

Sharon Umpenhour

From: DANIEL TRESCOTT <trescott@embarqmail.com>
Sent: Tuesday, August 29, 2017 4:32 PM
To: Sharon Umpenhour; Wayne Arnold
Cc: Margaret Wuerstle; rbanderson@napleslaw.com; Brenda Winningham; scott rogers; GundlachNancy; Sarah Catala
Subject: Re: Marco Shores/Fiddler's Creek DRI Notice of Proposed Change Review Deadline

Thank you Sharon for providing the TIS and maps. We look forward to receiving responses to the other information requested below from FDOT.

Sincerely,

Daniel L. Trescott, MSP
Trescott Planning Solutions, LLC
421 Norwood Court
Fort Myers, Florida 33919
(239) 850-7163 Cell
(239) 433-4067 Office
(239) 433-0105 Fax
trescott@embarqmail.com

From: "Sarah Catala" <Sarah.Catala@dot.state.fl.us>
To: "DANIEL TRESCOTT" <trescott@embarqmail.com>, "Brenda Winningham" <brenda.winningham@deo.myflorida.com>, "scott rogers" <scott.rogers@deo.myflorida.com>, "GundlachNancy" <NancyGundlach@colliergov.net>
Cc: "Margaret Wuerstle" <mwuerstle@swfrc.org>, "Sharon Umpenhour" <SUMpenhour@gradyminor.com>, "warnold" <warnold@gradyminor.com>, rbanderson@napleslaw.com
Sent: Tuesday, August 29, 2017 12:42:43 PM
Subject: RE: Marco Shores/Fiddler's Creek DRI Notice of Proposed Change Review Deadline

Attached is the package (Fiddlers Creek NOPC 8-7-17) that FDOT received on the Marco Shores/Fiddler's Creek DRI Notice of Proposed Change.

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.***

Please feel free to contact me if you should have any questions.

Thank you

Sarah Catala, FDOT

District One Strategic Intermodal System (SIS) Coordinator
Growth Management Coordinator
Southwest Area Office
10041 Daniels Parkway
Fort Myers, FL 33913
Direct Line: 239.225.1981
Cell: 239.671.6247



From: DANIEL TRESCOTT [mailto:trescott@embarqmail.com]
Sent: Friday, August 11, 2017 12:15 PM
To: Brenda Winningham; scott rogers; GundlachNancy; Catala, Sarah
Cc: Margaret Wuerstle; Sharon Umpenhour; warnold ; rbanderson@napleslaw.com
Subject: Marco Shores/Fiddler's Creek DRI Notice of Proposed Change Review Deadline

DRI Review Agencies for Marco Shores/Fiddler's Creek DRI Notice of Proposed Change (NOPC) in Collier County:

The Southwest Florida Regional Planning Council has received the attached NOPC submittal for

Marco Shores/Fiddler's Creek DRI in Collier County. We are currently reviewing the application to determine if the information provided is adequate to evaluate the local and regional impacts of the project change. If your staff has any questions regarding the adequacy of the information necessary for their own review, we will be glad to request the applicant provide the information. We need these questions in writing no later than September 5, 2017.

We appreciate your assistance in the review of this application and if you have any questions please let me know.

Sincerely,

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trescott@embarqmail.com

Sharon Umpenhour

From: Sharon Umpenhour
Sent: Tuesday, August 29, 2017 2:23 PM
To: 'Catala, Sarah'
Cc: DANIEL TRESPCOTT; Wayne Arnold
Subject: RE: Marco Shores/Fiddler's Creek DRI Notice of Proposed Change Review Deadline
Attachments: Exhibit FC-A1 - Resolution 2000-458 - Existing.pdf; Exhibit FC-A1 - 2017 MCP - Proposed.pdf

Tracking:	Recipient	Delivery
	'Catala, Sarah'	
	DANIEL TRESPCOTT	
	Wayne Arnold	Delivered: 8/29/2017 2:23 PM

Sarah,

Please find attached the previously approved Master Plan, which has been marked up to show the project entrances, and the proposed Master Plan, which is also marked up to show the proposed relocated and additional project entrances. All other entrances will remain as approved.

Please let me know if you need additional information.

Sharon Umpenhour
Senior Planning Technician

From: Catala, Sarah [mailto:Sarah.Catala@dot.state.fl.us]
Sent: Tuesday, August 29, 2017 12:43 PM
To: DANIEL TRESPCOTT <trespccott@embarqmail.com>; Brenda Winningham <brenda.winningham@deo.myflorida.com>; scott rogers <scott.rogers@deo.myflorida.com>; GundlachNancy <NancyGundlach@colliergov.net>
Cc: Margaret Wuerstle <mwuerstle@swfrpc.org>; Sharon Umpenhour <SUmpenhour@gradyminor.com>; Wayne Arnold <WArnold@gradyminor.com>; rbanderson@napleslaw.com
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Thank you

Sarah Catala, FDOT

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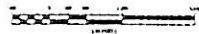
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trescott@embarqmail.com

Fiddler's Creek

naples, florida



Project Entrance

Project Entrance

Project Entrance

Project Entrance

Land Use Key

	R	Residential
	B	Business/ Commercial
	P	Park
	GC	Golf Course
	CC/TC	Recreational Amenities
	CF	Community Facility
		Right-Of-Way
		Reserve
		Lakes
		Miscellaneous Open Space/Buffers/ Drainage Easements
	U	Utility (Existing)



Scale: 1" = 500'
Date: January 6, 2000

Fiddler's Creek Master Plan

EXHIBIT
"FC-A1"

Fiddler's Creek

naples, florida

Proposed -
relocate



Scale: 1"=800'
Date: March 8, 2017
Master Plan
Exhibit FC-A1

Land Use Key	
	R Residential
	B Business/Commercial
	P Park
	GC Golf Course
	RA Recreational Amenities
	CF Community Facility
	Road Right-Of-Way
	Reserve
	Lakes
	Miscellaneous Open Space/Buffers
	Drainage Easements
	U Utility (Existing)

* ALF Permitted

Proposed -
add

Proposed - add

