

Fiddler's Creek (Marco Shores) DRI

Exhibit 4 Detail of Request

3. If this is a NOPC application, has any portion of the DRI been:

X SOLD and/or X DEVELOPED?

If yes, please provide a written explanation on a separate sheet, attached to the application.

Fiddler's Creek is an active DRI/PUD, which consists of approximately 3,931.99± acres in southern Collier County. The DRI authorizes 6,000 dwelling units, 325,000 square feet of commercial development, 150 hotel rooms and community facility uses. To date just over 2,000 dwelling units have been developed and sold to individual property owners. Commercial development to date consists of approximately 30,400 square feet, which is utilized for the developers office and project sales center.

4. On a separate sheet attached to the application, please provide a detailed narrative statement that explains the requested action and why this action is proposed. Provide applicable supporting material and a list of all previous actions on the subject site, beginning with the original DRI/PUD approval and including all subsequent amendments. Include hearing number, hearing dates and a summary of the approved action.

The applicant is proposing to shift some of the previously approved commercial development to the U.S. 41 frontage of the project in order to better serve the existing and future residential development within the Fiddler's Creek community. Because the project is approximately two-thirds complete, the Master Development Plan (Map H) is being revised to better reflect the as-built and future development plan for the project. a summary of the proposed changes is listed below.

Summary of Proposed Changes to DRI/PUD

- Create new map H and PUD master plan to reflect reallocation of commercial (B, Business) acreage to area on U.S. 41 near new project entrance.
 - No new commercial square footage is proposed.
- Revise map H master plan to better reflect as-built community plan and add new project accesses on U.S. 41.
- Remove/amend reference to remaining/additional golf courses (which have never been developed) in §4.D.1 of DRI DO and §11.4 of PUD and as necessary related Master Plan amendment

The prior approval actions and hearing dates are identified below.

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Fiddler's Creek (Marco Shores) DRI was initially approval by Development Order 84-3, issued on June 12, 1984, changes to the project have been approved by the following development order amendments:

- a. Resolution No. 84-237 adopted December 11, 1984. This amendment approved the terms of the Stipulation of Settlement between Deltona Corporation and the Department of Community Affairs which resolved an appeal of the original development order. The changes amended the traffic provisions in Section 4.D to provide for a definition of substantial impact on the roadway system and changed other transportation provisions.
- b. Resolution No. 89-149 adopted June 13, 1989. The second amendment reduced the number of dwelling units approved in Fiddler's Creek from a total of 9,110 dwelling units to 7,000 units and required the developer's contribution of an 18.4 acre lake site as a source of fill for the widening of S.R. 951 as the developer's "fair share" contribution requirement.
- c. Resolution No. 96-333 adopted July 23, 1996. The third amendment reduced the number of dwelling units from 7,000 to 6,000 units and reduced the approved commercial acreage to 33.6 acres with 325,000 square feet of commercial use. The amendment also increased the amount of preserve area by 201.37 acres and added a 22.9 acre parcel to the project.
- d. Resolution No. 96-530 adopted November 26. 1996. The fourth amendment added 690 acres in Section 13 to Fiddler's Creek, with no increase in units or commercial square footage.
- e. Resolution No. 98-49 adopted February 24, 1998. The fifth amendment added 1,385 acres to the project for a total of 3,764 acres, with no increase in the number of approved units or commercial square footage. The additional land is to be used for golf and the relocation of previously approved residential units.
- f. Resolution No. 2000-458 adopted December 12, 2000. The sixth amendment added 168 acres to the project for a total of 3,932 acres, with no increase in the number of approved units or commercial square footage. The additional land is to be used for residential/golf course and relocates previously approved residential units.