

14 June 2018
550 West Place
Naples, Florida 34108-2653

Re: Petition CP-2016-03/PL20160002360

Mr. Ray Bellows, County Liaison
Collier County Planning Commission
3299 Tamiami Trail, East, Suite 303
Naples, Florida 34112

Dear Mr. Bellows:

We are writing to express our objections to the above-referenced Planned Unit Development (PUD). Specific objections are enumerated below:

1. The Neighborhood Information Meeting held on 05 June 2018 at the North Naples Church was inadequate and should be disqualified as a valid meeting for the approval process. Reasons for disqualification are presented below:
 - Verbal interaction (questions from attendees and answers from representatives) was frequently inaudible.
 - Answers to questions were, in some instances, assumptive (prior knowledge of proposed project details).
 - No hard-copy handouts were provided (*e.g.* plans, sketches, mock-ups of the proposed housing units).
 - Some answers were contradictory (*e.g.* traffic studies).
2. Housing Unit Density. The proposed housing unit density (375 units with at least 2 residents per unit resulting in a minimum of 2 POVs (privately owned vehicles) per unit is not in accordance with the original, historical zoning.
3. Housing Unit Height. The proposed height of planned housing units (4 stories over one story of parking giving a final height of 5 stories) is not in keeping with the current height restrictions of 40 feet for retail and 50 feet for commercial. The PUD calls for 60 feet with embellishments which theoretically could be 65 feet total. Most Pine Ridge owners' lots that back onto Goodlette-Frank Road and many interior lots were densely wooded in

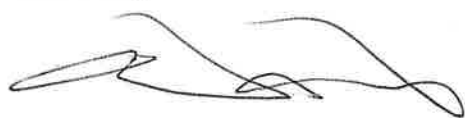
the past providing a buffer against high winds (*e.g.* hurricanes, tornadoes). However, Hurricane Irma (2017) clearly demonstrated protection from dense stands of native trees can no longer be assumed present as a substantial buffer.

4. Conversion Ratio (square footage of commercial housing). It remains unclear why it is necessary to include the conversion ratio in the PUD application. If the developer's plan is to construct 375 housing units by a change of use, building on empty land and removing some of the current commercial buildings, then that is the plan and no conversion ratio is necessary. If the plan is to build less than 375 housing units, then the application process should start once their business model is defined and their plan is clear. Genuine concern remains that at a later date this conversion ratio can be invoked to remove more of the remaining commercial buildings and increase the number of housing units (>375).
5. Increased Motor Vehicular Traffic. The above-referenced PUD application proposes adding an assumed 750-900 POVs for assumed for multiple trips per day and frequently at concentrated times of the day and at one of the busiest intersections in the area (Pine Ridge Road and Goodlette-Frank Road). Increased traffic will adversely impact not only the actual Pine Ridge Road/Goodlette-Frank Road intersection, but also Panther Lane, which is owned and used by Pine Ridge Middle School students, parents and teachers, North Naples church parishioners and the Village School students, parents and teachers crossing or making U-turns on Goodlette-Frank Road to head south. Also, adversely affected will be Pine Ridge homeowners and guests exiting Center Street making U-turns to head north on Goodlette-Frank Road, Autumn Woods homeowners and guests crossing Goodlette-Frank Road to turn south and everyone exiting Pine Ridge Commons onto Pine Ridge Road heading south on Goodlette (4 lanes of traffic!), the Fire Station on Pine Ridge Road and anyone else attempting negotiate the already existing excessive volume of motor vehicular traffic on both roads.

In summary, we are vehemently opposed to deviating from the existing carefully considered, discussed, and approved Collier County Growth Management Plan. Our objections are to the proposed height and housing density and traffic density of the proposed project. At issue is the lack of detail provided to the community prior to the PUD application being considered for approval by the Planning Commission and then further consideration and super-majority vote by the Board of Collier County Commissioners. Overall, we believe that approval and execution of the project proposed the above-referenced project will exacerbate existing traffic issues in the area of the Pine Ridge Road/Goodlette-Frank Road intersection, negatively impact property values and the currently existing highly-desirable lifestyle in Pine Ridge, and reduce the safety of current Pine Ridge residents.

In advance, please accept our thanks for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert M. White, Sr.", with a stylized, flowing script.

Robert M. White, Sr., Ph.D., D.A.B.C.C., C.H.R.M., LTC (Ret., Army MSC).

A handwritten signature in black ink, appearing to read "Vickie B. White", with a stylized, flowing script.

Vickie B. White

A handwritten signature in black ink, appearing to read "Robert M. White, Jr.", with a stylized, flowing script.

Robert M. White, Jr.