

## NEIGHBORHOOD INFORMATION MEETING

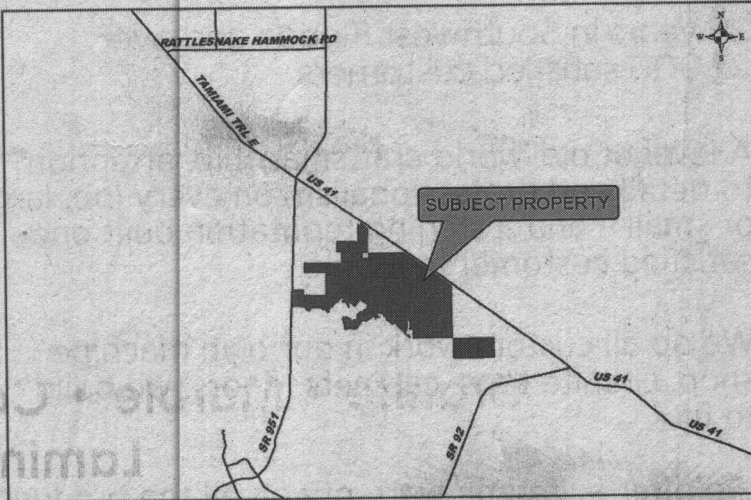
Petitions PL20160002727 - Fiddler's Creek - Marco Shores DRI, PL20160002496 - Fiddler's Creek - Marco Shores PUD and PL20160002618/CP-2017-1, a large-scale amendment to the Future Land Use Element for Fiddler's Creek

The public is invited to attend a neighborhood information meeting held by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A., representing the Applicant, FCC Commercial LLC, on:

**Tuesday, January 16, 2018, 5:30 pm**  
at

**Rookery Bay Environmental Research Center Auditorium, 300 Tower Road, Naples, FL 34113**

The subject property is comprised of approximately 4,439.31± acres, located south of the intersection of U.S. 41 (Tamiami Trail East) and Collier Boulevard, on the east side of Collier Boulevard, west of U.S. 41 in Sections 11, 13, 14, 15, 22, 23, 24 and 25, Township 51 South, Range 26 East and Sections 18, 19 and 29, Township 51 South, Range 27 East, Collier County, Florida.



The Applicant, FCC Commercial LLC, is asking the County to approve a Development of Regional Impact (DRI) Amendment, Planned Unit Development (PUD) Amendment and Growth Management Plan (GMP) Amendment applications, which propose to amend the previously approved DRI, PUD, PUD Master Plan and Growth Management Plan. The Applicant is proposing modifications to the DRI/PUD, which better reflects the as-built conditions within the Project, as well as the anticipated future development for the Project. A summary of the proposed changes is listed below. The changes do not result in an increase in residential or commercial development within the Project.

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 is as follows:

- 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.
- Update land use acreages breakdown based on revised master plan in section 2.3 of PUD.
- Amend DRI and PUD to add a conversion factor between multi-family and single-family dwellings.
- Amend Section 3.4 (a) Group Care Facilities to delete parcel location references and replace with more specific location option, shown on the Conceptual Master Plan.
- Amend Section 6.8 of the PUD to show increase in potential B, Business area acreage. Maximum of 325,000 sq. ft. of intensity to remain unchanged.
- Amend Section 8.5.E of the PUD to clarify that golf course is a permitted active recreational use within Section 29.
- Add multi-family residential and hotel as permitted uses in the B, Business (commercial) District.
- Amend reference in §4.D.1 of DRI DO and §11.4 of PUD and as necessary in the related Master Plan amendment, that the remaining golf course in Fiddler's Creek may be constructed when feasible to serve the surrounding residential units.

Business and property owners, residents and visitors are welcome to attend the presentation. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing. Project information is posted online at [www.gradyminor.com/planning](http://www.gradyminor.com/planning). If you have questions or comments, they can be directed by mail, phone, fax or e-mail to:

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