Collier County
Growth Management Department

September 21, 2018

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

RE: Transmittal of the Single, *Adopted* "2016 Cycle 3" Growth Management Plan Amendment (DEO No. Collier County 17-3ESR)

Dear Mr. Eubanks:

In accordance with *Chapter 163.3184(3)(b)1., Florida Statutes*, and the Department of Economic Opportunity's posted procedures, both as pertains 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 of Growth Management Plan Amendments, including all support data, to the Department of Economic Opportunity, and one copy of this entire adoption package (on CD) is being sent, on the same date as this letter, to the Florida Department of Transportation District One, and the Florida Fish and Wildlife Conservation Commission.

This amendment was reviewed in an advertised public hearing by the Collier County Planning Commission (local planning agency) on June 21, 2018. The Collier County Board of County Commissioners reviewed the Growth Management Plan amendment in an advertised public hearing on September 11, 2018 and approved it by adoption of Ordinance No. 2018-42.

Amendments to the Future Land Use Element and Future Land Use Map and Map Series are included in this transmittal.

A summary of the single amendment is as follows (more details are provided in the Staff Reports to the Collier County Planning Commission and the Executive Summary to the Board of County Commissioners):

- PL20160002360/CP-2016-3: An Ordinance of the Board of County Commissioners amending Ordinance 89-05, as amended, the Collier County Growth Management Plan, specifically amending the Future Land Use Element and Future Land Use Map and map series to remove the text of the Goodlette/Pine Ridge Commercial Infill Subdistrict from the Urban Commercial District and to add the Goodlette/Pine Ridge Mixed Use Subdistrict text to the Urban Mixed Use District; to allow up to 325 multi-family residential rental dwelling units and 275,000 square feet of commercial development; and, to create a new map, Goodlette/Pine Ridge Mixed Use Subdistrict map, for inclusion in the Future Land Use Element map series to replace the existing Goodlette/Pine Ridge Commercial Infill Subdistrict map. The subject property is located on the northeast quadrant of Pine Ridge Road (CR 896) and Goodlette-Frank Road North (CR 851) in Section 10, Township 49 South, Range 25 East, consisting of ±30.65 acres.

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The Board of County Commissioners adopted petition PL20160002360/CP-2016-3/Collier County 17-3ESR with changes since Transmittal. [Reduced the maximum height of residential buildings from four stories over parking to four stories; and also reduced the maximum number of multi-family dwelling units from 375 to 325.]

This amendment qualifies for the Expedited State Review Process set forth in *Chapter 163.3184(3), F.S.*, as does *not* trigger the provisions of *Chapter 163.3184(2)(c), F.S.*, i.e. the amendment is not within an area of critical state concern, is not within Collier County's rural land stewardship area, is not a sector plan, is not evaluation and appraisal-based, is not DRI-related, and does not qualify as a small-scale amendment.

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), F.S.*

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
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Naples, Florida 34104
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Email: david.weeks@colliercountyfl.gov or sue.faulkner@colliercountyfl.gov

Sincerely,

James French, Deputy Department Head
Growth Management Department

Enclosure

cc: Board of County Commissioners
Leo Ochs, Jr., County Manager
Thaddeus L. Cohen, Department Head, Growth Management Department
Mike Bosi, AICP, Director, Zoning Division
David Weeks, AICP, Growth Management Manager, Comprehensive Planning Section
Florida Department of Transportation, District One – w/ attachment
Florida Department of Environmental Protection– w/ attachment
South Florida Water Management District – w/ attachment
GMPA File 2016 Cycle 3 – October