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August 7, 2017

Nancy Gundlach, AICP, RLA
Principal Planner
Zoning Services, Planning & Zoning Department
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: Marco Shores / Fiddlers Creek DRI Amendment – PL20160002727

Dear Ms. Gundlach:

On behalf of our client, FCC Commercial LLC, we are submitting an application for an Amendment to a DRI for the above referenced project.

The proposed amendment to the Marco Shores / Fiddlers Creek PUD is being requested in order to modify the DRI/PUD, to add new project access points on U.S. 41 and amend Map H to better reflect the as-built conditions within the project, as well as the anticipated future development for the project. A summary of the proposed changes are listed below. The changes do not result in an increase in residential or commercial development within the project. The DRI D.O. is attached in Strikethrough and underline format.

In support of the proposed DRI/PUD amendment, the applicant has provided a traffic impact analysis. This analysis concludes that there are no local or regional transportation issues resulting from the revised location of a portion of the commercial development within the project.

A companion Collier County Growth Management Plan amendment has been filed for the project. A majority of the project is located within the Urban Coastal Fringe Future Land Use Category. A portion of the project is located within the Neutral Lands designated area of the Rural Fringe Mixed Use District. A prior Future Land Use Amendment authorized the previously vested and approved residential dwelling units to be redistributed within the Neutral Lands so long as no additional units were added to the DRI. The applicant proposes to modify the Neutral Lands text to also permit the vested and previously approved commercial development to be redistributed within this portion of the project.

The summary of the proposed changes are as follows:

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 and PUD master plan to better reflect as-built community plan and add two new project access points 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

Please contact either Bruce Anderson at 659-4942 or me if you have any questions. We look forward to working with you on this exciting industry expansion project.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold".

D. Wayne Arnold, AICP

Enclosures

Cc: FCC Commercial LLC
Aubrey J. Ferrao
Tony DiNardo
Joseph Livio Parisi, Esq.
R. Bruce Anderson, Attorney at Law
GradyMinor File