






Collier County | Florida

Rural Golden Gate Estates Restudy Advisory Committee

Restudy Meetings Overview (Summary of Topics, Public Engagement, & Actions)

Growth Management Community Development Department

November 18, 2026

AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of October 28, 2026, Meeting Minutes
5. New Business
   A. Summary Presentation of the Rural Golden Gate Estates Restudy Meetings
   B. March 2027 Meeting Date Selection (March 3, 10, or 17, 2027)
6. Public Comment (New Business Items)
7. Old Business
8. Chair and Committee Member Comments
9. Public Comment (All Items) – Outstanding Concerns and Comments
10. Next Meeting

    March 2027, at 6:00 p.m., at Max A. Hasse, Jr. Community Park
11. Adjourn

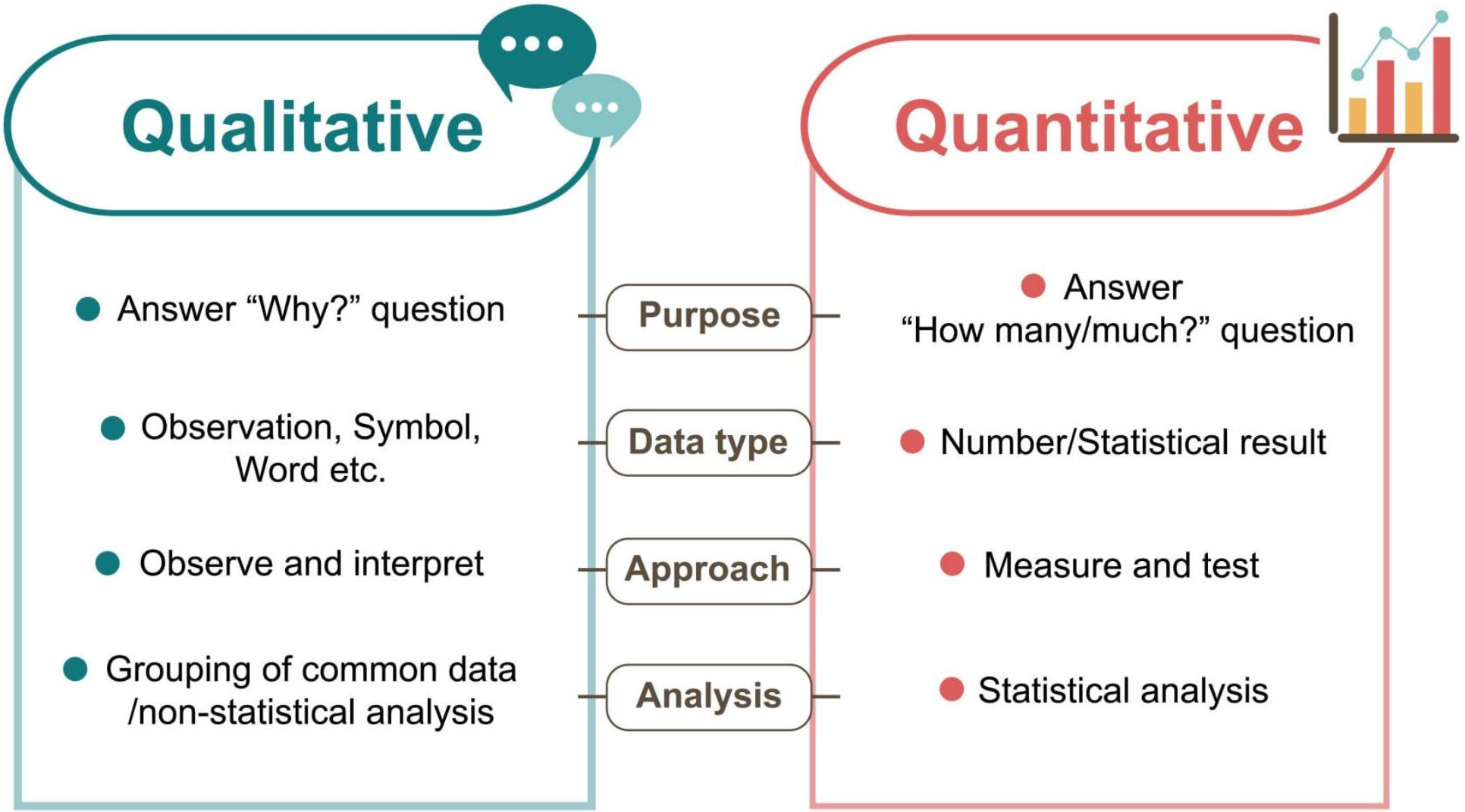
Timeline

- January 2026. **Kick Off Meeting**
- February 2026. **Rural Golden Gate Estates Sub-Element**
- March 2026. **Home-Based Businesses**
- April 2026. **Commercial Supply & Future Demand**
- June 2026. **Commercial Vehicles & Home-based Businesses**
- July 2026. **Land Uses**
- August 2026. **Transportation Network**
- September 2026. **Rural Character & Community Quality**
- October 2026. **Natural Resources, Environment & Public Safety**
- November 2026. **Restudy Meetings Overview**

Community Meetings

- ✓ **Provide “refresher” on the topics discussed at each Advisory Committee Meeting**
- ✓ **Overview of the information presented at each meeting**
- ✓ **Variations and forms of community engagement approaches employed**
- ✓ **Summary of quantitative results and qualitative input**
- ✓ **Discuss “next steps” in the Restudy process**

Types of Data Collected



Types of Data Collected

Why Mixing Quantitative & Qualitative Data in Community Planning Studies Leads to Stronger Insights….

✓ **More complete understanding**
Quantitative data can show decreases/increases in sentiments, but qualitative interviews reveal **why.** This combination **prevents misinterpretation**.

✓ **Cross-validation**
When both data types point to the same conclusion, **confidence increases**. When they diverge, the discrepancy itself becomes a valuable insight.

✓ **Better communication**
Decision-makers often respond to **numbers for credibility** and **stories for relatability.** Mixed data supports both.

✓ **More actionable recommendations**
Quantitative data identifies the problem; qualitative data suggests **how to fix it**.

Rural Golden Gate Estates Sub-Element Summary

February 25, 2026



Meeting Overview

Community Planning Act: Counties are required to adopt and maintain a comprehensive plan (Chapter 163, Part II, Florida Statutes).

Purpose of Plan: To determine where development should and should not occur and at what density or intensity; provide for infrastructure to serve development; and provide for public safety and emergency management.

Key Characteristics of the Plan:

6 Goals – "Vision Statement"

- Land Use & Public Facilities
- Natural Resources & Environment
- Commercial Services & Conditional Uses
- Rural Character & Community Quality
- Transportation & Connectivity
- Public Safety & Emergencies Services

Objectives ("Measurable Outcomes") and Policies ("The Rules")

Home-Based Businesses Summary (HBB)

March 25, 2026

Meeting Overview

The Florida Legislature passed House Bill 403 (CS/HB403)codified as Florida Statutes Section 559.955 (Effective July 1, 2021)

Protects Neighborhood Character. The property must look like an adjacent home from the street, and parking cannot exceed normal residential demand or block sidewalks and rights-of-way.

Enforces Nuisance & Safety Rules. Home businesses must still follow standard local rules for signs, noise, vibrations, heat, smoke, dust, glare, odors, and hazardous materials.

On-Site Staff. The business must remain secondary to the home's residential use, allowing only residents plus up to two non-resident workers on-site alongside unlimited remote workers.

Blocks Local Bans & Extra Fees. Cities and counties cannot stop qualifying businesses from operating in residential areas or charge special licensing fees beyond standard Chapter 205 local business taxes.

Legal Enforcement. Business owners harmed by unlawful local restrictions can sue the local government and recover attorney fees and court costs if they win.

GOPs Review
&
Committee
Recommendation

HBB NOT Currently Referenced in the RGGE Sub-Element

Committee Recommendations:

- **Extend HBB Discussions into Additional Meetings (Unanimous)**
- **Define All HBB Related Terms and Research Regulations Adopted by Other. (Unanimous)**

Commercial Supply & Future Demand Summary

April 22, 2026

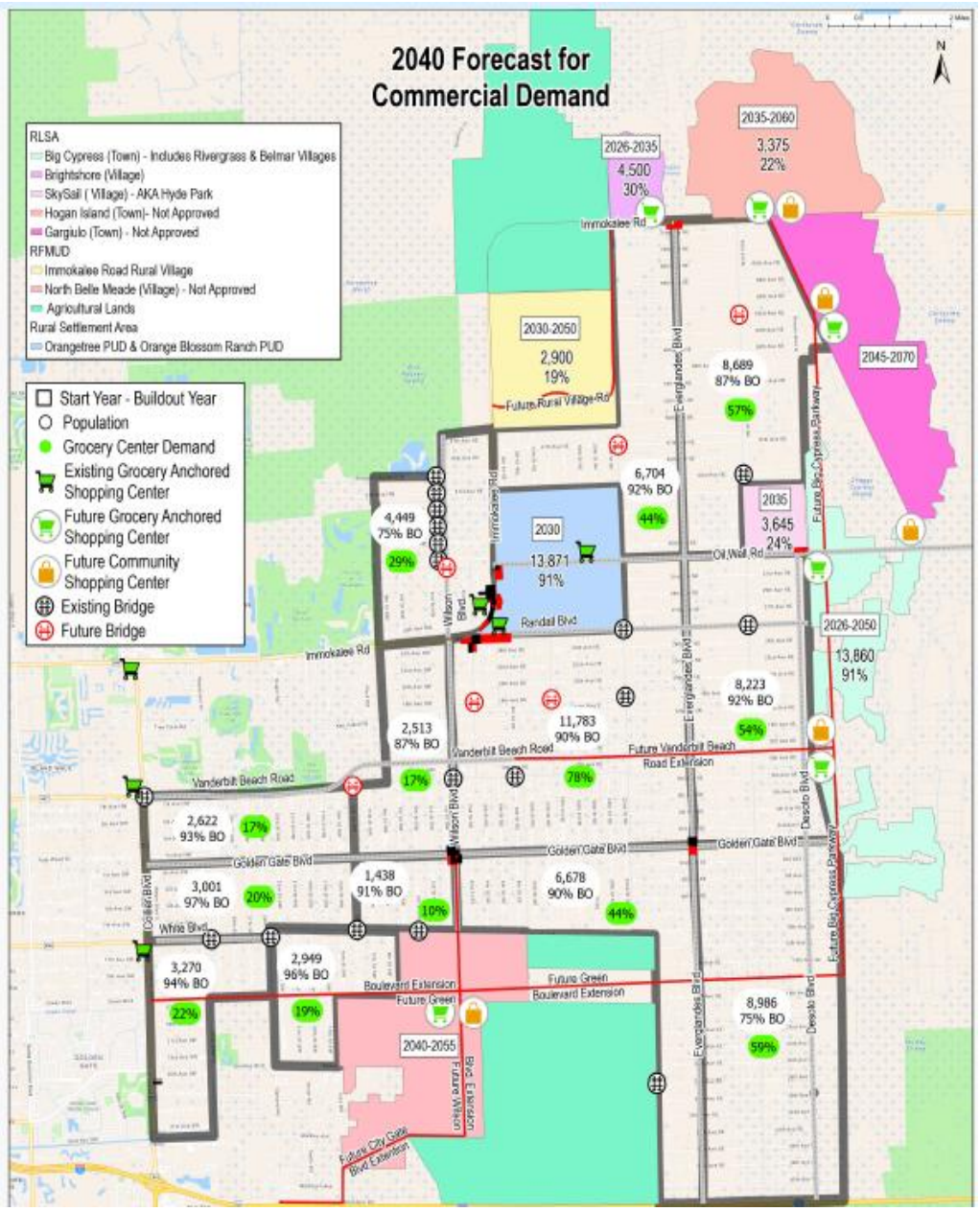


Meeting Overview

Presentation by David Farmer, Metro Forecasting Models

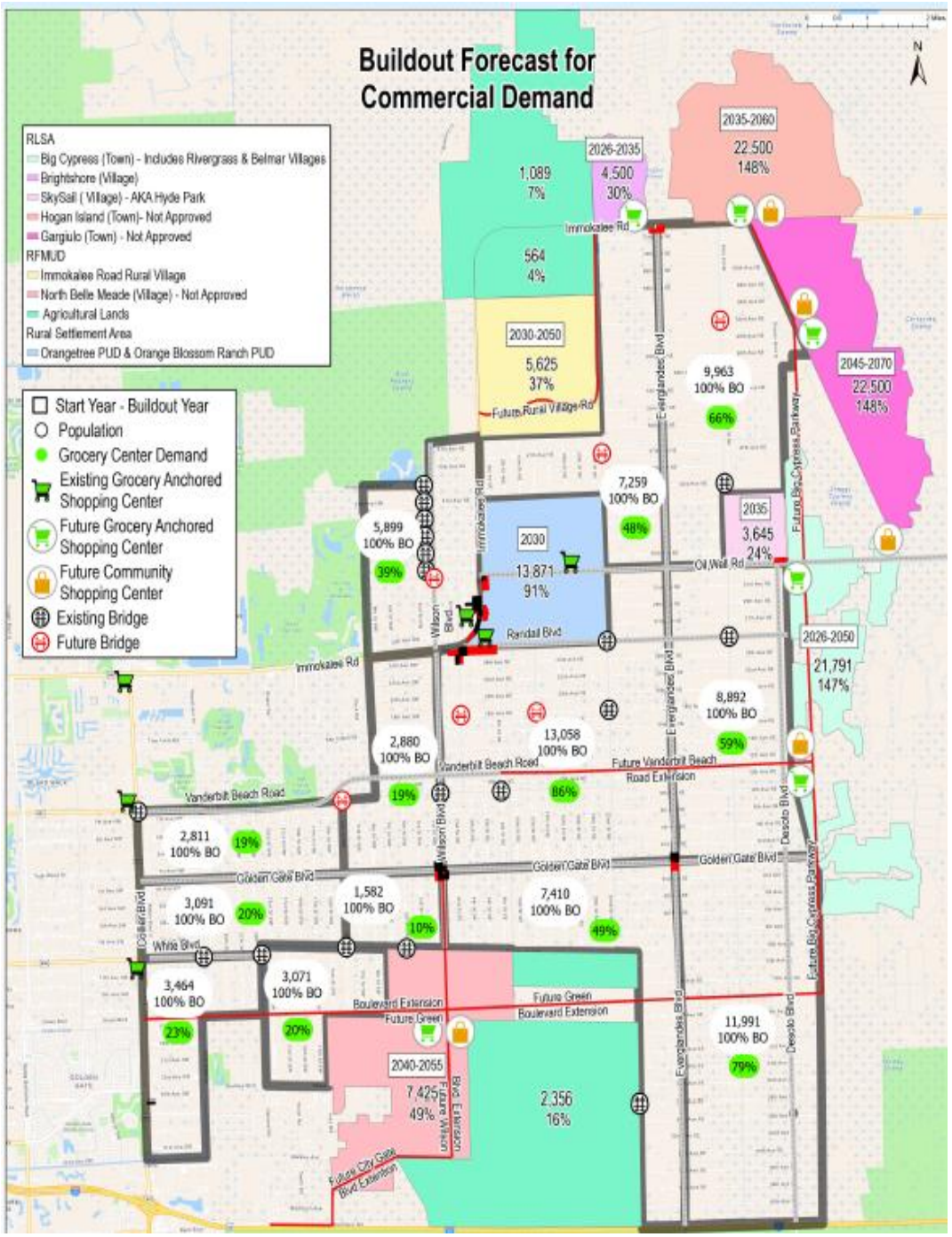
Rural Golden Gate Estates: Growth & Retail Overview

- **Grocery Anchored Neighborhood Center (NC) Demand: Updated Collier Interactive Growth Model (CIGM) 1 NC per 15,200 residents.**
- **Population Growth: Grows from 50,000 (2025) to 81,000+ at buildout (nearly 27,000 homes), driven by 600+ new homes/year and 7,700+ vacant lots.**
- **Projected Retail Deficit: Balanced today, requiring 1.6 new NCs by 2030 and 2.9 by 2040.**
- **Siting Limits: 10+ with water/sewer needed for NCs.**
- **Next Step: 3 perimeter or adjacent RLSA sites before 2040**



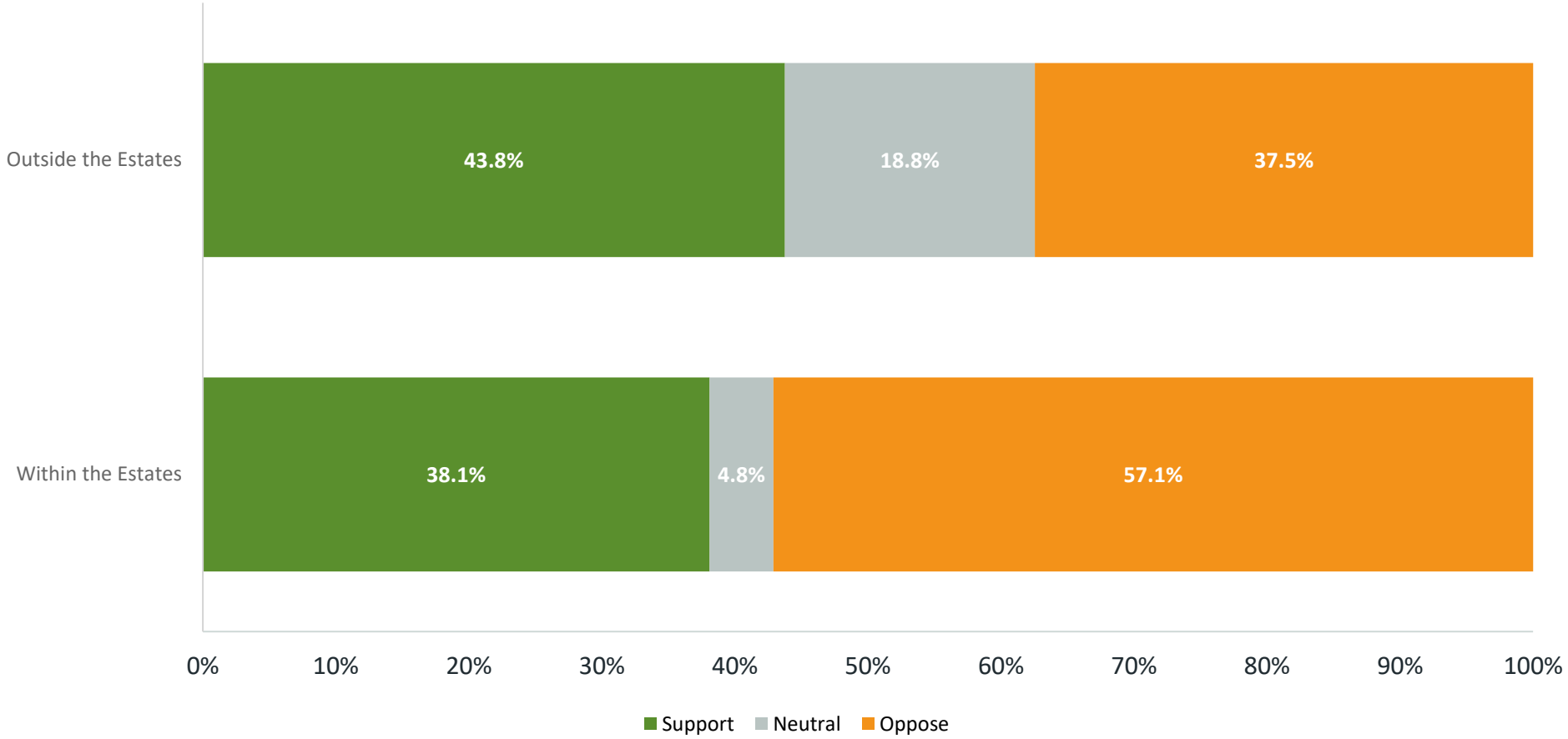
Meeting Overview

- **Findings do not quantify total commercial demand.**
- **Written Surveys issued to attendees relating to new commercial development in the Estates, including demand, preferences & concerns**
- **22 surveys completed**

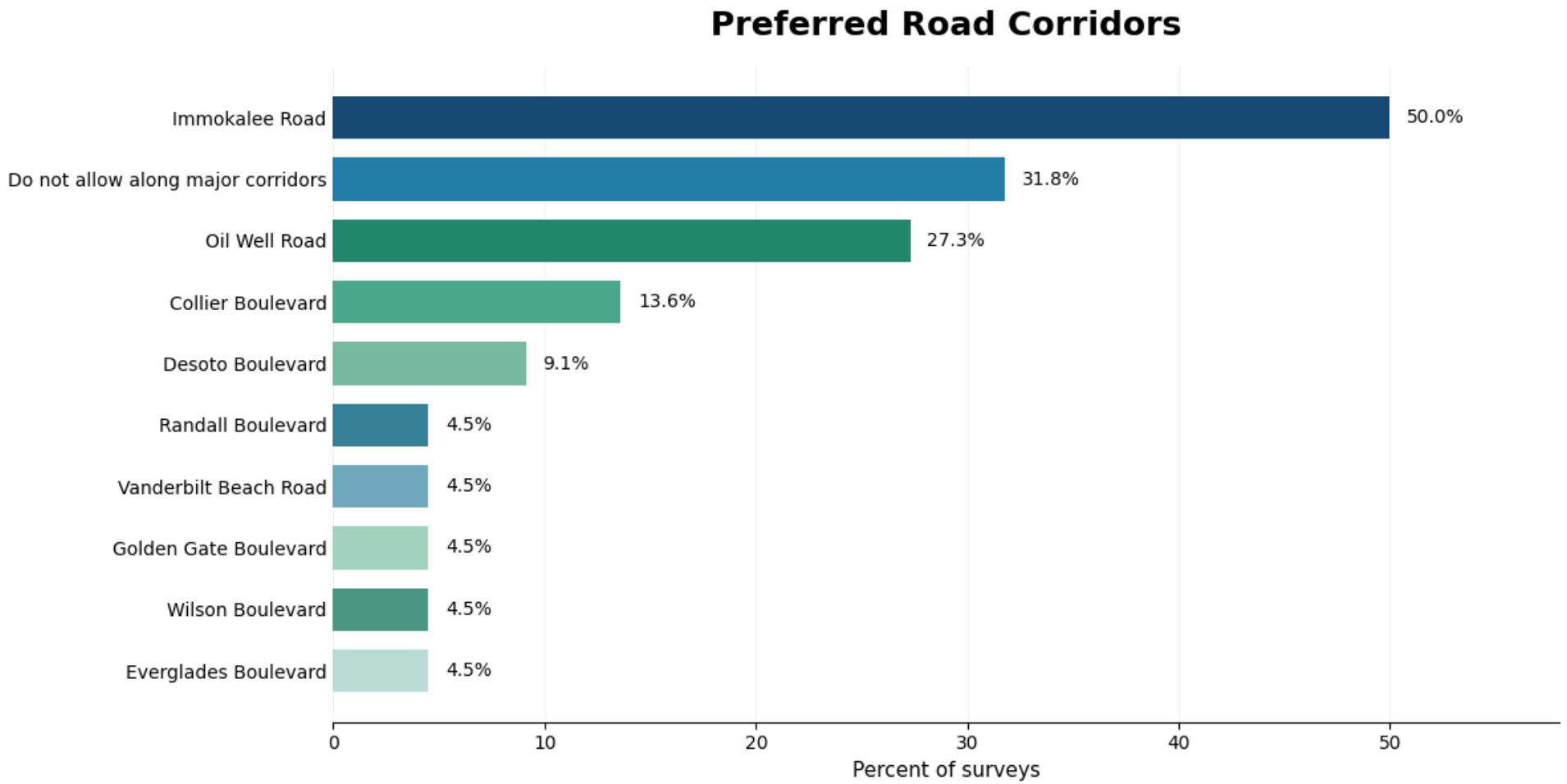


Key Takeaways

57% of respondents opposed or strongly opposed new commercial within the Estates



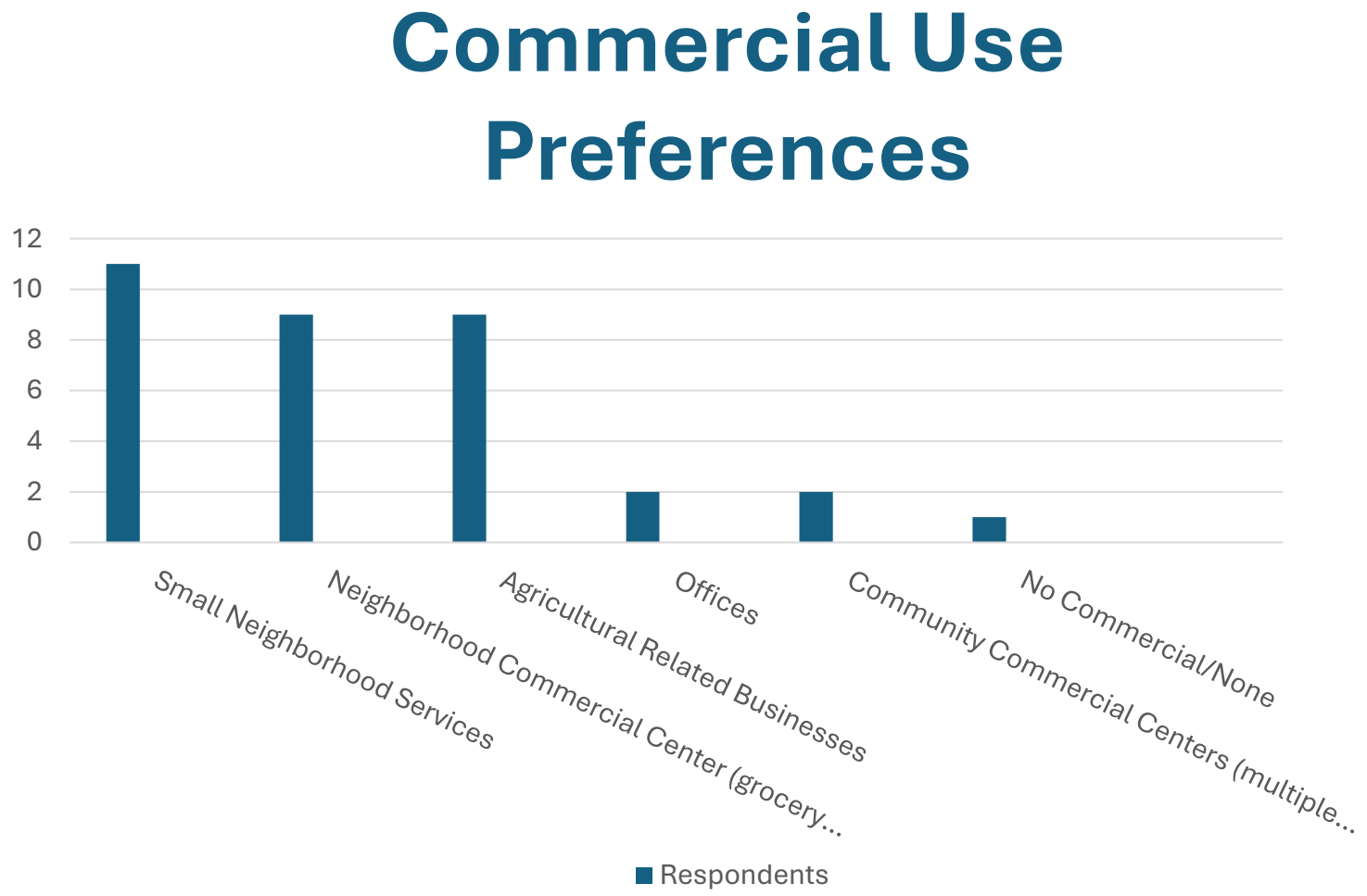
Key Takeaways



Respondents could select multiple options; percentages therefore total more than 100%.

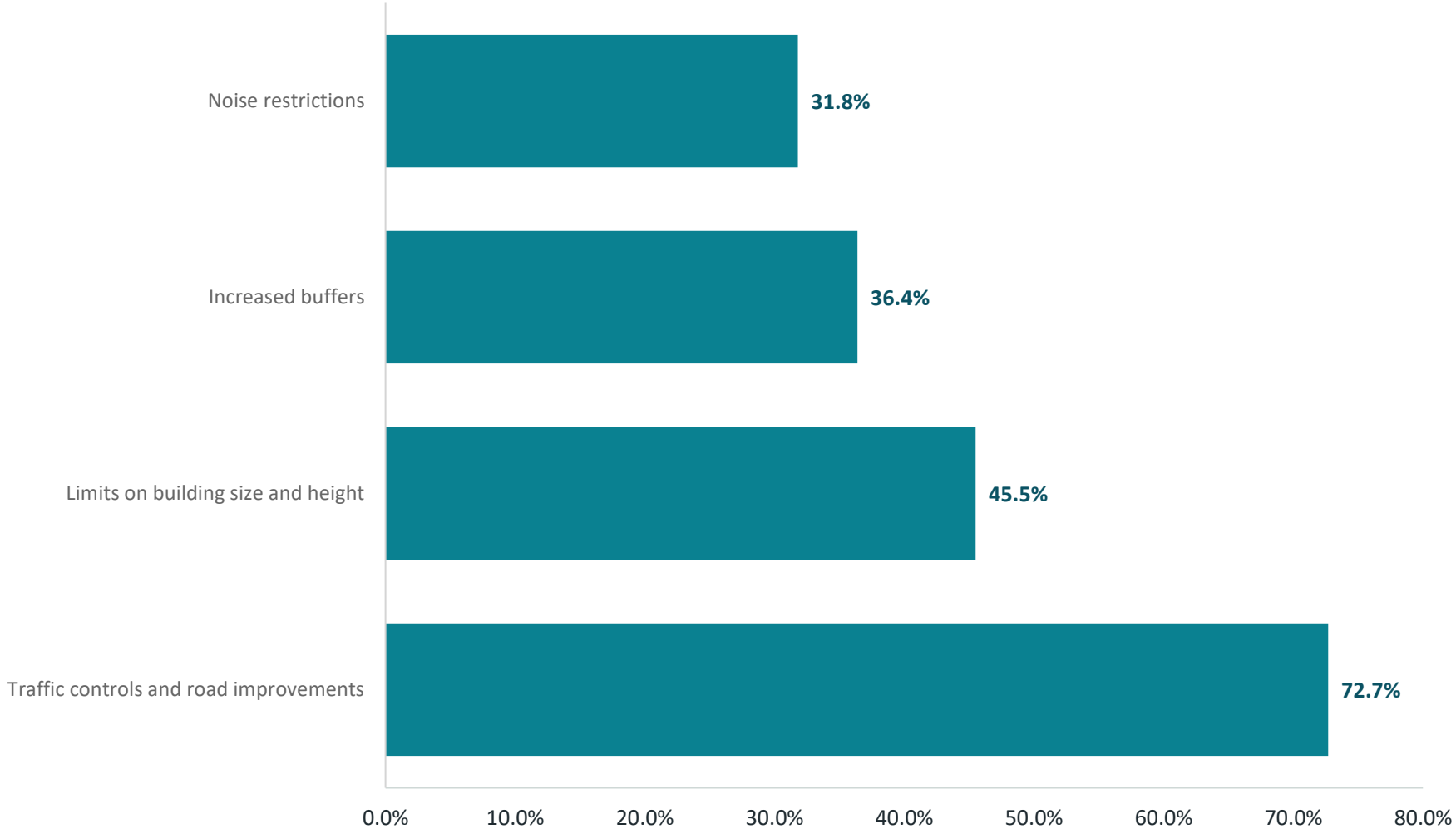
Key Takeaways

50% of respondents preferred commercial uses limited to small-neighborhood serving uses (example: convenience store or café)



Key Takeaways

73% of respondents said traffic/road improvements are the most important factors to increasing acceptability of commercial uses in the Estates



GOPs Review
&
Committee
Recommendation

Land Use Designation Description Section

- Commercial Development (& Conditional Uses)

Committee Recommendations:

- No Future Commercial Development in RGGE (Unanimous)
- Committee Does Not Support Redevelopment of the Randall Blvd. Commercial Subdistrict & Agreement Terminated. (Unanimous)
- Eliminate Provision for Transitional Conditional Uses (Unanimous)

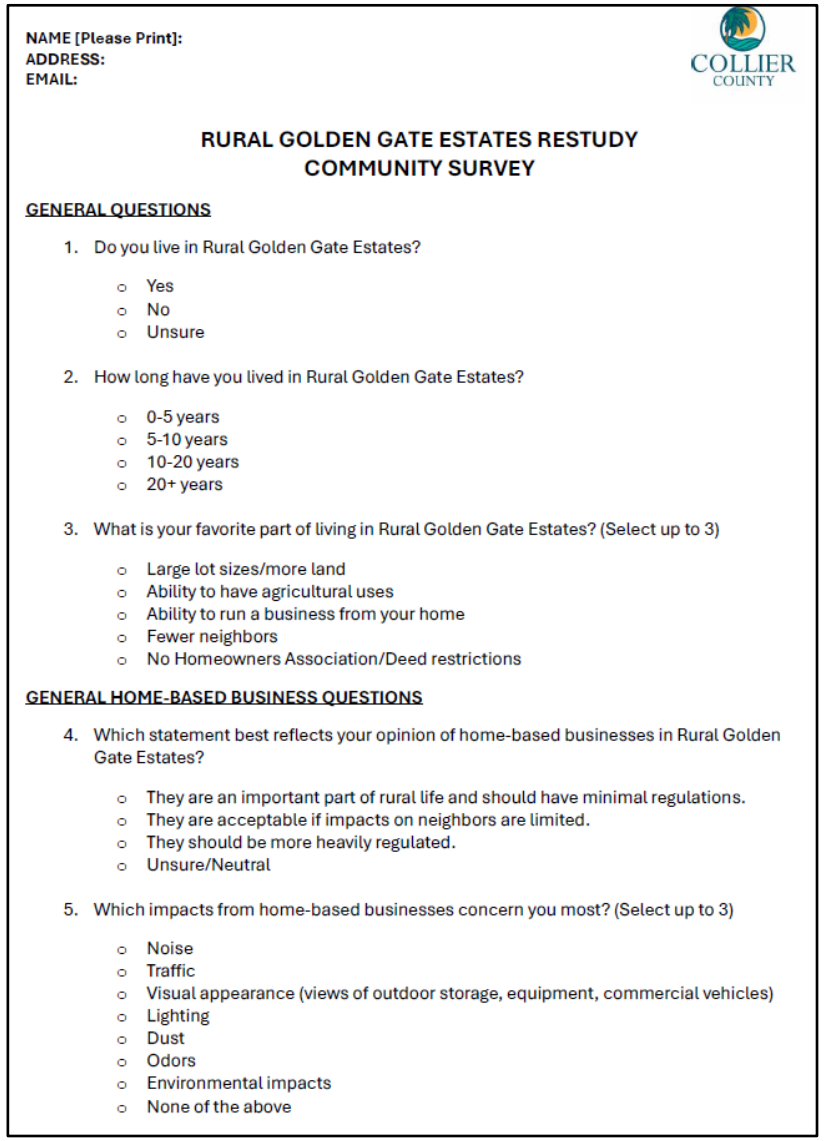
Parking of Commercial Vehicles & Home-based Businesses Summary

June 24, 2026



Meeting Overview

- Presentation on Home-Based Businesses
  - Collier County regulations
  - Recent changes to Florida Statutes pre-empting local regulations
- "Mentimeter" interactive survey of attendees
- 67 surveys completed
  - At the meeting & online respondents
  - Survey was available online 30+ days



NAME [Please Print]:
ADDRESS:
EMAIL:

COLLIER COUNTY

RURAL GOLDEN GATE ESTATES RESTUDY
COMMUNITY SURVEY

GENERAL QUESTIONS

1. Do you live in Rural Golden Gate Estates?
   - Yes
   - No
   - Unsure
2. How long have you lived in Rural Golden Gate Estates?
   - 0-5 years
   - 5-10 years
   - 10-20 years
   - 20+ years
3. What is your favorite part of living in Rural Golden Gate Estates? (Select up to 3)
   - Large lot sizes/more land
   - Ability to have agricultural uses
   - Ability to run a business from your home
   - Fewer neighbors
   - No Homeowners Association/Deed restrictions

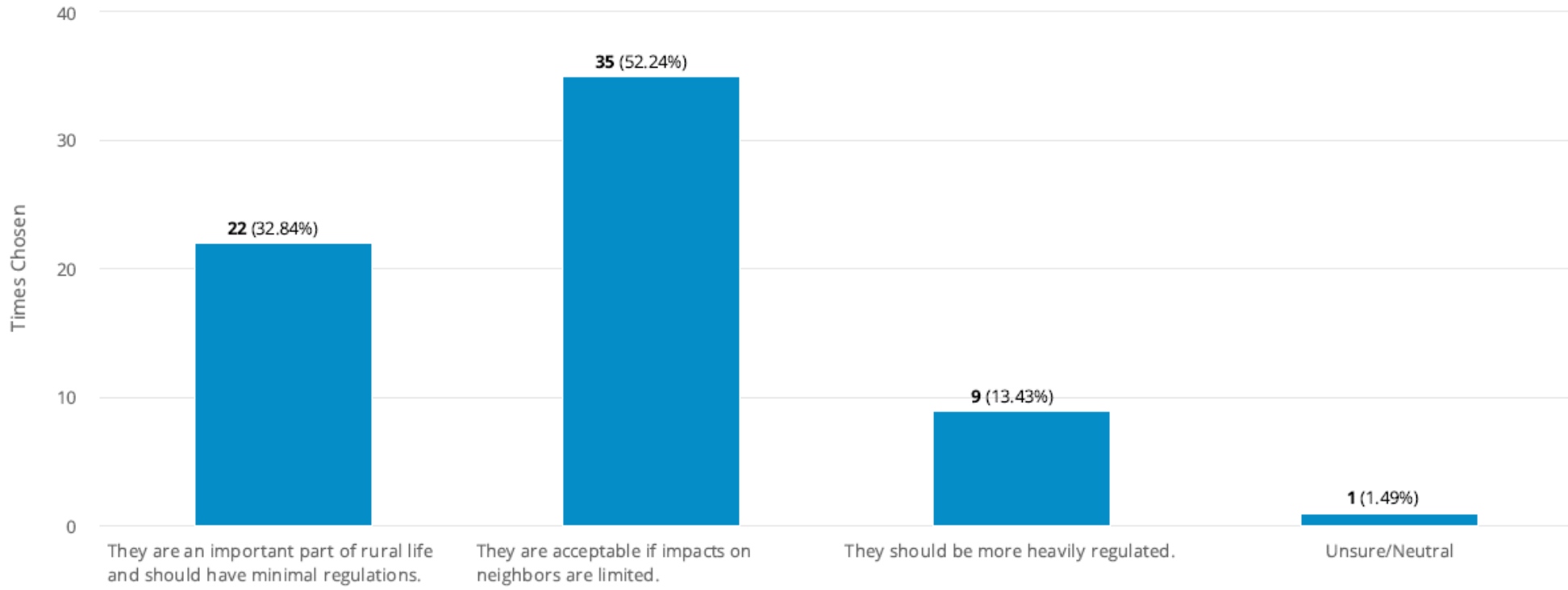
GENERAL HOME-BASED BUSINESS QUESTIONS

4. Which statement best reflects your opinion of home-based businesses in Rural Golden Gate Estates?
   - They are an important part of rural life and should have minimal regulations.
   - They are acceptable if impacts on neighbors are limited.
   - They should be more heavily regulated.
   - Unsure/Neutral
5. Which impacts from home-based businesses concern you most? (Select up to 3)
   - Noise
   - Traffic
   - Visual appearance (views of outdoor storage, equipment, commercial vehicles)
   - Lighting
   - Dust
   - Odors
   - Environmental impacts
   - None of the above

Key Takeaways

Which statement best reflects your opinion of home-based businesses in Rural Golden Gate Estates?

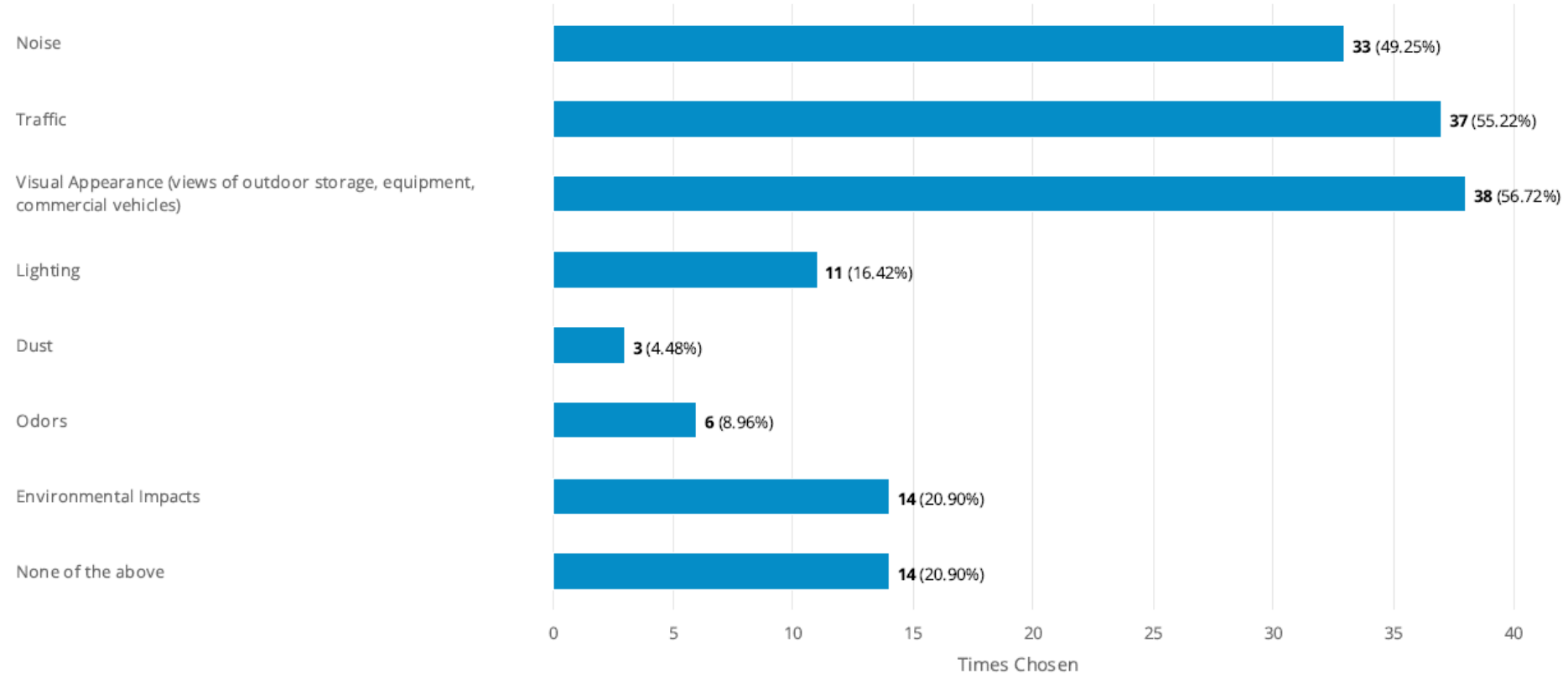
Number of responses: 67



Key Takeaways

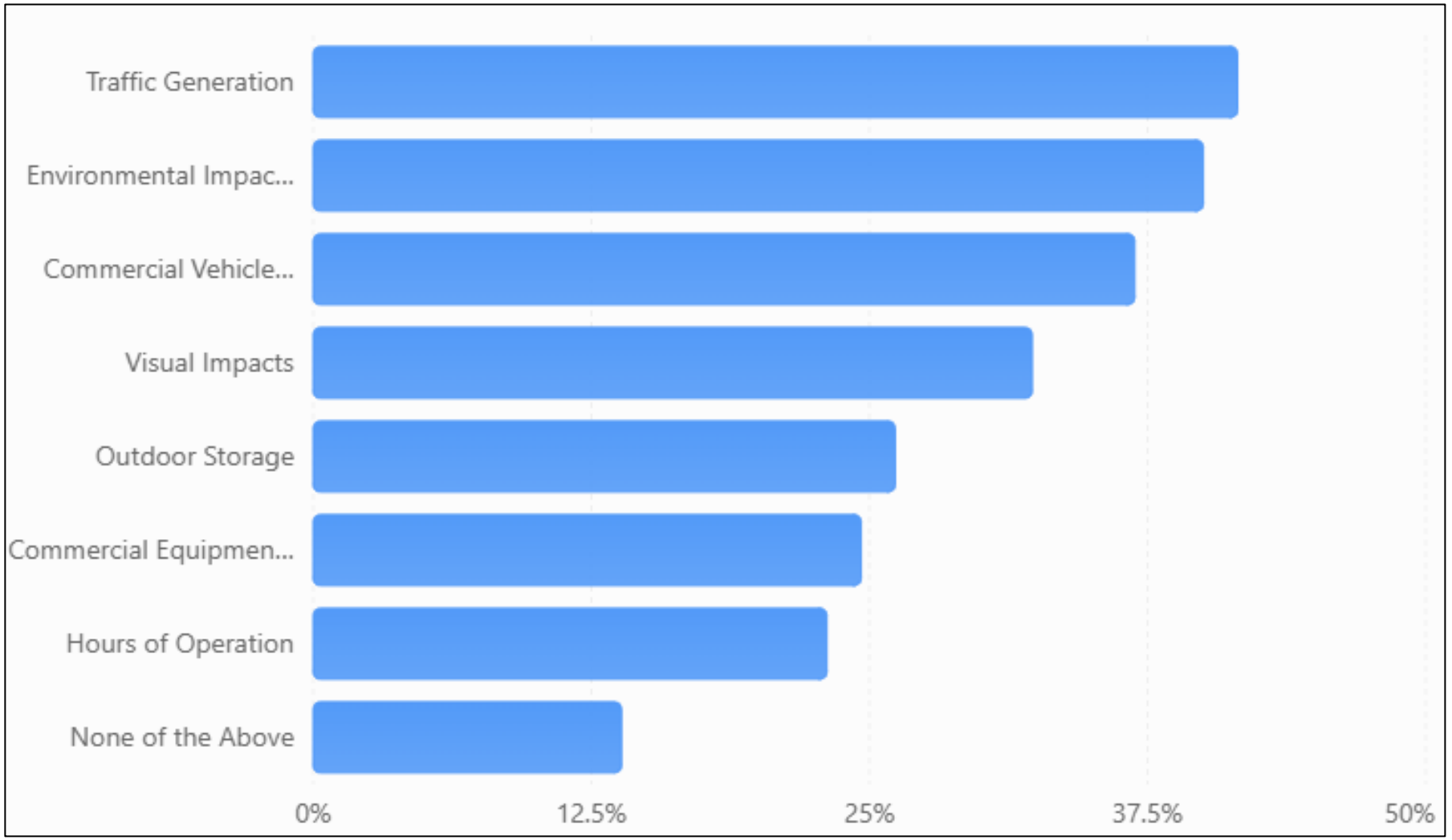
Which impacts from home-based businesses concern you most? (Select up to 3)

Number of responses: 67



Key Takeaways

Majority of respondents noted regulations for traffic, environmental impacts and commercial vehicle parking are most important



GOPs Review
&
Committee
Recommendation

Home-Based Businesses (HBB) are NOT Currently Referenced in the RGGE Sub-Element

Committee Recommendation:

- **Support the Proposed HBB Land Development Code Amendment, Including the 5-Year Exemption for Existing Businesses. (Passed 4-1; Motion Approved at the September 23, 2026 Meeting)**

Note: No action was taken regarding the parking of commercial vehicles not associated with HBBs.

Land Use Workshop Summary

July 22, 2026

Meeting Overview

79+/-
Attendees

6
"Break-Out" Groups

3
Interactive Land Use Stations

- **Participants used aerial maps, colored dots and pins, and written comments to identify preferences on different land use types**

- **Stations addressed Residential, Commercial/Mixed Use and Conditional Use land use typologies**



Consistent Themes

Themes Heard Across Every Station

Preserve Rural Character
Residents emphasized large lots, privacy, mature vegetation, and the identity of the Estates.

Infrastructure Before Growth
Roadway, drainage, and other improvements should occur before additional approvals or development.

Compatibility Matters
Buffers, setbacks, landscaping, design, lighting, and operating standards should reduce impacts.

Protect Natural Resources
Wildlife habitat, native vegetation, dark skies, and the rural landscape remain priorities.

The cumulative effect of future growth and expansion concerned participants more than any single project

Residential

Residential Land Use Findings

Strongest Areas of Agreement

Maintain Low Density

Keep large lots and detached single-family homes as the primary residential pattern.

Limit Multi-Family Housing

Residents generally viewed apartments, condominiums, and townhomes as incompatible.

Retain Rural Uses

Agriculture, mature trees, native vegetation, and natural areas support the Estates' identity.

Feedback Varied On

Guest House Rentals
Types of Accessory Dwelling Units
Tiny Houses

Livestock and Animals
Limit lot clearing
Minimum Lot Size

Retain Rural Uses
Preserve Vegetation
Architectural Standards

Commercial Mixed Use Conditional Uses

Commercial/Mixed Use/Conditional Use Findings

Strongest Areas of Agreement

Location Matters

Focus commercial activity within existing commercial areas or at large intersections only.

Scale and Design

Residents favor small buildings with rural architectural and substantial buffers.

Type of Use

Consensus opposing data centers, smoke shops, and high intensity commercial uses

Feedback Varied On

Home Based Businesses
Expanding Commercial Zoning
Types of wanted uses

Traffic Congestion Concerns
Access to I75
Ingress/Egress into Commercial

No Commercial on Vand. Beach Ext.
Gas Station further East
1 vs 2 story commercial buildings

GOPs Review
&
Committee
Recommendation

Land Use and Public Facilities

- Commercial Development
- Conditional Uses
- Residential Development
- Mixed Use Development
- Agriculture

Committee Recommendations:

- No motions or actions were taken regarding land use and public facilities.

Transportation/Roadway Network Summary

August 26, 2026

Meeting Overview

35+/-
Attendees

6
Interactive stations

5
Policy Evaluations

1
“Fix It” priority station

- **Participants used aerial maps, colored dots and pins, and written comments to identify concerns and improvement locations.**

- **Stations addressed transportation issues, roadway improvements, bridges/connectivity, greenways and multi-modal transportation, rural character, and overall priorities.**



Key Takeaways

Roadway Concerns

- Congestion along White Boulevard, Immokalee Road, and Everglades Boulevard.
- Intersection concerns included Immokalee/Randall, Collier/Pine Ridge, Collier/Vanderbilt Beach, and Immokalee/Oil Well.
- Heavy truck activity on residential roads.
- Development taking place before infrastructure to support

Targeted Improvement Ideas

- Widen and repave White Boulevard
- Consider additional north-south connectivity between Immokalee Road and Golden Gate Boulevard.
- Add sidewalks/paved shoulders on heavier traffic roadways, including Wilson Boulevard North
- Improve specific intersections and roadway conditions.

NOTE: Some respondents supported targeted capacity/connectivity improvements; while others opposed expansion that could encourage additional development.

Source: August 26, 2026 RGGE Community Workshop Survey Summary

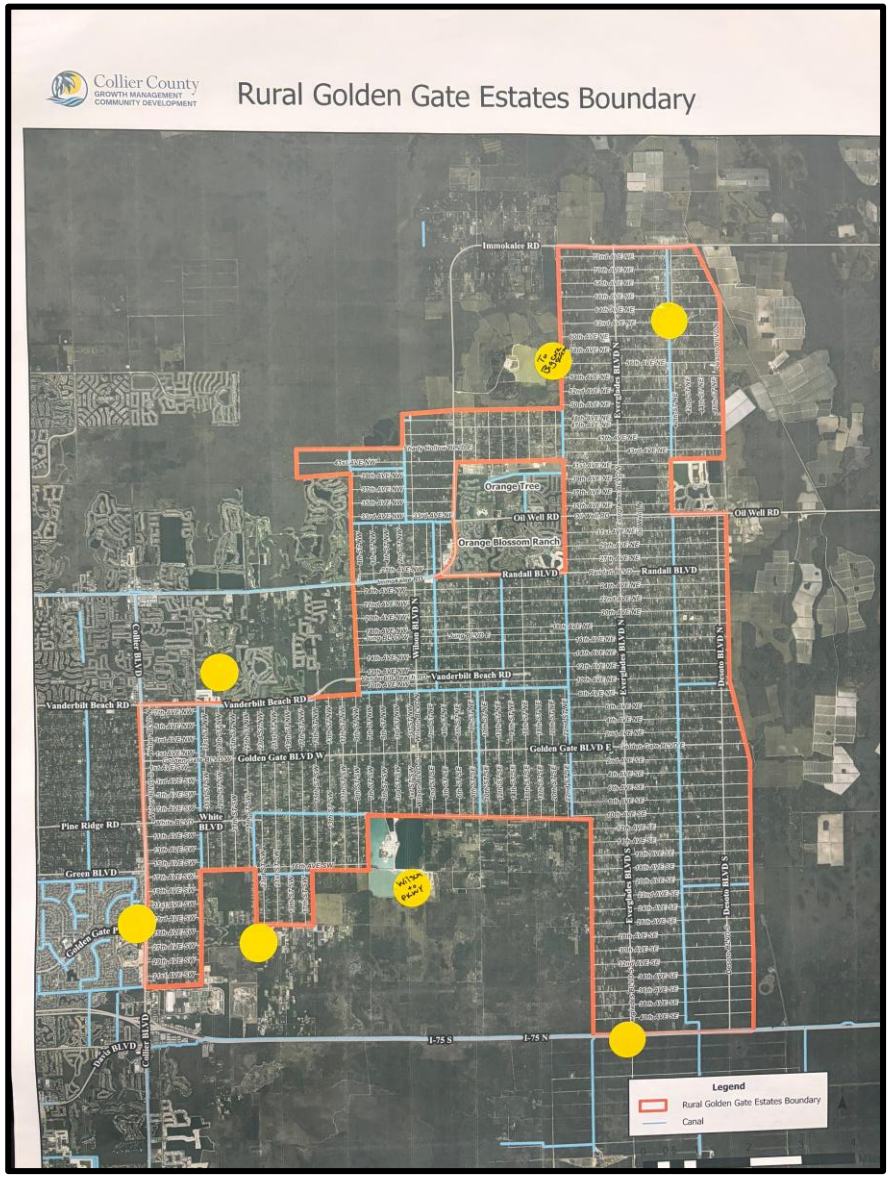
Key Takeaways

Bridges + Roadway Connections

- **Potential connections identified included Everglades Blvd to I-75, Vanderbilt Beach Road Extension to Immokalee Road, and Wilson Blvd to Golden Gate Parkway**

Walking, Bicycling + Trails

- **Need for safer bicycle and pedestrian facilities**
- **White Boulevard and Everglades Boulevard were identified for possible multi-modal improvements**
- **Sidewalks, bicycle paths, and equestrian/ATV trail opportunities along Everglades Blvd**

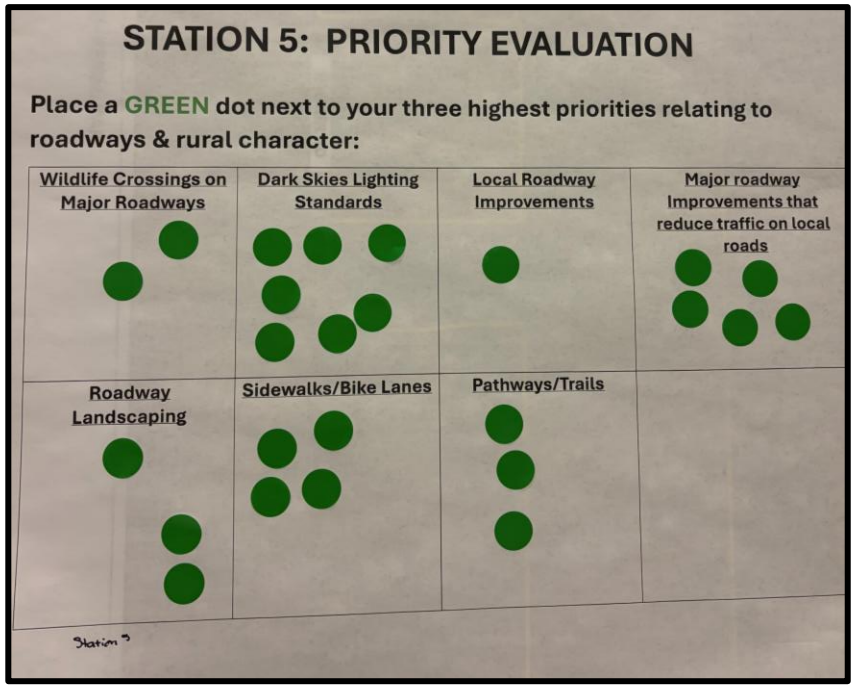


Source: August 26, 2026 RGGE Community Workshop Survey Summary

Key Takeaways

Priorities for Rural Character

1. **Dark Skies lighting standards**
2. **Major roadway improvements**
3. **Sidewalks / bike lanes**



- Written comments emphasized protecting rural and animal-sanctuary characteristics, limiting unnecessary infrastructure expansion, and avoiding improvements perceived to encourage additional development.
- Wildlife crossings, pathways/trails, roadway landscaping, and local roadway improvements also received selections.

Source: August 26, 2026 RGGE Community Workshop Survey Summary

GOPs Review
&
Committee
Recommendation

Transportation and Connectivity:

- Roadway Connections
- Interchange Justification Study (I-75 & Everglades Blvd.)
- Bridge Connections
- Sidewalks, Bike Lanes, Greenways
- Dark Sky Lighting

Committee Recommendations:

- No motions or actions were taken regarding transportation and connectivity.

Rural Character & Community Quality Summary

September 23, 2026

Meeting Overview

The workshop focused on identifying the physical characteristics, development patterns, and community features that residents associate with rural character.

Architecture & Design

Building appearance, scale, setbacks, and landscaping

Infrastructure & Roadways

Roadway design, lighting, pedestrian facilities, and rural appearance.

Agriculture & Rural Uses

Agricultural activities, animals, and compatible rural uses.

Development Scale & Location

Appropriate intensity, building size, and location of development.

Input Boards





Key Takeaways

Key Themes from Community Feedback

- **Rural Character:** Preserve large lots, low-density development, open space, native vegetation, and rural identity.
- **Architecture & Design**: Favor traditional architecture, natural landscaping, generous setbacks, and compatible building designs.
- **Roadway Character:** Mixed opinions on improvements, with emphasis on preserving vegetation, open swales, and limited lighting.
- **Agriculture & Rural Uses:** Maintain agricultural, equestrian, and livestock uses and flexibility for rural activities.
- **Development Scale:** Favor smaller-scale, lower-intensity development with appropriate setbacks and buffers.
- **Commercial Signage:** Prefer low-profile, landscaped signage over taller, visually prominent signs.
- **Overall Takeaway:** Residents emphasized preserving rural character through compatible development, natural landscapes, agricultural uses, and context-sensitive infrastructure

GOPs Review
&
Committee
Recommendation

Rural Character and Community Quality:

- Architecture and Design
- Agriculture and Rural Uses
- Development Scale
- Infrastructure and Roadways

Committee Recommendations:

- No motions or actions were taken regarding rural character and community quality.

Natural Resources/Environment & Public Safety Summary

October 28, 2026



Meeting Overview

2
Focus Areas

5
Agency Groups Represented

6
Policies Evaluated

Natural Resources & Environment

Discussions addressed:

- Conservation
- Wildlife habitat
- Flood protection
- Water quality
- Groundwater protection
- Invasive species
- Environmental education

Public Safety

Discussions addressed:

- Emergency response
- Fire protection
- Law enforcement
- Hurricane preparedness
- Wildfire prevention
- Emergency access

Meeting Overview

Community Priorities Worksheets

Name: _____ Address: _____

RURAL GOLDEN GATE ESTATES RESTUDY
NATURAL RESOURCE QUESTIONNAIRE

For the purpose of understanding community priorities, please **rank the following topics from 1 (highest priority) to 8 (lowest priority).** Rankings are intended to identify areas of greatest community concern and do not indicate that lower-ranked topics are unimportant.

RANK	COMMUNITY PRIORITY
_____	**Public Parks and Recreation** Conserving land for public parks and recreational opportunities.
_____	**Wildlife Habitat Preservation** Protecting natural areas and wildlife habitat with limited public access.
_____	**Flood Protection** Addressing flooding affecting homes, roadways, and neighborhoods.
_____	**Water Quality** Protecting water quality in wetlands and natural drainage systems.
_____	**Aquifer Recharge / Groundwater Protection** Protecting areas that help replenish groundwater supplies.
_____	**Invasive Plant Species Control** Managing invasive plants that threaten native vegetation and habitats.
_____	**Invasive Animal Species Control** Managing invasive animals that threaten native wildlife and ecosystems.
_____	**Environmental Education** Providing natural resource education for residents, property owners, and businesses.

Additional comments (optional):

_____

_____

_____

Name: _____ Address: _____

RURAL GOLDEN GATE ESTATES RESTUDY
PUBLIC SAFETY QUESTIONNAIRE

For the purpose of understanding community priorities, please **rank the following topics from 1 (highest priority) to 7 (lowest priority).** Rankings are intended to identify areas of greatest community concern and do not indicate that lower-ranked topics are unimportant.

RANK	COMMUNITY PRIORITY
_____	**Hurricane Shelter Accessibility** Adequacy and accessibility of hurricane shelters serving the community.
_____	**Emergency Medical Services** Adequacy of EMS coverage and emergency response times.
_____	**Fire Suppression and Response** Adequacy of firefighting resources, equipment, staffing, and emergency response to wildfires and structure fires.
_____	**Law Enforcement Services** Adequacy of sheriff's services, presence, and response times.
_____	**Community Access and Emergency Evacuation** Adequacy of bridges and roadway connections for access and evacuation.
_____	**Wildfire Risk Reduction** Prescribed burning and vegetation management to reduce wildfire risk.
_____	**Fire Safety Education** Prescribed burning, wildfire prevention, fire safety, and defensible space around homes.

Additional comments (optional):

_____

_____

_____

_____

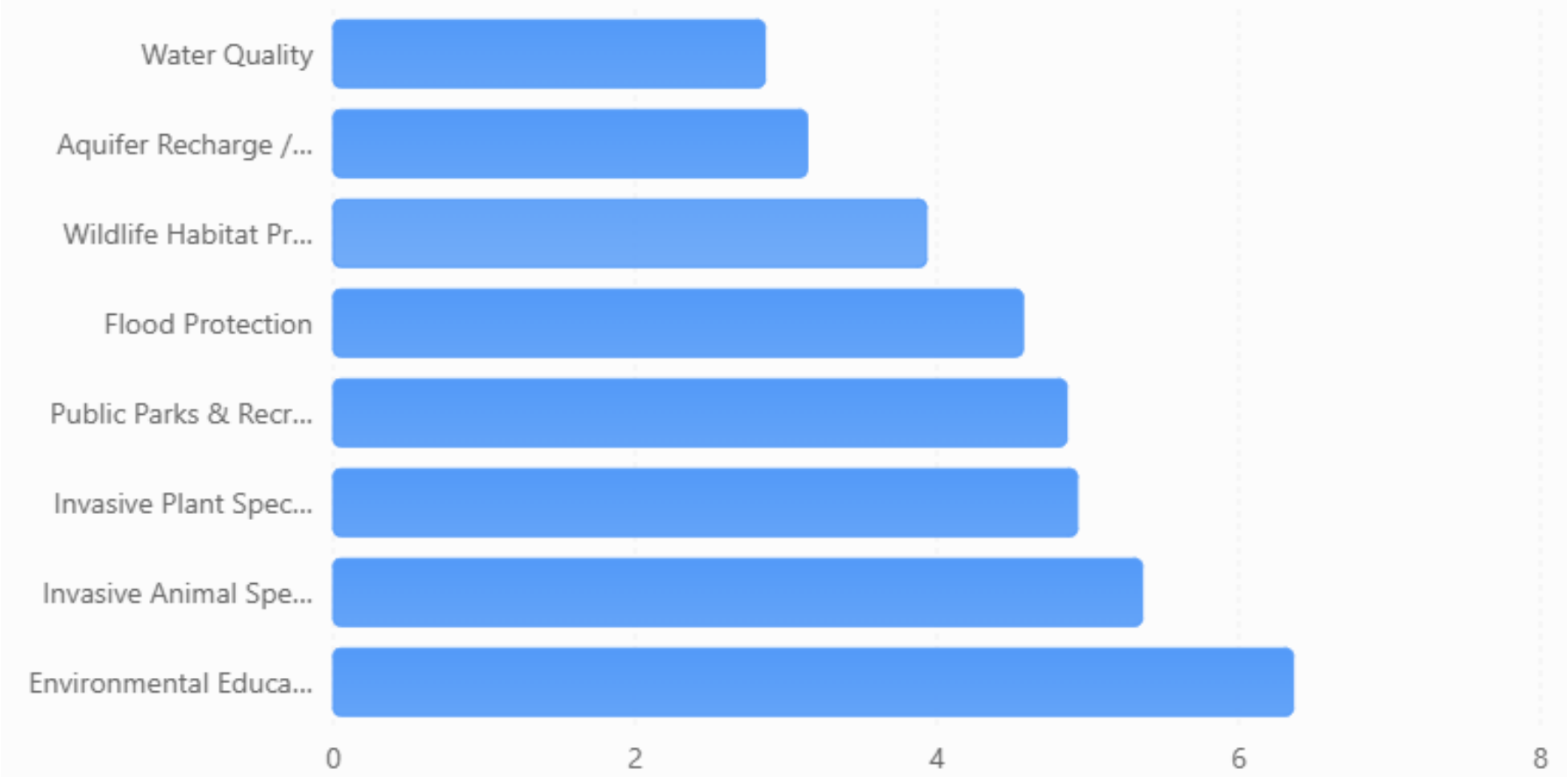
Key Takeaways

Natural Resource Priorities

14
Questionnaires Received

8
Priorities evaluated

71%
Ranked water quality in top 3



NOTE: 1 = highest priority and 8 – lowest

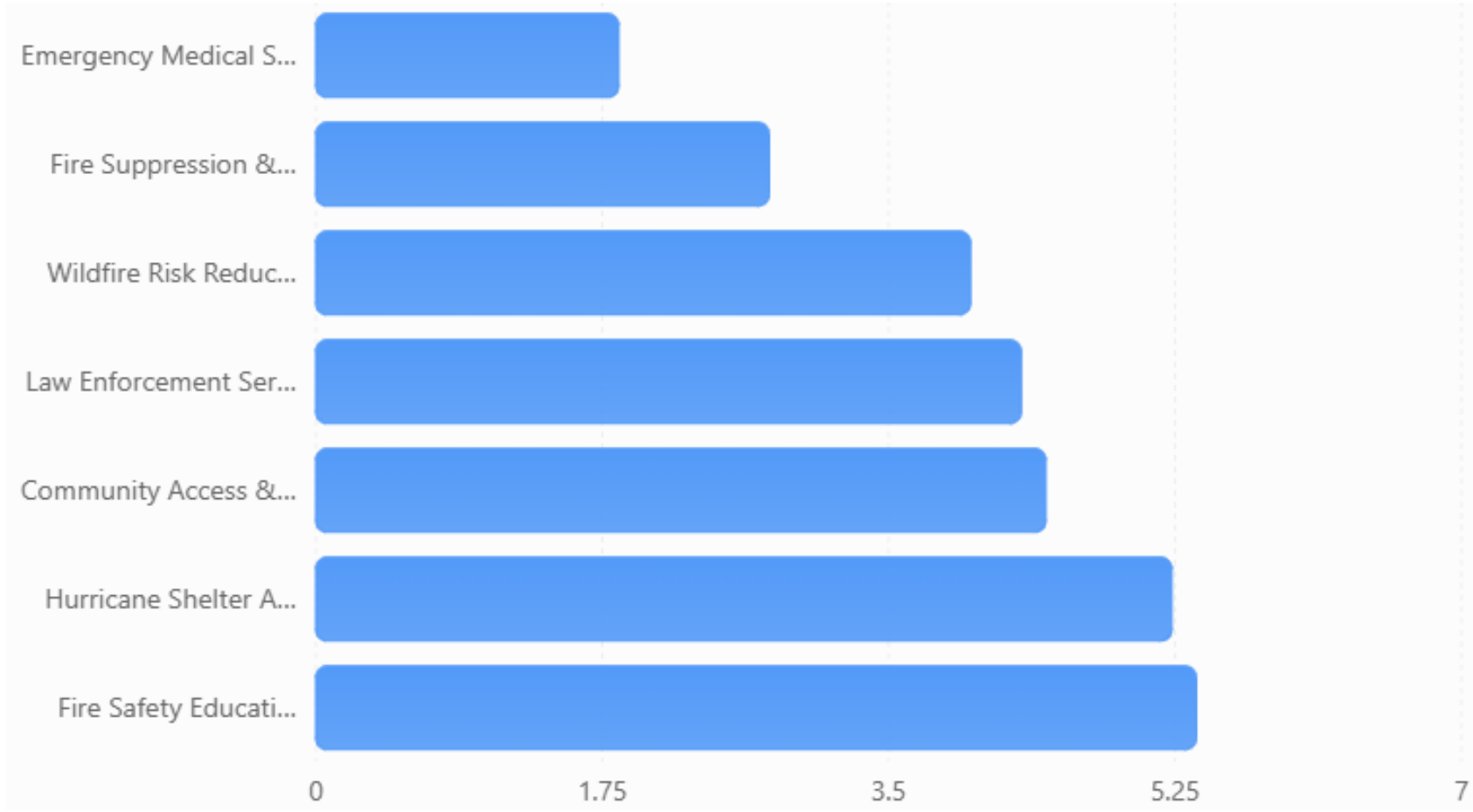
Key Takeaways

Public Safety Priorities

13
Questionnaires Received

7
Priorities evaluated

92%
Ranked EMS in top 3



NOTE: 1 = highest priority and 8 – lowest

Policy Feedback

Natural Resources

Feedback

Use sticky notes to suggest changes, improvements, or whether the policy should remain.

Policy 4.1.3: The County Manager or designee shall create a public network of greenway corridors within Rural Golden Gate Estates that interconnects public lands and permanently protected green space. The greenway network shall consist of interconnected trails and paths that allow people to move about the Estates area by means other than motorized vehicles. All greenways shall be constructed within or abutting existing or future public easements or rights-of-way. In creating the greenway network, the County shall not employ eminent domain proceedings.

Policy 4.3.3: The County shall encourage the combination of parcels smaller than 2.25 acres with other parcels in order to preserve and enhance low-density environmental advantages. Within two years of adoption of this policy, County staff will present recommendations for property owner incentives to the Board of County Commissioners.

Policy 4.3.6: The County will continue to identify and implement educational opportunities related to water resources for parcel owners, homeowners, builders, real estate professionals and the public to aid in understanding and addressing site-specific financial and environmental impacts as well as area-wide impacts to water resources.

Public Safety

Feedback

Use sticky notes to suggest changes, improvements, or whether the policy should remain.

OBJECTIVE 5.1: Increase the number of route alternatives for traffic moving through the Rural Golden Gate Area in both east-west and north-south directions, consistent with neighborhood traffic safety considerations, and consistent with the preservation of the area's rural character.

Policy 6.1.1: Collier County shall hold at least one annual public meeting with Golden Gate Area emergency services providers and the local civic association in order to ensure that emergency needs are addressed during the acquisition of right-of-way for design and construction of road improvements.

Policy 6.3.3: The Fire Districts, and the Collier County Bureau of Emergency Services shall hold one or more annual "open house" presentations in the Golden Gate Area emphasizing issues related to wildfires, flooding, emergency access and general emergency management.

Policy Feedback

Natural Resources

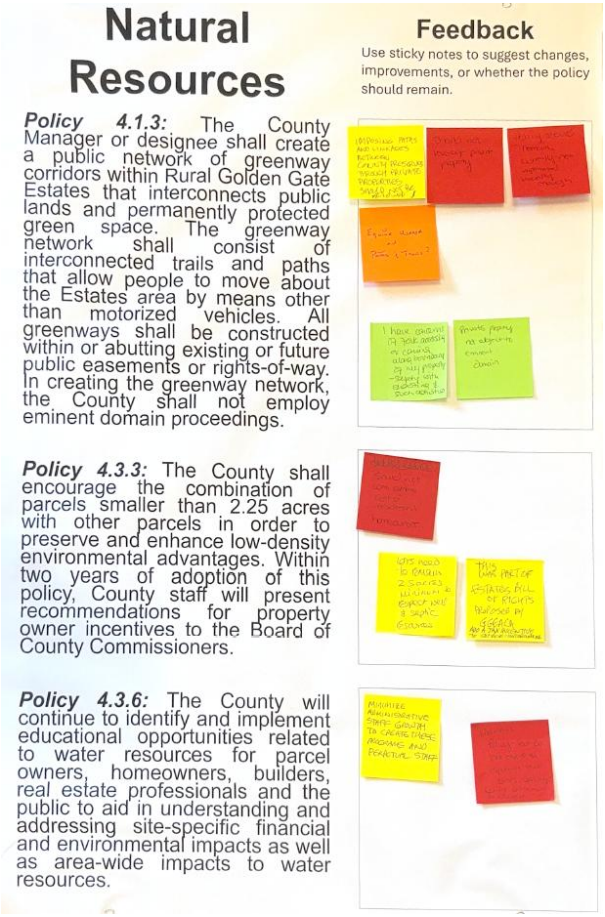
6	34	2
Priorities Reviewer	Comments Received	Policy Areas Evaluated

Natural Resources & Environment

Greenways & Trails (Policy 4.1.3): Support for additional walking trails, park connections, and conservation opportunities, with consideration for property rights and appropriate trail locations.

Land Conservation (Policy 4.3.3): Mixed feedback on combining smaller parcels, with suggestions for property owner incentives, reduced development impacts, and preservation of low-density character.

Water Resource Education (Policy 4.3.6): Interest in improving environmental education, strengthening outreach, and encouraging responsible water resource management



Policy Feedback

Public Safety

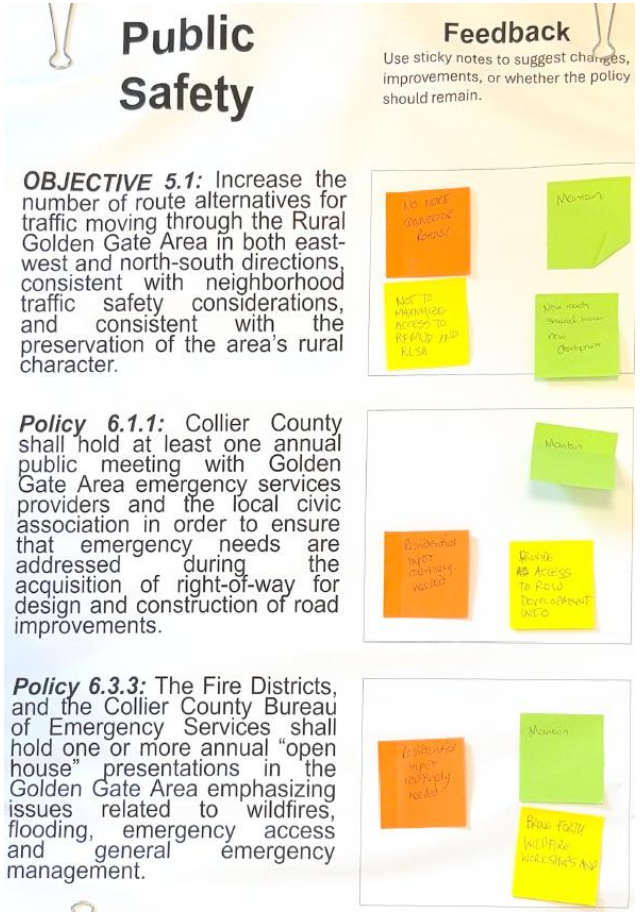
6	34	2
Priorities Reviewer	Comments Received	Policy Areas Evaluated

Public Safety

Roadway Connectivity (Objective 5.1): Mixed opinions on additional roadway connections, with emphasis on emergency access, traffic impacts, and maintaining rural character

Emergency Coordination (Policy 6.1.1): General support for continued coordination with emergency service providers, with suggestions to improve access planning and address roadway maintenance

Emergency Preparedness (Policy 6.3.3): Support for maintaining public safety outreach, with additional emphasis on wildfire preparedness, resident education, and emergency response



GOPs Review
&
Committee
Recommendation

Natural Resources/Environment:

- Natural Resource Protection
- Agency Coordination
- Clearing Policy
- Conservation Collier Acquisitions

Public Safety/Emergency Services:

- Existing Services and Facilities
- Projected Services and Facilities
- Education
- Wildfire Management
- Agency Coordination

Committee Recommendation:

- Restudy or further study of the North Golden Gate Estates Flowway Restoration System for water management and aquifer recharge, as previously recommended by the East of 951 Committee. (Unanimous)

Next Steps

- **Compile Outreach Data into unified Public Input Summary (will be an Appendix in the final Restudy Report)**
- **Evaluate Rural Golden Gate Estates Sub-Element's Goals, Objectives and Policies and prepare recommended updates to incorporate changed conditions and community input**
- **Prepare Draft Rural Golden Gate Estates Restudy Report for review by Staff and presentation to the community & Committee at a workshop in early 2027**
- **Finalize Restudy Report and present to the Board of County Commissioners**

Stay Informed

Project Webpage:

https://www.collier.gov/Collier-County/Advisory-Boards-Authorities/Advisory-Boards/Rural-Golden-Gate-Estates-Restudy-Advisory-Committee

Meeting Schedule:

March 2027 @ 6:00 p.m. at Max A. Hasse, Jr. Community Park

Contact Information:

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