

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

December 21, 2017

Mr. James French, Deputy Department Head  
Collier County Growth Management Department  
2800 N. Horseshoe Drive  
Naples, Florida 34104

Dear Mr. French:

Thank you for submitting the Collier County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Collier County 17-3ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **January 20, 2018**.

If you have any questions please contact Anita Franklin, Senior Plan Processor at (850) 717-8486 or Brenda Winningham, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8516.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/af

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
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## MEMORANDUM

TO: Suzanne Ray, DEP  
Deena Woodward, DOS  
Tracy Suber, DOE  
Terry Manning, South Florida WMD  
Chesna/Catala FDOT1  
Margaret Wuerstle, Southwest Florida RPC  
Wendy Evans, AG  
Scott Sanders, FWC

**DATE: December 22, 2017**

**SUBJECT: EXPEDITED STATE REVIEW PROCESS**

***COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT***

**LOCAL GOVERNMENT / STATE LAND PLANNING AGENCY AMENDMENT #:**

**Collier County 17-3ESR**

**STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:**

**Brenda Winningham/850-717-8516**

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and ALSO to the Department of Economic Opportunity to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment. Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

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December 20, 2017

Mr. Ray Eubanks, Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Planning/Plan Review and Processing  
107 East Madison Street—MSC 160  
Tallahassee, Florida 32399-4120

RECEIVED  
*Div. of Community Planning and Growth*

DEC 21 2017

Div. of Community Development  
Dept. Economic Opportunity

RE: Transmittal of the Single Proposed "2016 Cycle 3" Growth Management Plan Amendment

Dear Mr. Eubanks:

In accordance with *Chapter 163.3184(3)(b)1., F.S.*, pertaining to the Expedited State Review Process, Collier County is transmitting three (3) copies (two CDs and one hard copy) of the single petition within the 2016 Cycle 3 Growth Management Plan amendment, including all support data, to the Department of Economic Opportunity, and one copy of this entire transmittal package (on CD) is being sent, on the same date as this letter, to the Southwest Florida Regional Planning Council, South Florida Water Management District, Florida Department of Transportation District One, Florida Department of Environmental Protection, Florida Department of Agriculture & Consumer Services/Florida Forest Service, Florida Department of State/Bureau of Historic Preservation, and Florida Fish & Wildlife Conservation Commission.

This amendment was reviewed in public hearing by the Collier County Planning Commission (local planning agency) on November 16, 2017. The Collier County Board of County Commissioners approved the transmittal of the proposed Growth Management Plan amendment on December 12, 2017, by the adoption of Resolution No. 2017-250.

Amendments to the following Element are included in this transmittal: Future Land Use Element and Future Land Use Map. A brief summary of the amendment follows (more details are provided in the Staff Report to the Collier County Planning Commission and the Executive Summary to the Board of County Commissioners):

- A proposed amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Future Land Use Element and Map Series to remove the Goodlette/Pine Ridge Commercial Infill Subdistrict from the Urban Commercial District and to add the Goodlette/Pine Ridge Mixed-Use Subdistrict to the Urban Mixed-Use District, to allow up to 375 multi-family residential rental dwelling units and 275,000 square feet of gross leasable commercial development. The subject property is 31 acres and located at the northeast quadrant of Pine Ridge Road and Goodlette-Frank Road in Section 10, Township 49 South, Range 25 East, Collier County, Florida. [PL20160002360//CP-2016-3]

This amendment qualifies for the Expedited State Review Process set forth in *Chapter 163.3184(3), F.S.*, as it does not trigger the provisions of *Ch. 163.3184(2)(c), F.S.*, i.e. this amendment is not within an Area of Critical State Concern, is not within Collier County's Rural Land Stewardship Area, is not in a sector plan, and is not Evaluation and Appraisal-based, is not DRI-related and does not qualify as a small-scale amendment.

The amendment is not proposed to be adopted under a joint planning agreement.

Collier County has previously provided its complete adopted Growth Management Plan, including amendments and support documents, to all review agencies listed in *Chapter 163.3184(3), Florida Statutes*.

Collier County proposes to hold adoption hearings on these proposed amendments in March/April 2018 (Planning Commission) and May/June 2018 (Board of County Commissioners).

Finally, if you have questions or need additional information, please contact:

David Weeks, AICP, Growth Management Manager or Sue Faulkner, Principal Planner  
Growth Management Department, Zoning Division, Comprehensive Planning Section  
2800 N. Horseshoe Drive  
Naples, Florida 34104  
Phone: D. Weeks 239-252-2306 or S. Faulkner 239-252-5715  
E-Fax: D. Weeks 239-252-6689 or S. Faulkner 239-252-2838  
Email: [david.weeks@colliercountyfl.gov](mailto:david.weeks@colliercountyfl.gov) or [sue.faulkner@colliercountyfl.gov](mailto:sue.faulkner@colliercountyfl.gov)

Sincerely,



James French, Deputy Department Head  
Growth Management Department

Enclosure

cc: *Board of County Commissioners*

*Leo Ochs, County Manager*

*Michael Bosi, Director, Zoning Division*

*David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section*

*Southwest Florida Regional Planning Council - w/ attachment*

*South Florida Water Management District - w/ attachment*

*Florida Department of Transportation, District One - w/ attachment*

*Florida Department of Environmental Protection - w/ attachment*

*Florida Department of Agriculture & Consumer Services/ Florida Forest Service - w/ attachment*

*Florida Department of State/Bureau of Historic Preservation - w/ attachment*

*Florida Fish & Wildlife Conservation Commission - w/ attachment*

*GMPA File 2016 Cycle 3 -October*