

## Shy Wolf Sanctuary to benefit from deal OK'd for commercial hub plans on Golden Gate Estates parcel

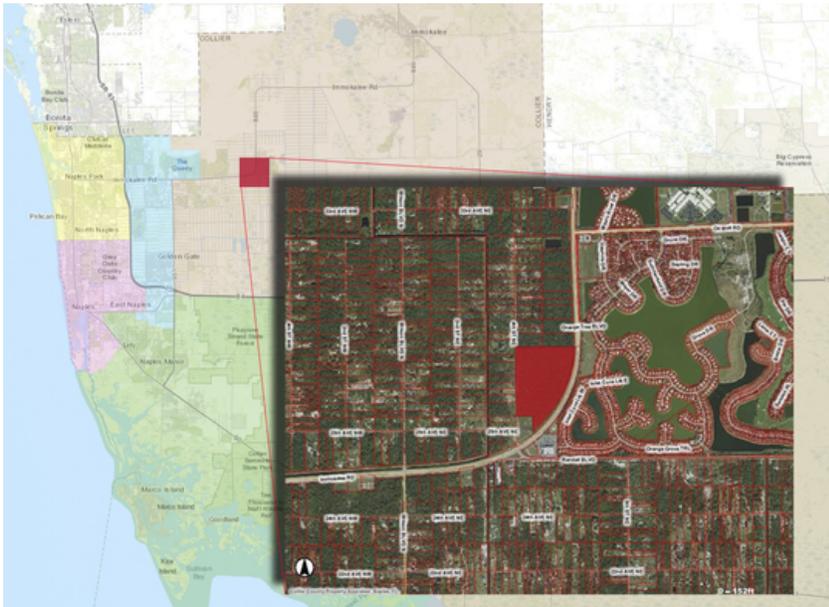
Patrick Riley, Naples Daily News Published 1:23 p.m. ET June 25, 2019 | Updated 4:56 p.m. ET June 25, 2019

The Shy Wolf Sanctuary is one step closer to a new home and an undeveloped slice of land in Golden Gate Estates may transform into a commercial hub for rural residents.

Following months of public debate and a slew of offers from various developers and organizations, Collier County commissioners on Tuesday unanimously voted to sell 47 acres of county land along Immokalee Road, across from the Publix on Randall Boulevard, to Crown Management Services for \$3.75 million.

As part of the deal, Crown Management will send about 10 acres it owns at Golden Gate Boulevard and First Street Northwest to the county to use as it sees fit, although the group said it would like to see the county build a park there.

Additionally, Crown Management will sell roughly 20 acres at Third Street Northwest and Golden Gate Boulevard to the Shy Wolf Sanctuary to allow the nonprofit to relocate to a much-needed bigger space.



A map showing the location of the 47 county-owned acres off Immokalee Road, near Randall Boulevard, that have drawn the interest of investors. (Photo: Collier County)

**More:** [Collier commissioners delay decision on offers for 47-acre Golden Gate Estates property](https://www.naplesnews.com/story/news/local/2019/04/23/collier-commissioners-delay-decision-offers-47-acre-golden-gate-estates-property/3541581002/) (/story/news/local/2019/04/23/collier-commissioners-delay-decision-offers-47-acre-golden-gate-estates-property/3541581002/)

9/7/2019 Shy Wolf Sanctuary to benefit from commercial hub plans in Golden Gate Estates  
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Robert Crown, vice president of Crown Management Services, wrote in a letter to the county that his group envisions the so-called Randall Curve site to be a “multi-mix use development,” providing “many possible services.” That could mean a grocer, hardware store, pet and garden supply store, home improvement store, gas station, restaurant, theater, medical and professional service buildings, he wrote.

The development could also include multi-family dwelling units and senior housing facilities, Crown wrote.

The proposal would also provide “much needed relief” to the county’s road system because nearby residents would not have to drive west or to Naples for their “daily and monthly needs,” Crown’s letter states.

Under the deal with Crown Management, the county will also be provided with a one-acre parcel at the Randall Curve property for a county service building. Additionally, the county will eliminate the requirement that a grocer open on 10 acres Crown owns at the corner of Golden Gate and Wilson boulevards, according to the proposal.

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For Shy Wolf, Tuesday’s decision marked the end to a long search for a new home and the beginning of a new chapter. Supporters had tears in their eyes and hugged each other in the hallway outside the commission chambers following the vote.

The nonprofit sanctuary, which has long looked to move from its current 2½ acres off White Boulevard to a bigger site, is proposing to build enclosures for its animals and hurricane-rated shelters for pets during a storm.

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“It means a whole new future for the sanctuary as well as the community,” Deanne Deppen, executive director for the sanctuary, said after the vote. “We’re able to do all the things that we’ve been envisioning for disaster preparedness, better habitats for our animals, being open to more people.”

**More:** [Collier sets new deadline for proposals for Randall curve land](#) (/story/news/government/2019/05/28/randall-curve-land-proposals-change-new-deadline-set/1252879001/)

**More:** [Who will buy 47 county-owned acres? Collier commissioners to weigh offers](#) (/story/news/government/2019/04/22/collier-weighs-options-47-county-owned-acres-randall-curve/3485922002/)

Existing houses on the property could be used for property manager housing, intern housing, a veterinary clinic for large animals and an educational center, among other things, according to a presentation by Deppen to commissioners.

The nonprofit has an initial agreement to buy the 20 acres from Crown Management for \$1.7 million, Deppen said after the vote. The sanctuary may use a combination of loans, donations and savings to pay for the land.

The sanctuary would raise money to build fencing and the emergency shelters, Deppen said.

Before partnering with Crown Management, Shy Wolf officials had proposed to buy the 47 county-owned acres for \$1 million. Instead, moving to a spot with some existing structures will speed up the process for the sanctuary, Deppen said.

“That lets us move forward so much faster than we would if we were having to start with raw land,” she said.

The 47 county-owned acres had drawn offers from a variety of groups since it was put up for sale in February. The parcel came to the county in the 1980s as part of an agreement with development company Gulf American Corp. after that company failed to live up to its obligations.

The Shy Wolf-Crown Management proposal beat out several others Tuesday:

- A \$4 million offer from Sports Camp, Inc., doing business as Sports C.L.U.B., a nonprofit that provides summer camp and after-school programs throughout Collier
- A \$3.825 million offer from homebuilder D.R. Horton to build a mixed-use community
- A \$3.6 million offer from FL Star Construction, LLC, to build a mixed-use development
- A \$3.5 million offer from Metro Commercial, which proposed a mixed-use project
- A land swap of 3.71 acres owned by Garrett Beyrent in exchange for the 47 acres

The commission's decision Tuesday was welcomed by some residents who spoke in favor of the Crown proposal.

Michael Ramsey, president of the Golden Gate Estates Area Civic Association, said residents preferred the plan because it improves two locations, the Randall Curve property and the intersection of Wilson and Golden Gate boulevards.

"It promotes a better quality of life for the community," he said after the vote.

**More:** [Giant wolfdog at Florida sanctuary is basically a 'Game of Thrones' direwolf \(https://www.naplesnews.com/story/news/local/2019/04/12/game-of-thrones-naples-wolf-sanctuary-dire-wolf-yuki/3446511002/\)](https://www.naplesnews.com/story/news/local/2019/04/12/game-of-thrones-naples-wolf-sanctuary-dire-wolf-yuki/3446511002/).

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