

January 29, 2026

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

Naples, Florida, January 29, 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 6:00P.M. in REGULAR SESSION at the UF/IFAS Collier Extension Building, 14700 Immokalee Rd, Naples, FL 34120 Naples Florida with the following members present:

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

ALSO PRESENT:

Michele Mosca, Staff Liaison

**1. Call to Order**

The meeting was called to order at 6:10 p.m.

- **Welcome and opening remarks**

Ms. Mosca welcomed the attendees noting the Committee has been convened to conduct restudy of the Rural Golden Gate Estates Area of the Collier County Growth Management Plan.

**2. Roll Call**

Roll call was taken, and the 5 main Members of the Committee were present. Both alternates were also in attendance.

**3. Introductions**

- **County Commissioners**

Commissioner Burt Saunders and Bill McDaniel were introduced and thanked the Committee Members for volunteering to serve.

Commissioner McDaniel presented Certificate for those Committee Members who served on the East of 951 Committee.

- **Committee members**

The Committee Members were introduced and spoke on their backgrounds and reasons for wanting to serve on the Committee.

- **County Staff and RVi Consulting**

County Staff Members Mike Bosi and Parker Klopff and Alexis Crespo of RVi consulting were introduced.

**4. Overview of the Rural Golden Gate Estates Restudy**

Ms. Mosca presented the PowerPoint "*Rural Golden Gate Estates Restudy Committee – January 29, 2026*" highlighting the following:

- **Restudy area and background**

The Golden Gate Master Plan was originally adopted in 1991, amended 2001, 2004 and 2019. During the most recent amendment the plan was divided into 3 sub elements with specific boundaries: Golden Gate City, Urban Golden Gate Estates and Rural Golden Gate Estates. The restudy area is limited to the Rural Golden Gate Estates area.

- **Project scope and objectives**

The purpose of the restudy is to recommend policies and regulations including but not limited to existing and future land uses, maintaining the rural character of the area, protecting the environment while balancing property rights.

- **Timeline and milestones**

The endeavor is anticipated to last 12 months with findings reported to the Board of County Commissioners.

- **Opportunities for public engagement**

Public engagement will include citizen participation at Committee meetings, convening public workshops, conducting surveys, etc.

## 5. Committee Formation, Roles, and Responsibilities

- **Adoption of Ordinance No. 2025-070**

The BCC adopted the Ordinance governing the Committee (No. 2025-070) in December of 2025 which provides guidance on the activity.

- **Meeting procedures and expectations**

The meetings will be open to the public where issues to address will be identified, studies reviewed, recommendations provided on establishing new or amending existing policies and regulations and any other relevant topics identified by the BCC or Committee.

- **Sunshine Law**

The Committee is subject to the Sunshine Law.

## 6. Selection of Committee Officers

- **Nomination and election of Chair**

*Mr. Hamels nominated Mark Teaters, Sr. as Chair of the Rural Golden Gate Estates Restudy Committee. With no further nominations, Mr. Teaters was named Chair with 4 affirmative votes.*

- **Nomination and election of Vice-Chair**

*Mr. Teaters nominated Mr. Raines for Vice Chair of the Rural Golden Gate Estates Restudy Committee. With no further nominations, Mr. Raines was named Vice Chair with 5 affirmative votes..*

*Ms. Mosca noted only the main Members may participate in Committee actions. (Alternate members may only vote in the absence of one or more regular members).*

### **Chair Teaters noted:**

- The Committee will be reviewing the Collier Interactive Growth Model to assist in their endeavor.
- In addition to the review of the plan elements, specific items of interest include:
  - Home based business regulations.
  - Commercial uses.
  - Conditional uses.
  - Code Enforcement activities.
  - Construction of sidewalks.
  - Setbacks from property line for uses.
  - The feasibility of enacting architectural standards to help maintain and promote the rural character of the area.

## 7. Community Engagement and Public Participation Approach

**Ms. Mosca** noted in addition to the community engagement previously identified, there will be a robust website with video of the meetings, meeting information, plans, etc. posted for access by the public.

## 8. Golden Gate Estates Rural Sub-Element Priorities

- **Committee discussion and recommendations**

Ms. Mosca noted the Committee will be discussing and providing recommendations on the following 6 goals of the Master Plan sub element:

Goal 1: Coordination of Land Use and Public Facilities

Chair Teaters noted the East of 951 Committee which recently completed its tasks reviewed all aspects of Public Facilities with presentation from various Departments and developed recommendations on the matter which this Committee may utilize in their endeavor.

Goal 2: Picayune Strand Area

Committee discussion occurred noting the area is owned by the Florida Department of Environmental Protection and managed by the Florida Forest Service. It was noted it may be beneficial to not spend time on the area given the ownership and management by the State, however there is an agreement for the area involving the County and their rights and responsibilities should be reviewed by Staff to determine any issues which may need to be reviewed by the Committee.

Goal 3: Non-Residential Uses

The review will include uses such as shopping centers, public parks, schools, churches, government facilities and others.

Goal 4: Rural Character

The review will include the investigating the feasibility of establishing architectural standards to maintain the rural character of the area. The activity may also include determining any necessary exterior lighting and signage criteria for the commercial uses and land clearing requirements for the estates area.

Goal 5: Transportation

The review will include an analysis of the existing and proposed roadway systems with the goal of spreading out traffic and not creating major arterials for movement of vehicles negatively impacting one existing street. It was noted the planning is critical as the County is anticipated to build out by 2090 with 800,000 to 1,000,000 residents, with most of the new development East of 951.

Goal 6: Emergency Management Planning

The review will include identifying the needs for the services provided by Collier County Sheriff's Office and Fire and Rescue operations, etc.

## 9. Future Meeting Schedule and Next Steps

- **Next meeting date**

*The Committee unanimously determined to hold their meetings at Max Hasse Jr. Community Park. The next meeting to be held on February 25, 2026, at 6:00 p.m.*

- **Overview of upcoming tasks and deliverables**

Ms. Mosca noted the Committees next tasks include:

- Completing a review of the Rural Golden Gate Estates Sub-Element.

- Drafting Public Outreach Plan.
- Drafting a Committee Work Plan.

#### 10. Public Comment

- **Public comments on agenda items or the restudy process**

The following was noted during comments from the public:

- A concern on the traffic impacts on Vanderbilt Beach Road west of 951 and Immokalee Road east of 951 given the ongoing rezoning of lands and approvals of new housing developments - *The Committee noted the comments may be more suited to the BCC given the restudy only involves the boundaries of rural Golden Gate Estates.*
- Concern on impacts on the areas water and sewer from large scale developments proposed in the region – *The Committee noted the proposed villages are on municipal sewer and water, the Golden Gate Estates water supplies are from the Tamiami aquifer while the new developments served by Collier County source the deeper Hawthorne aquifer*
- Concern development in the area is changing the rural character of the area.
- The concept of incorporating the area into a City is not under consideration given the logistics involved and concern over adding an additional governmental entity to the area.
- The Committee should consider adopting a Mission Statement.
- There is no timeline for Wilson Blvd Extension project.
- Concern over environmental impacts from the increased development in the area given many people chose to live in the rural estates for its existing characteristics.

The Committee noted all aspects of the concerns raised will be addressed (transportation, environmental protections, impacts of new development, etc.) on a topic-by-topic basis at individual meetings.

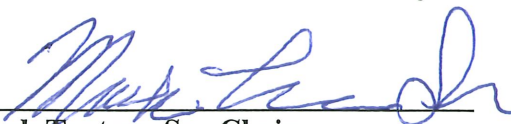
#### 11. Adjournment

The Committee thanked those attending and recommended they continue to attend the meeting to provide input on the issues.

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**There being no further business for the good of the County, the meeting was adjourned by order of the chair at 8:04 P.M.**

**Rural Golden Gate Estates Restudy Committee**

  
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**Mark Teaters, Sr., Chair**

These minutes approved by the Committee on 2-25-2026  
as presented \_\_\_\_\_ or as amended ✓.