

February 25, 2026

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

Naples, Florida, February 25, 2026

LET IT BE REMEMBERED, the Collier County Rural Golden Gate Estates Restudy
Committee in and for the County of Collier, having conducted business herein, met on this
Date at 6:00 P.M. in Regular Session at the Max A. Hasse Jr. Community Park, 3390 Golden
Gate Blvd W., Naples, Florida 34117, with the following members present:

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

Committee Members Absent:
Aaron Zweifel (Alt)

Also Present:

Michael Bosi, Planning and Zoning Director
Michele Mosca, Staff Liaison
Parker Klopf, Staff Liaison
Collier County IT Staff

1. Pledge of Allegiance

Chair Mark Teaters called the meeting to order and led the Pledge of Allegiance.

2. Roll Call

Roll call was conducted, and all committee members were present except Aaron Zweifel.

3. Approval of Agenda

Motion:

A motion to approve the agenda was made by Mark Teaters

Second:

The motion was seconded by Kimberly Ellis.

Vote:

The motion passed unanimously.

4. Approval of January 29, 2026, Meeting Minutes

Committee discussion and requested revisions:

- Robert Raines noted that the minutes should reflect the late arrivals of Aaron Zweifel and Douglas Rankin.
- Clarification was requested regarding milestones and timeline references, including the addition that monthly points will be submitted to the Board of County Commissioners.
- A Member commented that the CIG refers to the Collier Interactive Growth (CIG) Model for clarity.
- Bruce Hamels requested adoption of a mission statement, specifically using the statement from the 2017 Rural Golden Gate Estates Plan (Goal 1).
- Bruce Hamels confirmed that he nominated Mark Teaters as Chair during the organizational meeting.

Motion:

A motion to approve the January 29 minutes as amended was made by Mark Teaters

Second:

The motion was seconded by Bruce Hamels.

Vote:

The motion passed unanimously.

Chairman Discussion:

Committee Procedures and Meeting Decorum

Chair Mark Teaters reviewed Robert's Rules of Order and the committee's meeting procedures.

Key points included:

- Members must be recognized by the Chair before speaking.
- Members should direct comments through the Chair.
- Each member may speak twice on a topic unless otherwise permitted.
- Public comments will occur during designated portions of the meeting.
- Speakers must complete a speaker form and be residents of Golden Gate Estates.

Michael Ramsey emphasized that the committee should ensure respectful engagement with the public and avoid criticizing public speakers.

Chair Teaters agreed, stating that the committee serves as a listening body for community concerns.

5. Old Business

A. East of 951 Advisory Committee Background

Chair Mark Teaters discussed the work of the previous East of 951 Ad Hoc Advisory Committee, which examined infrastructure and planning issues affecting eastern Collier County.

Topics studied included:

- Water supply and aquifer stability
- Road and transportation infrastructure
- Drainage canals
- Industrial development
- Growth patterns

Chair Teaters noted that the committee spent approximately two years reviewing issues and developing position points, and that while some recommendations were not acted upon by the Board of County Commissioners, the current committee may revisit similar topics.

B. 2026 Meeting Calendar

Staff proposed holding meetings on the:

- Fourth Wednesday of each month at 6:00 p.m. Max A. Hasse Jr. Community Park.

- The committee discussed potential scheduling conflicts with Thanksgiving and Christmas holidays. A suggestion was made to meet on November 18 and cancel the December meeting.
- Staff noted that the committee’s authorizing ordinance sunsets in early December.
- Discussion occurred regarding concerns that the committee may not have sufficient time to complete its work before the sunset date.
- Discussion regarding the East of 951 Position Points
 - A large number of position points from previous studies
 - The need for staff analysis and cost evaluation
 - The need to prioritize issues based on importance and feasibility

Motion

Michael Ramsey made a motion to extend the committee’s duration by an additional year.

Second

The motion was seconded by Robert Raines.

Vote

The motion passed unanimously.

6. New Business

Staff Introductions

Michele Mosca introduced the county staff supporting the committee:

- Michael Bosi – Director of Planning and Zoning
- Parker Klopf , Staff Liaison
- County IT Staff.

Ms. Mosca also explained that meeting materials and documentation are available online, accessible through a QR code included in the agenda packet.

A. Rural Golden Gate Estates Sub-Element Overview

Michele Mosca presented an overview of the Rural Golden Gate Estates Sub-Element of the Collier County Comprehensive Plan.

Topics included:

Planning Framework

Ms. Mosca described the geographic planning structure of Collier County:

- Urban coastal areas
- Suburban areas including Golden Gate City

- Rural Golden Gate Estates
- Rural Fringe Mixed Use District (RFMUD)
- Rural Land Stewardship Area (RLSA)
- Conservation lands and wetlands

Golden Gate Estates was described as a low-density rural residential community with:

- Large Lots
- Small-scale agriculture
- Wildlife habitat
- Emphasis on rural character
- Limited commercial intensity.

Purpose of the Comprehensive Plan

Ms. Mosca explained that the comprehensive plan:

- Guides future land use decisions
- Protects environmental resources
- Coordinates transportation, utilities, parks, and schools
- Ensures compliance with Florida's Community Planning Act.

The planning horizon typically covers 20 years.

Plan Structure

The plan consists of:

Goals - broad long-term vision

Objectives - measurable targets

Policies - specific implementation actions

Major Goals of the Rural Golden Gate Estates Sub-Element

Ms. Mosca outlined six planning goals:

1. Coordination of land use and public facilities
2. Protection of the Southern Golden Gate Estates restoration area
3. Limited neighborhood commercial services and conditional uses
4. Preservation of rural character and community quality
5. Transportation, connectivity, and safety
6. Emergency preparedness and public safety services

Land Use Description Overview

Ms. Mosca explained:

- Estates typical lot size is 2.25 acres
- Standard density allows one home per lot
- Multifamily housing is largely prohibited
- Limited commercial uses may occur at designated locations
- Limited conditional uses, such as churches and daycare facilities, are allowed at designated locations.

B. Draft Workplan for the 2026 Calendar Year

Staff categorized the Rural Golden Gate Estates Sub-Element Policies into five groups to be addressed, along with other topics, by the Committee throughout the year.

7. Chair and Committee Member Comments

Committee discussion:

- Home-based business discussion at March meeting
- Commercial topics beginning in April
- Bridge Study and access points throughout the Estates
- Cell phone towers and Federal preemption.

8. Public Comments

The Chair explained that speakers must submit a speaker form and that comments are limited to three minutes.

The following concerns were noted during comments from the public:

- Concerns regarding the mine in the North Belle Meade area, including excavation impacts and the potential taking of properties taken to accommodate the Wilson Road extension.
- Concerns about population growth and the need for water in new developments, including questions about water sources and potential impacts on existing residents.
- Concerns that landscaping in the Randall Curve area should be upgraded to reflect the rural character, noting inconsistencies in tree spacing and required opacity.
- Concerns about traffic on White Boulevard, including difficulty exiting driveways and issues with road edges.

- Concerns regarding emergency vehicle access and evacuation routes in the southern area of the Estates, including the presence of semi-trucks and dump trucks on 17th Street SW and the need to widen certain roads.
- A comment that Fire Station #74 was completed in December but is not open [anticipated to open in the third quarter of 2026].
- Concerns that the community is becoming more urban in character, with references to growth, increased traffic, and roadway capacity.
- Concerns related to preserving rural quality of life, including opposition to additional development, strip commercial uses, and impacts to wildlife and water availability.
- Concerns about roads and sidewalks, including safety issues related to multiple dwellings, RVs, and housing located behind primary residences
- Code Enforcement concerns, including excessive vehicles parked at residences, and roadway concerns on Vanderbilt Beach Road, Brantley Road, and other corridors.
- Questions regarding survey activity and potential underground work along White Boulevard. [work is underground electric], as well as whether the road may be expanded to four lanes.
- Concerns that the Golden Gate Estates area should remain rural, including issues related to air quality, habitat loss, transportation, limited cell service, and congestion.
- Concerns about lawn service and related commercial traffic using residential roads, particularly along 16th and 23rd Street, where roads are narrow two-lane facilities without shoulders.

9. Next Meeting

The next Committee meeting is scheduled for April 22, 2026, at 6:00 p.m. at the Max A. Hasse Jr. Community Park.

10. Adjournment

The Committee thanked those attending and recommended they continue to attend the meeting 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 8:16 p.m.

Rural Golden Gate Estates Restudy Committee

Mark Teaters, Sr., Chair

These minutes approved by the Committee on _____

as presented _____ or as amended _____