



October 11, 2017

Mr. D. Wayne Arnold
Q. Grady Minor & Associates
3800 Via Del Rey
Bonita Springs, FL 34134

Mr. R. Bruce Anderson, Esquire
Cheffy Passidomo, P.A.
821 5th Avenue South,
Naples, FL 34102

RE: Review Letter 1: Development Order Amendment
PL20160002727
Fiddler's Creek – Marco Shores DRI

Dear Mr. Arnold and Mr. Anderson,

The first review is complete and the following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

The following comments shall be addressed as noted:

Rejected Review: Addressing - GIS Review

Reviewed By: Annis Moxam

Email: annismoxam@colliergov.net Phone #: (239) 252-5519

Correction Comment 1:

On Master Plan – Exhibit FC – A1, please add street names Fiddlers Creek Parkway, Club Center Blvd, Marsh DR, Sandpiper DR and Championship DR.

Rejected Review: Comprehensive Planning Review

Reviewed By: Sue Faulkner

Email: SueFaulkner@colliergov.net Phone #: (239) 252-5715

Correction Comment 1:

Based upon the above analysis, Comprehensive Planning staff finds the proposed amendment not consistent with the FLUE. However, the petition may be deemed consistent if the companion Growth Management Plan Amendment (GMPA) is adopted and becomes effective. The DOA needs to contain an effective date linked to the effective date of the companion GMPA.

Rejected Review: Engineering Stormwater Review

Reviewed By: Richard Orth

Email: RichardOrth@colliergov.net Phone #: (239) 252-5092

Correction Comment 1:

Miscellaneous Corrections:

1 Please identify on the Master Plan (Exhibit FC-A1) all existing and proposed drainage easements established to accommodate major off-site flows through the development.

Rejected Review: Transportation Planning Review

Reviewed By: Michael Sawyer

Email: michaelssawyer@colliergov.net Phone #: (239) 252-2926

Correction Comment 1:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Copy of FDOT comments.

1.Below is a summary (included in page 1 of the enclosed pdf) of the proposed changes:

- 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 new project accesses on U.S. 41.
- Revise future golf course text in paragraphs D and H of the DRI D.O.

2.Modifications to access connections - there is master plan map dated March 8, 2017 (Exhibit FC-A1) on page 56 of the enclosed package. It is not clear how many new access points and/or changes are being requested to US 41. Additionally, it is not clear if this is to be the new Master Plan - an older map is included in page 110 of the pdf as Fiddler's Creek Master Plan.

3.In order for FDOT to evaluate the local and regional impacts of the project change, the following analysis/information is necessary:

- Traffic analysis is to be provided demonstrating that the new access points along US 41 will ensure a safe and efficient transportation movement. Map H is being revised, and the modification in access points has not been previously studied or reviewed. Hence, the applicant is to provide an analysis for the build-out as part of the NOPC to assess the impacts caused along the US 41 study intersections including project access points, pursuant to Section 380.06(19)(a), Florida Statutes (F.S.).
- Provide clear revised Map H along with the originally approved Map H showing the new access points being requested.
- The applicant is to provide a detailed status for the transportation conditions included in the DO. Enclosed is a page from the recent Annual Monitoring Report dated August 10, 2017 stating that "all required auxiliary lanes at each new intersection on US 41" is only 50% completed". This is vague and non-specific to each intersection. Each intersection should be addressed.

Correction Comment 2:

Additional Items that need to be addressed for Transportation Review:

Rev.1: Please see additional comments provided with the companion PUDA and GMPA petitions, address all cross over/related comments especially those additional FDOT and staff comments regarding proposed access changes.

Rejected Review: County Attorney Review

Reviewed By: Heidi Ashton-Cicko

Email: heidiashton@colliergov.net Phone #: (239) 252-8773

Correction Comment 1:

Miscellaneous Corrections: Please email to me a word version of the Ordinance so that I can finalize it.

Correction Comment 2:

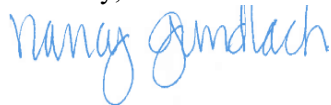
Miscellaneous Corrections: See additional comments to be sent by email during the week of Sept. 18.

The following comments are informational and/or may include stipulations:

- Applicants who are converting a paper submittal to E-Permitting must resubmit complete sets of all plans, signed and sealed, even if they were previously approved on an earlier review. As a reminder, all documents that are required to be signed and sealed must be digitally signed and sealed when submitting through our E-Permitting process. On the cover letter please identify that previous submittals were done through paper and that this submittal is by E-Permitting. Also, identification of the changes in cover letter (ex. See note #23 Civil Plan Sheet 4) improves the efficiency of the resubmittal review.
- When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to completed reviews with stipulations.
- Please be advised that Sections 10.02.03.H.1, and 10.02.04.B.3.c require that a re-submittal must be made within 270 days of this letter.

If you have any questions, please contact me at (239) 252-2484.

Sincerely,



Nancy Gundlach
Principal Planner
Growth Management Department

Copy to: FCC Commercial LLC
Annis Moxam

Sue Faulkner
Mike Sawyer
Heidi Ashton
Sharon Umpenhour