MINUTES OF THE COLLIER COUNTY RURAL GOLDEN GATE ESTATES RESTUDY ADVISORY COMMITTEE MEETING

Max A. Hasse Jr. Community Park
3390 Golden Gate Blvd W., Naples, Florida 34117
Wednesday, April 22, 2026 – 6:00 p.m. to 8:00 p.m.

LET IT BE REMEMBERED, that the Collier County Rural Golden Gate Estates Restudy Advisory Committee, in and for the County of Collier, Florida, having conducted business herein, met in Regular Session at the Max A. Hasse Jr. Community Park, 3390 Golden Gate Blvd W., Naples, Florida 34117, on Wednesday, April 22, 2026, at 6:00 p.m., with the following members present:

Committee Members Present

CHAIR:	Mark Teaters, Sr.
VICE CHAIR:	Robert Raines
	Kimberly Ellis
	Bruce Hamels
	Michael Ramsey
	Douglas Rankin (Alt)
	Aaron Zweifel (Alt)

Also Present:

Michele Mosca – Planner III, Staff Liaison
Michael Bosi, Director, Planning and Zoning Division, GMCD
James Sabo- Planning Manager, Comprehensive Planning, GMCD
Cpl. Matt Vaill- Collier County Sheriff's Office
Eric Johnson- Planning Manager, Land Development Code, GMCD

1. **Pledge of Allegiance**
   Chair Mark Teaters, Sr. called the meeting to order and led the Pledge of Allegiance.

2. **Roll Call**
   Roll call was conducted and all committee members were present.

   Approval of Agenda
   Motion: A motion to approve the agenda was made by Robert Raines
   Second: The motion was seconded by Bruce Hamels. **Vote:** The motion passed unanimously.

3. **Approval of Previous Minutes –**
   - 2.25.26 **Motion to approve**- Bruce Hamels. **Motion Seconded**- Kimberly Ellis. ***Motion passed unanimously***
   - 3.25.26 **Motion to approve**- Robert Raines. **Motion seconded**- Kimberly Ellis. ***Motion passed unanimously***

     Douglas Rankin- Page 3, Statement about bringing employees to his property to park was a rhetorical question. He is not a business owner in Collier County.

5. **Old Business**
   Home Based Business
   - Workshop meeting scheduled for 5/18/2026.
   - Open to the public
   - Discuss regulation in detail
   - Will review other counties to see what has been done that is working.

6. **New Business**

   A. Commercial Development: Collier Interactive Growth Model- Commercial Supply and Future Demand

   Michele Mosca- Introduced county staff present.
   Mike Bosi- Planning/Zoning Director
   Chris Mason- Community Planning and Resiliency Director
   James Sabo- Comprehensive Planning Manager

Presenter- David Farmer- Metro Forecasting Models

- CIGM used in Collier County since 2007
- Forecast Housing, Population and demand for services
- Developed a scenario for Collier County long range planning
- Plans for infrastructure (schools, parks, fire stations)
- Locate future need for facilities
- Reserve land for commercial services and employment opportunities
- Reduce future traffic congestion and vehicle miles traveled
- 14 Years out this area will grow by 7000 housing units and 21,000 residents.
- Some commercial is necessary to minimize trips to urban Collier County.

Reviewed slides with approved and planned developments in Rural Golden Gate Estates area and surrounding areas, population growth estimates for 2030-2040.

Thoughts for consideration

- Residents should decide what commercial uses they want
- Residents, planners and policy makers should ensure there is enough land allocated for non-residential and government services
- Schools, parks, Fire stations

Mark Teaters- We keep hearing there is no planning for roads, no infrastructure. This map has a great system built in for roads and a lot of planning has gone into this. What we need is to hear what you want.
Michele Mosca- There is a questionnaire we would like for you to fill out. There is a QR code as well that will bring you to our website. We want to hear what you need and want, if anything. Development on the edge may meet the need. You can email it to me directly and we will compile all of the comments.

Kimberly Ellis- Consensus seems to be that the neighborhood centers we have are sufficient. We have enough, we just need more roads to get there.

Aaron Zweifel- We need to eliminate the conditional use loophole for commercial.
Michael Ramsey- I will support what Aaron said. Eliminate conditional use, it promotes more commercial development. Puts a stress on our ecological systems for sewer. My second recommendation, I make a motion to terminate Randall Blvd commercial subdistrict. There is no demand, very expensive interchange from Immokalee Road to Randall. It will increase the value of the land so it doesn't make

sense when we will have to buy it back. They are trying to develop something that people don't want.
Mike Bosi- The recommendation of this committee could be that you are against any modification to increase the commercial or maintain commercial uses in the Randall subdistrict is not supported by this committee.
Mike Ramsey- This committee makes a recommendation that we do not support the contingent redevelopment of the Randall Blvd commercial subdistrict and it should be terminated.
Kimberly Ellis- Seconded.
Douglas Rankin- If we try to terminate this, the developers are going to get their attorneys, experts and appraisers to go to court and the county will end up paying.
Motion passed unanimously

Kimberly Ellis- I want to make a recommendation that the consensus in the room is we have enough neighborhood centers. Referring to the 3 that we already have.
Mike Ramsey- I second with a modification, No more commercial retail activity in rural golden gate estates. No new commercial activity.
Kimberly Ellis- Motion is that we don't want any future commercial development in Rural Golden Gate Estates.
Robert Raines- Motion Seconded.
Motion passed unanimously

Mike Ramsey-I would like to make a motion to delete transitional conditional use from Rural Golden Gate Estates.
Motion seconded- Robert Raines
Motion passed unanimously

7. **Committee Member Comments**
    - No additional committee member comments

8. **Public Comments**

    Public Speaker- We moved from Miami. This is the reason why we left. Congestion, over developing. Traffic is bad. My concern is we don't have the roads to support this. Affordable housing coming into the area brings down the area. This is a horrible future if you keep approving all these projects. Developers should be responsible for roads that way people who live here don't have an increase in property taxes.

Public speaker- Karma Garcia- Moved from Broward County because it used to take an hour and a half to get to work. What you don't have on this map is future schools. Kids crossing the streets, people driving through there. This map doesn't show emergency services. Worried about commercial vehicles driving through residential streets with kids walking to school.

Tim Arnessy- Golden Gate estates signed into existence by the BOCC in 2019. Low Density housing, protect resources in GGE. We are agricultural and rural. All of the comments this evening are against developing and commercial in GGE Status Quo- No development.

Ryan Rose- Family moved here in the 50's from Miami. My generation can't afford to live here. Future generations won't be able to afford this. Everyone I went to school with lives in Lee County and works in Naples.

Scott (name)- Moved out here about 3 months ago. Much noisier in the estates than in town. If no commercial is allowed why does everyone have dump trucks out here. I have had to call the police several times.

Linda (name)- Why are we looking at doubling our population. Why do we want more people in the city to live here. I bought 2 ½ acres to not have people on top of me. I could touch the house of my neighbor in homestead. I came here to not have to do this.

9. **Next Meeting Date**

The next Committee meeting scheduled for May 27th, 2026, at 6:00 p.m. has been cancelled.

Plan for workshop meeting on May 18th, 2026

Next meeting will be June 24th, 2026, at 6:00pm.

10. **Adjournment**

The Committee thanked those attending and recommended they continue to attend the meetings to provide input on the issues. There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 8:00p.m.

Rural Golden Gate Estates Restudy Committee

Mark Teaters, Sr., Chair

These minutes approved by the Committee on June 24, 2026
As presented ✓ or as amended _____