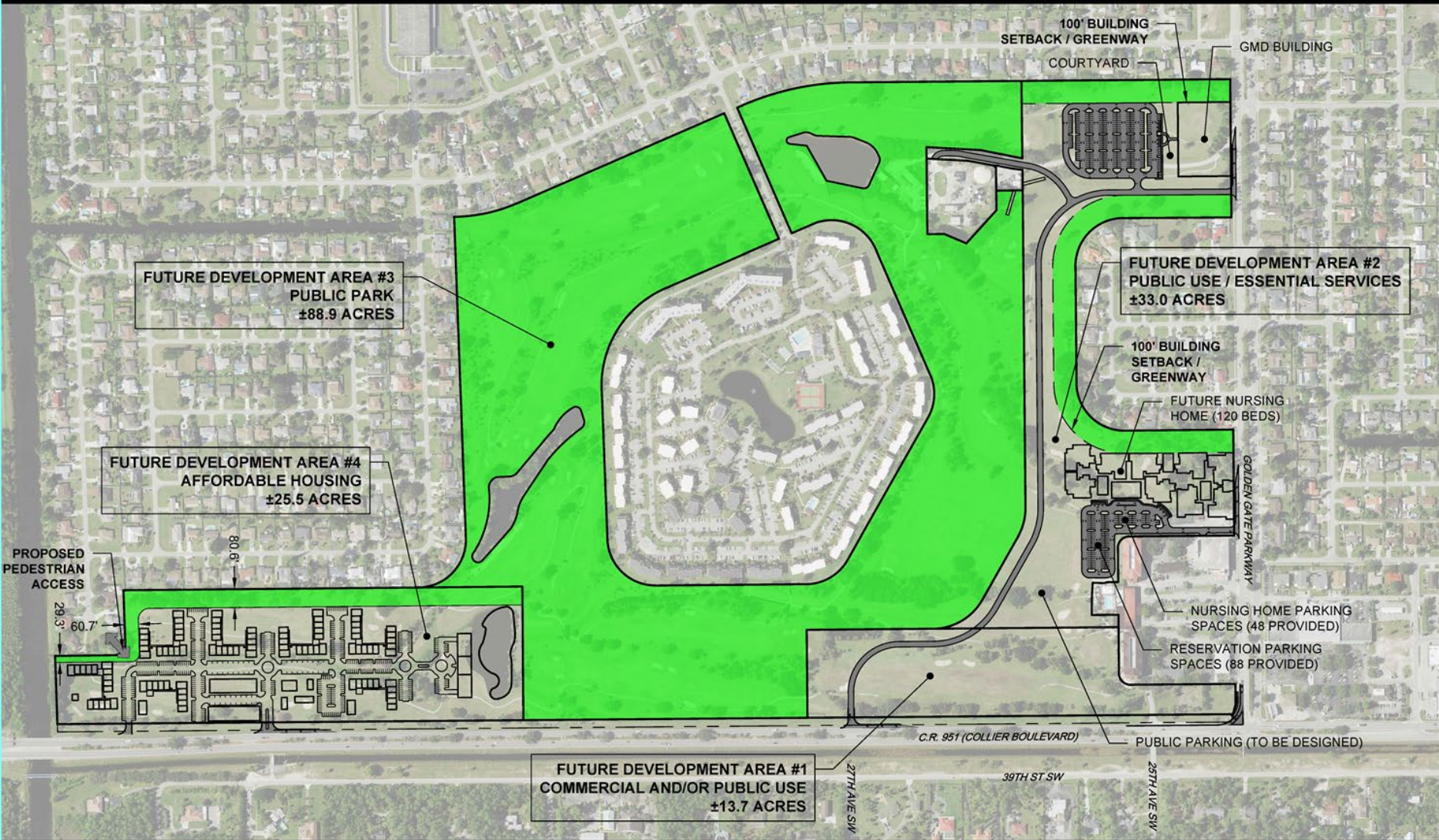
- ±77.9 Developable acres for golf or alternatively passive recreation
- ±25.5 Developable acres for Essential Services Housing development
- ±33.0 Developable acres for Veterans' Nursing Home Development & Government Building (GMD)
- ±24.7 Developable acres along Collier Blvd reserved for future commercial development (will require eventual GMP amendments)





# FIT PLAN #3

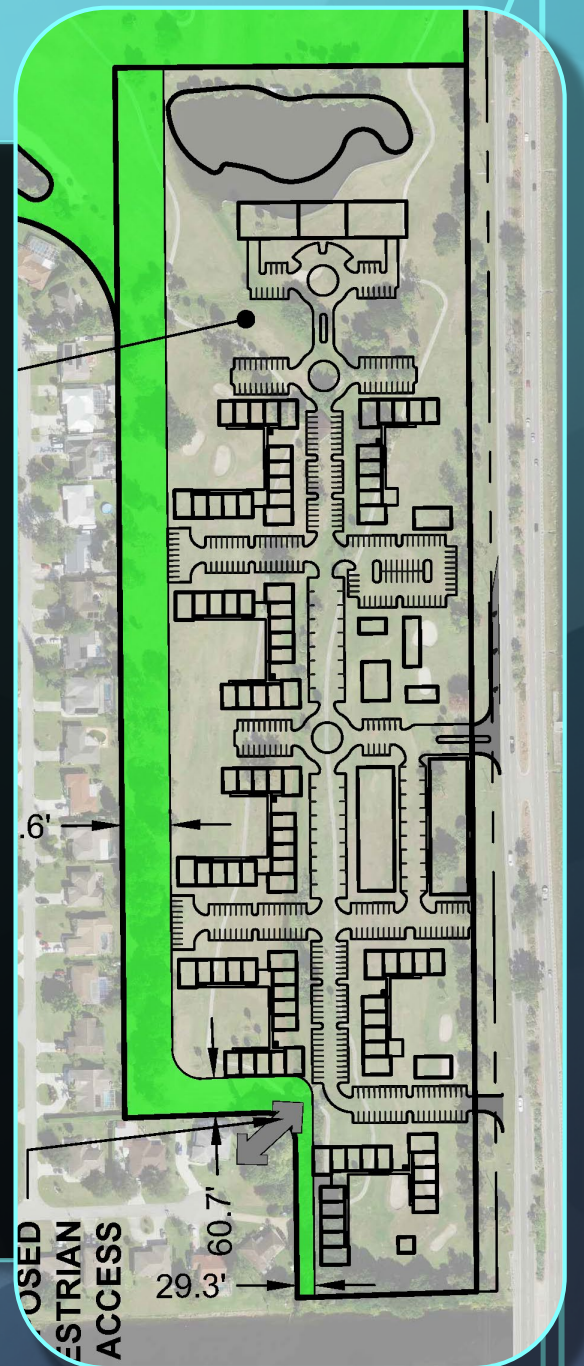
- ±88.9 Developable acres for golf or alternatively passive recreation
- ±25.5 Developable acres for Essential Services Housing development
- ±33.0 Developable acres for Veterans' Nursing Home Development & Government Building (GMD)
- ±13.7 Developable acres along Collier Blvd reserved for future commercial development (will require eventual GMP amendments)





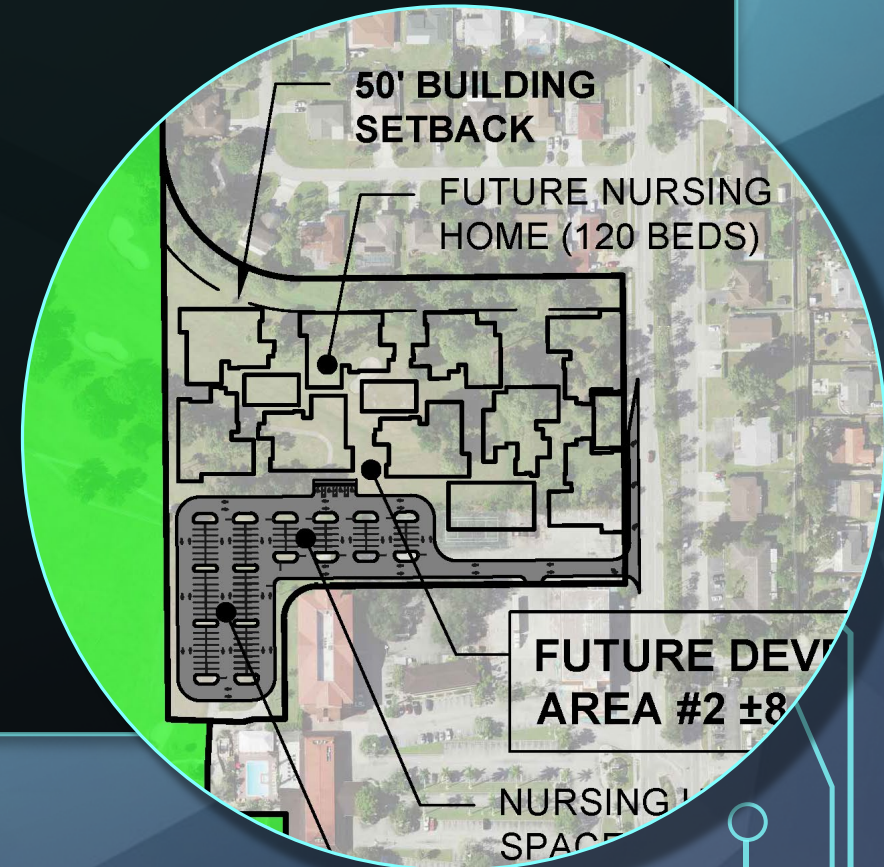
# ESSENTIAL SERVICES HOUSING SITE LOCATION

- Current fit plan utilizes southern portion of the former Golden Gate Golf Course for Housing development
- Approximately 30 acres with 25 acres of developable land
- Ingress and egress to Collier Blvd using right in right out
- Tied in with the rest of the future development of the golf course campus
- Site utilities connections planned to be routed through vacant residential lot being purchased by County along with pedestrian access
- 50'-100' setback from existing residential housing



# VETERANS' NURSING HOME SITE LOCATION

- Current fit plan utilizes northern portion of the former Golden Gate Golf Course for Veterans' Nursing Home development
- Minimally 8.3 acres of developable land
- 120 bed facility
- Provides 48 spaces for nursing home parking & reserves an additional 88 spaces to meet parking space needs for Hotel, Restaurant, and Condominium parking
- 50'-100' setback from existing residential housing

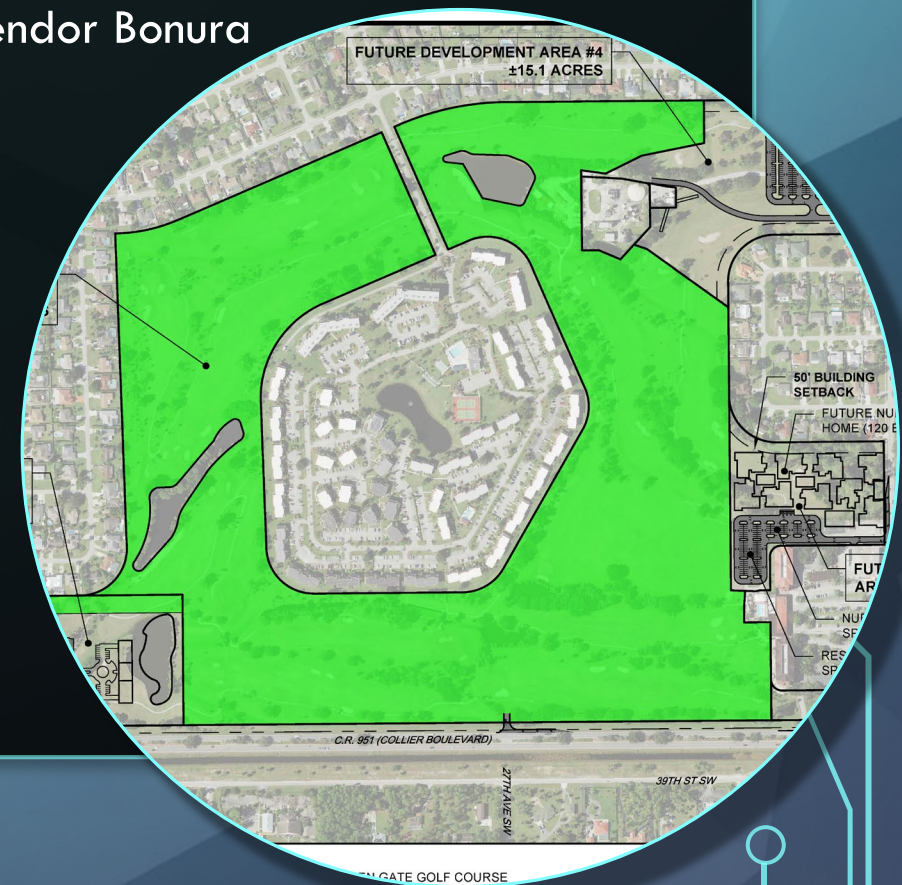




# OPTIONS FOR CENTRAL DEVELOPMENT AREA

## Can implement one or combination of the following options

- Begin negotiations with second place golf and entertainment vendor Bonura Hospitality Group
- Resolicit for another partner to develop golf component on the property
- Reconsider previously proposed partnership with First Tee of Collier
- Develop portion of the property as a passive park/recreation
- Establish a corridor along Collier Blvd for future commercial development (will require eventual GMP amendments)





# OPTIONS FOR CENTRAL DEVELOPMENT AREA

## Fiscal impact

- Development of central development area will require investment of several million dollars for capital replacements
  - Irrigation system
  - Remove and replace maintenance buildings
  - Equipment to maintain property
- Operating expenses up to approximately \$1 million in first year
  - Up to \$6 thousand for equipment

