



GOLDEN GATE GOLF COURSE

GEOFF WILLIG, COUNTY MANAGER'S OFFICE SENIOR
OPERATIONS ANALYST

CONCEPTUAL PLANS

FUTURE DEVELOPMENT AREA #4
±15.1 ACRES

50' BUILDING
SETBACK

GMD BUILDING

FUTURE DEVELOPMENT AREA #3
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)

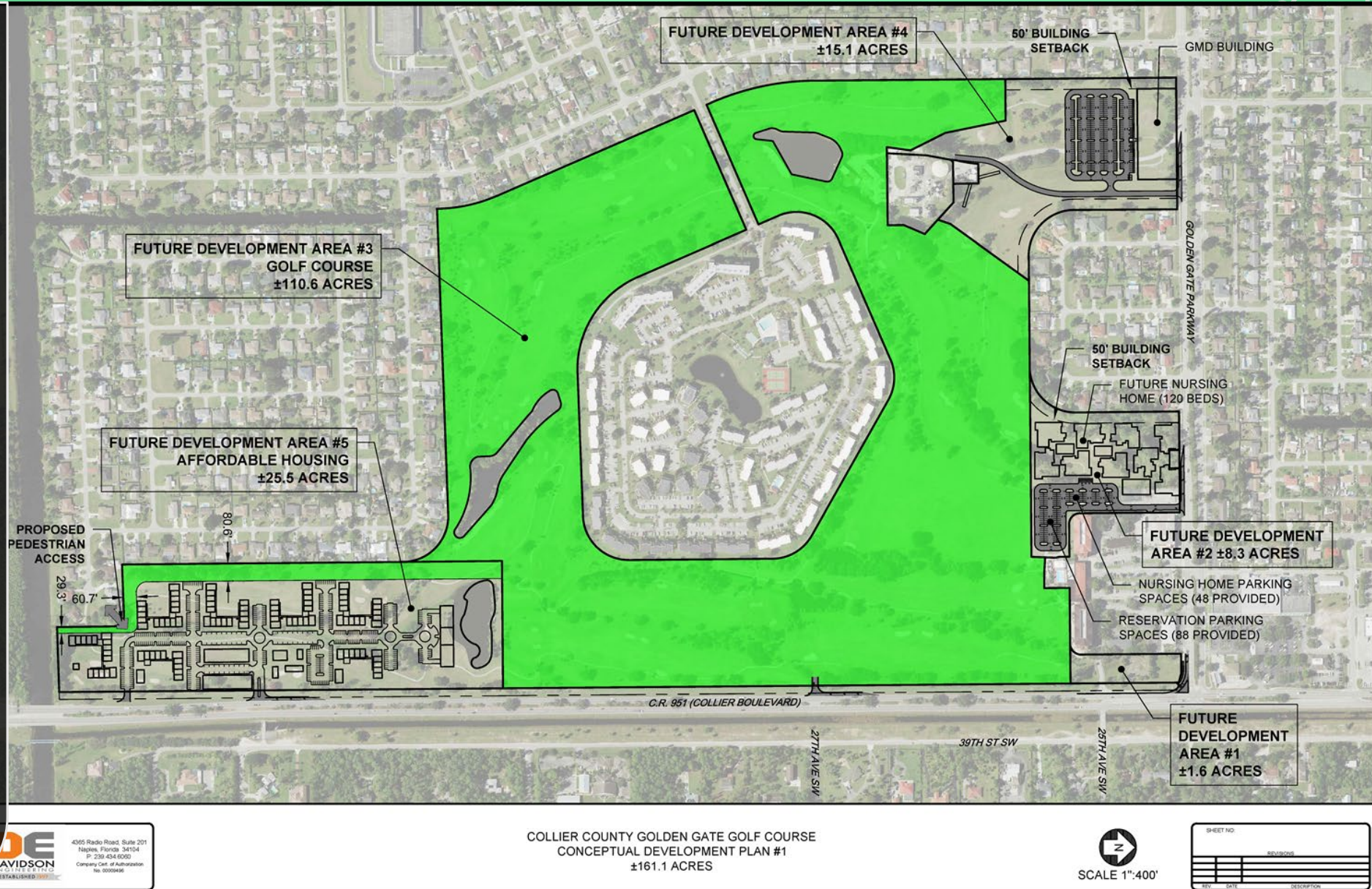
27TH AVE SW

39TH ST SW

25TH AVE SW

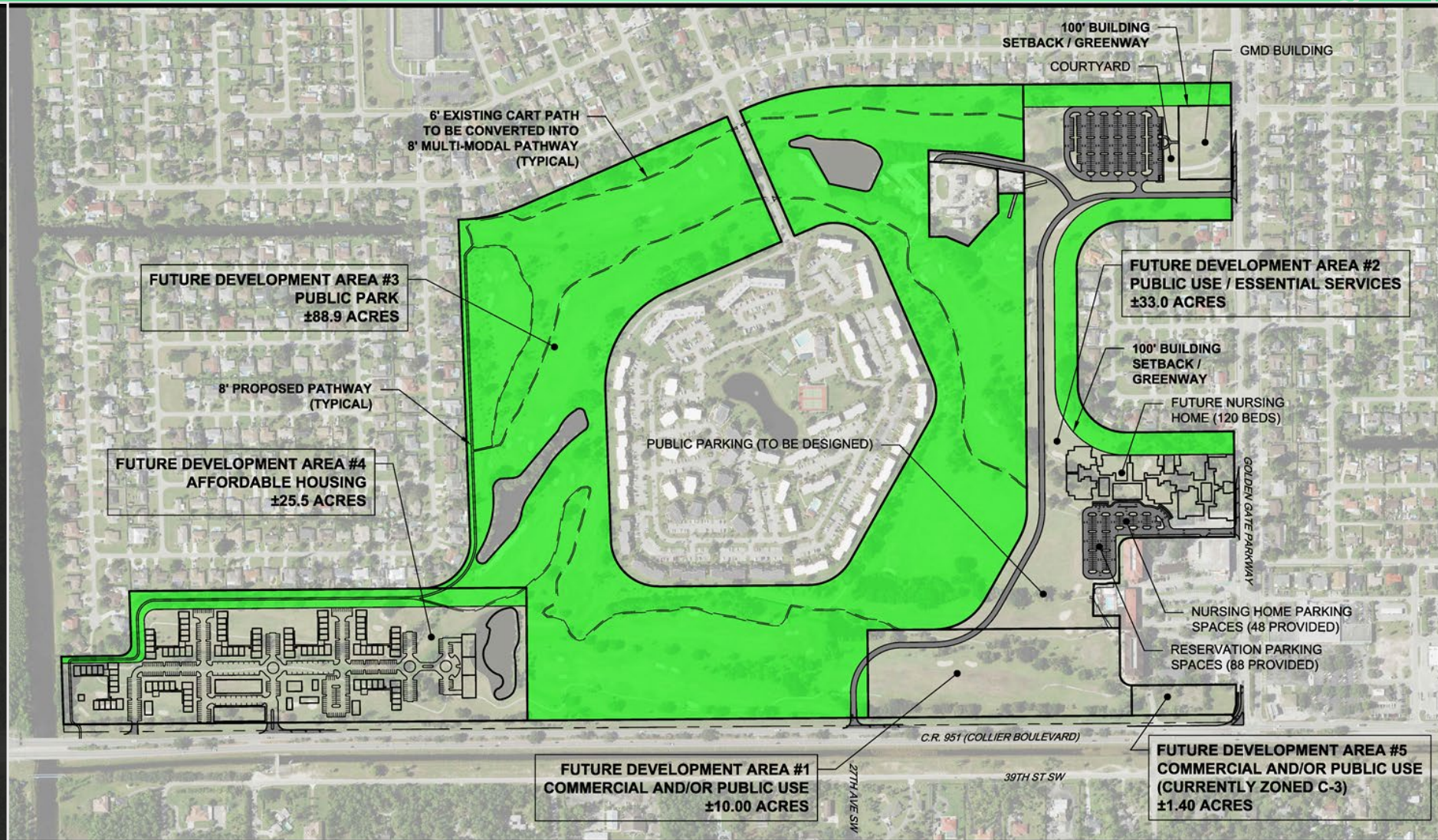
FIT PLAN #1

- ±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 #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)
- ±10.0 Developable acres along Collier Blvd reserved for future commercial development (will require eventual GMP amendments)



ENGINEER'S ESTIMATED COST

Passive Recreation

Soft Costs	\$ 160,000
Maintenance Building	\$ 1,000,000
Amenities	\$ 1,914,000
Sitework	\$ 2,826,000
Drainage Improvements	\$ 200,000
Irrigation	\$ 500,000
Landscaping	\$ 1,236,000
Total Passive Recreation	\$ 7,836,000

Golf Course

Soft Costs	\$ 200,000
Maintenance Building	\$ 1,150,000
Amenities	\$ 450,000
Sitework	\$ 2,676,000
Drainage Improvements	\$ 200,000
Potable and Sanitary Utilities	\$ 1,474,000
Irrigation	\$ 1,500,000
Access Improvements	\$ 950,000
Golf Course Rehabilitation	\$ 6,000,000
Total Golf Course	\$ 14,600,000

ENGINEER'S ESTIMATED COST

Passive Recreation

Soft Costs	\$ 160,000
Maintenance Building	\$ 1,000,000
Amenities	\$ 1,914,000
Sitework	\$ 2,826,000
Drainage Improvements	\$ 200,000
Irrigation	\$ 500,000
Landscaping	\$ 1,236,000
	\$ 4,986,000
Total Passive Recreation	\$ 7,836,000

Golf Course

Soft Costs	\$ 200,000
Maintenance Building	\$ 1,150,000
Amenities	\$ 450,000
Sitework	\$ 2,676,000
Drainage Improvements	\$ 200,000
Potable and Sanitary Utilities	\$ 1,474,000
Irrigation	\$ 1,500,000
Access Improvements	\$ 950,000
Golf Course Rehabilitation	\$ 6,000,000
Total Golf Course	\$ 14,600,000

OPTIONS FOR NEW INVITATION TO NEGOTIATE (ITN) OR OTHER SOLICITATION

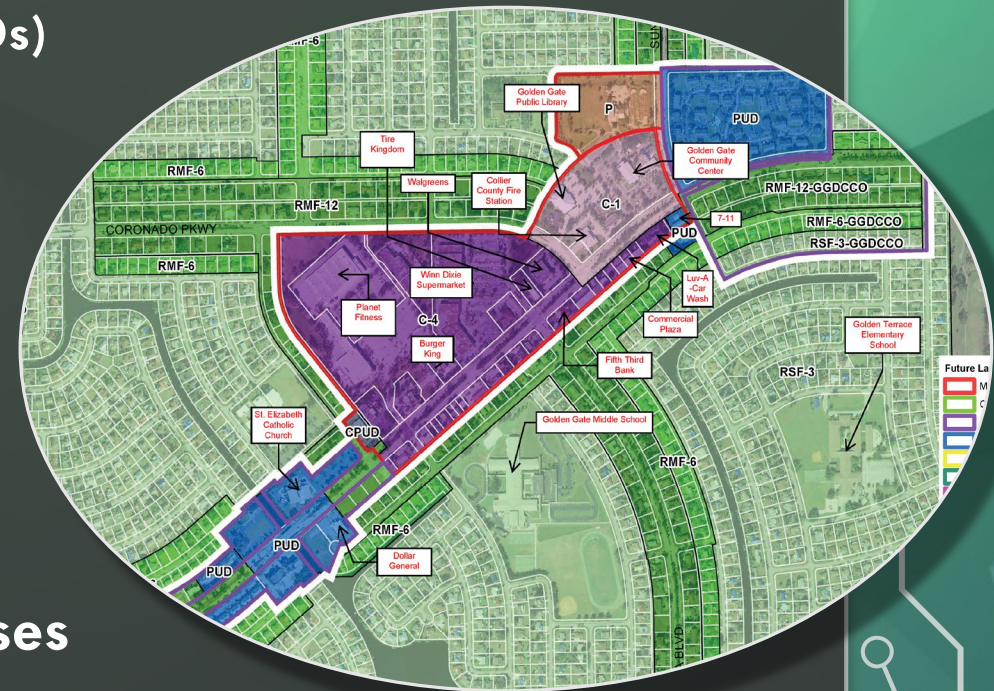
- **Provide financial support towards development of golf course**
 - Dollars would otherwise be spent to develop passive recreation
 - Between \$5M - \$7.8M
 - Only for expenses identified in engineer's estimate scope
- **10-acre commercial area provides flexibility**
 - Board has discretion regarding uses
 - Ability to consider single or multiple uses
 - Commercial area can be wrapped into development or remain separate



REVIEW OF EXISTING COMMERCIAL ALONG GOLDEN GATE PARKWAY

- Predominate zoning is C-4
- Several commercial Planned Unit Developments (PUDs)
- Existing business types:
 - Restaurants
 - Banks
 - Car Care
 - Markets
 - Medical Offices
 - Office Space
- Proposed 10-acre commercial would be zoned C-3
 - More restrictive than C-4
 - Still would allow for complimentary uses to development

**Since Board has discretion regarding specific uses
detrimental effects can be mitigated**



RECOMMENDATION

Provide direction regarding development of passive recreation amenity or a new Invitation to Negotiate or other solicitation seeking a golf course operator/amenity vendor to redevelop and operate the golf course through an agreement with the County

- *With development new solicitation does the Board want to commit dollars that would otherwise be spent towards passive recreation park?*