

MARCO SHORES/FIDDLER'S CREEK DRI NOTICE OF PROPOSED CHANGE IN COLLIER COUNTY

BACKGROUND

Fiddler's Creek, or Unit 30 is a portion of a larger Development of Regional Impact (known as Marco Shores), located in southwestern Collier County, and near Marco Island (See Attachment I, Location Map). The larger DRI is unusual in that it includes many non-contiguous land development areas, which together were the subject of a law suit involving the original developer, the Florida Department of Environmental Regulation, the Florida Department of Natural Resources (now both FDEP), the Florida Department of Community Affairs (DCA) now (DEO), Collier County, and various private conservation organizations. The Settlement Agreement ending the law suit was entered into on July 20, 1982. On June 12, 1984, the Collier County Board of County Commissioners approved the DRI Application for Unit 30, Isle of Capri Commercial and Key Marco (Horr's Island) and Part of Marco Shores Planned Unit Development (hereafter known as The Marco Shores DRI). The original Development Order 84-3 approved development within three main areas. The areas and development approvals were as follows:

- 1) Unit 30: 9,110 residential units (primarily multi-family), with parks, recreation areas, schools, utility sites, community facilities, churches, lakes, and roads; all on 1,645.91 acres.
- 2) Isle of Capri Commercial Area: neighborhood commercial uses (unspecified); located on 7.44 acres.
- 3) Key Marco/Horr's Island: 300 multi-family units, with parks and recreation areas; all on 212.89 acres.

A fourth area, known as The Goodland Marina, was included within the Settlement Agreement, but was not originally part of the DRI. Later changes to the DRI (see below) added a 150-room hotel, restaurant, and utility site to the Isle of Capri Commercial Area, reduced the number of residential units within Unit 30 to 6,000 units, added a hotel/resort to Unit 30, and combined the marina with the remainder of the DRI. Regional staff believes that the entire Marco Shores Development is currently approved for the following development areas and uses:

- a) Unit 30 (approved for 6,000 units, on 3,932 acres, with a 33.6-acre commercial area containing 325,000 square feet of commercial space);
- b) Isle of Capri (approved for a 150-room hotel, accessory uses, a restaurant site and a utility site on 7.44 acres);
- c) Horr's Island (approved for 300 units on 212.89 acres);
- d) Barfield Bay Multi-Family (approved for 314 units on 49.04 acres);
- e) John Stevens Creek (approved for 72 units on 14.54 acres);

- f) Goodland Marina within City of Marco Island (approved for marina uses on 15.83 acres).

The Fiddler's Creek portion of Unit 30, the subject of this Notice of Proposed Change (NOPC), is currently under construction and approximately two-thirds complete. Based on the most recent DRI 2017 Annual Report, a total of 2,292 residential units, 30,413SF of office and 36 holes of golf course have been constructed to date. Eighteen (18) holes have been constructed for the Fiddler's Creek residents and golf club members and eighteen (18) holes have been constructed for the Marco Marriott.

PREVIOUS CHANGES

The following Development Order (DO) amendments have been adopted by Collier County Board of County Commissioners.

1. 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.
2. Resolution #88-117, approved on May 24, 1988, amended the commercial uses to be allowed within the Isle of Capri Commercial Area. The Resolution allowed a 150-room hotel/motel, up to four stories in height, restaurants and certain accessory uses to be constructed within the Commercial Area. Previously, this area had been limited to Neighborhood Commercial. The Resolution also stipulated certain development standards and required vegetation buffers for a utility area located on the northwest corner of the property. The Resolution included environmental, water management, traffic, utilities, and engineering conditions tailored specifically to the property. The owner of the property (Isles of Capri Civic Association) committed to not begin site clearing or filling activities until after the four-laning of State Road 951. Vertical development was prohibited from taking place until completion of the road widening.
3. Resolution No. 89-149 adopted June 13, 1989 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.
4. Resolution No. 96-333 adopted July 23, 1996 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.
- 5) Resolution No. 96-530 adopted November 26, 1996 added 690 acres in Section 13 to Fiddler's Creek, with no increase in units or commercial square footage.

- 6) Resolution No. 98-49 adopted February 24, 1998 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.
- 7) Resolution No. 2000-458 adopted December 12, 2000 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.

PROPOSED CHANGES

The proposed DRI NOPC is being requested to shift some of the previously approved commercial development to the U.S. 41 frontage of the project 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 Attachment II) 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.

- 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 accesses on U.S. 41 (a right in/ right out access and a full median access on US 41).
- Amend reference to remaining/additional golf course (which have never been developed) text in paragraphs D of the DRI D.O.
- Add a conversion factor to allow conversion of multi-family to single family.

CHARACTER, MAGNITUDE, LOCATION

There are no changes in character, magnitude or location of the DRI associated with the changes.

REGIONAL GOALS, RESOURCES OR FACILITIES

The primary regional issues of concern for this NOPC is related to transportation impacts. The Florida Department of Transportation (FDOT) has reviewed the NOPC and Transportation Impact Study and in coordination with Collier County has no objections. FDOT requests that the applicant implements all identified improvements not yet completed, as the development progresses.

MULTI-JURISDICTIONAL ISSUES

No new multi-jurisdictional issues will occur from these changes.

NEED FOR REASSESSMENT OF THE DRI

Because no additional regional impacts are anticipated, the need for reassessment of the DRI is unnecessary.

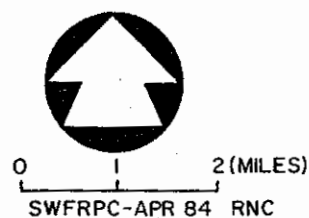
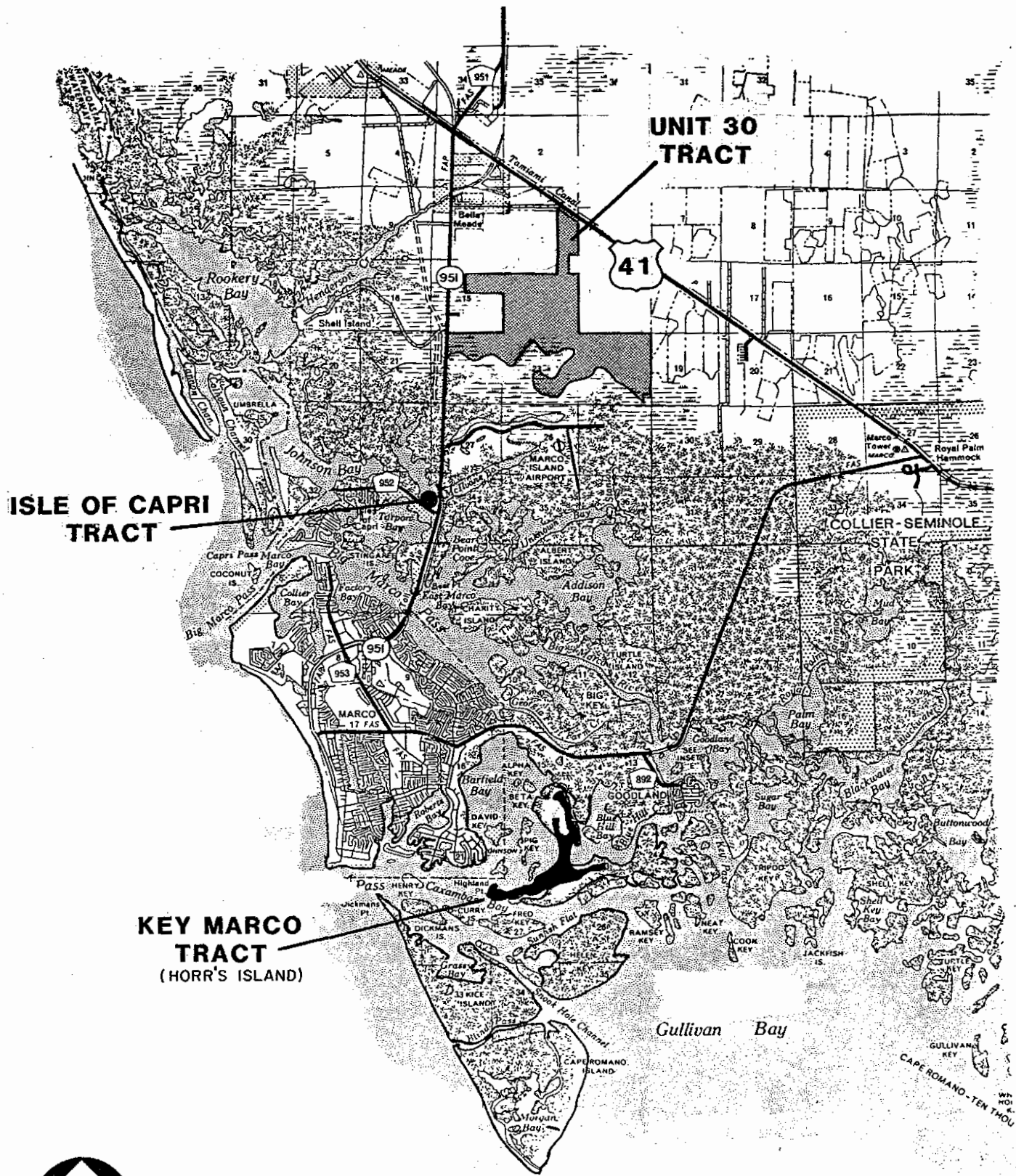
ACCEPTANCE OF PROPOSED D.O. LANGUAGE

The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.

RECOMMENDED ACTIONS

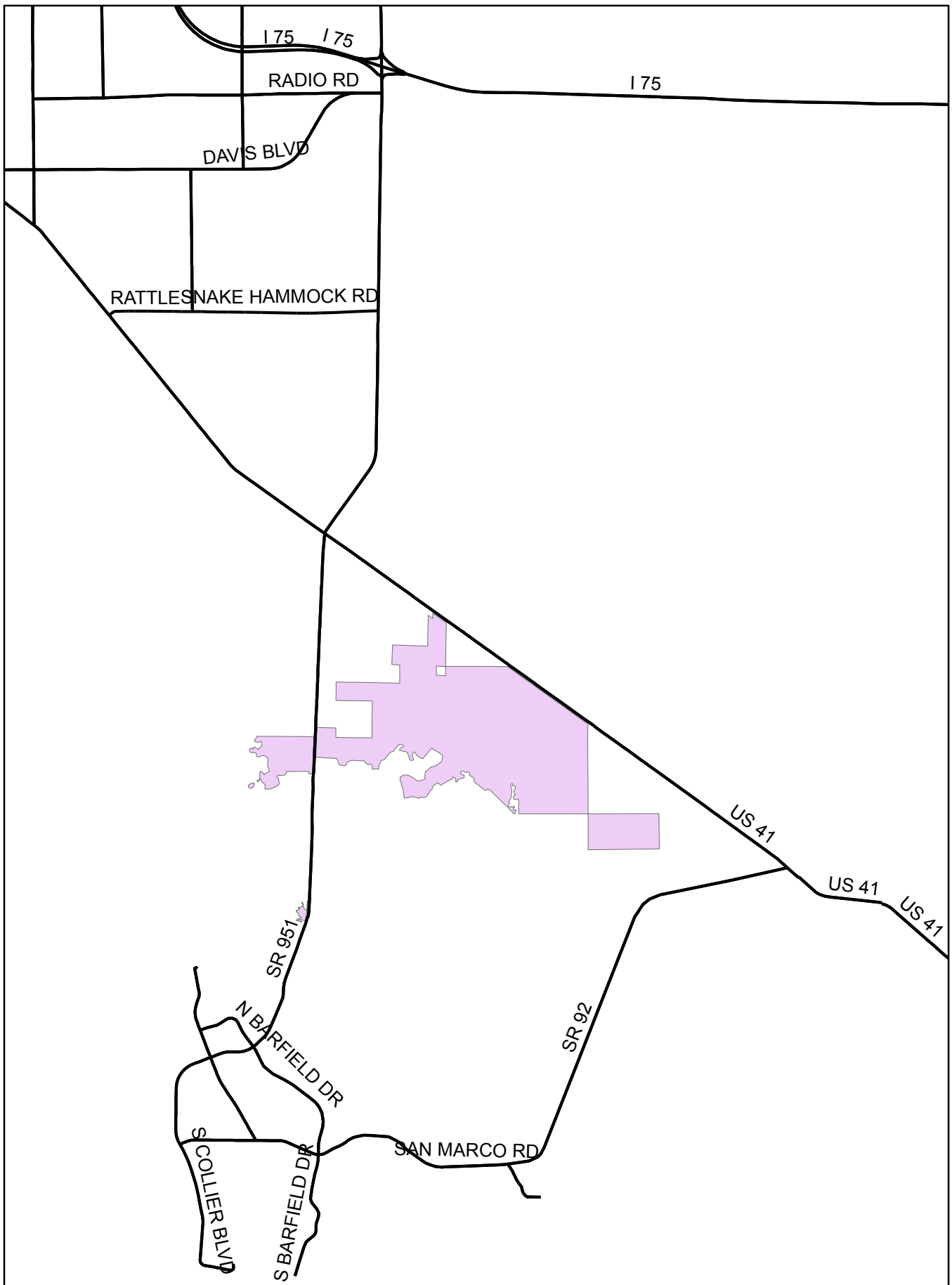
1. Notify Collier County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.
2. Request that Collier County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.

2/15/2018



MARCO SHORES GENERAL LOCATION MAP

Marco Shores/Fiddlers' Creek DRI Location Map



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

