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October 27, 2016
REVISED PER REVIEW #1

Mr. David Weeks
Principal Planner
Collier County Growth Management Division/ Planning and Regulation
Land Development Services Department
Comprehensive Planning Section
2800 North Horseshoe Drive
Naples, FL 34104

RE: Collier County Growth Management Plan Amendment Application
PL20160002360, Goodlette/Pine Ridge Commercial Infill Subdistrict

Dear Mr. Weeks:

A Collier County Growth Management Plan Amendment (GMPA) application for properties located at the northeast quadrant of Goodlette-Frank Road and Pine Ridge Road is being submitted for review. This application proposes to amend the text of the Goodlette/Pine Ridge Commercial Infill Subdistrict in the Future Land Use Element to add multifamily residential dwelling units as a permissible land use in the subdistrict. The amendment will provide for a maximum of 400 dwelling units to be permitted within the entirety of the 31± acre subdistrict.

The proposed amendment reflects the market demand for multi-family residential development in the Urban Area of Collier County. The amendment is consistent with other Goals, Objectives and Policies of the Growth Management Plan, which promote mixed use development and connectivity. A market analysis has been prepared demonstrating market demand for the proposed residential component.

The GMPA is supported with a soon to be submitted companion PUD amendment, which establishes the specific development standards for the multi-family dwelling units, and identifies the mixed use areas on the conceptual PUD Master Plan.

Please feel free to contact me should you have any questions.

Sincerely,

D. Wayne Arnold, AICP

c: David Genson
Richard D. Yovanovich
GradyMinor File