

COMMUNITY REDEVELOPMENT AGENCY
**OPEN SPACE PLAN FOR
GOLDEN GATE**



DRAFT
JULY 2026

PREPARED BY THE
TREASURE COAST REGIONAL PLANNING COUNCIL

CRA BOARD

SAADIA TSAFTARIDES, GOLDEN GATE
CINDY HALL, JENSEN BEACH
REX SENTELL, OLD PALM CITY
JAIME ROLLE TAYLOR, PORT SALERNO
MICHAEL READLING, RIO
ROBERT KREBS, HOBE SOUND
CHUCK SMITH, MEMBER-AT-LARGE

GOLDEN GATE NAC BOARD

BRAD TANZER
JOHN GONZALEZ
STEPHAN CAPPS
ALICIA HILL
SAADIA TSAFTARIDES

CRA STAFF

SUSAN KORES, COMMUNITY DEVELOPMENT DIRECTOR
DIANNE RACEK, COMMUNITY DEVELOPMENT SPECIALIST
ELISE RAFFA, COMMUNITY DEVELOPMENT COORDINATOR
JORDAN PASTORIUS, ASSISTANT MANAGER, OLD PALM CITY &
RIO COMMUNITY DEVELOPMENT PROGRAM MANAGER
JOY PUERTA, PORT SALERNO & GOLDEN GATE
COMMUNITY DEVELOPMENT PROGRAM MANAGER
JANA COX, JENSEN BEACH & HOBE SOUND
COMMUNITY DEVELOPMENT PROGRAM MANAGER



COUNTY COMMISSION

EILEEN VARGAS, DISTRICT 1
STACEY HETHERINGTON, DISTRICT 2
J. BLAKE CAPPS, DISTRICT 3
SARAH HEARD, DISTRICT 4
EDWARD V. CIAMPI, DISTRICT 5

PREPARED FOR



PREPARED BY



TABLE OF CONTENTS

INTRODUCTION4

EXISTING CONDITIONS5

 AERIAL IMAGE 6

 EXISTING FUTURE LAND USE 7

 EXISTING ZONING 8

 EXISTING PARKS & PRESERVES 9

 5-MIN WALKING RADIUS 10

 EXISTING PUBLICLY-OWNED LAND.....11

 EXISTING PEDESTRIAN & BIKING PATHS..... 12

 EXISTING VACANT LAND 13

 COMBINED LAYERS..... 14

BACKGROUND..... 15

 CRA PLAN & VISION 16

 EL CAMINO 17

 BIRCH AVENUE POCKET PARK..... 18

 GOLDEN GATE NATURE PARK & DETENTION AREA . 18

 LAMAR HOWARD PARK..... 18

 CIVIC BUILDING & PLAZA 19

 MAIN SQUARE..... 19

OPEN SPACE PLAN..... 21

 RECOMMENDED OPEN SPACE DIAGRAM 25

OPEN SPACE CONCEPTUAL PLANS.....26

OPEN SPACE BUILT EXAMPLES & AMENITIES..... 39



Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations should contact the ADA Coordinator at (772) 320-3131. Persons with hearing or speech impairments may contact the County using the Florida Relay Service 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material within this document interferes with your ability to access information, please contact us at (772) 320-3131. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.



INTRODUCTION

The Treasure Coast Regional Planning Council (TCRPC) is assisting the Martin County Community Redevelopment Agency (CRA) with developing Public Open Space Plans for each of the six CRA areas in Martin County. Objectives and Policies within the Martin County Comprehensive Growth Management Plan (CGMP), particularly the following, direct the CRA to develop the Open Space Plans:

- Objective 18.4A. To facilitate attainment of a coordinated system of public open space and recreation areas within the CRAs.
- Policy 18.4A.1. An open space plan that indicates the general location of desired open space and pedestrian and cyclist connectivity through the community shall be prepared for each CRA.

This document is the Public Open Space Plan for the Port Salerno CRA. The plan identifies existing zoning, land use designations, parks, watercourses, and public facilities. The plan has been developed in coordination with the Martin County CRA, Martin MPO, Parks and Recreation, Public Works, and Growth Management Departments. A detailed analysis of previous plans and recommendations, current and proposed projects, as well as an assessment of current community desires, have all been essential to developing the recommendations in the plan.

The data sets were compiled to create a recommended open space plan to preserve and protect green space, parks, and preserves for the residents of Golden Gate.

In addition to the analytical maps in the report, there is a detailed recommended project list that is keyed to the recommended project location map which includes a brief description of each project as well as the county departments and agencies that will have a role in implementing the projects. There are also detailed, rendered concept plans for six of the specific projects.

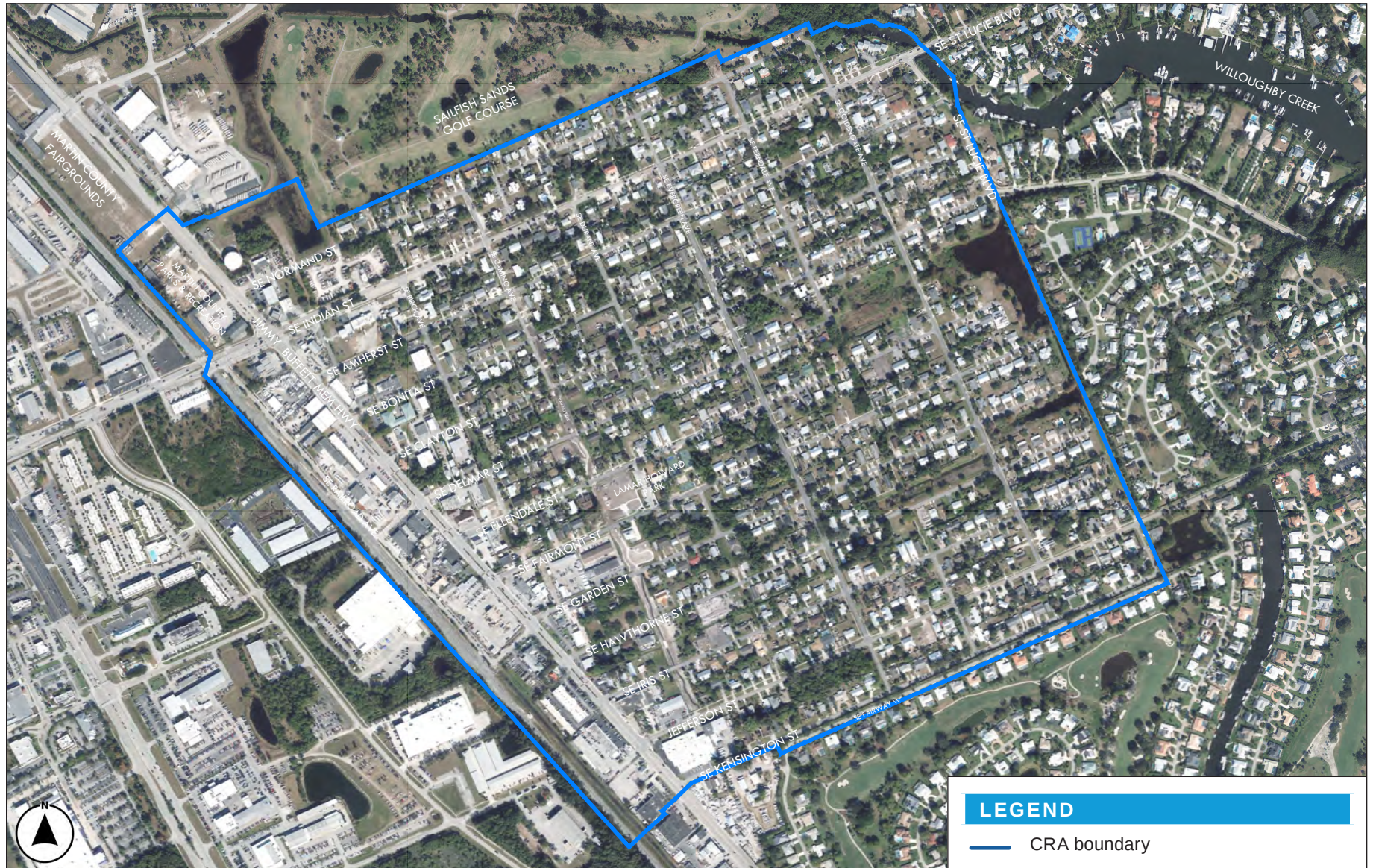
Upon its adoption by the Martin County CRA Board, this Open Space Plan will be a support document to the Golden Gate CRA Plan (updated in October 2009) and will guide future property acquisition, disposition, programming, and open space improvements.



EXISTING CONDITIONS



AERIAL IMAGE



[illegible]

[illegible]

This map illustrates the CRA Boundary in Seaside, Oregon. The boundary is marked by a thick blue line. The map includes a grid of streets, with major thoroughfares such as SE Highway 101, SE Highway 30, and SE Highway 42. Key landmarks include the Seaside Golf Course to the north and Willoughby Creek to the east. The map also shows the locations of several parks and preserves, including Seaside Park, Ladd Park, and the Seaside Golf Course. A legend in the bottom right corner defines the symbols used: a thick blue line for the CRA Boundary, thin black lines for Parcel Lines, light yellow for Parcels, green for Existing Parks & Preserves, and light blue for Waterway. A north arrow is located in the bottom left corner.



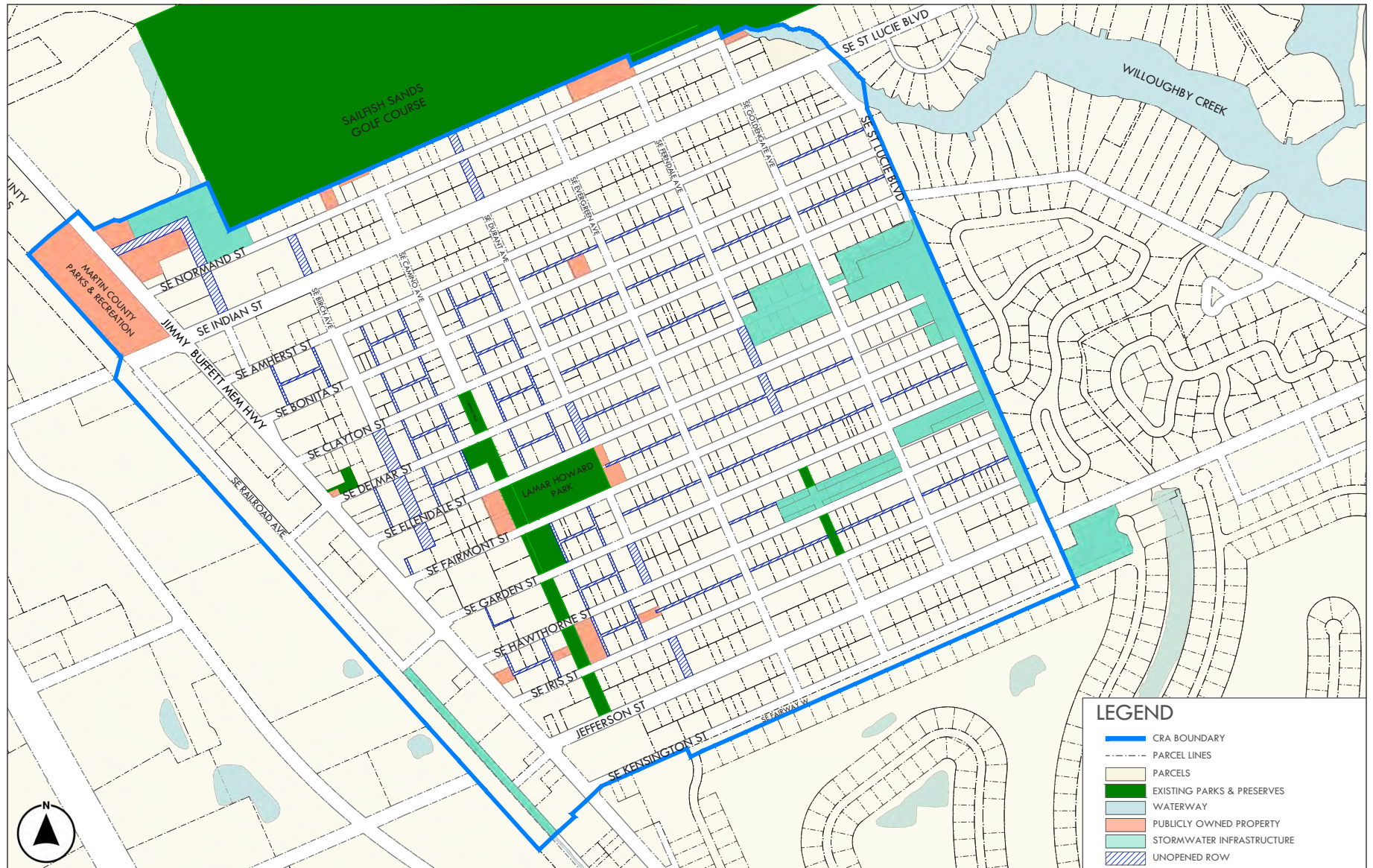
This map illustrates the Community Redevelopment Area (CRA) boundary in Jacksonville, Florida. The boundary is defined by a thick blue line. The map shows a grid of streets, including SE Normand St, SE Indian St, SE Amherst St, SE Bonita St, SE Clayton St, SE Delmar St, SE Ellendale St, SE Fairmont St, SE Garden St, SE Hawthorne St, SE Iris St, Jefferson St, SE Kensington St, SE St Luce Blvd, SE 10th Ave, SE 11th Ave, SE 12th Ave, SE 13th Ave, SE 14th Ave, SE 15th Ave, SE 16th Ave, SE 17th Ave, SE 18th Ave, SE 19th Ave, SE 20th Ave, SE 21st Ave, SE 22nd Ave, SE 23rd Ave, SE 24th Ave, SE 25th Ave, SE 26th Ave, SE 27th Ave, SE 28th Ave, SE 29th Ave, SE 30th Ave, SE 31st Ave, SE 32nd Ave, SE 33rd Ave, SE 34th Ave, SE 35th Ave, SE 36th Ave, SE 37th Ave, SE 38th Ave, SE 39th Ave, SE 40th Ave, SE 41st Ave, SE 42nd Ave, SE 43rd Ave, SE 44th Ave, SE 45th Ave, SE 46th Ave, SE 47th Ave, SE 48th Ave, SE 49th Ave, SE 50th Ave, SE 51st Ave, SE 52nd Ave, SE 53rd Ave, SE 54th Ave, SE 55th Ave, SE 56th Ave, SE 57th Ave, SE 58th Ave, SE 59th Ave, SE 60th Ave, SE 61st Ave, SE 62nd Ave, SE 63rd Ave, SE 64th Ave, SE 65th Ave, SE 66th Ave, SE 67th Ave, SE 68th Ave, SE 69th Ave, SE 70th Ave, SE 71st Ave, SE 72nd Ave, SE 73rd Ave, SE 74th Ave, SE 75th Ave, SE 76th Ave, SE 77th Ave, SE 78th Ave, SE 79th Ave, SE 80th Ave, SE 81st Ave, SE 82nd Ave, SE 83rd Ave, SE 84th Ave, SE 85th Ave, SE 86th Ave, SE 87th Ave, SE 88th Ave, SE 89th Ave, SE 90th Ave, SE 91st Ave, SE 92nd Ave, SE 93rd Ave, SE 94th Ave, SE 95th Ave, SE 96th Ave, SE 97th Ave, SE 98th Ave, SE 99th Ave, SE 100th Ave. The map also shows existing parks and preserves, including Sailfish Sands Golf Course and Lamar Howard Park. Waterways, including Willoughby Creek, are also depicted. A 5-minute walking radius is indicated by a light blue shaded area. A legend in the bottom right corner defines the symbols used on the map. A north arrow is located in the bottom left corner.

LEGEND

- CRA BOUNDARY
- - - PARCEL LINES
- PARCELS
- EXISTING PARKS & PRESERVES
- WATERWAY
- 5-MIN WALKING RADIUS



EXISTING PUBLICLY-OWNED LAND

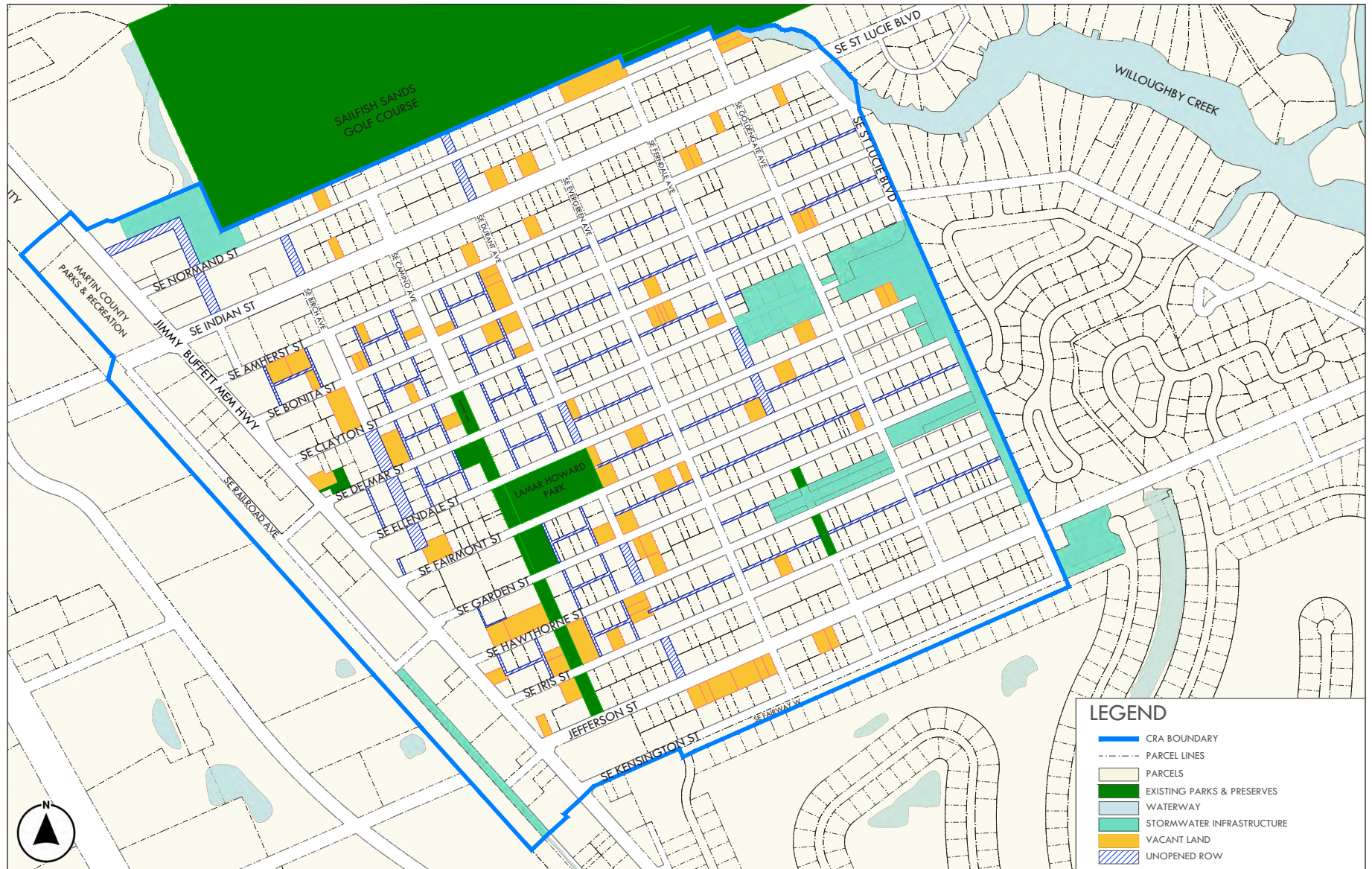


LEGEND

- CRA BOUNDARY
- PARCELS
- EXISTING PARKS & PRESERVES
- WATERWAY
- UNOPENED ROW
- SIDEWALK
- PATH OR TRAIL (DASHED UNDER CONSTRUCTION)
- PLANNED EAST COAST GREENWAY



EXISTING VACANT LAND



This map illustrates the Southeast Raleigh Community Redevelopment Area (CRA), bounded by a thick blue line. The area is characterized by a dense grid of streets, including SE Normand St, SE Indian St, SE Amherst St, SE Bonita St, SE Clayton St, SE Delmar St, SE Ellendale St, SE Fairmont St, SE Garden St, SE Hawthorne St, SE Iris St, Jefferson St, SE Kensington St, SE Lucie Blvd, SE Randolph St, SE Brainerd St, and SE Boulevard St. Key landmarks include Sailfish Sands Golf Course to the northwest, Martin County Parks & Recreation to the west, and Willoughby Creek to the northeast. A large green area labeled 'LAMAR HOWARD PARK' is situated in the center. The map also shows various land uses such as existing parks and preserves (dark green), waterways (light blue), publicly owned property (orange), stormwater infrastructure (teal), unopened ROW (blue hatched), vacant land (yellow), sidewalks (pink dashed), and paths or trails (red dashed). A legend in the bottom right corner defines these symbols. A north arrow is located in the bottom left corner.

LEGEND

- CRA BOUNDARY
- - - PARCEL LINES
- PARCELS
- EXISTING PARKS AND PRESERVES
- WATERWAY
- 5-MIN WALKING RADIUS
- PUBLICLY OWNED PROPERTY
- STORMWATER INFRASTRUCTURE
- UNOPENED ROW
- VACANT LAND
- SIDEWALK
- PATH OR TRAIL (DASHED UNDER CONSTRUCTION)



BACKGROUND



CRA PLAN & VISION

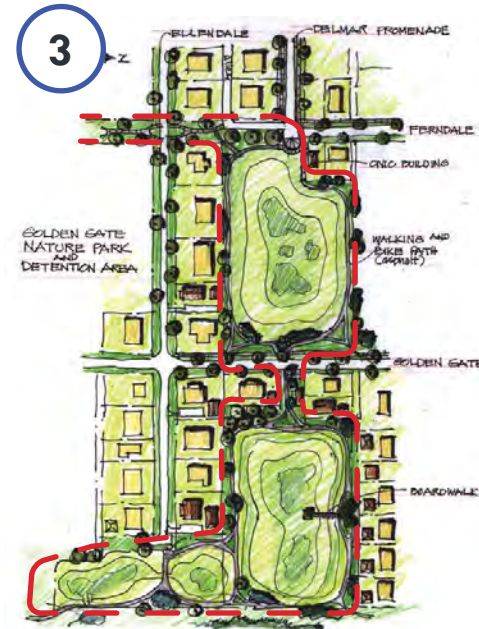


[illegible]

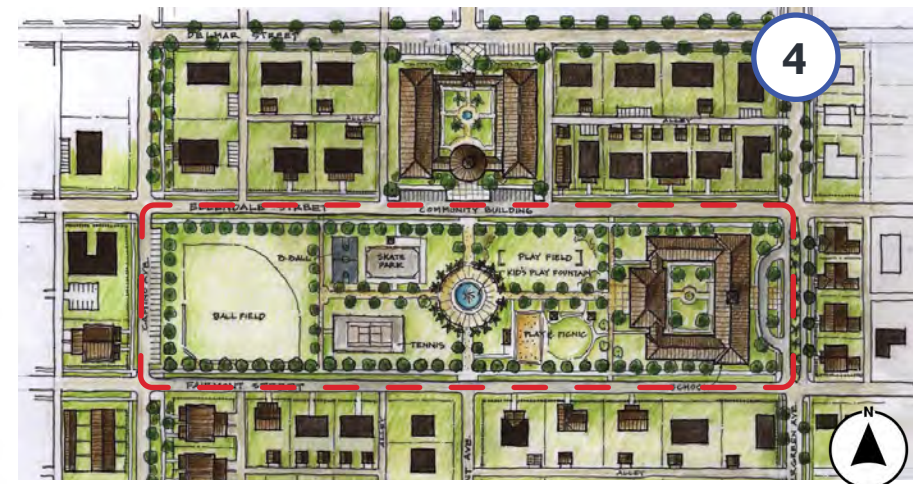
BIRCH AVENUE POCKET PARK



GOLDEN GATE NATURE PARK & DETENTION AREA



LAMAR HOWARD PARK



CIVIC BUILDING & PLAZA
(GOLDEN GATE BUILDING)



MAIN SQUARE



CRA PLAN - OPEN SPACE PROJECT LIST



OPEN SPACE PLAN



RECOMMENDED PROJECT LIST						
Key	Rank	Project Name	Description	Stakeholders/Agency Coordination	Included in CRA Plan?*	Included in Current CIP?
A		Lamar Howard Park Sensory Area	These two County-owned parcels to the west of the existing Lamar Howard Park could be incorporated with the existing mature trees to remain. The area is an opportunity for a quiet, more nature-based sensory experience in the park. The park can be a tranquil buffer to the neighborhood. Decorative fencing or a wall can control access and ensure safety for children at play. <i>Opportunities for: ADA trail, pedestrian-scaled lighting, native landscaping, informational/educational boards, benches, sensory/balance focused play equipment and fenced play area</i>	- Golden Gate NAC, CRA - MC Environmental Resource Division	Yes	No
B		Barbershop Raingarden Canal	The County-owned parcel is very visible on Dixie Highway and provides an opportunity for landscaping and shading along the street which is infrequent. To the west is a canal where a demonstration rain garden and low impact development features can be showcased with information about stormwater management. <i>Opportunities for: sidewalk, pedestrian-scaled lighting, landscaping, bike repair, informational/educational boards, rain gardens, benches, split rail fence, public art</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division	Yes	No
C		Golden Gate Loop & Golden Gate Nature Park	The Golden Gate Loop is a set of connected sidewalks and paths which connect the stormwater treatment areas (STAs), El Camino, and Lamar Howard Park in a 1-mile trail. The concept illustrates one of the missing links and trailhead. The loop is a part of the Golden Gate Nature Park and detention area and reflects the conceptual stormwater improvements to the site. <i>Opportunities for: sidewalk, pedestrian-scaled lighting, landscaping, informational/educational boards, rain gardens, benches, split rail fence, public art</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division - MC Parks and Recreation	Yes	Yes - stormwater improvements

*All projects support CRA goals although some are not specifically called out with detail in the 2009 CRA Plan. Yes indicates more specific details were provided.



RECOMMENDED PROJECT LIST						
Key	Rank	Project Name	Description	Stakeholders/Agency Coordination	Included in CRA Plan?*	Included in Current CIP?
D		Hawthorn & Garden Nature Park	The nature park and detention area located between Hawthorn and Garden Street is an existing STA which has planned improvements for additional stormwater capacity. Additional park-like elements could be added with improvements. <i>Opportunities for: sidewalk, pedestrian-scaled lighting, landscaping, informational/educational boards, rain gardens, benches, split rail fence, public art</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division - MC Parks and Recreation	Yes	Yes - stormwater improvements
E		Shared-use Overpass Connection at Miami & Jefferson	This concept illustrates a shared-use overpass included in the Martin County MPO Long Range Transportation Plan. An open space plaza is illustrated at the end of Jefferson Street where it connects over the tracks to SE Miami Avenue. This connection makes the commercial and industrial centers much more accessible to the Golden Gate neighborhood. The pedestrian overpass is shown with a slope which can accommodate bikes and strollers. <i>Opportunities for: sidewalk, pedestrian-scaled lighting, landscaping, benches, bike repair station, informational/educational boards</i>	- Golden Gate NAC, CRA - Martin MPO - MC Public Works		
F		Ferndale Passive Park	This County-owned land is an opportunity to create an interesting visual marker at the terminus of Ferndale Ave, provide additional stormwater capacity and treatment, and improve County access to the Sailfish Sands golf course and Willoughby Creek weir. <i>Opportunities for: pedestrian-scaled lighting, landscaping, benches, split rail fence</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division - MC Parks and Recreation		
G		Normand Kayak Launch	This narrow parcel provides an opportunity of a neighborhood access point to Willoughby Creek for kayak launch or a place to enjoy manatee sight seeing. <i>Opportunities for: pedestrian scale lighting, landscaping, benches, split rail fence, kayak launch</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division		

*All projects support CRA goals although some are not specifically called out with detail in the 2009 CRA Plan. Yes indicates more specific details were provided.



RECOMMENDED PROJECT LIST						
Key	Rank	Project Name	Description	Stakeholders/Agency Coordination	Included in CRA Plan?*	Included in Current CIP?
H		Main Square	A square or plaza near the historic Golden Gate building and Dixie Highway would provide a very visible community gathering place and would compliment the existing garden at the Golden Gate Building. <i>Opportunities for: pedestrian scale lighting, landscaping, benches, plaza</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division - MC Parks and Recreation - Private Property owners	Yes	
I		Kensington Passive Park Gateway	This passive park is just outside the CRA boundary, but accessed through the CRA. A bench or gateway element can compliment the already well maintained STA. <i>Opportunities for: Entryway element, pedestrian-scaled lighting, landscaping, benches, split rail fence</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division		
J		Parks & Rec Parcel Intersection Enhancement at Indian Street & Dixie Highway	This site is expected to be vacated by the Parks and Recreation Department within the next five years. At that time, there could be opportunities to enhance the right of way with wider sidewalks, landscaping and gateway elements at the corner of the Indian Street and Dixie Highway. <i>Opportunities for: Brownfield mitigation, wider sidewalk, pedestrian-scaled lighting, landscaping including shade trees, bike repair station</i>	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division - MC Parks and Recreation	Yes	
1		El Camino	El Camino is currently under construction and will provide significant open space in the form of a shared use path, connections to the existing Lamar Howard Park, bioswales and landscaping. The concept plan is included in the Background as El Camino.	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division - MC Parks and Recreation	Yes	Yes
2		Birch Avenue Pocket Park	This planned pocket park includes pollinators and community art. The concept plan is included in the Background as Birch Avenue Pocket Park.	- Golden Gate NAC, CRA - MC Public Works - MC Environmental Resource Division - MC Parks and Recreation		

*All projects support CRA goals although some are not specifically called out with detail in the 2009 CRA Plan. Yes indicates more specific details were provided.



LEGEND

- CRA BOUNDARY
- PARCEL LINES
- PARCELS
- WATERWAY
- EXISTING PARKS AND PRESERVES
- RECOMMENDED PARK AND PRESERVES
- RECOMMENDED OPEN ROW
- SIDEWALK
- PATH OR TRAIL (DASHED UNDER CONSTRUCTION)
- EAST COAST GREENWAY
- RECOMMENDED OPEN ROW (NEW STREET)
- GOLDEN GATE LOOP



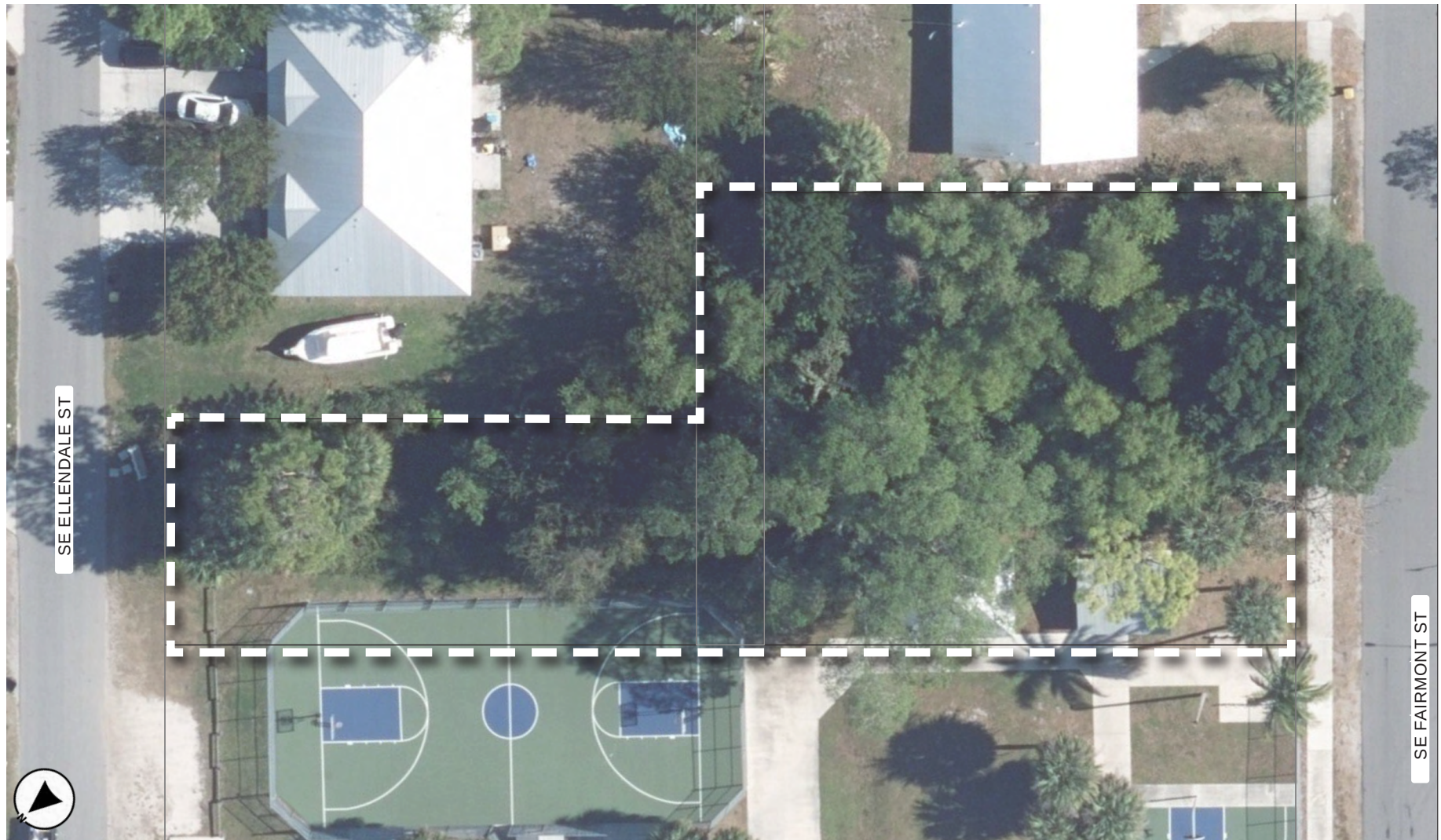
OPEN SPACE CONCEPTUAL PLANS



Kensington Passive Park



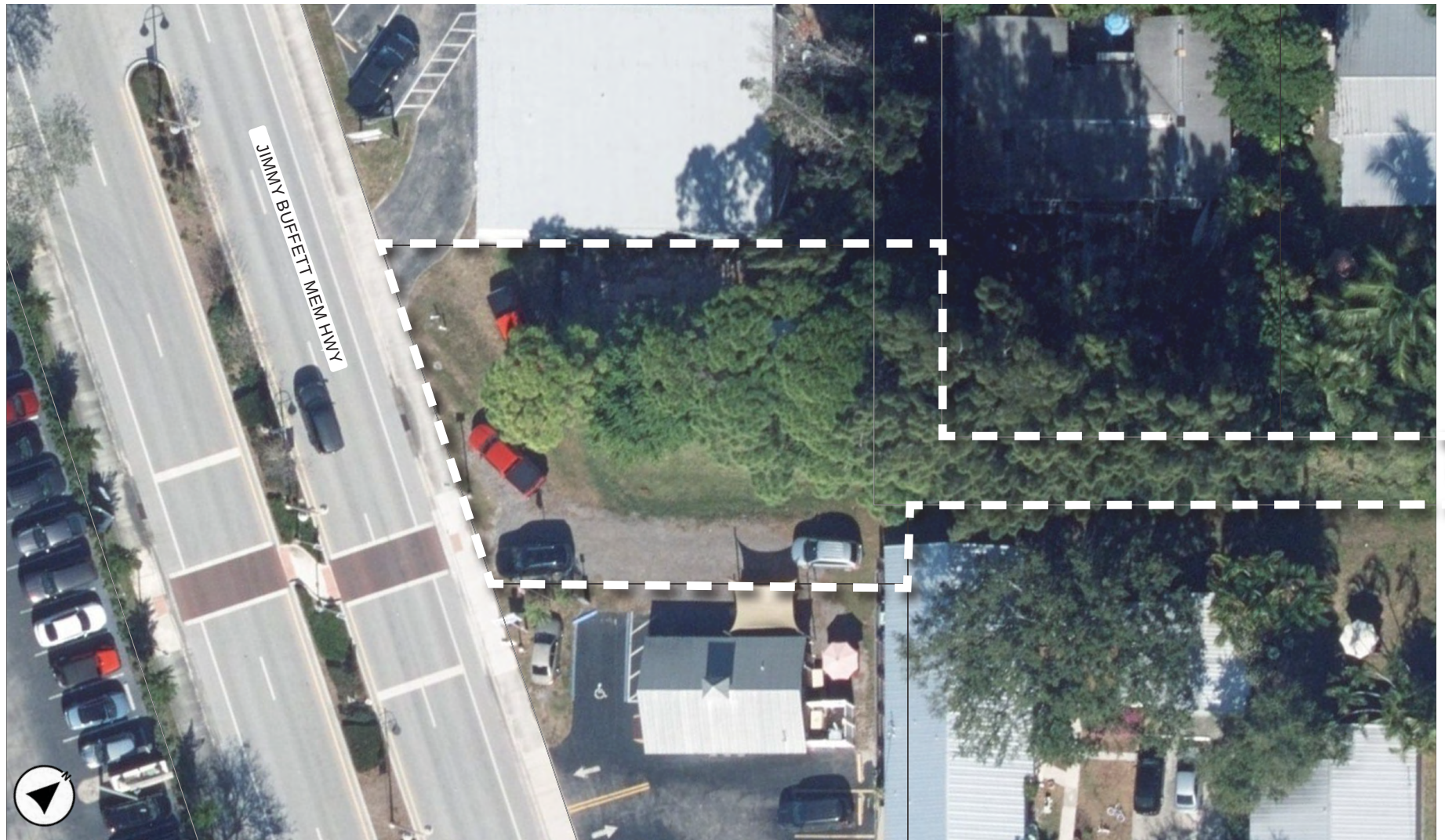
A LAMAR HOWARD PARK EXISTING CONDITIONS



A LAMAR HOWARD PARK SENSORY AREA CONCEPT



B COUNTY PARCEL ADJACENT TO THE BARBERSHOP CANAL EXISTING CONDITIONS

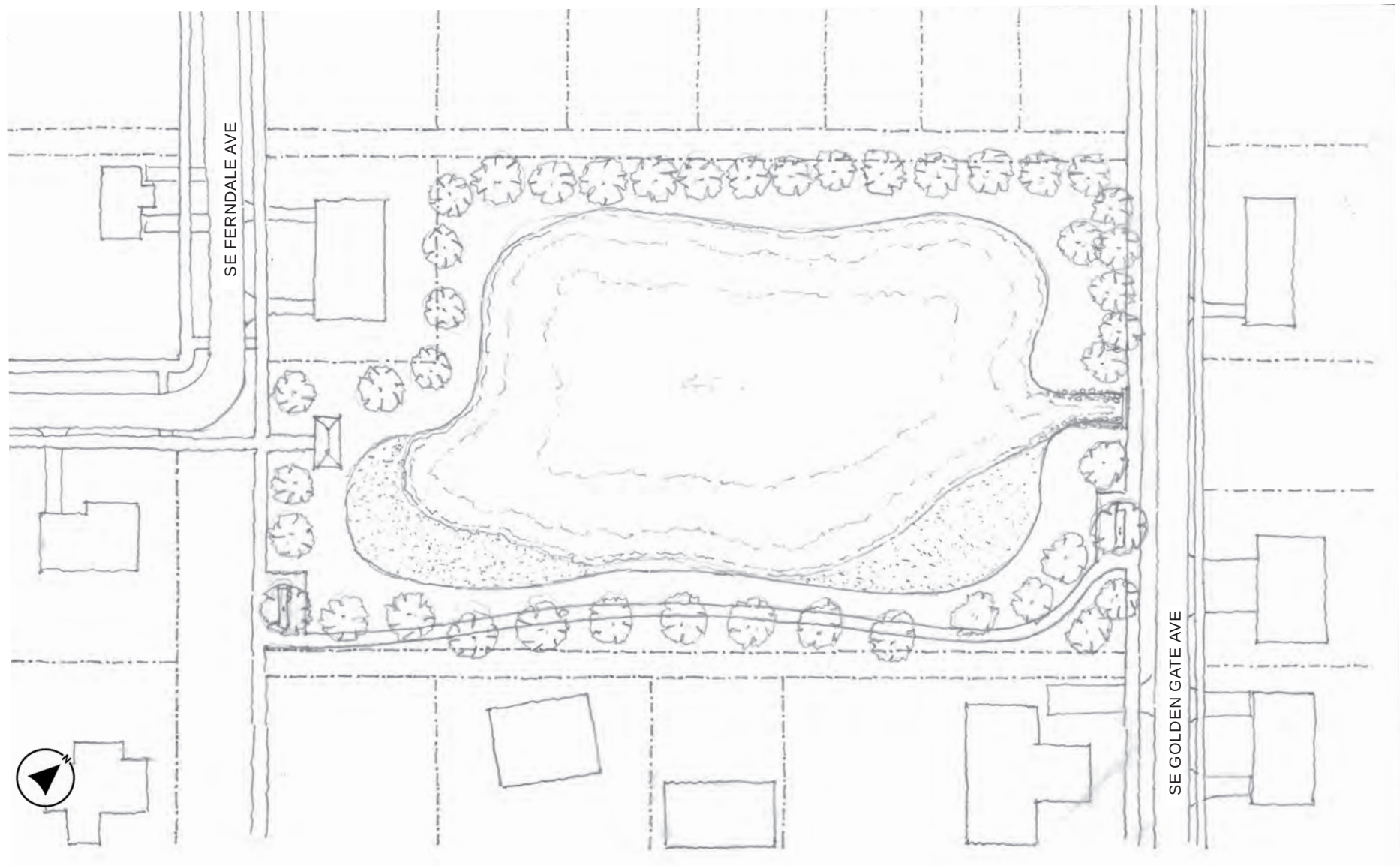


B BARBERSHOP RAINGARDEN CANAL CONCEPT



C GOLDEN GATE NATURE PARK & DETENTION AREA EXISTING CONDITIONS



C GOLDEN GATE LOOP & GOLDEN GATE NATURE PARK CONCEPT (IN PROGRESS)

E SE MIAMI AVE & JEFFERSON ST EXISTING CONDITIONS



E SHARED USE OVERPASS CONNECTION AT MIAMI & JEFFERSON CONCEPT



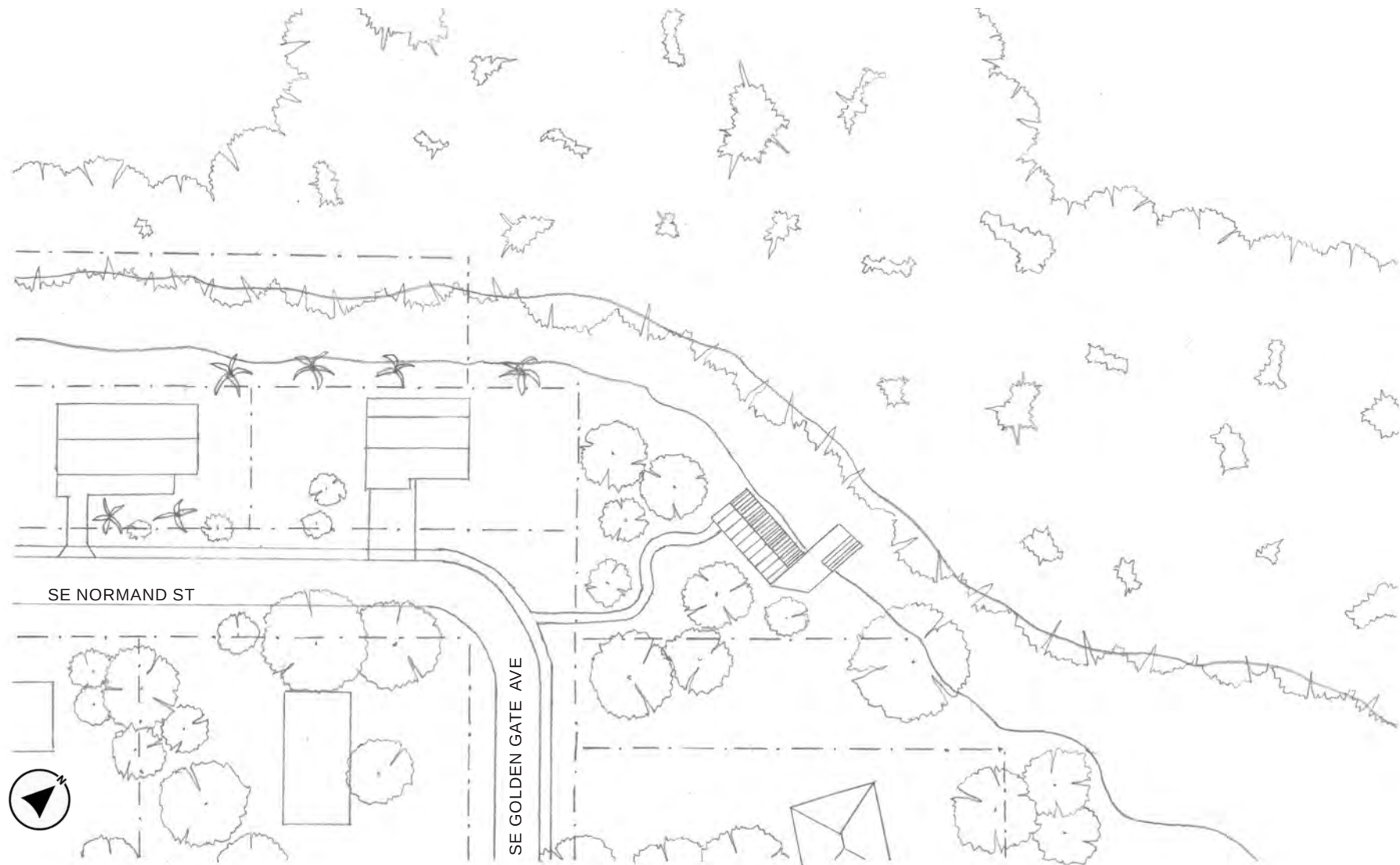
F COUNTY OWNED AT FERNDALE AVE EXISTING CONDITIONS



F FERNDALE PASSIVE PARK CONCEPT (IN PROGRESS)



G COUNTY-OWNED NORMAND STREET EXISTING CONDITIONS

G NORMAND KAYAK LAUNCH CONCEPT (IN PROGRESS)

OPEN SPACE BUILT EXAMPLES & AMENITIES



Lamar Howard Park



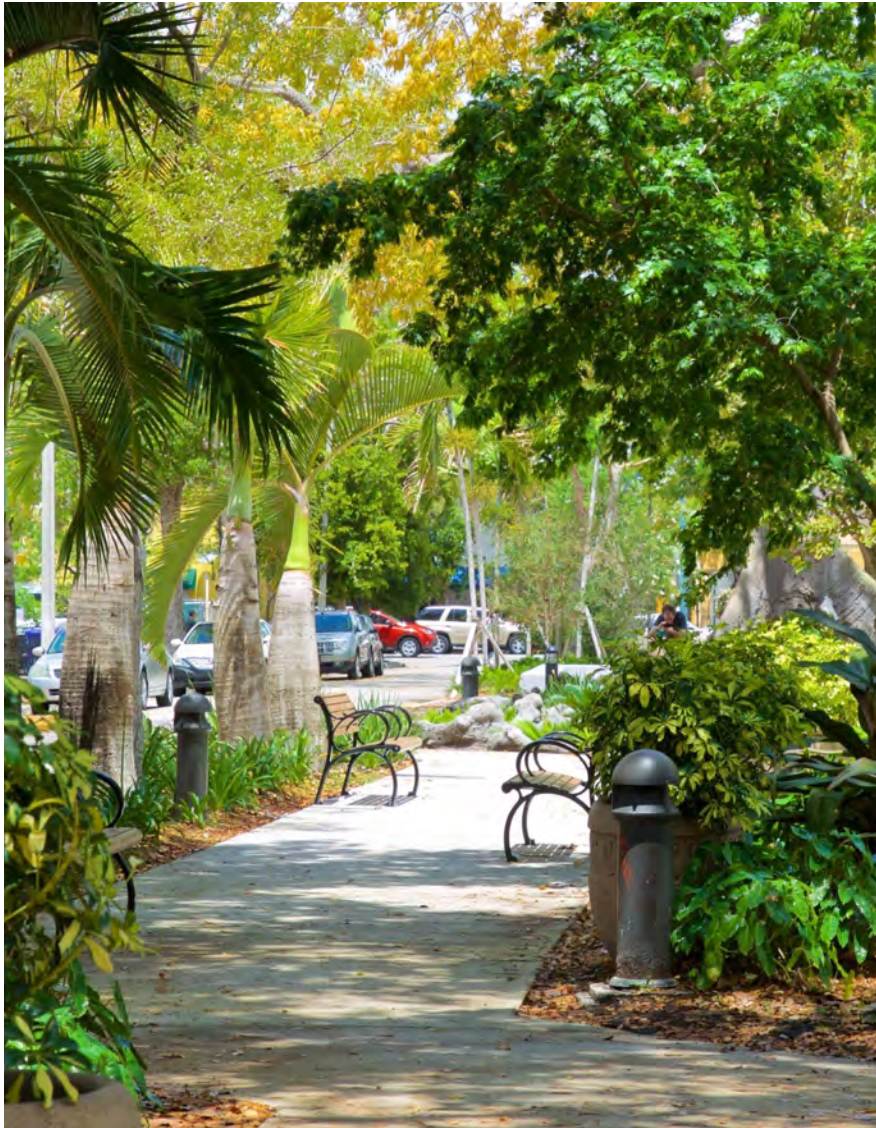


RIPPLE, OLD PALM CITY, MARTIN COUNTY
EDUCATIONAL SIGNAGE

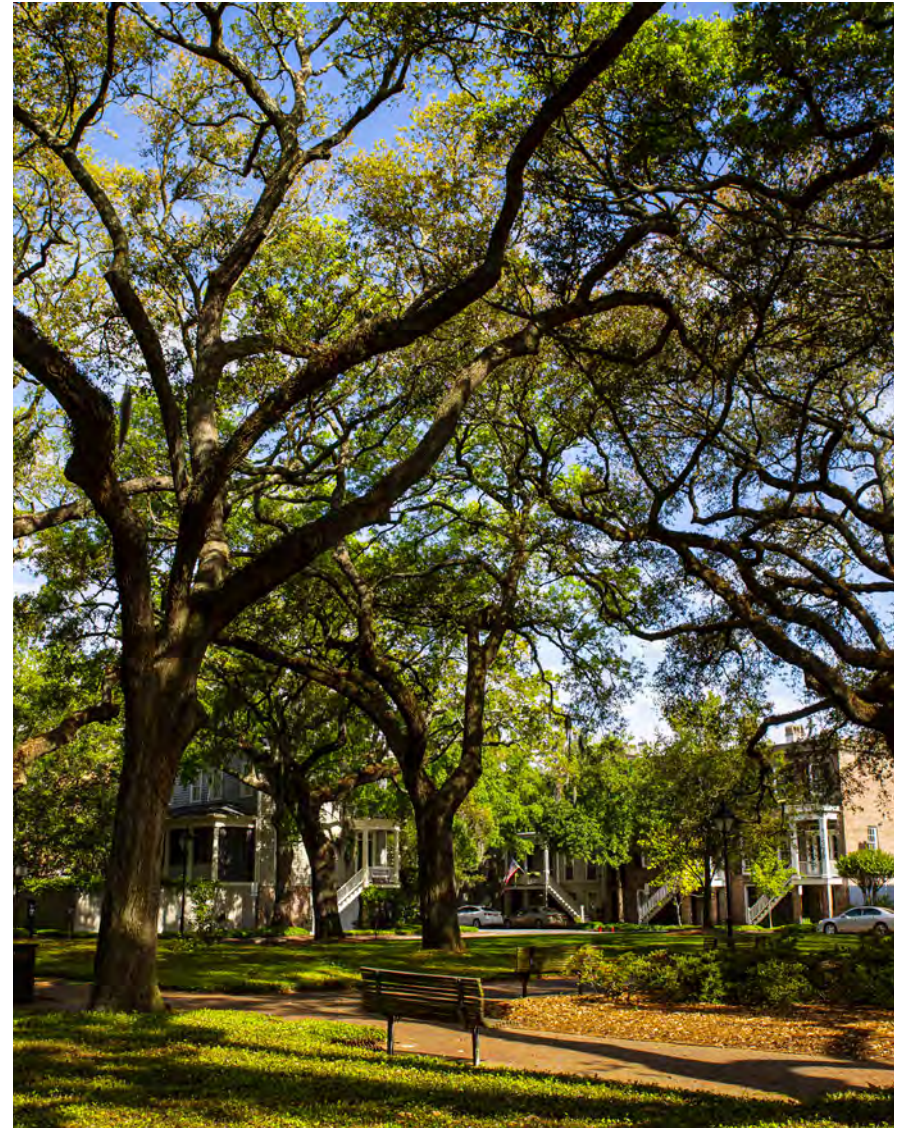


RIPPLE, OLD PALM CITY, MARTIN COUNTY
POCKET PARK & SEATING





CUBAN MEMORIAL BOULEVARD PARK, MIAMI, FLORIDA
SEATING, PATH



SAVANNAH SQUARE, SAVANNAH, GEORGIA
SEATING, PATH





ABOCOA, JUPITER
GAZEBO



PARC DU CHEMIN DE L'ILE, NANTERRE, FRANCE
PATH & MARSH CONNECTION





DANIEL'S ISLAND, CHARLESTON, SOUTH CAROLINA
TRAIL & WATER VIEWS



RIVER SOMES PARK, CLUJ-NAPOCA, ROMANIA
TRAIL & WATER SEATING





SOUNDSCAPE PARK, MIAMI, FLORIDA
TRAIL & LANDSCAPING



RIVER SOMES PARK, CLUJ-NAPOCA, ROMANIA
TRAIL & FOOTBRIDGE





BONN SQUARE, OXFORD, UNITED KINGDOM
PUBLIC SQUARE, SEATING, LANDSCAPE



PAVAGLIONE DI LUGO, LUGO, ITALY
PUBLIC SQUARE, SEATING, LIGHTING

