



November 4, 2019

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, *Proposed* “2018 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 2018 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 advertised public hearing by the Collier County Planning Commission (local planning agency) on September 5, 2019. The Collier County Board of County Commissioners reviewed the Growth Management Plan amendment in an advertised public hearing on October 22, 2019 and approved it by adoption of Resolution No. 2019-206.

A summary of the single amendment is as 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):

PL-20180002668/CP-2018-7, a petition requesting an amendment to the Future Land Use Element of the Growth Management Plan to establish the Ventana Pointe Residential Overlay in Rural Fringe Mixed Use District (RFMUD) Receiving Lands that: allows a maximum residential density of 2.05 dwelling units per acre (DU/A) yielding 77 DUs; utilizes Transfer of Development Rights Credits (TDRs) for this property that would otherwise be ineligible due to being less than the minimum 40 acres required in the RFMUD; provides for bonus TDRs for native vegetation retention beyond that required in the RFMUD; and, provides for a bonus DU for each TDR redeemed (2 for 1); and, furthermore recommending transmittal of the amendment to the Florida Department of Economic Opportunity et al. The subject property is located in on the south side of Immokalee Road, along the west side of Richards Street, and along the north side of Sundance Street, approximately two miles east of Collier Boulevard (CR 951), in Section 25, Township 48 South, Range 26 East, consisting of ±37.62 acres.





Collier County
Growth Management Department

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), Florida Statutes*.

Collier County tentatively proposes to hold adoption hearings on the proposed amendment in February (Planning Commission) and April 2019 (Board of County Commissioners).

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

David Weeks, AICP, Growth Management Manager or Corby Schmidt, AICP, Principal Planner
Growth Management Department, Zoning Division, Comprehensive Planning Section
2800 N. Horseshoe Drive
Naples, Florida 34104
Phone: D. Weeks 239-252-2306 or C. Schmidt 239-252-2944
E-Fax: D. Weeks 239-252-6689 or C. Schmidt 239-252-2946
Email: david.weeks@colliercountyfl.gov or corby.schmidt@colliercountyfl.gov

Sincerely,



James French, Deputy Department Head
Growth Management Department

*cc: Board of County Commissioners
Leo Ochs, County Manager
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 – 2018 Cycle 3 - October*

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