Minutes of the Rural Golden Gate Estates Restudy Advisory Committee Meeting

Collier County, Florida, June 24, 2026

Meeting Location: Big Corkscrew Regional Park, 813 394 Ave NE, Community Center, Ballroom A, Naples, FL 34120

LET IT BE REMEMBERED, that the Golden Gate Estates Rural Restudy Advisory Committee, in and for the County of Collier, Florida, having conducted business herein, met in Regular Session on Wednesday, June 24, 2026, with the following members present:

Committee Members Present

CHAIR: Mark Teeters, SR.

VICE CHAIR: Robert Raines

Member: Bruce Hamels

Member: Kimberly Ellis

Member: Mike Ramsey

Member: Douglas Rankin (Alt.)

Member: Aaron Zweifel (Alt.)

Also Present:

- Michele Mosca, Staff Liaison
- Michael Bosi, Director of Planning and Zoning
- Jamie Cook, Director of Development Review
- James Sabo, Comprehensive Planning Manager
- Parker Klopf, Planner

- Eric Johnson, Land Development Code Manager
- Patty Kulak, RVI Consultant

1. Pledge of Allegiance

The meeting opened with the Pledge of Allegiance.

2. Roll Call

Roll call was conducted. Members present: Mike Ramsey, Douglas Rankin, Aaron Zweifel, Bruce Hamels, Kimberly Ellis, Robert Raines, and Mark Teeters.

Approval of Agenda

Motion: To approve the agenda, by Robert Raines.

Second: Seconded, by Bruce Hamels.

Vote: Passed unanimously.

3. Approval of Previous Minutes

The committee reviewed the minutes from April 22 and May 18.

Motion: To approve the minutes, by Robert Raines.

Second: Seconded, by Bruce Hamels.

Vote: Passed unanimously.

4. Old Business

- Civic Association Submissions: The Chair clarified that the Golden Gate Estates Civic Association has the right to submit documents and information to the committee. Staff will review these submissions and include them in the package for the Board of County Commissioners.
- State Law Context: Discussion regarding Florida law on home-based businesses. It was noted that while businesses are permitted, local governments retain the authority to manage impacts (parking, visibility, noise, environmental effects) to preserve residential character.

- Zoning Complexity: The distinction between residential home-based business regulations and agricultural (ag) district zoning was tabled for a detailed land-use discussion at the next meeting.

5. New Business

A. Home-Based Businesses and Commercial Vehicle Parking Background

The committee discussed the impact of home-based businesses and the parking of commercial vehicles in the Estates. The discussion focused on balancing state law requirements with the need to maintain residential character and safety.

Staff Presentation

- State law permits home-based businesses in residential areas and restricts local governments from prohibiting them.
- Local regulations must focus on managing impacts (parking, visibility, noise, environmental effects) rather than limiting the use itself.
- Staff proposed a Site Improvement Plan (SIP) to document parking, screening, and stormwater management for new home-based businesses.
- The county is currently evaluating regulations for commercial vehicle parking on properties without a home-based business.

Committee Discussion

Member Name – Mike Ramsey

Comments – Requested that the two letters submitted by his group be entered into the record and discussed. Expressed concern regarding the survey process and the lack of voting on the survey form.

Member Name – Kimberly Ellis

Comments – Emphasized the need for public input and transparency regarding who is providing input.

Expressed concern about the Golden Gate Estates Civic Association and who is providing input.

Member Name – Aaron Zweifel

Comments – Noted that state statutes have no application to ag-zoned areas, only residential.

Member Name – Bruce Hamels

Comments – Expressed concern about "commercial" regarding the Site Improvement Plan (SIP) and the potential for excessive engineering requirements.

Motion: To recommend that the Board of County Commissioners reverse the five-year exemption ordinance to ensure uniform rules for all businesses.

Motion maker: [Name to be confirmed]

Second: [Name to be confirmed]

Vote: Passed (Recommendation to the Board).

Additional Motions (if applicable)

- Recommendation: Staff and committee to define reasonable limits on the number of commercial vehicles allowed per acre.
- Recommendation: Prohibit the renting of residential land to third parties for commercial vehicle parking.
- Recommendation: Explore incentives for industrial park development in appropriate receiving lands (e.g., RFMUD).

6. Committee Member Comments

- The committee discussed the need for an industrial park near the Estates to alleviate congestion and safety issues.
- Members emphasized the importance of community input and encouraged residents to email their commissioners.

7. Public Comments

Chair explains public comment procedures.

Public Speakers

Speaker Name – John Pelletier

Comments – Shared personal experience with large commercial vehicles on narrow streets and advocated for commercial businesses to be located in commercial areas.

Speaker Name – Tim Hiltz

Comments – Highlighted the lack of affordable commercial space and the need for the county to provide solutions for business owners in the Estates.

Speaker Name – Josiah Marie

Comments – Discussed the need for regulation on the number of people per residence and the importance of environmental compliance (dumping/contamination).

Speaker Name – Elena Estrada

Comments – Advocated for a "happy medium" where business owners can operate without negatively impacting neighbors or the environment.

Speaker Name – Christopher [Last Name Not Specified]

Comments – Expressed concern regarding enforcement and the impact of commercial traffic on safety.

Speaker Name – James Charette

Comments – Questioned the source of the concerns and emphasized the need for safety and community peace.

Next Meeting Date

The next Committee meeting is scheduled for:

July 22, 2026 at 6:30 PM

9. Adjournment

The Committee thanked those attending. There being no further business, the meeting was adjourned by order of the Chair.

Rural Golden Gate Estates Restudy Advisory Committee

Mark Teaters, Chair 

These minutes approved by the Committee on August 26, 2026

as presented ✓

or as amended _____