

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #1

October 22, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**AGENDA
LETTER**

Fiddler's Creek Community Development District #1

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

<https://fiddlerscreekcdd1.net/>

October 15, 2025

Board of Supervisors
Fiddler's Creek Community Development District #1

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Fiddler's Creek Community Development District #1 will hold a Regular Meeting on October 22, 2025 at 8:00 a.m., at the Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
3. Quality Control Lake Report - Premier Lakes, Inc. (*Bill Kurth*)
4. Health, Safety and Environment Reports (*Ryan Hennessey*)
 - A. Irrigation and Pressure Cleaning Efforts
 - B. Security and Safety Update
5. Developer's Report
6. Engineer's Report: *Bowman Company*
7. Continued Discussion: Irrigation Action Items
8. Discussion/Consideration: Easement Use Agreements [Bellagio Lots by Seawall]
 - A. Discussion/Consideration: Consent to Use Agreements
9. Acceptance of Unaudited Financial Statements as of September 30, 2025
10. Approval of September 24, 2025 Regular Meeting Minutes
11. Action/Agenda or Completed Items
12. Staff Reports

- A. District Counsel: *Woodward, Pires and Lombardo, P.A.*
- Report on Collier County Planning Commission/Consideration of Proposed Greenway-Fritchey RPUD

- B. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 5, 2025 at 8:00 AM

○ QUORUM CHECK

SEAT 1	JOSEPH BADESSA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	TORBEN CHRISTENSEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JOSEPH SCHMITT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOSEPH MAYER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	FRANK WEINBERG	☐ IN PERSON	☐ PHONE	☐ NO

- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*

13. Supervisors' Requests

14. Public Comments

15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,


Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 709 724 7992

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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Fiddler's Creek CDD #1 October 2025 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
1	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
2	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
3	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
4	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
4A	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
5	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
6	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
7	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
7A	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
8	Treated	Grasses & Shoreline weeds	9/18/2025		9/10 & 9/11 Extremely high water, inspections only
9	Treated	Torpedo grass, Shoreline weeds & Grasses	9/26/2025, 10/02/2025		9/10 & 9/11 Extremely high water, inspections only
10	Treated	Grasses	10/02/2025		9/10 & 9/11 Extremely high water, inspections only
15	Treated	Grasses & Shoreline weeds	9/25/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
16	Treated	Grasses & Shoreline weeds	9/18/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
17	Treated	Grasses & Shoreline weeds	9/18/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
18	Treated	Grasses & Shoreline weeds	9/18/2025, 10/02/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
21	Treated	Grasses & Shoreline weeds	9/18/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
22	Treated	Grasses & Shoreline weeds	9/18/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
30	Treated	Grasses & Shoreline weeds	9/18/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
34	Treated	Grasses	9/25/2025		9/10 & 9/11 Extremely high water, inspections only

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
34A	Treated	Torpedo grass, Shoreline weeds & Grasses	9/26/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
34B	Treated	Grasses & Shoreline weeds	9/25/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
35	Treated	Grasses	9/25/2025		9/10 & 9/11 Extremely high water, inspections only
36	Inspected		9/10/2025. 09/11/2025		Extremely high water
37A/B	Treated	Grasses	9/25/2025		9/10 & 9/11 Extremely high water, inspections only
38A/B/C	Inspected		9/10/2025. 09/11/2025		Extremely high water
39A/B	Inspected		9/10/2025. 09/11/2025		Extremely high water
40A/B	Treated	Algae & Alligator weed	10/02/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only 10/9 littorals sprayed

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
41A1/A	Inspected		9/10/2025. 09/11/2025		Extremely high water
41B1/B2/C	Treated	Torpedo grass, Shoreline weeds, Algae & Alligator weed	9/26/2025, 10/02/2025, 10/09/2025		9/10 & 9/11 Extremely high water, inspections only
42A/B	Treated	Alligator weed	10/09/2025		9/10 & 9/11 Extremely high water, inspections only
43B	Treated	Alligator weed	10/09/2025		9/10 & 9/11 Extremely high water, inspections only <u>10/9</u> littorals sprayed
44	Inspected		9/10/2025. 09/11/2025		Extremely high water
50A/B	Treated	Grasses & Algae	10/02/2025		9/10 & 9/11 Extremely high water, inspections only <u>10/2</u> cut & removed primrose
70A/B	Treated	Grasses	9/25/2025		9/10 & 9/11 Extremely high water, inspections only

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
78A/B	Treated	Grasses	9/25/2025		9/10 & 9/11 Extremely high water, inspections only
79A	Treated	Grasses	9/25/2025		9/10 & 9/11 Extremely high water, inspections only
95	Inspected		9/10/2025. 09/11/2025		Extremely high water
FC1	Treated	Grasses & Pondweed	9/18/2025, 9/19/2025		9/10 & 9/11 Extremely high water, inspections only
FC2A/B/BL1&BL2	Treated	Torpedo grass & Shoreline weeds	9/26/2025		9/10 & 9/11 Extremely high water, inspections only
FC3	Treated	Grasses & Pondweed	9/18/2025, 9/19/2025		9/10 & 9/11 Extremely high water, inspections only
FC4	Treated	Grasses & Pondweed	9/18/2025, 9/19/2025		9/10 & 9/11 Extremely high water, inspections only
FC5	Treated	Grasses & Pondweed	9/18/2025, 9/19/2025		9/10 & 9/11 Extremely high water, inspection only

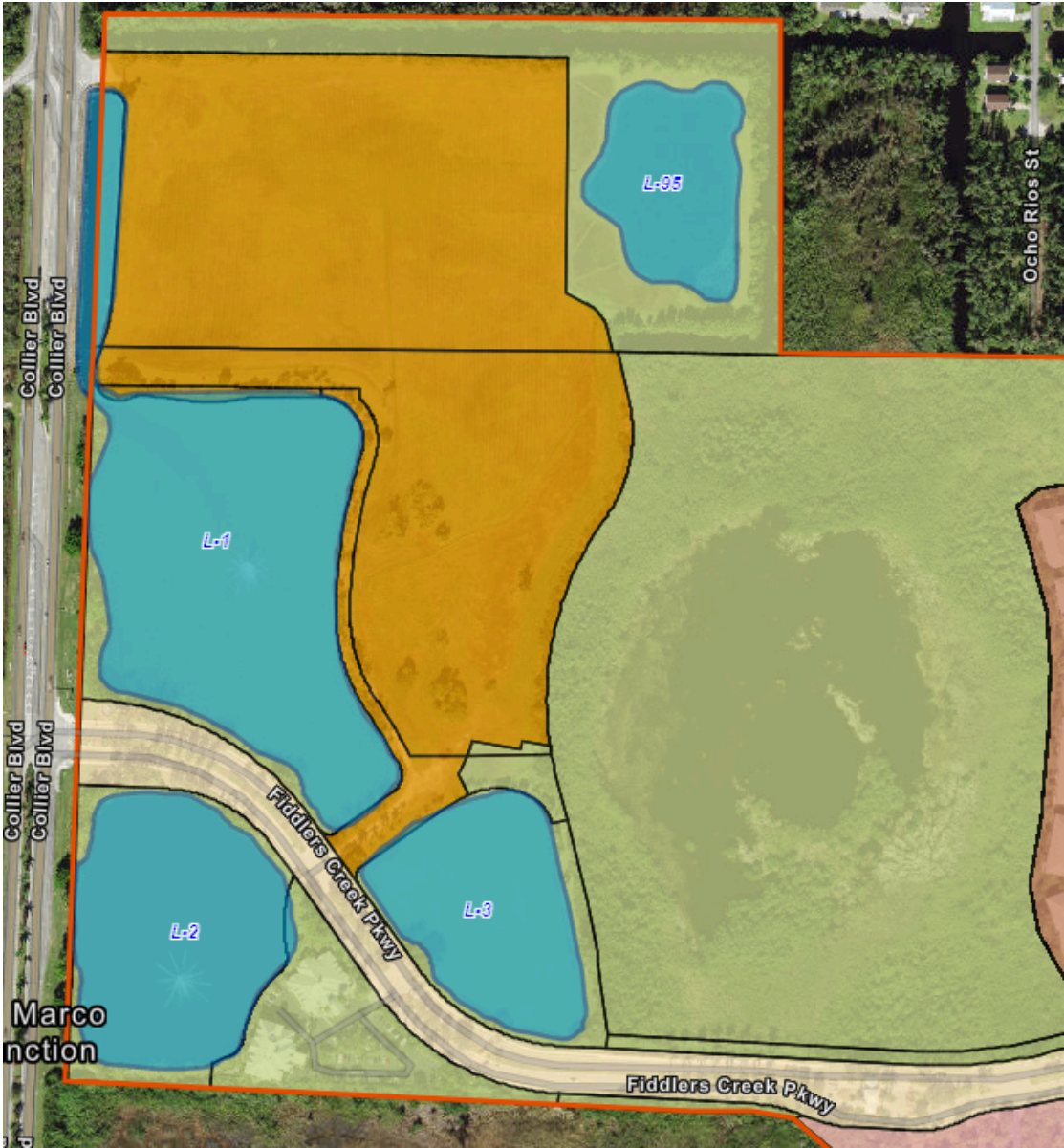
Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
65A	Treated	Grasses & Pondweed	9/18/2025, 9/19/2025		9/10 & 9/11 Extremely high water, inspections only
65B	Treated	Grasses, Torpedo grass & Shoreline weeds	9/25/2025, 9/26/2025		9/10 & 9/11 Extremely high water, inspections only
65C	Inspected		9/10/2025. 09/11/2025		Extremely high water
65D	Inspected		9/10/2025. 09/11/2025		Extremely high water
65E1	Inspected		9/10/2025. 09/11/2025		Extremely high water
6E2	Inspected		9/10/2025. 09/11/2025		Extremely high water
65F	Inspected		9/10/2025. 09/11/2025		Extremely high water
Cardinal Cove	Inspected		9/10/2025. 09/11/2025		Extremely high water
GC Hole 13	Inspected		9/10/2025. 09/11/2025		Extremely high water
Swale/OutFall-1	Inspected		9/10/2025. 09/11/2025		Extremely high water
Swale/OutFall-2	Treated	Grasses	10/02/2025		9/10 & 9/11 Extremely high water, inspection only

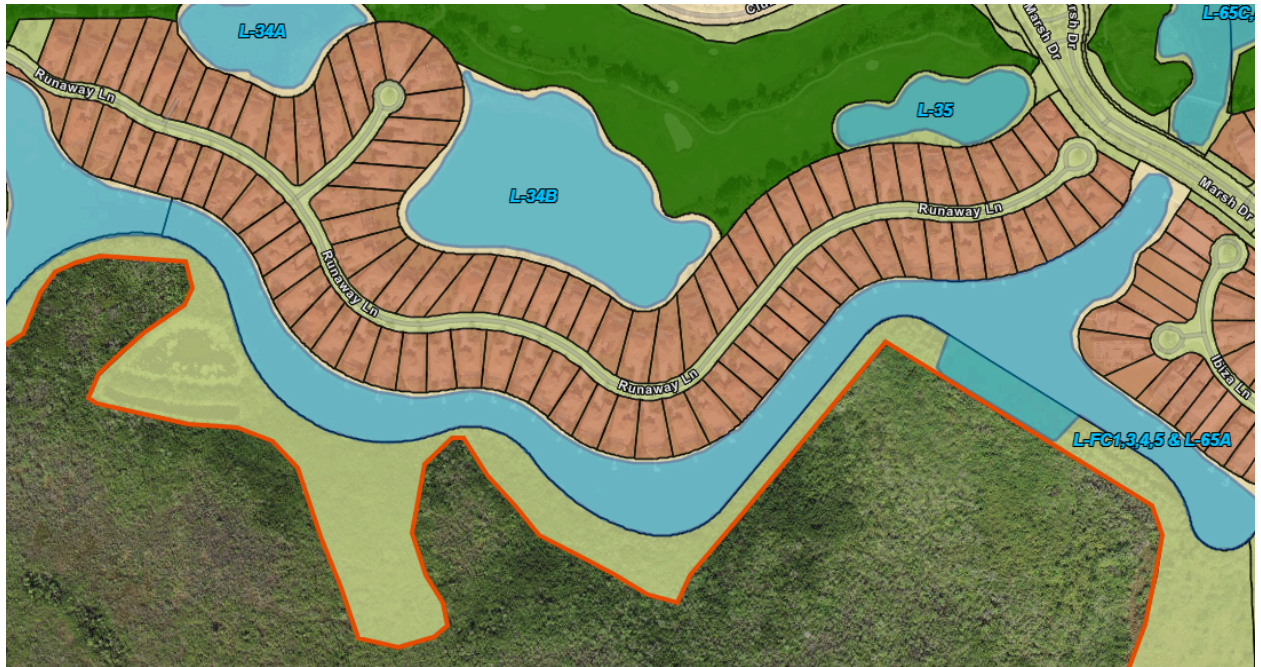
Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
Swale/OutFall-3	Treated	Grasses, Shoreline weeds & Submersed weeds	9/25/2025, 10/9/2025		9/10 & 9/11 Extremely high water, inspections only

Fiddler's Creek CDD #1 Monthly Summary & Next Steps

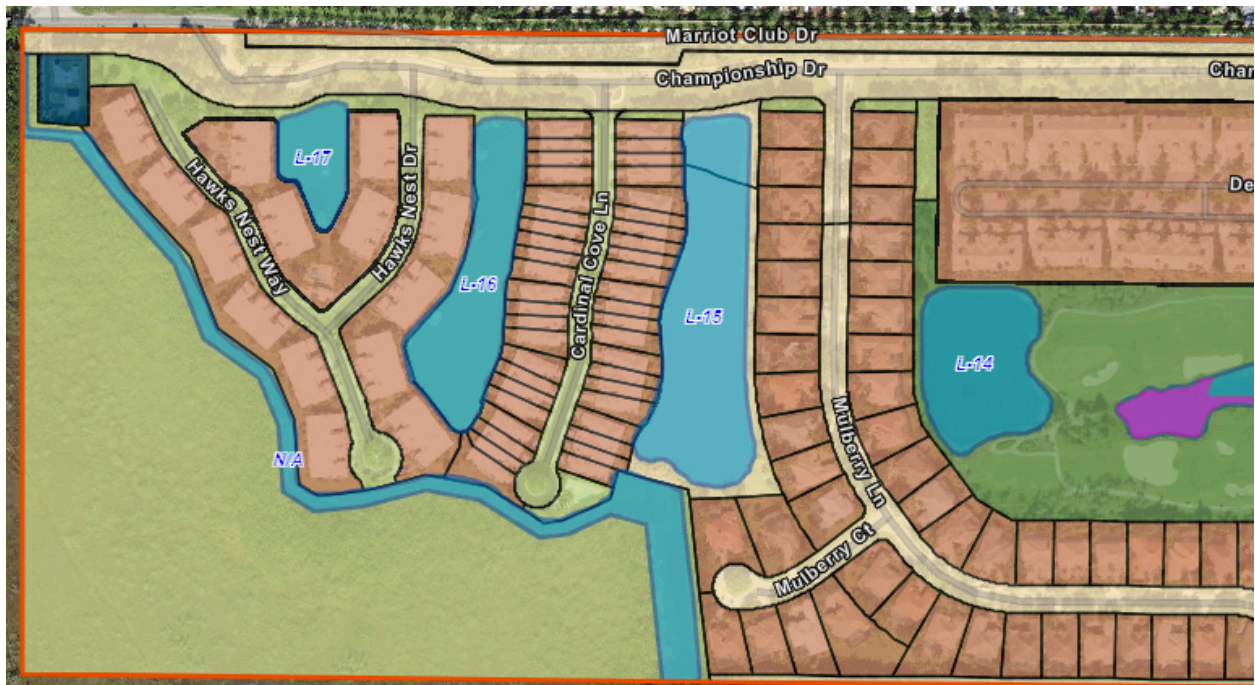
High water levels prevented treatments on two of our visits, so we utilized that time to conduct thorough inspections of all the lakes. Most of the treatments completed were part of routine maintenance, including spraying for grasses and shoreline weeds. Algae treatments were performed in ponds 41B1/B2/C and 50A/B, while submersed vegetation was treated in FC1 through FC5 and 65A. Additionally, our wetland team performed walkthroughs of several of the larger littoral shelves.

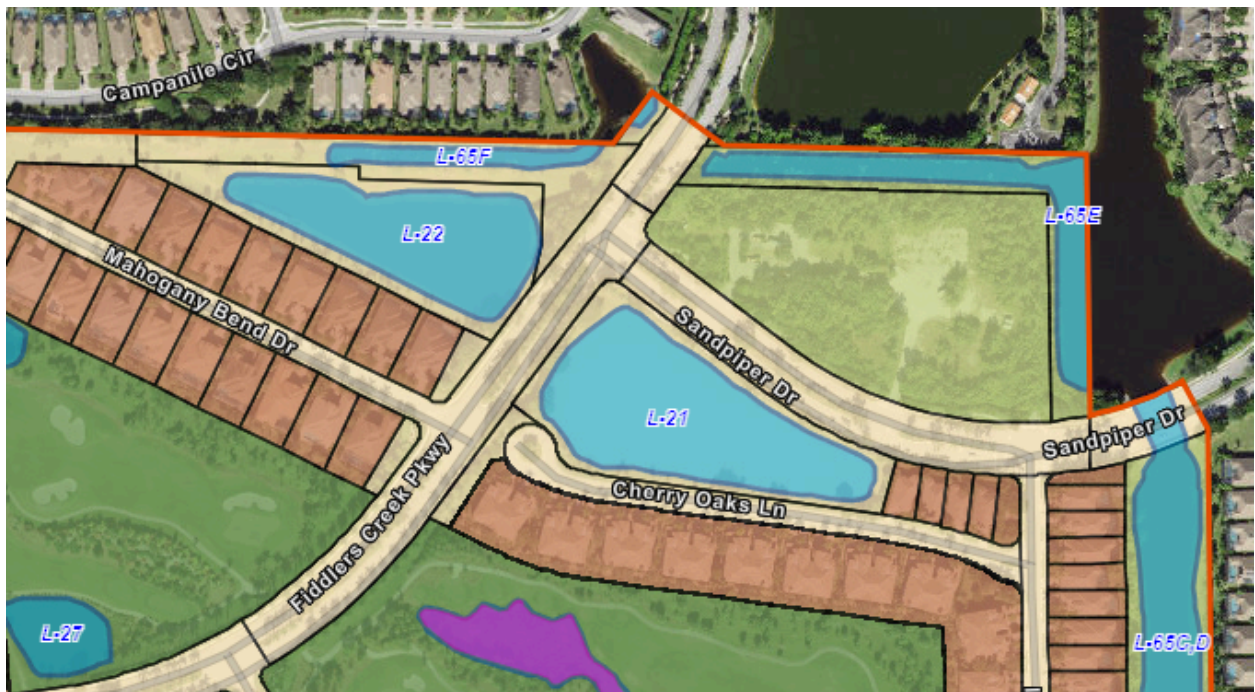
GIS Site Maps





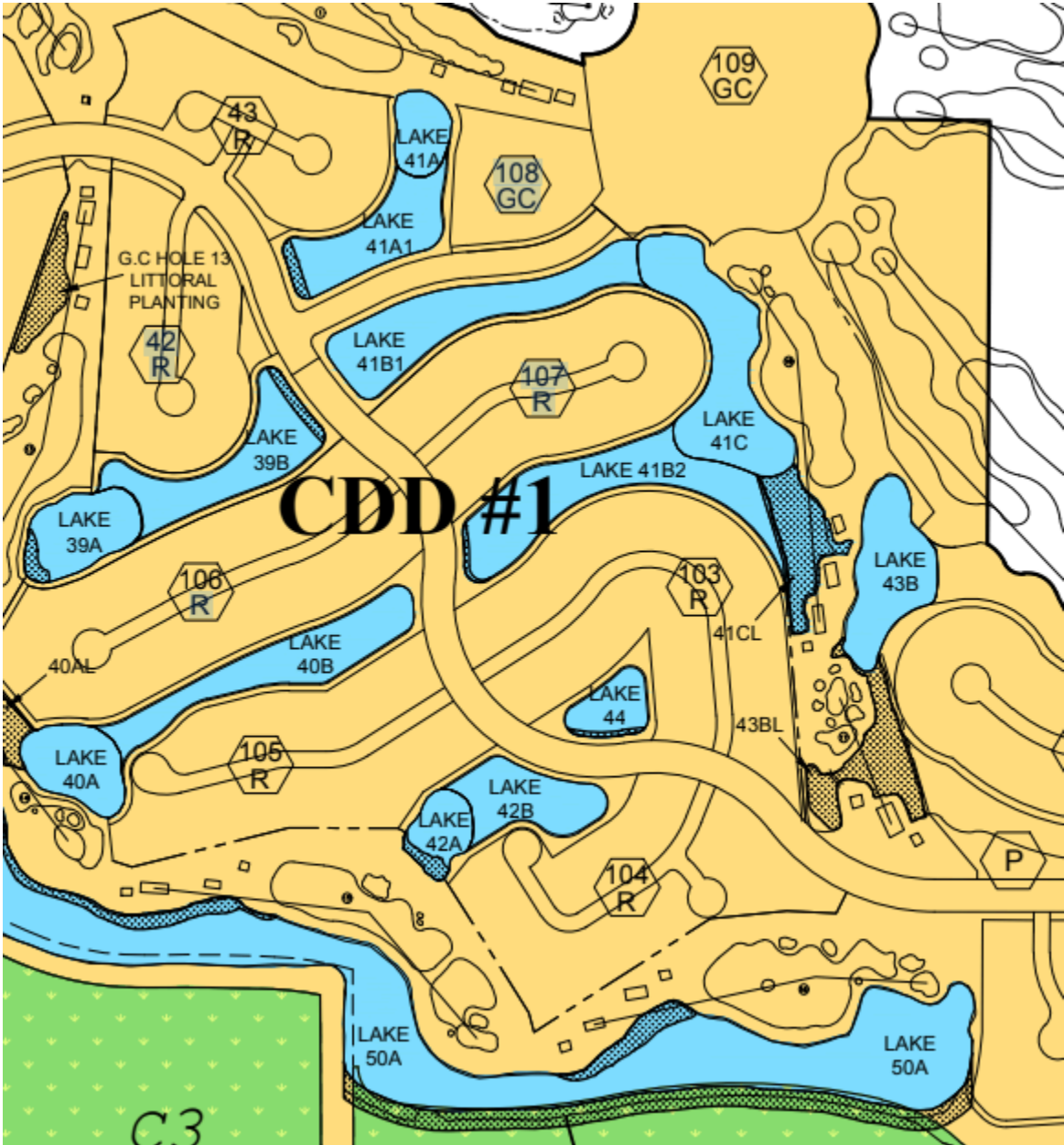


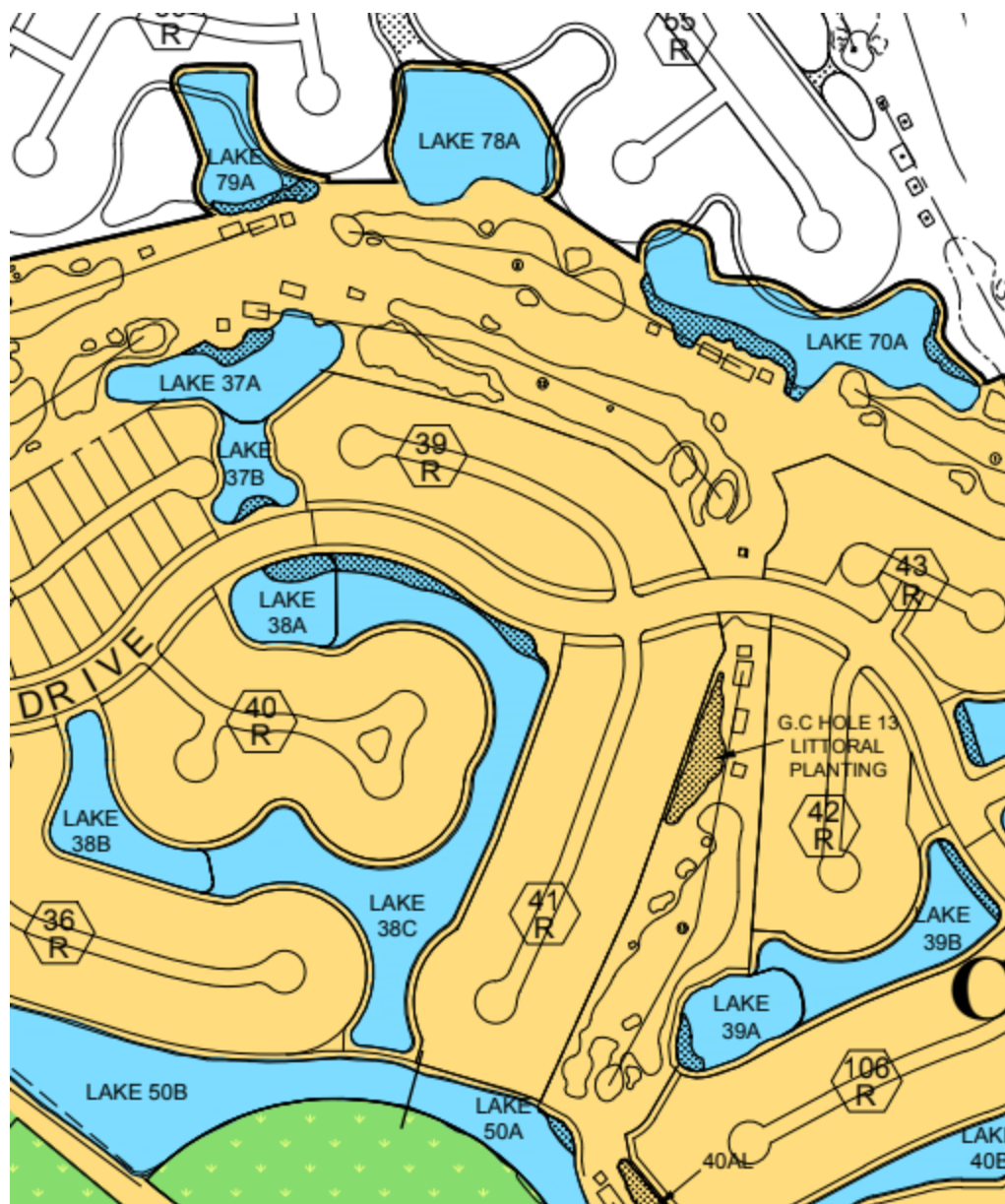


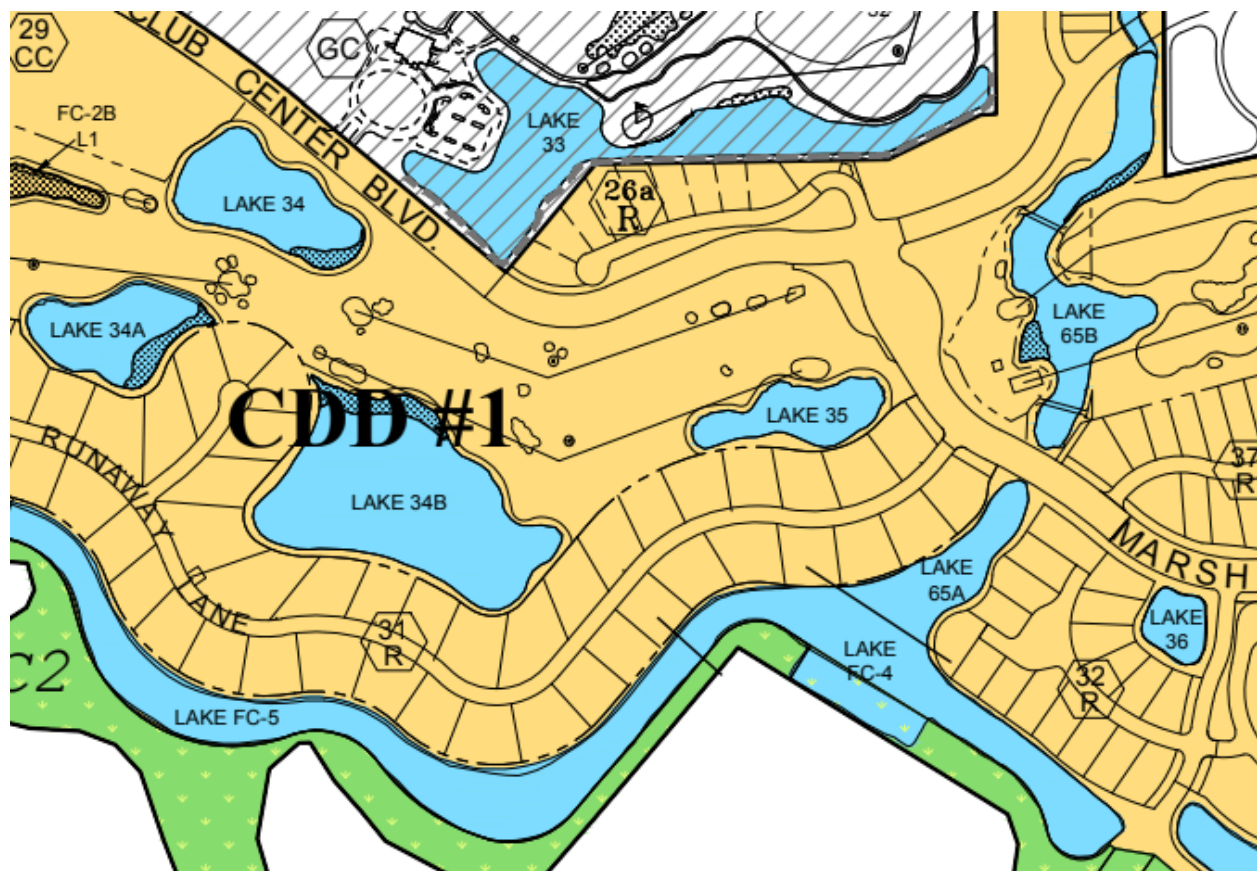




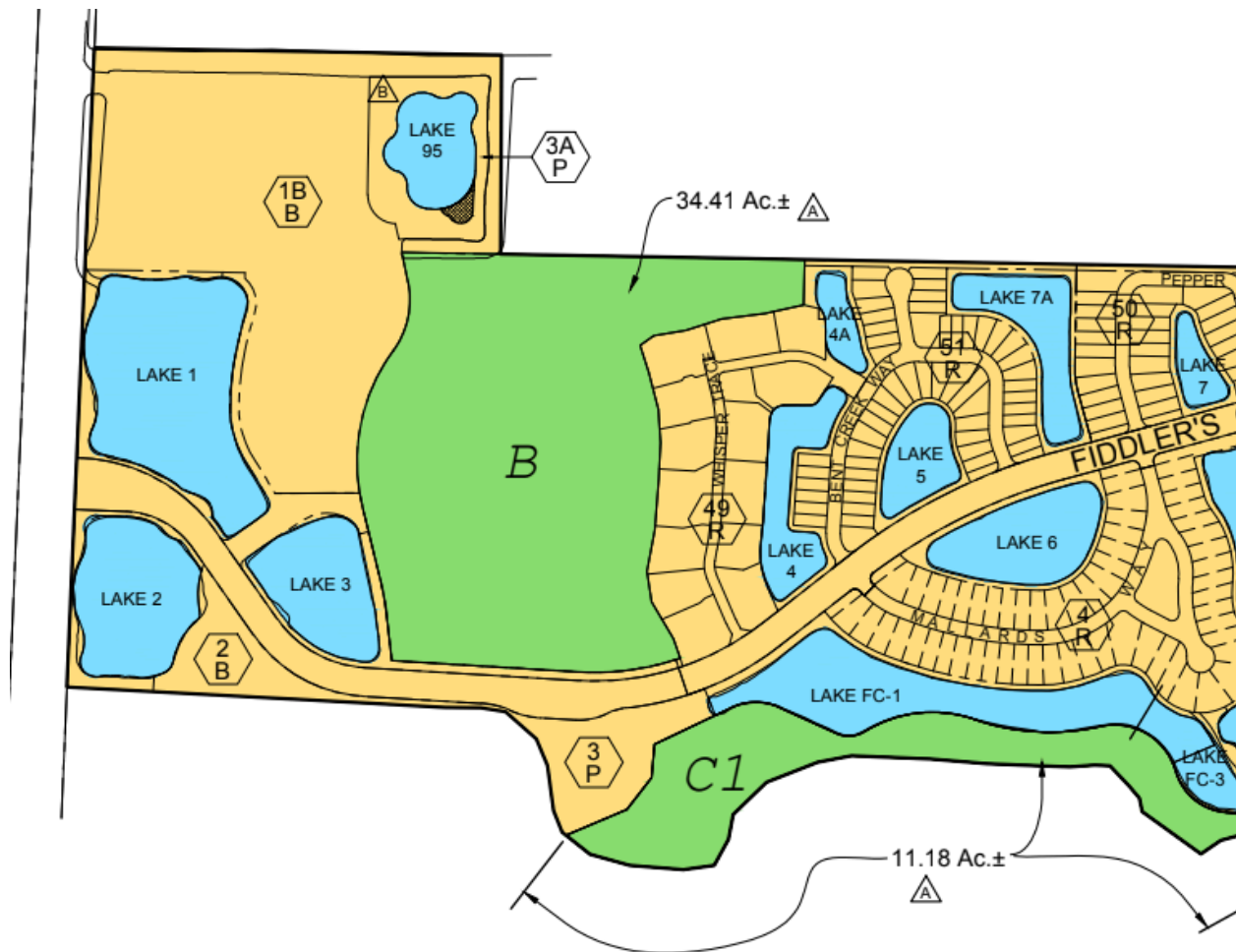
**Fiddler's Creek CDD #1
Alternative Site Maps**

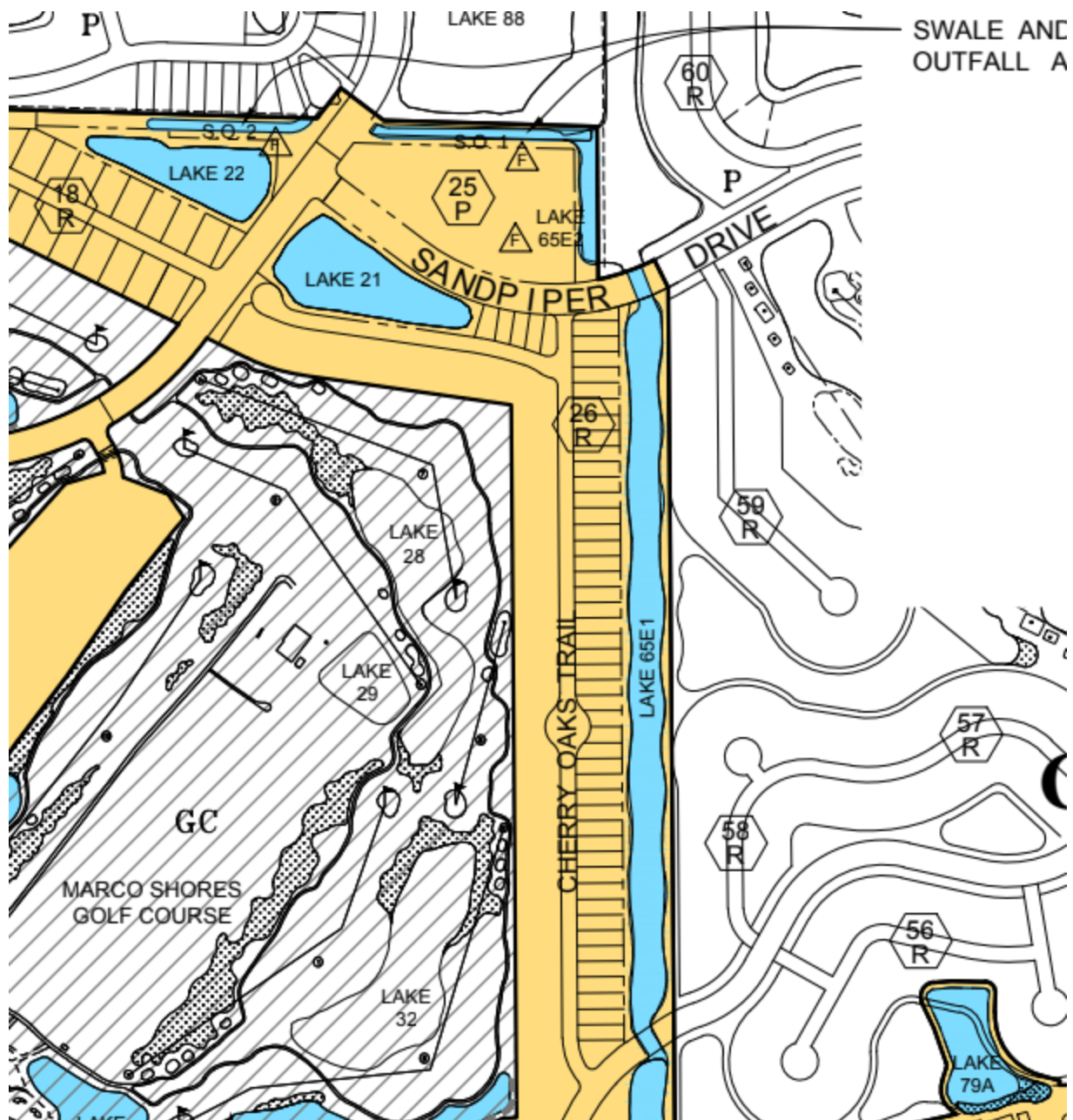


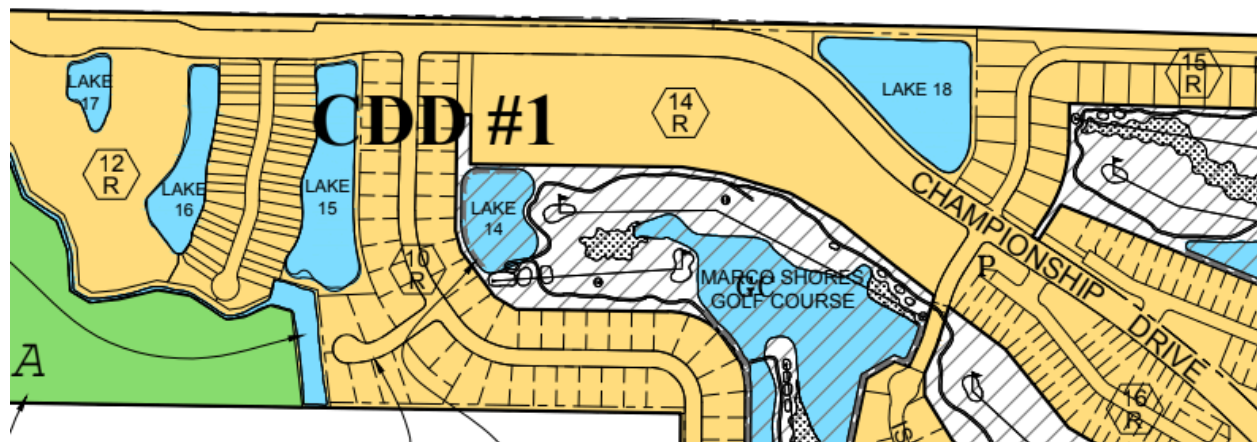












FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

4A

CDD I

SEPTEMBER 2025

PRESENTED BY: RYAN HENNESSEY



FIDDLER'S
CREEK
Naples

CDD I FOUNDATION CONTRACTED RESPONSIBILITIES

1. Tree Canopy Trimming
2. Irrigation
 - Irrigation@Fiddlerscreek.com
3. Pressure Washing
 - Pressurewashing@Fiddlerscreek.com



TREE CANOPY TRIMMING

- Continuing with the second round of trimming the palms and fruited palms throughout CDD#1.

RAINFALL DATA SEPTEMBER

2025

- Aviamar – 14.20”
- Veneta – 15.05”
- Championship – 11.60”
- Main – 10.70”
- Club – 14.35”
- Golf – 12.50”
- **Community Average- 13.07”**

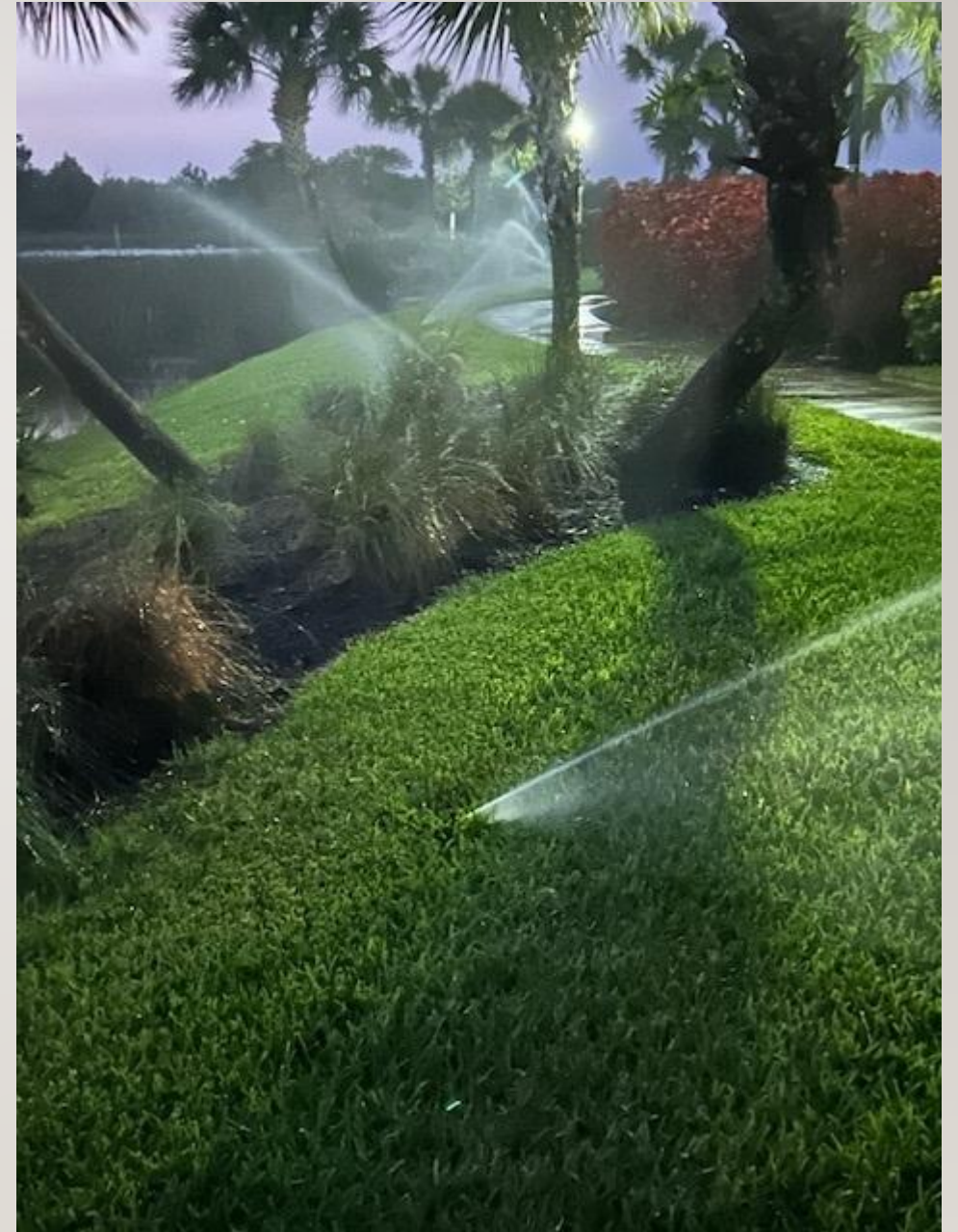
2024

- Aviamar – 4.4”
- Veneta – 5.35”
- Championship – 6.1”
- Main – 5.7”
- Club – 5.45”
- Golf – 4.6”
- **Community Average- 5.27”**



IRRIGATION PROJECTED USAGE

- 19 Programmed Village Satellites
 - Monday, Wednesday & Saturday
 - 9:00 pm – 8:00 am
 - 13 Possible Run Cycles / 6 rain holds
- 11 Programmed Common Satellites
 - Tuesday, Thursday & Sunday
 - 13 Possible Run Cycles / 7 rain holds
- Estimated September Water Usage
 - Villages: 3,827,838 Gallons
 - Common: 1,355,736 Gallons
- Total Water Usage in September 2024 was 51,839,853 gallons.
- Total Water Usage in September 2025 was 39,695,410 gallons.
- *Does not account for non-scheduled water usage such as leaks, wet checks, manual runs, battery timers, individual residential timers, and manual Toro clocks.



PUMP STATION USAGE IN FIDDLER'S CREEK

2025 PUMP USAGE					
MONTH	Station #1	Station #2	Station #3	Station #4	Total Gal
January	2,153,000	19,102,800	14,504,810	12,438,435	48,199,045
Feburary	4,206,000	20,863,800	15,132,467	13,379,147	53,581,414
March	6,718,000	26,462,300	-	29,016,464	62,196,764
April	9,243,000	30,017,200	-	32,434,343	71,694,543
May	12,718,000	28,796,800	6,232,515	24,769,580	72,516,895
June	1,164,000	14,060,500	10,317,555	13,141,155	38,683,210
July	177,000	20,915,900	13,677,720	11,182,230	45,952,850
August	147,000	18,876,000	11,104,910	13,673,750	43,801,660
September	68,000	14,564,800	12,513,860	12,548,750	39,695,410
October					-
November					-
December					-

IRRIGATION REPORT

The Irrigation Manager found these problems in the month of September:



I-8 Isla & Championship

9/16/25- Communication failure due to radio losing power. Restarted radio and remotely downloaded to central computer.

I-12 Fourth Tunnel

9/1/25- Came in on Labor Day Holiday to troubleshoot. Pruned back wet foliage from the antenna and was able to restore radio link

9/3/25- Experienced a communication failure. Cleaned all radio connections and restored the radio link.

9/28/25- Failed to communicate. Came in on Sunday to put into manual mode and program.

PRESSURE WASHING

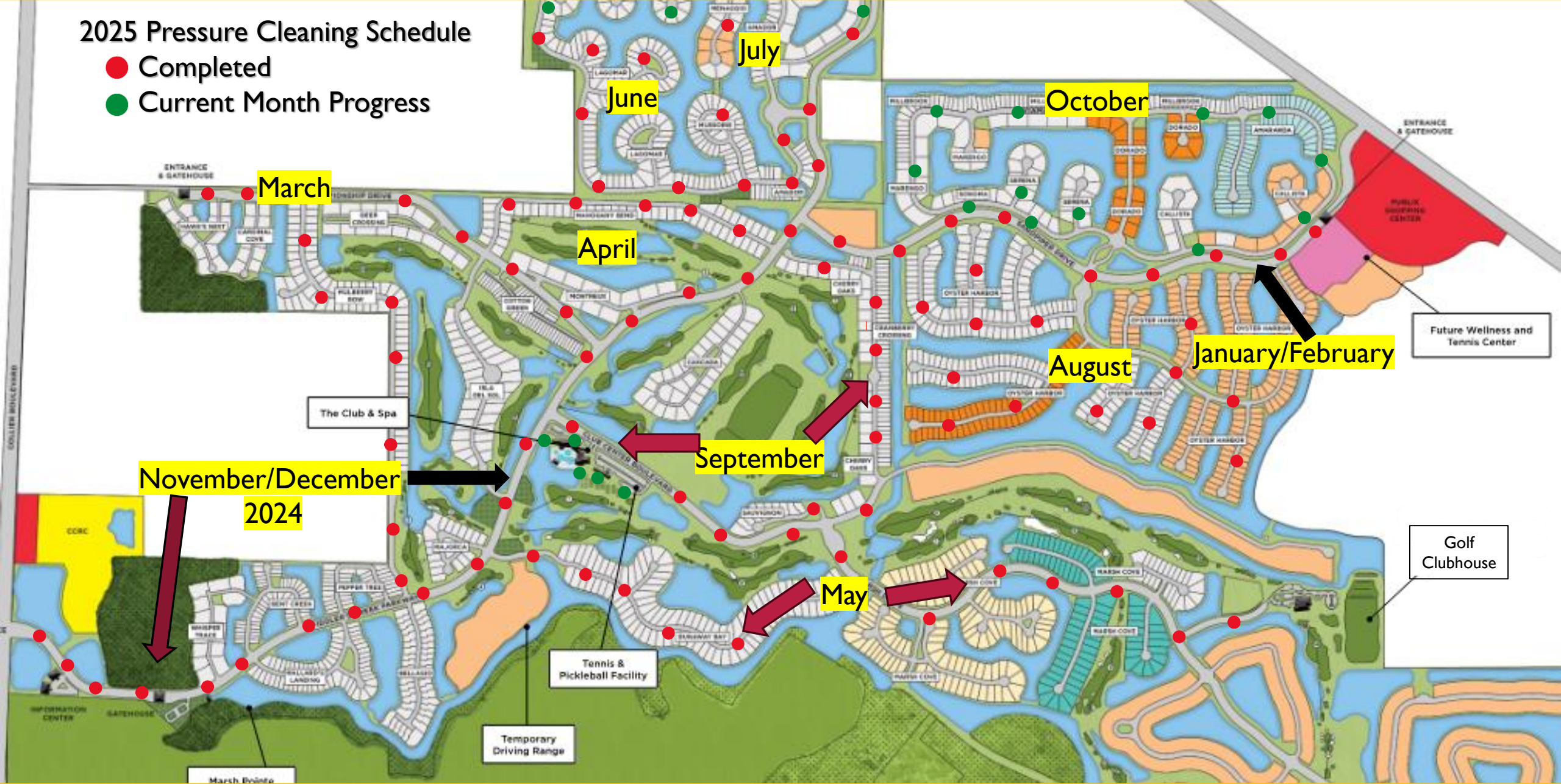
Presently Working:

- Continuing to work in Veneta, Laguna and Varenna area.
- Will be working at Club & Spa this month to assist with the re-opening.



2025 Pressure Cleaning Schedule

- Completed
- Current Month Progress





Questions?

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

4B

Safety Department Update- September 2025

DIRECTOR OF SECURITY & COMMUNITY SERVICES–
Ryan Hennessey

SAFETY MANAGER –
Richard Renaud

ENVIRONMENTAL, HEALTH & SAFETY MANAGER-
Marie Puckett



Gate Access Control

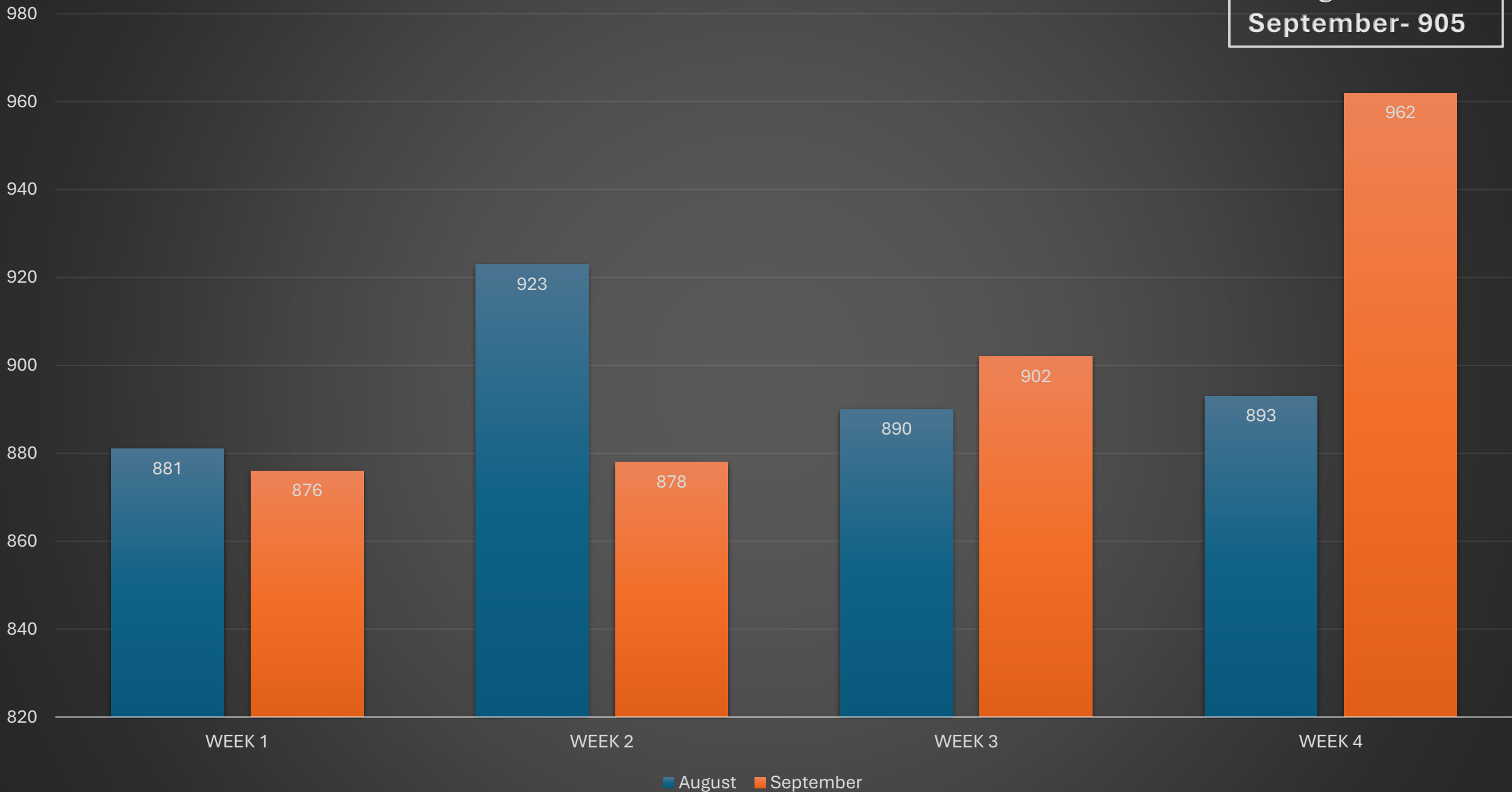
- Enter your guest information on the member's website
- Use the Fiddler's Creek mobile app to register guests
- Call the automated gate house at 239-529-4139
- IF YOU EXPERIENCE DIFFICULTY WITH ANY OF THESE,
PLEASE SEND THE INFORMATION TO
safety@fiddlerscreek.com, ALWAYS INCLUDE YOUR
NAME AND ADDRESS.
- Community Patrol 239-231-9878

WE ARE NOT FIRST RESPONDERS, ALWAYS CALL 911 FOR
AN EMERGENCY

THEN CALL COMMUNITY PATROL TO INFORM THEM OF THE
INCIDENT

Occupancy Report: August-September 2025

August- 897
September- 905

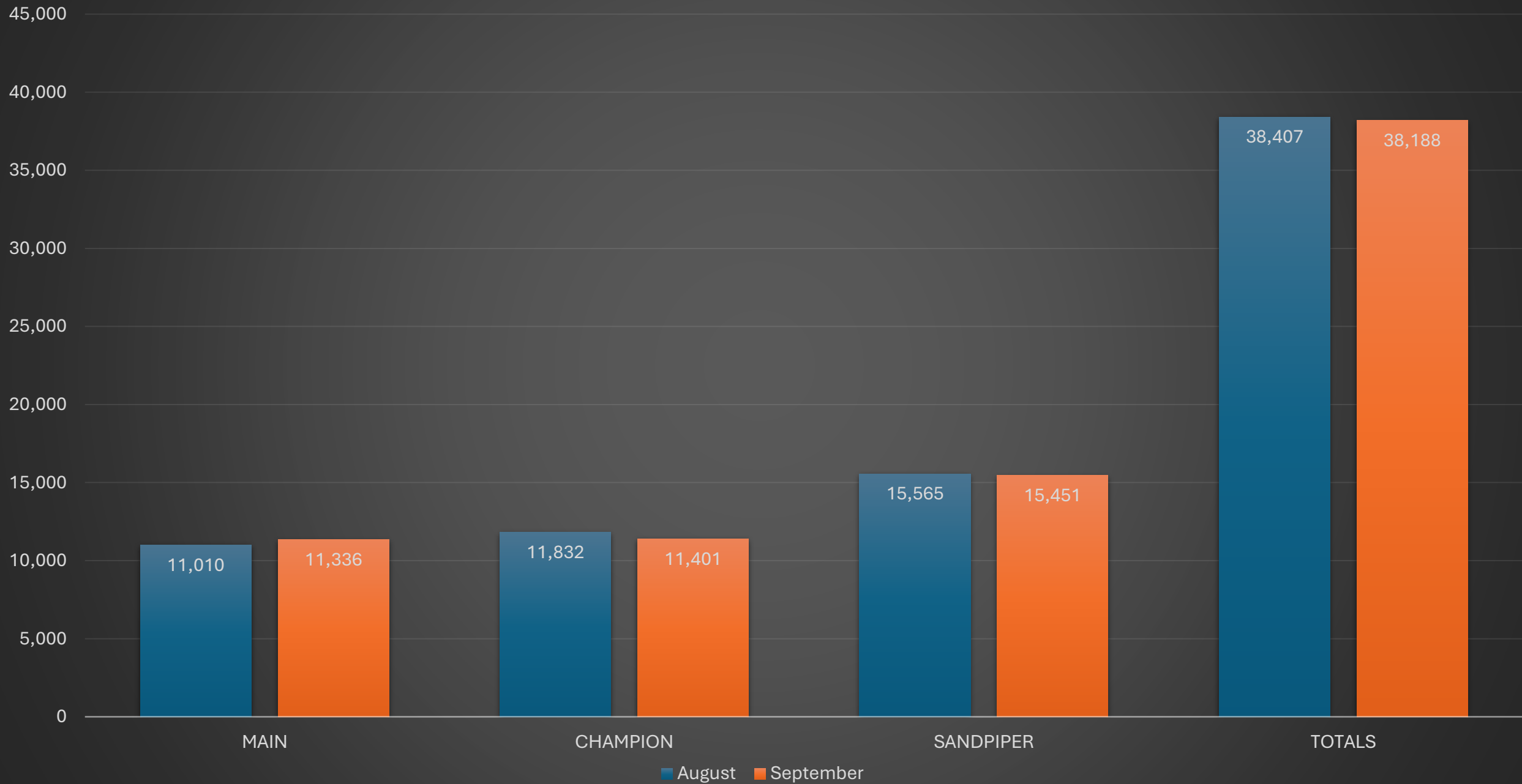


GATEHOUSES and PATROLS

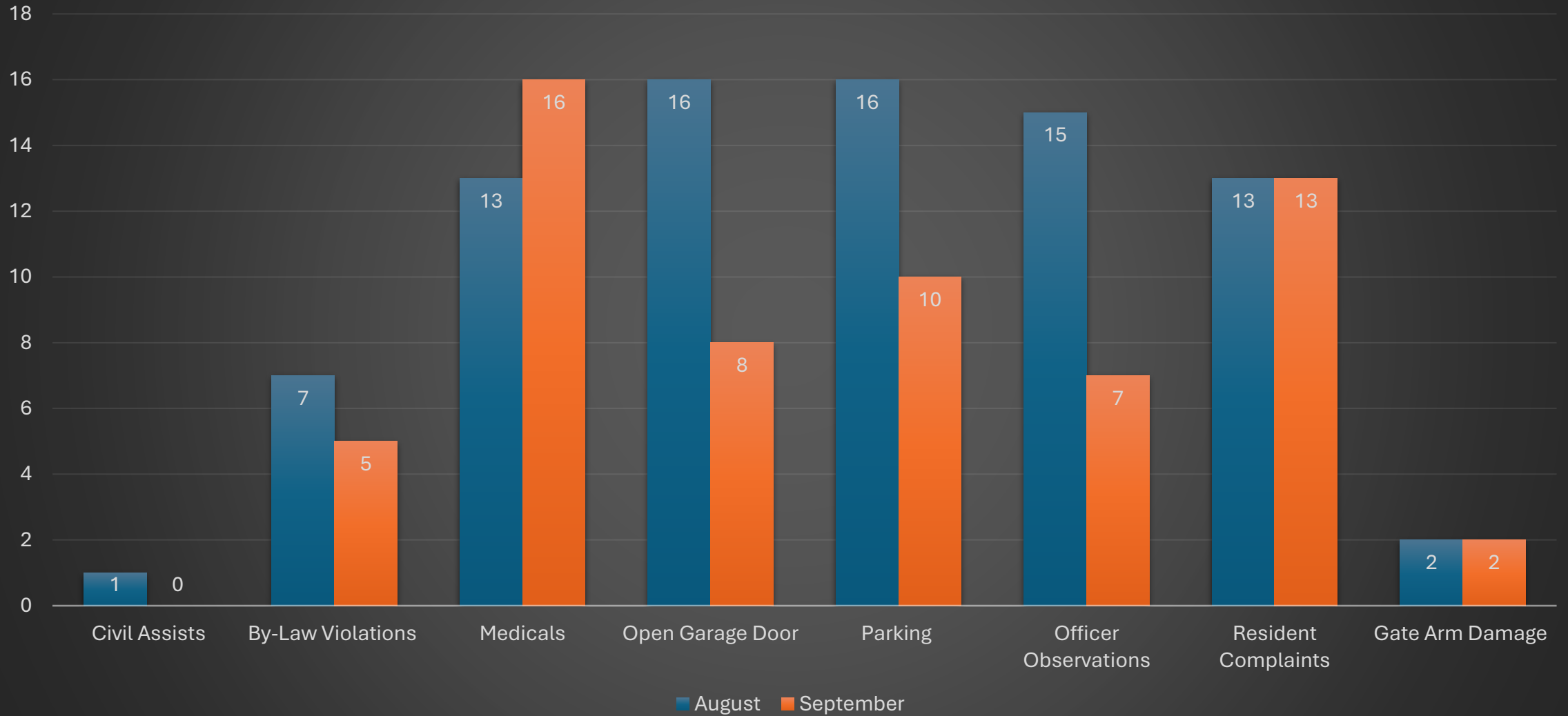
- Sandpiper, Championship, Main (24/7)
- 2 Patrols per shift (24/7)



GATE HOUSE ACTIVITY: August-September 2025



Incident Reports: August-September 2025

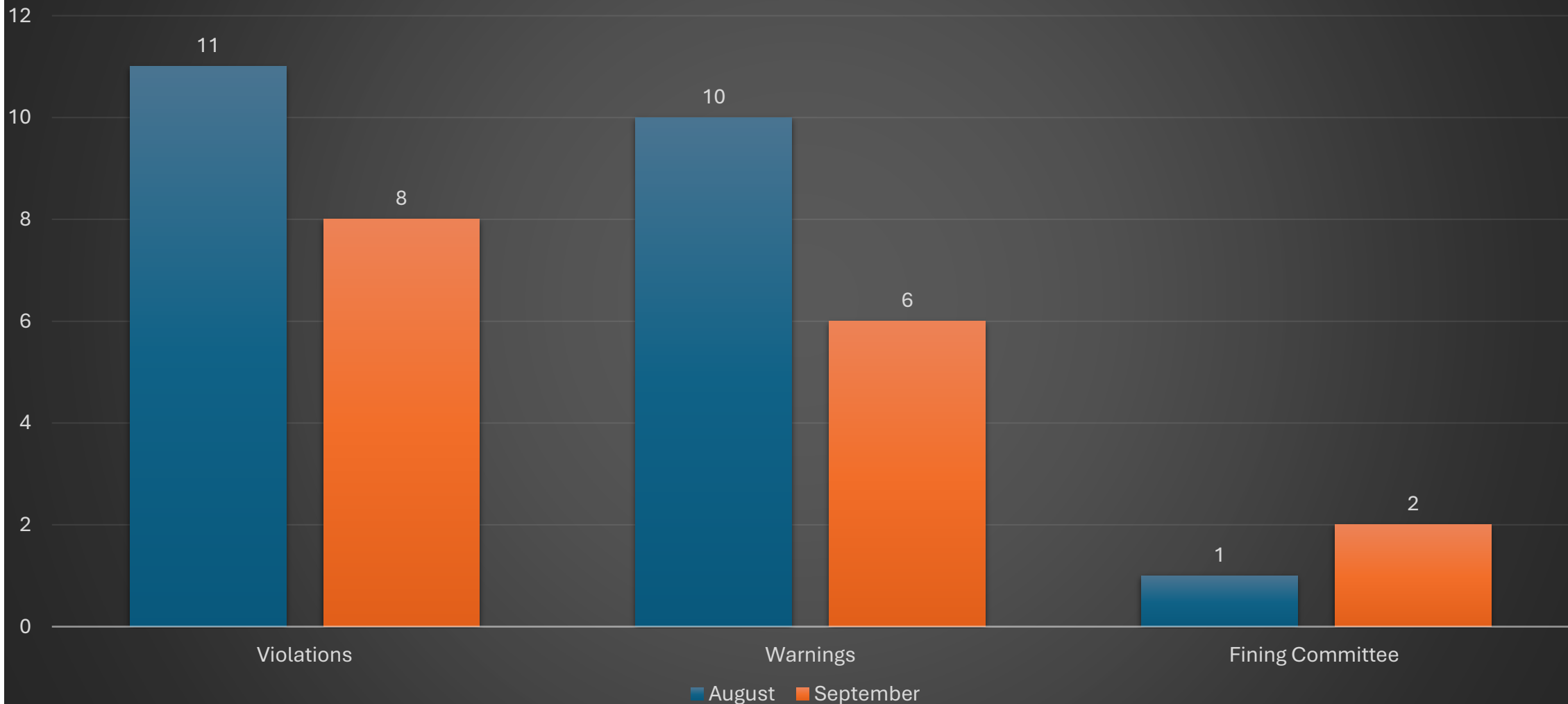


SPEED DETECTION and ENFORCEMENT

- Portable speed detection device-Traffic Hawk
- Deployed throughout Fiddler's Creek in problem areas
- Fixed device located on Cherry Oaks Trail



Traffic Hawk Speeding Violations: August-September 2025



Fiddler's Creek CCSO Statistics

September 2025



Type of call (most common)	September	Last 6 months	Last 12 months
Extra Patrol	58	332	647
Medical Call	16	107	233
Alarm	9	46	121
Traffic Stop	7	7	7
911 Hangup	4	42	112
MV Crash	-	5	20

QUESTIONS?

- Thank you



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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CDD 1 Irrigation Action Items:

Item No. #	Date Identified	Description	Location	Status	Notes
1	Email w/ maps and slides (4/28/22) to Terry Cole and Mike Sidlovsky 9/26/24 Emailed again to Terry & Mike 11/5/24 In person Mtg w/ PP presentation (TC, MS, AH, JB) 2/24/25 Conference call (TC, MS, MB, & JB)	<u>Compromised Isolation Gate</u> <u>Valves:</u> _____ Village Connection Points and 4 Mainline Gate Valves	Along Fiddlers Creek Parkway west from Bellagio	Unresolved	Isolation valves are a vital componet to maintaining control over water flow. Isolation valves allow for work to adress problems on a particular portion of the sytem. The age of the system has rendered some of these valves non-functional. An individual assessment and repair/replacement plan for the isolation vlaves is required.
2	Email w/maps and slides (6/24/22) to Terry Cole and Cleo Adams 11/5/24 In person Mtg w/ PP presentation (TC, MS, AH, JB) 2/24/25 Conference call (TC, MS, MB, & JB)	<u>Common Area Sub-main</u> <u>Cross-Connections:</u> _____ Secondary mainlines with unknown cut-offs / Cross-connection with Veneta	Mahogany Bend	Unresolved	Cut-off points need to be located and/or installed to facilitate repairs to the CDD common mainlines and not effect the portion of the system servicing the Veneta HOAs.
3	Verbal Notification to Terry Cole, Mike Barrow and Cleo Adams 2/24/25 Conference call (TC, MS, MB, & JB)	<u>Battery Timers:</u> _____ Zones controlled by battery timers Due to Faulty Wiring	Fiddler’s Creek Pkwy / Runaway Ent Championship / Mahogany Bend	Unresolved	Many zones throughout CDD 1 have zones that are not controlled by a satellite and are at times running unnecessarilly. Resolution of this situation is anticipated to be part of the master irrigation work to be performed.
4	Emailed to CDD from Joe on 10/9/23 2/24/25 Conference call (TC, MS, MB, & JB)	<u>110a Supply Power Breakers:</u> _____ Satellites that have no way to cut incoming 110a power	1-3 FCP@Bent Creek 1-13 Mahogany	Unresolved	Work cannot be safely perfomred on these satellites due to a lack of power supply cut-offs which need need to be located and/or installed for these satellites. Breakers should also be installed to help protect the equipment from power surges. If not resolved sooner this situtaion is anticipated to be a part of the master irrigation system work to be performed.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**UNAUDITED
FINANCIAL
STATEMENTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General 001	Debt Service Series 2014-1 Refunded 2002B	Debt Service Series 2014-2A Refunded 2002A	Debt Service Series 2014-2B Refunded 2002A	Debt Service Series 2014-3 Refunded 2005	Debt Service Series 2014-4 Refunded 2005	Total Governmental Funds
ASSETS							
Operating accounts							
Truist	\$ 501,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 501,314
Horizons Bank	306,483	-	-	-	-	-	306,483
BankUnited ICS	2,755,355	-	-	-	-	-	2,755,355
BankUnited MMA	250,000	-	-	-	-	-	250,000
Investments							
Revenue	-	344,294	829	303,472	1,352	1,265	651,212
Reserve - series B	-	-	-	101,337	-	-	101,337
Sinking	-	43	-	-	-	-	43
Prepayment	-	-	1,118	2,394	-	-	3,512
Prepayment - 2002B exchange	-	4,246	-	-	-	-	4,246
Interest	-	-	13	-	-	-	13
Interest - 2002B exchange	-	13	-	-	-	-	13
Interest - 2005 exchange*	-	-	-	-	25	26	51
Due from other	5,059	-	-	-	-	-	5,059
Prepaid expense	1,262	-	-	-	-	-	1,262
Deposits	5,125	-	-	-	-	-	5,125
Total assets	<u>\$ 3,824,598</u>	<u>\$ 348,596</u>	<u>\$ 1,960</u>	<u>\$ 407,203</u>	<u>\$ 1,377</u>	<u>\$ 1,291</u>	<u>\$ 4,585,025</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 106,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,683
Total liabilities	<u>106,683</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>106,683</u>
Fund balances:							
Restricted for							
Debt service	-	348,596	1,960	407,203	1,377	1,291	760,427
Unassigned	3,717,915	-	-	-	-	-	3,717,915
Total fund balances	<u>3,717,915</u>	<u>348,596</u>	<u>1,960</u>	<u>407,203</u>	<u>1,377</u>	<u>1,291</u>	<u>4,478,342</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,824,598</u>	<u>\$ 348,596</u>	<u>\$ 1,960</u>	<u>\$ 407,203</u>	<u>\$ 1,377</u>	<u>\$ 1,291</u>	<u>\$ 4,585,025</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 2,749,405	\$ 2,745,280	100%
Assessment levy: off-roll	211,197	422,395	422,395	100%
Interest	8,272	111,287	50,000	223%
Misc boundary cost reimbursement	34,413	34,413	-	N/A
Total revenues	<u>253,882</u>	<u>3,317,500</u>	<u>3,217,675</u>	103%
EXPENDITURES				
Administrative				
Supervisors	1,507	11,411	12,918	88%
Management	5,044	60,525	60,525	100%
Assessment roll preparation	2,124	25,490	25,490	100%
Accounting services	1,647	19,764	19,764	100%
Audit	-	7,650	15,400	50%
Legal	1,744	20,063	25,000	80%
Legal - litigation	-	4,531	-	N/A
Legal - special counsel	-	5,245	-	N/A
Engineering	15,104	73,655	75,000	98%
Telephone	75	897	897	100%
Postage	9	2,124	2,300	92%
Insurance	-	25,116	24,586	102%
Printing and binding	55	659	659	100%
Legal advertising	-	998	2,000	50%
Office supplies	-	232	750	31%
Annual district filing fee	-	175	175	100%
Trustee	-	14,000	15,500	90%
Arbitrage rebate calculation	-	-	4,000	0%
Contingencies	87	1,907	4,000	48%
Website/ADA website compliance	-	210	920	23%
Dissemination agent	986	11,828	11,828	100%
Total administrative	<u>28,382</u>	<u>286,480</u>	<u>301,712</u>	95%
Field management				
Field management services	2,186	26,237	26,237	100%
Total field management	<u>2,186</u>	<u>26,237</u>	<u>26,237</u>	100%
Water management maintenance				
Other contractual	14,738	263,907	317,858	83%
Fountains	12,971	195,219	90,000	217%
Total water management maintenance	<u>27,709</u>	<u>459,126</u>	<u>407,858</u>	113%
Street lighting				
Contractual services	1,609	24,533	15,000	164%
Electricity	2,761	32,610	36,000	91%
Holiday lighting program	-	16,500	16,500	100%
Miscellaneous	-	-	17,500	0%
Total street lighting	<u>4,370</u>	<u>73,643</u>	<u>85,000</u>	87%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
Landscaping				
Other contractual - landscape maintenance	139,248	998,860	924,355	108%
Other contractual - flowers	8,547	52,365	52,000	101%
Improvements and renovations	5,675	196,878	250,000	79%
Contingencies	-	184	15,000	1%
Total landscaping	<u>153,470</u>	<u>1,248,287</u>	<u>1,241,355</u>	101%
Roadway				
Roadway maintenance	6,036	186,914	100,000	187%
Capital outlay	-	7,567	760,000	1%
Total roadway	<u>6,036</u>	<u>194,481</u>	<u>860,000</u>	23%
Irrigation supply				
Electricity	40	580	750	77%
Repairs and maintenance	-	6,830	1,234,000	1%
Other contractual-irrigation manager	-	57,192	55,000	104%
Supply system	18,304	460,377	1,115,675	41%
Total irrigation supply	<u>18,344</u>	<u>524,979</u>	<u>2,405,425</u>	22%
Other fees & charges				
Property appraiser	-	10,026	42,895	23%
Tax collector	-	54,936	57,193	96%
Total other fees & charges	<u>-</u>	<u>64,962</u>	<u>100,088</u>	65%
Total expenditures	<u>240,497</u>	<u>2,878,195</u>	<u>5,427,675</u>	53%
 Excess/(deficiency) of revenues over/(under) expenditures	 13,385	 439,305	 (2,210,000)	
 Fund balances - beginning	 3,704,530	 3,278,610	 3,104,008	
Assigned				
Working capital	804,419	804,419	804,419	
Sandpiper traffic signal obligation	-	-	-	
Future Irr. mainline breaks	100,000	100,000	100,000	
Unassigned	2,813,496	2,813,496	(10,411)	
Fund balances - ending	<u>\$ 3,717,915</u>	<u>\$ 3,717,915</u>	<u>\$ 894,008</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-1 (REFUNDED SERIES 2002B)
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 372,568	\$ 381,888	98%
Interest	1,156	14,561	-	N/A
Total revenues	1,156	387,129	381,888	101%
EXPENDITURES				
Debt service				
Principal	-	200,000	200,000	100%
Principal prepayment	-	30,000	-	N/A
Interest	-	160,325	161,319	99%
Total debt service	-	390,325	361,319	108%
Other fees & charges				
Property appraiser	-	-	5,967	0%
Tax collector	-	7,444	7,956	94%
Total other fees & charges	-	7,444	13,923	53%
Total expenditures	-	397,769	375,242	106%
Excess/(deficiency) of revenues over/(under) expenditures	1,156	(10,640)	6,646	
Fund balances - beginning	347,440	359,236	298,658	
Fund balances - ending	\$ 348,596	\$ 348,596	\$ 305,304	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2A (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 282,672	\$ 365,344	77%
Interest	6	471	-	N/A
Total revenues	<u>6</u>	<u>283,143</u>	<u>365,344</u>	78%
EXPENDITURES				
Debt service				
Principal	-	200,000	200,000	100%
Interest	-	165,344	165,344	100%
Total expenditures	<u>-</u>	<u>365,344</u>	<u>365,344</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	6	(82,201)	-	
Fund balances - beginning	1,954	84,161	81,785	
Fund balances - ending	<u>\$ 1,960</u>	<u>\$ 1,960</u>	<u>\$ 81,785</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2B (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 151,908	\$ 166,464	91%
Interest	1,350	17,541	-	N/A
Total revenues	1,350	169,449	166,464	102%
EXPENDITURES				
Debt service				
Principal	-	95,000	85,000	112%
Principal prepayment	-	95,000	-	N/A
Interest	-	67,890	71,156	95%
Total debt service	-	257,890	156,156	165%
Other fees & charges				
Property appraiser	-	-	2,601	0%
Tax collector	-	3,035	3,468	88%
Total other fees & charges	-	3,035	6,069	50%
Total expenditures	-	260,925	162,225	161%
Excess/(deficiency) of revenues over/(under) expenditures	1,350	(91,476)	4,239	
Fund balances - beginning	405,853	498,679	429,590	
Fund balances - ending	<u>\$ 407,203</u>	<u>\$ 407,203</u>	<u>\$ 433,829</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-3 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 426,650	\$ 593,300	72%
Interest	4	691	-	N/A
Total revenues	<u>4</u>	<u>427,341</u>	<u>593,300</u>	72%
EXPENDITURES				
Debt service				
Principal	-	260,000	260,000	100%
Interest	-	333,300	333,300	100%
Total expenditures	<u>-</u>	<u>593,300</u>	<u>593,300</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	(165,959)	-	
Fund balances - beginning	<u>1,373</u>	<u>167,336</u>	<u>166,846</u>	
Fund balances - ending	<u>\$ 1,377</u>	<u>\$ 1,377</u>	<u>\$ 166,846</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-4 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 450,950	\$ 626,900	72%
Interest	4	724	-	N/A
Total revenues	<u>4</u>	<u>451,674</u>	<u>626,900</u>	72%
EXPENDITURES				
Debt service				
Principal	-	275,000	275,000	100%
Interest	-	351,900	351,900	100%
Total expenditures	<u>-</u>	<u>626,900</u>	<u>626,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	(175,226)	-	
Fund balances - beginning	1,287	176,517	177,505	
Fund balances - ending	<u>\$ 1,291</u>	<u>\$ 1,291</u>	<u>\$ 177,505</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

MINUTES

DRAFT

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**

The Board of Supervisors of the Fiddler’s Creek Community Development District #1 held a Regular Meeting on September 24, 2025 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present:

Joseph Schmitt	Chair
Torben Christensen	Assistant Secretary
Joseph Mayer	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
John Baker III	Hole Montes, a Bowman Company
Aaron Haak	Fiddler’s Creek Deputy General Counsel
Ryan Hennessey	Fiddler’s Creek Director of Community Services
Jody Benet	The Foundation Irrigation Manager
Mike Barrow	GulfScapes Landscape Manager
Bill Kurth	Premier Lakes, Inc. (Premier)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 8:00 a.m.

Supervisors Schmitt, Christensen and Mayer were present. Supervisors Badessa and Weinberg were not present.

SECOND ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Quality Control Lake Report - Premier Lakes, Inc. (Bill Kurth)

The September 2025 Quality Control Lake Report was included for informational purposes.

Mr. Kurth stated that high water levels, rainfall and changing water levels have presented challenges. The boat was deployed more often this month. A significant complaint was received when technicians overlooked treatment on one shoreline on Lake 65-E. When a complaint was received, technicians responded on Saturday and followed up with another visit on Monday. Other than that, the lakes are doing well. This month, more algae has been observed on all properties Premier treats; however, algae in the CDD is not excessive.

Mr. Schmitt asked about an isolated section of a lake near the new golf course clubhouse where a land bridge will be removed. Mr. Kurth stated it is not part of the CDD. Premier treats that lake for The Foundation once per month but it was not treated for some time. Crews will treat that area tomorrow.

Mr. Christensen asked for a printed list of acceptable littorals to provide to residents. Mr. Kurth will prepare and send a list of acceptable littorals to Mrs. Adams for distribution.

Discussion ensued regarding littorals.

FOURTH ORDER OF BUSINESS

Health, Safety and Environment Reports (Ryan Hennessey)

Mr. Hennessey gave the PowerPoint and reported the following:

- Concerns related to irrigation and pressure washing, etc., can be emailed to Irrigation@Fiddlerscreek.com and Pressurewashing@Fiddlerscreek.com for staff response.
- Tree Canopy Trimming: Juniper is continuing with the second round of fruited palm and date palm trimming in CDD #1. Crews are in CDD #2 today.

Mr. Christensen asked for crews to be reminded about sabal palms just before entering Runaway Bay near the boat ramp that have not been cut in a long time.

A. Irrigation and Pressure Cleaning Efforts

- Precipitation: In August 2025, the average rainfall was 9.41". Last August it was 15.06".

➤ Irrigation Projected Usage: In August, the villages had four rain holds and the common areas had six. Total water usage in August 2024 was 41,528,061 gallons and August 2025 usage was 43,801,660 gallons.

➤ Pump Station Usage: Pump Station #1 is still working in a supportive role.

➤ Irrigation Report: There were a few communication failures last month due to lightning strikes, but they did not result in any invoices being sent to CDD #1.

➤ Pressure Washing: Crews completed work on curb drains off Fiddler's Creek Parkway and Championship, Fiddler's Creek front monuments, Marsh Cove, and signs and benches at the Aviamar front entrance. Crews are working in Veneta and Runaway. The map was updated.

Mrs. Adams asked for the pillars on Fiddler's Creek Parkway to be done and for pictures to be provided. Mr. Hennessey stated The Foundation will look into repairs and removal of bee nests, etc.

B. Security and Safety Update

➤ Gate Access Control: Community Patrol's phone number is (239) 231-9878. Community Patrol should be called for assistance with security matters. In an emergency, 911 should be called first, followed by Community Patrol. The automated gatehouse number is (239) 529-4139; it should be called to add vendors or visitors to the list. Information can also be emailed to safety@fiddlerscreek.com.

➤ Occupancy Report: Overall average weekly occupancy in August was 897 compared to 913 in July, a slight decrease.

➤ Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week. There are two patrols per shift, generally one patrol in CDD #1 and one in CDD #2. No issues were reported; the traffic signal has not yet been put into flash mode.

➤ Gatehouse Activity: Total gatehouse entries for all three gates decreased by approximately 1,300, from 39,716 in July to 38,407 in August.

➤ Incidents: Open garage doors, medical calls, and residential complaints were most common, similarly as the previous month. There were 13 medical calls in August. Two gate arm damage incidents occurred in August.

➤ Speed Detection and Enforcement: The portable speed detection device was in use in two locations. First-time offenders accounted for 10 of 11 violations and were given written warnings. One repeat offender was referred to the Fining Committee.

➤ Per the Collier County Sheriff's Office (CCSO), there were 63 extra patrols in August, 13 medical calls, ten accidental calls to 911 (hang-ups), nine alarm calls, and two hazardous incidents related to suspected gas leaks.

FIFTH ORDER OF BUSINESS

Developer's Report

Mr. Haak reported the following:

➤ Work continues at the club and spa area, the pickleball courts, Gator Grille, pool area, Caxambas, and tennis pavilion. A large part of the new parking lot is available for use.

➤ Work is continuing according to the schedule.

➤ People continue to enter construction areas despite fencing and signage advising that it is a felony to enter construction areas. Reminders should be issued when possible.

➤ Work continues in Dorado.

➤ Proposals for landscaping were requested and screening added to shield staging areas.

SIXTH ORDER OF BUSINESS

Engineer's Report: Bowman Company

In Mr. Cole's absence, Mr. Baker reported the following:

➤ Nothing has changed with the traffic signal. The projected completion date for the signal is the end of October 2025; his firm is not the Engineer for the project and can only provide updates based on the information received.

Mr. Baker distributed an updated Memorandum related to the Construction Entrance and repairs where access was needed to perform work. District Counsel requested revisions regarding Runaway Lane; a copy will be emailed.

Mr. Pires will work with Mr. Haak to close out the Access Agreement.

➤ The Runaway Lane American shoreline restoration work is scheduled to begin on October 6, 2025. He will confirm the start date later this week.

➤ Pump House #1 replacement bid documents are in process. Mr. Pires' comments were received. Metro PSI's technical comments are pending. It is hoped that it will be advertised soon and that a pre-bid meeting will be held in October.

➤ The inspector accompanied Mr. Barrow to review sight lines. It was determined that no work is needed. Drivers must stop at the stop sign properly; as long as drivers can inch forward without entering a travel lane and no visual obstructions exist, the area complies with code.

➤ A proposal was requested but not yet received for the wing wall bridge repairs. Mr. Baker will contact the contractor again in an attempt to secure a proposal.

➤ Staff is working on the contract for replacement of the signage inserts with Lykins; a clause might be added to address if they delay too long before beginning work. Lykins agreed to provide a schedule this afternoon.

Discussion ensued regarding whether to leave a damaged sign in place rather than to leave the area with no sign, because it cannot be replaced in the interim.

Mr. Baker will ask Lykins for a work order to replace the sign on Championship Drive with a temporary sign, to be done as soon as possible.

Mr. Baker distributed an MRI proposal for exercising irrigation gate valves at a weekly fee of \$7,489 and noted that a not-to-exceed amount could be set for work to be done.

Mr. Benet discussed the challenges presented by the lack of a map of irrigation gate valves, past difficulty finding gate valves due to installation of new flower beds and his previous attempts to locate gate valves with a metal detector. He discussed the lack of civil drawings and stated that some information was documented on the GIS map, which requires specialized software and stated that Staff has the appropriate files to integrate the data.

Mr. Haak stated that Mr. Cole has been a part of the process and has access to the GIS maps and database. Mr. Baker will provide the files to be given to the GIS contractor.

This item was tabled until an accurate count of gate valves is available.

Mr. Schmitt asked for an update on the contractor painting the roadway stripes. Mr. Baker stated that he was advised last Friday that work should be done by today or tomorrow. He will call for another update. Mr. Schmitt noted that rain delays have occurred.

Mr. Schmitt asked for an update on the request for Lykins to address the entry monument spires. Mr. Baker stated that he made a second request for a proposal. Lykins is in the process of reviewing the monuments. It was noted that Lykins designed the monument.

➤ Mr. Baker stated that Mr. Cole received approval of the Fair Share Agreement from Collier County, and Mr. Cole stated that a Summary of Costs will be sent to the current owner by October 10, 2025.

Mr. Schmitt noted that this would only apply to 7-ELEVEN. He will seek to ensure that the zoning documents for a future development off Greenway Road with 1,200 to 1,500 homes planned include language outlining their community's fair share contribution.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Irrigation Action Items

Mr. Benet discussed the Irrigation Action Items and noted the following:

- Item #1: The gate valves were discussed earlier in the meeting.
- Item #2: The cross-connection with Veneta involves both CDDs as it crosses over Mahogany Bend.
- Item #3: The battery timers are still in place. It is hoped that this will be addressed when the upgrade to Baseline or another system proceeds.
- Item #4: The supply power breakers can be resolved by contracting with Bentley Electric to trace the controllers to their point of origin.

This item will remain on the agenda.

EIGHTH ORDER OF BUSINESS

Discussion/ Consideration: Easement Use Agreements [Bellagio Lots by Seawall]

A. Discussion /Consideration: Consent to Use Agreements

Mr. Pires stated there is no update. He entered public records requests for some permits and will submit additional public records requests for additional information, including old permit file drawings. The Easement Use Agreements will be prepared based on the available information. He expects to have responses in advance of the next meeting.

187

188 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of August 31, 2025**

189

190

191 Mrs. Adams stated that off-roll assessment revenues collected so far total \$211,198. The
192 "Fountains" line item is at 280%, which includes both the fountain work and the \$70,000 charge
193 from Collier County Utilities, which will be split between CDD #1 and CDD #2 and will be
194 reclassified for the purchase of additional water.

195 Mrs. Adams stated that the "Contingencies" line item is over budget due to
196 expenditures to be reclassified.

197 The financials were accepted.

198

199 **TENTH ORDER OF BUSINESS****Approval of August 27, 2025 Public Hearing
and Regular Meeting Minutes**

200

201

202 The following change was made:

203 Line 102: Change "olives" to "fruit"

204 **On MOTION by Mr. Mayer and seconded by Mr. Christensen, with all in favor,**
205 **the August 27, 2025 Public Hearing and Regular Meeting Minutes, as**
206 **presented, were approved.**

207

208

209 **ELEVENTH ORDER OF BUSINESS****Action/Agenda or Completed Items**

210

211 Items 2, 4, 9, 10, 13 and 14, were completed.

212 Item 1: Mr. Pires will follow up, as payment was expected to be received.

213 Item 2: The arboricola will be allowed to grow. This item was completed.

214 Item 3: Mr. Baker will request updates.

215 Item 6: Waiting for a proposal.

216 Item 8: Mr. Baker will work with Superior to have boat access.

217 Item 12: The tree stump was removed and pillars were pressure cleaned. Staff is waiting
218 on a quote from Kings for painting lights.

Mr. Schmitt asked about a rusted electric box to be replaced. Mrs. Adams stated that Florida Power & Light (FPL) inspected fuses and advised that they will replace their transformer at their expense.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Woodward, Pires and Lombardo, P.A.**

Mr. Pires stated that Mr. Hennessey advised that the Sheriff's Department informed him that the Traffic Enforcement Agreement is awaiting a judge's signature.

Mr. Pires was not aware of that requirement and emailed the Sheriff's Legal Department for an update.

B. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: October 22, 2025 at 8:00 AM**

- **QUORUM CHECK**

Supervisors Schmitt, Christensen and Mayer confirmed their in-person attendance at the October 22, 2025 meeting.

C. Operations Manager: Wrathell, Hunt and Associates, LLC

The Monthly Field Operations Report was included for informational purposes.

Mr. Schmitt asked for two lights in Mulberry, on the east side of Championship to be inspected, as they have not been operational for three months. He asked for Bentley Electric to inspect them when they are onsite.

THIRTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

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On MOTION by Mr. Schmitt and seconded by Mr. Mayer, with all in favor, the meeting adjourned at 8:51 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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263

Secretary/Assistant Secretary

Chair/Vice Chair

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**ACTION/AGENDA
ITEMS**

FIDDLER'S CREEK CDD #1

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.27.18	ACTION	12.09.20 - 10.23.24 Boundary legal bills. Pires: Pursue settlement & Send details to Parisi. Email pkg. 01.22.25: Mtg scheduled for 01.29.25. 08.27.25: Bills approved; payment expected. 09.24.25: Mr. Pires to follow up regarding payment.	X	X		
2	02.26.25	ACTION	Mr. Cole: Ensure contractor inspects Championship & Mulberry ADA pads. 06.25.25: Contract with Bonness. 09.24.25: Mr. Baker: Request updates.	X			
3	03.26.25	BOTH	Mr. Cole: Invite Irrig Consultant to BOS mtg to present RFP. Give BOS draft RFP. 05.28.25 Give BOS cost benefit analysis, schedule, & maintenance requirements.	X			
4	05.28.25	ACTION	Mr. Cole: Inspect/report on 4 Spears by Pkwy Inventory sign inserts & which to replace. 07.23.25: Give replacement #, cost & schedule to Ops Mgr. 09.24.25: Proposal pending.	X			
5	05.28.25	ACTION	Mr. Pires/Mr. Haak: Finalize docs between Developer & CDD regarding easement to build the retaining wall at old driving range.	X			
6	05.28.25	ACTION	Mr. Cole: Get water measuring device replaced in Lake 88 for Mr. Benet to provide monthly water level readings. 09.24.25: Mr. Baker to work with Superior to have boat access.	X			
7	07.23.25	ACTION	Mr. Pires: Draft Easement Use Agrmt 4 lots Bellaggio by seawall. 08.27.25: Mr. Pires: Prep Consent to Use Agrmts. Bellaggio sea walls are not CDD obligations; Mr. Pires and Mr. Haak to review the issue.	X			
8	08.27.25	ACTION	Staff: Have tree stump removed, rusty lights painted & pillars pressure cleaned. 09.24.25 Stump removed, pillars cleaned. Waiting on Florida Painters quote for painting lights.	X			
9	09.24.25	ACTION	Mr. Kurth will prepare and send a list of acceptable littorals to Mrs. Adams for distribution.	X			
10	09.24.25	ACTION	Mr. Pires/Mr. Haak: Close out Access Agreement re: Runaway Lane American shoreline restoration to begin 10.06.25.	X			
11	09.24.25	ACTION	Mr. Baker: Ask Lykins for Work Order to replace Championship Drive sign with temporary signs, ASAP.	X			
12	09.24.25	ACTION	Mr. Baker: Provide GIS files/gate valve data to GIS contractor.	X			
13							

FIDDLER'S CREEK CDD #1

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	07.23.25	ACTION	Mrs. Adams: Review plantings around main gatehouse.			X	08.27.25
2	07.23.25	ACTION	Mr. Baker: Get proposal to remove Deer Crossing & Bag Drop signs. 08.27.25: Included in the Lykins proposal. Bag Drop signs are Foundation matter.			X	08.27.25
3	02.26.25	ACTION	Mrs. Adams: Add arboricola cut too short on Pkwy adjacent to Bent Creek to future phase of landscape removal/replacement projects.			X	09.24.25
4	02.26.25	ACTION	Mr. Barrow: After landscape project repair Pkwy ruts. 03.26.25: Inspect for major ruts. 06.25.25: Mrs. Adams: Prep Work Order. 07.23.25: Approved. 08.27.25: Rain delay, scheduled next week.			X	09.24.25
5	06.25.25	ACTION	Mr. Baker/Mr. Benet: Review Irrigation Action Items in field.			X	09.24.25
6	07.23.25	ACTION	Mr. Baker: Prep report that golf course restoration was completed & Mulberry & Club Center Way access restored to prior condition.			X	09.24.25
7	08.27.25	ACTION	Staff to prepare and transmit the lien roll to the Tax Collector.			X	09.24.25
8	08.27.25	ACTION	Mrs. Adams: copy Mr. Haak on correspondence re: monies due from FCC Marsh Cove. Last payment was received in March 2025.			X	09.24.25
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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**STAFF
REPORTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**STAFF
REPORTS
A**



STAFF REPORT

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT COMMUNITY DEVELOPMENT
DEPARTMENT

HEARING DATE: OCTOBER 16, 2025

SUBJECT: PUDZ-PL20220002061; GREENWAY FRITCHEY RPUD
(Companion to GMPA-PL20220002063)

PROPERTY OWNERS/AGENTS:

Owners:

Greenway Fritchey Land, LLC
7742 Alico Road
Fort Myers, FL 33912

Habitat for Humanity of Collier County, Inc.
11145 Tamiami Trail East
Naples, FL 34113

Agents:

Robert J. Mulhere, FAICP, Senior Vice-President
Jeremie Chastain, AICP, Lead Planner
Bowman
950 Encore Way
Naples, FL 34110

Richard D. Yovanovich, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

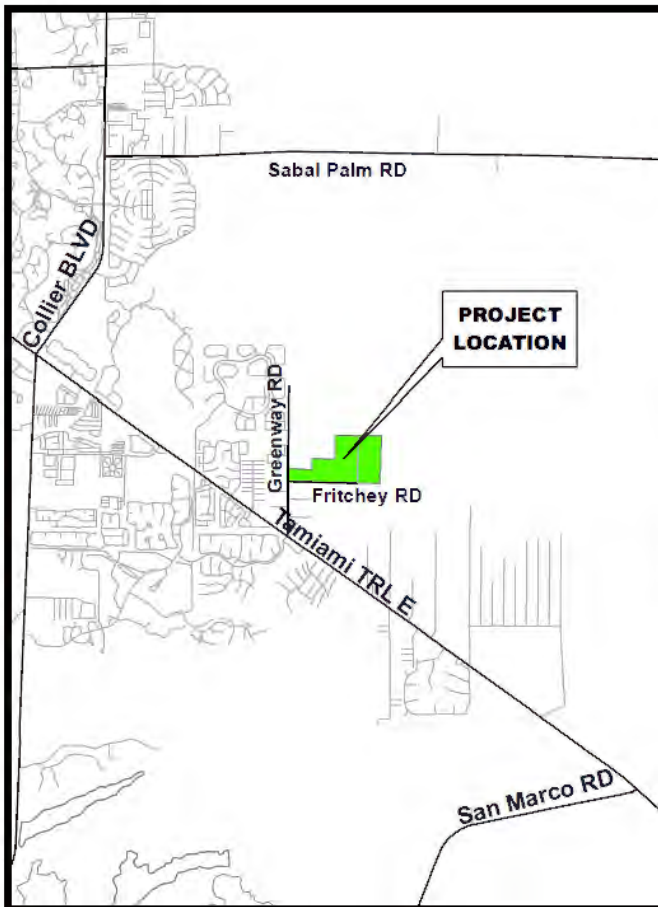
REQUESTED ACTION:

The petitioner requests that the Collier County Planning Commission consider rezoning +227.09 acres from a Rural Agricultural (A) Zoning District within the Rural Fringe Mixed Use District Overlay-Receiving Lands to a Residential Planned Unit Development (RPUD) Zoning District within the Rural Fringe Mixed Use District Overlay-Receiving Lands for the project to be known as the Greenway Fritchey RPUD to allow development of up to 1,299 residential dwelling units, with affordable housing; providing for repeal of Resolution No. 87-177, a provisional use for aquaculture.

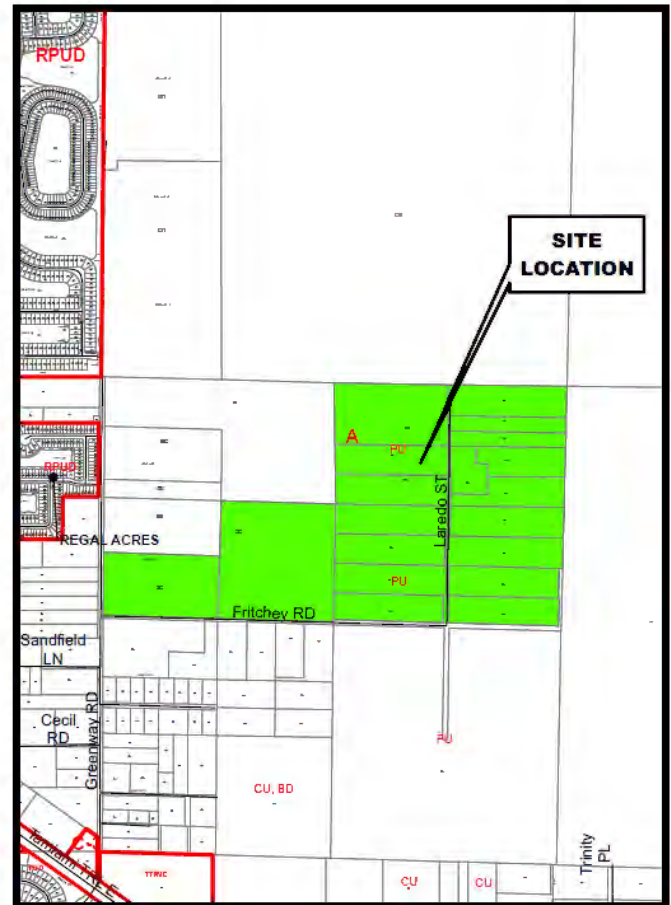
A companion Growth Management Plan Amendment is requested (GMPA-PL20220002063) to create a new overlay, Greenway-Fritchey Residential Overlay, to allow a maximum of 1,299 residential units with 260 for-sale affordable units (20 percent) reserved for individuals earning at or below 80 percent of the Area Median Income (AMI) on approximately 227.09 acres. The petition also proposes an amendment to the countywide Future Land Use Map (FLUM) and the creation of a new map ("Greenway-Fritchey Residential Overlay") in the FLUM series of the FLUE to identify the newly created Overlay.

GEOGRAPHIC LOCATION:

The property is located at the northeastern intersection of Greenway Road and Fritchey Road, in Section 7, Township 51 South, Range 27 East, Collier County, Florida. (See location map below)



Location Map



Zoning Map

Petition Number: PL20220002061

PURPOSE/DESCRIPTION OF PROJECT:

The site is located at the northeastern corner of the intersection of Greenway Road and Fritchey Road, approximately a mile north of the intersection of Tamiami Trail East and Greenway Road, and is comprised of 19 parcels. This site is currently used for agricultural purposes and a single-family dwelling.

The maximum number of units allowed on the site, as per the current A/RFMUO-Receiving Lands, is one unit per 5 acres, which equates to 46 units. RFMU receiving lands are those lands within the RFMU district that have been identified as being most appropriate for development and to which residential development units may be transferred from RFMU sending lands. Based on the evaluation of available data, RFMU receiving lands have a lesser degree of environmental or listed species habitat

value than RFMU sending lands and generally have been disturbed through development or previous or existing agricultural operations. The petitioner seeks 1,253 additional units than currently allowed, which can only be approved if the companion GMP Amendment is approved to create a site-specific Future Land Use designation for the site.

Current Zoning	Allowed Density/Units	Proposed Zoning	Proposed Density/Units
A/RFMUO-Receiving Lands	1 unit per 5 acres 46 units	RPUD	5.72 units per acre 1,299 units

The proposed rezoning to Residential Planned Unit Development (RPUD) is intended to allow development of the site with up to 1,299 dwelling units, which calculates to a density of ± 5.72 units per acre. An affordable housing commitment is proposed that 260 units on Tract R2 will be sold to households whose initial certified incomes are up to and including 80% of the Area Median Income (AMI) for Collier County.

The PUD Master Plan depicts the majority of the site (121.16 acres as Tract R1) for single and multi-family dwellings, (92.34 acres as Tract R2) for single and multi-family dwellings, and a 13.59-acre tract (Tract P) for preserve. One access point is depicted from Greenway Road into Tract R1, and another access point is depicted from Fritchey Road into Tract R1. There is a potential interconnect between Tract R1 and Tract R2 for bicycles and pedestrians at the south side of the property near Fritchey Road. Another interconnect for bicycles and pedestrians is proposed toward the western side of the PUD near Greenway Road. For Tract R2, there is an access point located on Fritchey Road, as well as an interconnect for bicycles and pedestrians along the eastern perimeter of the property. A Collier Area Transit (CAT) bus stop is proposed at the corner of Greenway Road and Fritchey Road. The petitioner's affordable housing commitment indicates that these units will be located on Tract R2 and constructed as single-family detached, single-family attached, multifamily (townhomes), or a combination thereof. Native vegetation preserves totaling 13.59 acres are proposed toward the western side of Tract R1.

The proposed maximum building height is 35 feet zoned / 42 feet actual for single-family detached, townhomes, two-family, and single-family zero-lot-line structures. The proposed maximum building height is 60 feet, zoned / 62 feet actual, for multifamily dwellings. Clubhouse/recreation buildings are proposed at a maximum height of 35 feet, zoned / 47 feet actual.

Nine deviations from the Land Development Code (LDC) are proposed:

1. To allow dead-end streets designed with a hammerhead or Y configuration;
2. To reduce the right-of-way width for local streets from 60 feet to 50 feet;
3. To allow Type B buffer plantings within an area a minimum of 10 feet in width when a community facility in a PUD abuts a residential unit;
4. To allow a wall 8 feet in height;
5. To allow on-premises directional signs a setback of five feet from a roadway or platted easement;
6. To allow a single sidewalk six feet in width on only one side of the street, and no sidewalks along alleys within Tract 2;

7. To allow for a minimum lot area of 1,680 square feet and a minimum lot width of 28 feet for single-family development in;
8. To allow for a minimum side yard of 5 feet and a minimum rear yard of 10 feet for single-family development;
9. To allow for a minimum front yard of 20 feet, a minimum rear yard of 15 feet, and a minimum side yard of 5 feet for multi-family development.

CONCURRENT PETITIONS AT THE SUBJECT PROPERTY:

In addition to the companion GMPA-PL20220002063, a Vacation of Road Right-of-Way (AVROW) – PL20240001248 has been submitted to vacate and clear title to a bisecting roadway known as Laredo Street.

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses, zoning classifications, and maximum approved densities for properties surrounding the proposed Greenway Fritchey RPUD, which is currently used for agricultural uses and one single-family home with a zoning designation of A/RFMUO- Receiving Lands

North: Developed with agricultural uses, with a current zoning designation of A/RFMUO- Receiving Lands

East: Developed with agricultural uses, with a current zoning designation of A/RFMUO- Receiving Lands

South: Fritchey Road (local road), then developed with agricultural uses and single-family residential, with a current zoning designation of A/RFMUO- Receiving Lands

West: Greenway Road, then developed with single family residential and to the north developed with mobile homes, with a current zoning designation of Agriculture (A), to the north of the mobile homes is developed with single family homes with a current zoning designation of Regal Acres RPUD (5 DU/AC), which is approved for two-family dwellings and single-family dwellings for a total of 300 units



Source: Bowman

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is designated Agricultural/Rural, Rural Fringe Mixed Use District (RFMUD)/Receiving Lands, and is located within the Coastal High Hazard Area (CHHA), as depicted on the Future Land Use Map (FLUM) of the Collier County Growth Management Plan. The proposed request is to allow up to a maximum of 1,299 residential units (5.72 DU/AC), including 260 for-sale affordable housing units dedicated to households earning at or below 80% of the Area Median Income (AMI) for Collier County.

RFMUD/Receiving Lands provide transitional areas between lands designated Urban, Estates, Agricultural/Rural, and Conservation. Generally, Receiving Lands have lesser environmental and listed species habitat values than other lands (Sending and Neutral Lands) within the RFMUD due to prior development and/or agricultural activities. Receiving Lands have been identified as being the most appropriate lands for development and allow for a mixture of urban and rural levels of service. The RFMUD provides measures to preserve existing natural resources, retain the rural, pastoral, or park-like appearance along arterial roads, and protect private property rights. Incentives such as the Transfer of Development Rights (TDR) process, clustered development, density bonus incentives, and provisions for central water and sewer service have been established to direct development into Receiving Lands and away from Sending Lands.

The CHHA is the geographical area lying below the elevation of the Category 1 storm surge line, as per the Southwest Florida Regional Planning Council's Hurricane Evacuation Study. Increased density and expenditure of public infrastructure are discouraged in this area.

Relevant to this petition, the RFMUD Receiving Lands allow the development of affordable housing projects at a maximum density of 12.2 dwelling units per acre, subject to Section 2.06.00 of the Land Development Code (LDC). These requirements include, but are not limited to: affordable housing units must be intermixed with, and not segregated from, the market-rate dwelling units in the development; and the square footage, construction, and design of the affordable housing units shall be the same as those of the market-rate dwelling units. Additionally, the FLUE provides that within one year of adopting the affordable housing provision allowing increased density of up to 12.2 dwelling units per acre (DU/A), the County will initiate an LDC amendment to establish appropriate criteria for affordable housing projects within Receiving Lands, such as design standards, development standards, and locational criteria.

The implementing LDC regulations noted above are currently in draft form and will be presented to the Development Services Advisory Committee later this year. In the absence of the adopted regulations, staff find the proposed development and design standards to be reasonable. However, an amendment to the GMP is needed to increase density on the property. A companion GMP amendment petition (PL20220002063) has been submitted to establish a new residential overlay on the subject property that will allow the uses and density proposed in the RPUD. The PUD rezoning may only be deemed consistent with the FLUE if the companion GMPA is approved and goes into effect, and if the uses and intensities in the PUD align with those in the GMPA.

Transportation Element: In evaluating the Greenway-Fritchey development staff reviewed the applicant's Traffic Impact Statement (TIS) dated July 5, 2024, for consistency using the 2024 Annual Update and Inventory Report (AUIR). The Transportation Planning staff has reviewed the petition and recommends the following:

Policy 5.1 of the Transportation Element of the GMP states:

“The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five year AUIR planning period, unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occur:

- a. For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*
- b. For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*
- c. For all other links, the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*

Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways."

Staff findings: Staff evaluated the PUD document and the TIS dated July 5, 2024, and found that the scenario presents an accurate trip generation calculation, a reasonable trip distribution on the surrounding network, and reflects a reasonable development potential for the proposed RPUD. The PUD document establishes a total trip cap commitment for a net external maximum of ±861 peak-hour, two-way trips. According to TIS, the project impacts the following County roadways:

Roadway/ Link #	Link Location	P.M. Peak Hour Peak Direction Service Volume/Peak Direction	Projected PM Peak Hr./Peak Direction Project Traffic ¹	2024 AUIR LOS	2024 AUIR Remaining Capacity
Collier Boulevard/37. 0	Manatee Rd. to Mainsail Dr.	2,200/North	45/North	D ⁽²⁾	239
US-41 Tamiami Trail East/93.0	Rattlesnake Hammock Rd. to Triangle Blvd	3,000/East	103/East	D ⁽³⁾	248
US-41 Tamiami Trail East/94.0	Triangle Blvd. to Collier Blvd.	3,000/East	149/East	C	1187
US-41 Tamiami Trail East/95.1	Collier Blvd. to Joseph Ln.	3,100/East	368/East	B	1,651
US-41 Tamiami Trail East/95.2	Joseph Ln. to Greenway Rd.	2,000/East	404/East	C	734
US-41 Tamiami Trail East/95.3	Greenway Rd. to San Marco Dr.	1,075/East	38/East	B	616

1.Source for P.M. Peak Hour/Peak Direction Project Traffic is July 5, 2024, Traffic Impact Statement provided by the petitioner. 2.This is an expected deficiency by trip bank not caused by this development and is the jurisdiction and responsibility of FDOT. Also see key points regarding Florida Statue 163.3180 below. 3. This is an expected deficiency by trip bank not caused by this development. Also see key points regarding Florida Statue 163.3180 below.

Florida Statute 163.3180: Key points of applicability.

- Must allow an applicant to enter into a binding agreement to pay or construct their proportionate fair share. Consistency and operational fair share mitigation attachments are consistent with this requirement.
- Facilities determined to be deficient with existing, committed, and vested trips plus projected background traffic from any source other than the development shall be removed from the proportionate share calculation.
- The improvement necessary to correct this type of deficiency is the funding responsibility of the maintaining entity.
- Applicant must receive credit for the anticipated road impact fees. The consistency fair share attachment is consistent with this requirement.
- The applicant calculated their proportionate share and it does **not** exceed the impact fees anticipated to be collected. The consistency fair share attachment is consistent with this requirement.

Additionally, there is a companion Developer Agreement that addresses additional road, ROW, and CAT Transit stop improvements.

Policy 7.1 of the Transportation Element of the GMP states:

“Collier County shall apply the standards and criteria of the Access Management Policy as adopted by Resolution and as may be amended to ensure the protection of the arterial and collector system’s capacity and integrity.”

Staff findings: The staff recommends approval of the proposed access points shown on the master plan for this petition; however, nothing in this development order will vest the developer with anything more than a right-in/right-out at those locations. Directional and full median openings may be contemplated at the time of the Site Development Plan or Plat and Plan, or when/if future expansion of the roadways occurs.

Staff Recommendation: Based on this information, staff find the application consistent with Policy 5.1 of the Transportation Element. The Transportation Planning staff finds this petition consistent with the GMP and recommends approval.

Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site consists of 33 acres of native vegetation. A minimum of 13.2 acres of native vegetation is required to be placed under preservation and dedicated to Collier County.

GMP Conclusion: The proposed PUD is inconsistent with the GMP, unless the Board approves the companion GMPA concurrently with the PUD, and the uses and intensities align.

STAFF ANALYSIS: Staff has completed a comprehensive evaluation of this land use petition, including the criteria upon which a recommendation must be based, specifically noted in LDC Section 10.02.13.B.5, Planning Commission Recommendation (referred to as the “PUD Findings”), and Section 10.02.08.F, *Nature of Requirements of Planning Commission Report* (referred to as “Rezone Findings”), which establish the legal basis to support the CCPC’s recommendation. An evaluation relative to these subsections is discussed below, under the heading “Zoning Services Analysis.”

Environmental Review: Environmental Planning staff have reviewed the petition to address environmental concerns. The property boundary includes 227.09 acres located within the Rural Fringe Mixed Use Overlay (Receiving). A portion of the property has been historically cleared and used for agricultural use since the early 1970s; the remainder of the property is primarily impacted forested wetlands. The minimum preserve requirement is 13.2 acres (40% of 33 acres of native vegetation); however, the applicant will preserve 13.59 acres.

The Florida Fish and Wildlife Conservation Commission provided a letter of technical assistance dated August 1, 2025, in response to the transmittal of the Collier County Comprehensive Plan Amendment, Greenway Fritchey, GMPA PL2022002063. The technical assistance letter references listed species found onsite indicates that the subject property has the potential to contain various listed species. The technical assistance letter states there were no objections to the growth management plan amendment. In response to the FWCC letter, the applicant has provided a listed species management plan to address the comments and recommendations presented by FWCC. The list species management plan must be incorporated as part of the SDP/PPL approval process. An Off-Site Mitigation area has been provided as mitigation for proposed impacts. The Off-Site Mitigation Area contains 126.12 acres of forested/herbaceous upland and wetlands located adjacent to Picayune Strand State Forest. The Off-Site Mitigation Area will save sensitive habitat and provide connectivity to protected state lands.

The environmental data indicates the proposed project is in an area that has the potential to contain a variety of protected animal species. The listed species observed onsite were two Little Blue Herons (*Egretta caerulea*) and two American Alligators (*Alligator mississippiensis*). These species are transient; therefore, follow-up evaluations will need to occur to ensure appropriate protection. The proposed project is located within the FWS consultation area for Bonneted Bats (*Eumops floridanus*); however, no evidence was found indicating Bonneted Bats were utilizing the trees existing on-site. The property contains potential habitat for caracaras (*Caracara cheriway*); however, no caracaras were observed on-site. However, an off-site caracara nest is located approximately 300 feet south of the subject property. Construction activities within 1,500 meters (4,920 feet) will require an additional evaluation in conjunction with consultation with the US Federal Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWCC) regarding guidelines and permitting requirements prior to any construction activity.

The Environmental Data indicates the property is located inside the Secondary Panther Zone for Florida Panther (*Felis concolor coryi*). FWCC provided a letter of technical assistance relating to the Florida Panther, which states that the project design should include impediments to deter wildlife movements into residential areas, and the future residents should be provided with information to minimize human-panther conflicts. This information will be included in the required listed species management and reviewed during the SDP/PPL review. There were no direct observations of panthers on-site; however, panther tracks were observed on-site. Telemetry data indicates Florida panthers have been documented within and around the boundary of the proposed project. The most recent telemetry recorded was from Florida Panther 193 on June 5, 2019. Consultation with U.S. Fish & Wildlife Service (FWS) to obtain panther mitigation will be required.

The Florida Fish and Wildlife Conservation Commission (FWC) wildlife data indicates the presence of Black bear (*Ursus americanus floridanus*) in the area. A black bear management plan must be included in PPL or SDP review. Additionally, the property contains potential habitat for the Eastern indigo snake (*Drymarchon corais couperi*). Consultation with the US Federal Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWCC) regarding guidelines and permitting requirements will be required before construction. Finally, Wild pine air plants

(*Tillandsia balbisiana*), Florida butterfly orchids (*Encyclia tampensis*), and Twisted air plants (*Tillandsia flexuosa*), listed as ‘Less Rare Plants,’ have been observed on the property and will be protected by LDC Section 3.04.03.

Prior to approval of the first development order, a second protected species survey of the subject property will be required to ensure construction activity will not impact listed species. The second listed species survey will primarily focus on avian species; however, all listed species will be evaluated for their presence in and adjacent to the subject property.

Transportation Review: The Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC. Transportation Planning Staff recommends approval of the proposed Greenway Fritchey PUDZ.

Utilities Review: The project is located within the regional potable water service area and the south wastewater service area of the Collier County Water-Sewer District (CCWSD). Water and wastewater services are available via existing infrastructure within the adjacent right-of-way. Sufficient water and wastewater treatment capacities are available.

Developer commitments are listed in “EXHIBIT F” of the RPUD document under the “UTILITIES” section. Any improvements to the CCWSD’s water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance.

Landscape Review: The applicant is seeking 1 deviation regarding landscape requirements. See Deviation Discussion. The buffers labeled on the Master Plan are in accordance with the Land Development Code.

Affordable Housing Review: Housing Policy & Economic Development Division staff have provided the following comments:

The Greenway-Fritchey PUD is proposed to be developed as a residential community to include up to 1,299 units at a density of 5.72 units per acre. The development proposes to include 20% of the residential units (260 units) as For-Sale affordable housing, restricted to households with incomes below 80% of the Area Median Income (AMI).

For reference, the 2025 Florida Housing Finance Corporation Income is:

2025 Collier County Income Limits for Affordable Housing

2025	Percentage Area Median Income	Category Name	Income Limit by Number of People in Unit		
			1	2	4
Collier County Median Household Income \$113,600	30%	Extremely Low	\$ 23,880	\$ 27,270	\$ 34,080
	50%	Very Low	\$ 39,800	\$ 45,450	\$ 56,800
	60%	n/a	\$ 47,760	\$ 54,540	\$ 68,160
	80%	Low	\$ 63,680	\$ 72,720	\$ 90,880
	100%	Median	\$ 79,600	\$ 90,900	\$ 113,600
	120%	Moderate	\$ 95,520	\$ 109,080	\$ 136,320
	140%	Gap	\$ 111,440	\$ 127,260	\$ 159,040

Source: HUD 2025 Median Income; Florida Housing Finance Corp. Income and Rent Limits

A Restrictive Covenant will be recorded on the affordable for-sale units, requiring them to be initially and subsequently sold to qualifying households for a period of 30 years from the Certificate of Occupancy of each unit.

The need for affordable housing units is great in Collier County, as the University of Florida Shimberg Center for Housing reports that there are currently 51,368 cost-burdened households in Collier County, with 25,687 of those spending more than 50% of their monthly income on housing expenses.

The current Median home sales price in Collier County is \$575,000 (single-family homes: \$670,000, condos: \$422,500). Prices in Naples have increased 75% from pre-COVID prices. 48% of sales are cash deals. Source: NABOR Market Report, July 2025

The Shimberg Center also reports that the average observed rent for apartments in Collier County has risen sharply, doubling over the past ten years to \$3,234 (2024).

Approval of this development will assist Collier County in addressing the continued need for affordable housing.

Stormwater Management Review: According to the current FEMA FIRM, this site is located in approximate flood zone AE 7.0. Any future building Finished Floor Elevations (FFE) shall be FEMA Base Flood Elevation (BFE) plus 1 foot or the 100-year 3-day stormwater design flood elevation, whichever is highest.

The site is currently covered by a SFWMD Environmental Resource Permit (ERP) #11-112655-P. The project drainage system is proposed as two sub-basins, both of which discharge into the north roadside swale of Fritchey Road, which runs west and ultimately enters the Greenway Road roadside swale, located along the west boundary of the property. The Greenway Road roadside swale system flows south towards US-41 roadside canal. The project's allowable discharge is limited to the Henderson Creek-Belle Meade Basin South maximum rate of 0.04 cfs/acre, which is notably one of the most restrictive discharge rates in Collier County.

The proposed project does not contribute stormwater to, or accept offsite runoff from, adjacent properties to the north, east, and west of the site. It is not expected that development of this project will generate hydrologic impacts to the adjacent surrounding properties.

In addition, site development approval (SDP /PPL) will be required from Collier County, to ensure that local development standards are maintained and that proposed stormwater system(s) are designed consistent with relevant LDC and County Ordinances for water quality and water quantity, during both the interim construction phase and final implementation.

Zoning Services Review: Zoning Division staff has evaluated the proposed uses related to intensity and compatibility. The density of the proposed development is 5.72 units per acre (1,299 units on 227.09 acres), which exceeds the allowable density of one unit per 5 acres and can only be achieved if the companion GMP Amendment (PL20220002063) is approved.

To the north and east of the subject property is developed with agricultural uses. To the west are mobile homes and single-family residential areas. To the south are single-family homes and agricultural uses. Below is a summary chart of the nearby zoning districts.

Zoning District	Future Land Use designation	Density
North: A/RFMUO- Receiving Lands	Rural Fringe Mixed Use District - Receiving	1 dwelling unit per 5 acres
East: A/RFMUO- Receiving Lands	Rural Fringe Mixed Use District - Receiving	1 dwelling unit per 5 acres
South: Fritchey Road then A/RFMUO- Receiving Lands	Rural Fringe Mixed Use District - Receiving	1 dwelling unit per 5 acres
West: Greenway Road, then Agriculture (A), then to the north is zoned Regal Acres RPUD (5 DU/AC)	Urban Residential Subdistrict	Agriculture (A) - 1 dwelling unit per 5 acres Regal Acres RPUD - 5 dwelling units per acre
Proposed Greenway Fritchey RPUD	Proposed Greenway – Fritchey Residential Overlay	5.72 dwelling units per acre

Per LDC Section 4.07.02.E. governing PUDs, *dimensional standards within any tract or increment of the proposed PUD shall conform to the minimum dimensional and other standards of the zoning district to which it most closely resembles in type, density, and intensity of use. Where there is uncertainty, the more restrictive standards shall apply.* As such, the zoning district that most closely resembles the development standards for the Greenway Fritchey RPUD is the Regal Acres RPUD located to the west. It is important to note that the Regal Acres RPUD was approved with an affordable housing component that was managed by Habitat for Humanity of Collier County, Inc. Standards for the Regal Acres RPUD are compared below to the proposed standards for the Greenway Fritchey RPUD per the Development Standards Table in Exhibit B of the draft Ordinance (Attachment A). Below is a summary chart of the nearby zoning districts and their development standards with comparison to Greenway Fritchey RPUD.

	A/RFMUO – Receiving Lands Standards LDC Sec. 2.03.08.A.2.a.4.a (Existing development not utilizing clustering)	Agriculture (A) Standards LDC Sec. 4.02.01	Regal Acres RPUD	Proposed Greenway Fritchey RPUD
Min. Lot Area	5 Acres	217,800 s.f.	- Single family detached and zero lot line 1,600 s.f. - Two-Family 3,750 s.f.	- Single family 1,680 s.f. to 1 AC max - Townhouse 1,100 s.f. per unit - Two-Family/Single-family zero lot line 1,680 s.f. per unit - Multi-Family 1 AC
Min. Lot Width	165'	165'	- Single family detached and zero lot line 32' - Two-Family 35'	- Single family 28' - Townhouse 18' - Two-Family/Single family zero lot line 27' - Multi-Family 150'
Min. Floor Area	- n/a	n/a	- Single family detached and zero lot line 1,000 s.f. - Two-Family 1,050 s.f.	- Single family 1000 s.f. - Townhouse 1000 s.f. - Two-Family/Single family zero lot line 1000 s.f. - Multi-Family 550 s.f./DU
Min. Front Yard	50'	50'	- Single family detached and zero lot line 12' - Two-Family 25'	- Single family 20' - Townhouse 20' - Two-Family/Single family zero lot line 20' - Multi-Family 20'
Min. Side Yard	30'	30'	- Single family detached and zero lot line 5'/ZLL 0' ft and 10'	- Single family 5' - Townhouse 0' or 5' - Two-Family/Single

			- Two-Family 7.5'	family zero lot line 0' or 5' - Multi-Family 10'
Min. Rear Yard	50'	50'	- Single family detached and zero lot line 5' or 20' along an alley - Two-Family 20'	- Single family 10' - Townhouse 5' from edge of pavement - Two-Family/Single family zero lot line 5' from edge of pavement - Multi-Family 10'
Maximum Height	35'	35'	- Single family detached and zero lot line 35' zoned/40' ft actual - Two-Family zoned 35'/35' actual	- Single family 35' zoned/42' actual - Townhouse 35' zoned/42' actual - Two-Family/Single family zero lot line 35' zoned/42' actual - Multi-Family 60' zoned/62' actual

In addition to the setbacks illustrated in the above table, Greenway Fritchey RPUD will provide a 25ft setback from Greenway Road and Fritchey Road for single family detached, townhome, and two-family and single family zero lot line. For multifamily and recreation buildings a 30 ft setback will be provided from these roads. The proposed heights have a zoned height of 35 feet and an actual building height of 42 feet. The multi-family dwellings will have a zoned height of 60 feet and an actual height of 62 feet. As illustrated in the PUD Master Plan, a 10-foot-wide Type A Buffer is proposed along the northern perimeter of the PUD and a 20-foot-wide Type D Buffer or 10-foot-wide Type A Buffer is proposed along the eastern perimeter. A 20-foot-wide Type D Buffer is proposed along Fritchey Greenway Roads. The LDC requires 50% open space for affordable housing projects. Because the agent is seeking the density bonus through the companion GMPA, the provision that the affordable units be throughout the development doesn't apply and this qualifies as an affordable with 260 units set aside. As such, the 50% open space requirement does apply with Greenway Fritchey. The master plan illustrates the open space at 60% and therefore does comply with the LDC requirements at 136.25 acres. The landscaping buffers, open space, and preserves will provide natural transitions around and within the RPUD. The development standards will provide adequate setbacks, limitations on height, and buffers to ensure compatibility with adjacent land uses.

PUD FINDINGS:

LDC Section 10.02.13.B.5 states that, "In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan's compliance with the following criteria in addition to the findings in LDC Section 10.02.08."

1. ***The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.***

Water and wastewater mains are available along Greenway Road. There are adequate water and wastewater treatment capacities to serve the project.

Any improvements to the CCWSD's water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance. The project is covered under an existing SFWMD ERP, and stormwater outflows are restricted to the County's allowable discharge rate for Henderson Creek-Belle Meade Basin South (0.04 cfs/acre), notably one of the most restrictive discharge rates in Collier County. Ultimately, the stormwater drainage from the project is conveyed in the roadside swale system of Fritchey and Greenway roads, consistent with the drainage patterns that currently exist for this site. In addition, the full details of any proposed stormwater system will also be evaluated during the County's site development permit process.

2. ***Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.***

The County Attorney's Office reviewed documents submitted with the application and demonstrate unified control.

3. ***Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the [GMP].***

Comprehensive Planning staff finds that the proposed PUD will only be consistent with the GMP upon adoption of the companion GMPA-PL20220002063.

4. ***The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.***

As described in the *Staff Analysis* section of this staff report subsection *Landscape Review*, staff is of the opinion that the proposed project will be compatible with the surrounding area. The Master Plan proposes the appropriate perimeter landscape buffers.

5. ***The adequacy of usable open space areas in existence and as proposed to serve the development.***

The petitioner proposes 60% of the total area of the site as open space. The LDC requires 50% for affordable housing projects. Because the applicant is seeking the density bonus through the GMPA, the provision that the affordable units be throughout the development doesn't apply, and this qualifies as an affordable with 260 units set aside. And with a commitment to provide 60% open space, the development complies with the open space requirement.

6. ***The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.***

The roadway infrastructure is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the first development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. The development must comply with all other applicable concurrency management regulations when development approvals, including but not limited to any plats and or site development plans, are sought.

Water and wastewater mains are available along Greenway Road. There are adequate water and wastewater treatment capacities to serve the project.

Any improvements to the CCWSD's water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance.

7. ***The ability of the subject property and of surrounding areas to accommodate expansion.***

Water and wastewater mains are available along Greenway Road. There are adequate water and wastewater treatment capacities to serve the project.

Any improvements to the CCWSD's water or wastewater systems necessary to provide sufficient capacity to serve the project will be the responsibility of the owner/developer and will be conveyed to the CCWSD at no cost to the County at the time of utilities acceptance.

8. ***Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on a determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.***

Nine deviations are requested from the LDC in connection with this request to rezone to RPUD. See the deviations section of the staff report beginning on page 19.

REZONE FINDINGS:

LDC Subsection 10.02.08 F. states, "When pertaining to the rezoning of land, the report and recommendations to the planning commission to the Board of County Commissioners...shall show that the planning commission has studied and considered the proposed change in relation to the following when applicable."

1. ***Whether the proposed change will be consistent with the goals, objectives, & policies of the Future Land Use Map and the elements of the GMP.***

The proposed PUD is inconsistent with the GMP, unless the Board approves the companion GMPA first or concurrently with the PUD, and the uses and intensities align.

2. ***The existing land use pattern.***

The surrounding land uses are described in the Surrounding Land Use and Zoning section on page 4 of this staff report.

3. ***The possible creation of an isolated district unrelated to adjacent and nearby districts.***

This rezoning will not create an isolated district unrelated to adjacent and nearby districts.

4. ***Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.***

As shown on the zoning map included at the beginning of this report, the existing district boundaries are logically drawn. The proposed PUD zoning boundaries follow the property ownership boundaries. The zoning map on page 2 of the staff report illustrates the perimeter of the outer boundary of the subject parcel.

5. ***Whether changed or changing conditions make the passage of the proposed rezoning necessary.***

The proposed change is not necessary, but is being requested in compliance with the LDC provisions to seek such changes. The petitioner believes the rezoning is necessary for the purpose of constructing a residential development.

6. ***Whether the proposed change will adversely influence living conditions in the neighborhood.***

The neighborhood and living conditions are characterized by the rural and natural lands in the vicinity of the site. The proposed development is more intense than the nearby residential areas to the west and agricultural areas to the north, east, and south. The proposed change will not adversely influence living conditions in the neighborhood. The development standards proposed ensure compatibility with neighboring properties.

7. ***Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.***

The roadway infrastructure has adequate capacity to serve the proposed project at this time, as outlined above, i.e., GMP consistent at the time of rezoning, as evaluated as part of the GMP Transportation Element consistency review. Operational impacts will be addressed at the time of the first development order (SDP or Plat). Additionally, the project's development must comply with all other applicable concurrency management regulations when development approvals are sought.

8. ***Whether the proposed change will create a drainage problem.***

The site is currently covered by a SFWMD Environmental Resource Permit (ERP) #11-112655-P. Project discharge is into the north roadside swale of Fritchey Road, ultimately entering the Greenway Road roadside swale and flowing south towards US-41 roadside canal.

Project allowable discharge is limited to the Henderson Creek-Belle Meade Basin South maximum rate of 0.04 cfs/acre.

In addition, site development approval (SDP / PPL) will be required from Collier County, to ensure that local development standards are maintained and that proposed stormwater system(s) are designed consistent with relevant LDC and County Ordinances for water quality and water quantity, during both the interim construction phase and final implementation.

9. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

It is not anticipated that this RPUD will reduce light or air to the adjacent areas.

10. *Whether the proposed change will adversely affect property values in the adjacent area.*

Transition from an agricultural zoning designation to a residential planned unit development designation, which allows for the development of 1,299 dwelling units, typically has the effect of increasing property values.

11. *Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.*

The proposed change will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

12. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare.*

If the proposed development complies with the GMP, then that constitutes a public policy statement supporting zoning actions when they are consistent with said Comprehensive Plan. Should approval of the proposed GMP Amendment be granted, the proposed change would not constitute a grant of special privilege. Consistency with the FLUE is determined to be a public welfare relationship because actions consistent with the County's comprehensive plan are in the public interest.

13. *Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.*

The property is currently in use in accordance with the existing zoning.

14. *Whether the change suggested is out of scale with the needs of the neighborhood or the County.*

The proposed development is more intense than the A/RFMUO Receiving Lands to the north, east, and south, which have agricultural uses, and the residential areas to the west. As illustrated in the PUD Master Plan, a 10-foot-wide Type A Buffer is proposed along the northern perimeter of the PUD, and a 20-foot-wide Type D Buffer or a 10-foot-wide Type A Buffer is proposed along the eastern perimeter. A 20-foot-wide Type D Buffer is proposed along Fritchey Greenway Roads. These buffers should mitigate any adverse conditions and

provide natural transitions from the adjacent properties. The proposed project layout consists of a suburban style PUD, typical of the County's urban designated future land use areas.

15. ***Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.***

The petition was reviewed for compliance with the GMP and the LDC. Staff does not review other sites in conjunction with a specific petition.

16. ***The physical characteristics of the property and the degree of site alteration, which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.***

Any development anticipated by the PUD Document would require considerable site alteration, and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the SDP and/or platting processes, and again later as part of the building permit process.

17. ***The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.***

The development will have to meet all applicable criteria set forth in the LDC regarding Adequate Public Facilities. The project must also be consistent with all applicable goals and objectives of the GMP regarding adequate public facilities. This petition has been reviewed by county staff that are responsible for jurisdictional elements of the GMP as part of the rezoning process, and staff have concluded that the developer has provided appropriate commitments so that the impacts to the Level of Service (LOS) will be minimized.

18. ***Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.***

To be determined by the Board during its advertised public hearing.

DEVIATION DISCUSSION

The petitioner seeks nine deviations from the requirements of the LDC. The deviations are directly extracted from PUD Exhibit E. The petitioner's rationale and staff analysis/ recommendation are outlined below.

Proposed Deviation # 1: (Dead-End Streets)

"Deviation #1 (Street System Requirements) requests relief from LDC Section 6.06.01.J., Street System Requirements, which prohibits dead-end streets except when designed as a cul-de-sac, to instead allow for dead-end streets designed with a hammerhead or Y configuration."

Petitioner's Justification: Only a small number of lots will be accessed from the internal dead-end roadways, and a full cul-de-sac is not necessary in order to provide safe access to these lots or to protect public health, safety, and welfare. The project must still comply with the Fire Code and provide sufficient turnarounds for the turn radius of emergency vehicles.

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation # 2: (Right-of-Way Width)

“Deviation #2 (Street System Requirements) requests relief from LDC Section 6.06.01.N., “Street System Requirements”, which requires a minimum right-of-way width of 60 feet to instead allow a width of 50 feet for internal private roadways within the Greenway Fritchey RPUD. See Exhibit C for cross-sections.”

Petitioner’s Justification: *This deviation has been granted for many projects where the roads will remain private. There is adequate width in a 50-foot right-of-way for a private, local road to provide a sufficient cross-section to accommodate all necessary utilities, a sidewalk, and travel lanes while maintaining public safety.*

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #3: (Type B Buffer)

“Deviation #3 (Buffer Requirements) requests relief from LDC Section 4.06.02.C.2, “Types of buffers”, which requires a 15-foot-wide Type B buffer when a community facility in a PUD abuts a residential unit to instead allow Type B buffer plantings within an area a minimum of 10 feet in width.”

Petitioner’s Justification: *Clubhouse locations will be identified on the subdivision plat for the project, and potential purchases of lots adjacent will be aware of the clubhouse and amenity center use. A 10-foot width provides sufficient space for the required plantings.*

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #4: (Fences/Wall Height)

“Deviation #4 (Wall Height) requests relief from LDC Section 5.03.02.C, “Fences and Walls, Excluding Sound Walls”, which limits the heights of fences or walls in residential components of PUDs to 6 feet, to instead allow a wall 8 feet in height.”

Petitioner’s Justification: *The applicant proposes an eight-foot wall to provide additional buffering, both visual and auditory. The wall will be constructed to all other standards as required by code, i.e. to*

present a finished side to the adjoining lot, to be located no less than six feet from the PUD boundary, and to place all required vegetative plantings and irrigation on the external side of the wall such that 50 percent of the wall is screened within one year of the installation of the vegetative material.

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #5: (On-Premises Directional Signs)

“Deviation #5 (Signs) requests relief from LDC Section 5.06.02.B.5.a., “On premise directional signs”, which allows on-premises directional signs be set back a minimum of 10 feet from the edge of roadway, paved surface, or back of curb, to instead allow a setback of five feet from a roadway or platted easement. This deviation does not apply to County owned roads.”

Petitioner’s Justification: *This deviation will allow flexibility in locating directional signs to ensure they are clearly visible to the traveling public while maintaining public safety.*

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #6: (Sidewalks)

“Deviation #6 (Sidewalks, Bike Lane and Pathway Requirements) requests relief from LDC Section 6.06.02.A.1., “Sidewalks, Bike Lane and Pathway Requirements”, which requires sidewalks on both sides of a local street, to instead allow a single sidewalk six feet in width on only one side of the street, and no sidewalks along alleys within Tract R2. See Exhibit C for Internal Streets and Alleys Cross-Sections.”

Petitioner’s Justification: *Tract R2 will be the location for the proposed Habitat for Humanity affordable housing units. The proposed roads are private, low speed, and internal to the site. A sidewalk on one side will still provide sufficient pedestrian facilities while maintaining public safety; and the proposed width of six feet will still allow two pedestrians to walk abreast. This right-of-way layout, utilizing a single, five-foot sidewalk, is used within Habitat for Humanity developments throughout Collier County and will allow Habitat for Humanity to reduce permitting costs via the ability to reuse right-of-way cross-sections and site plans as the basis for this project.*

Where the proposed development utilizes alleys, they will be providing vehicular access to garages located at the rear of the building, making sidewalks unnecessary. This type of layout is typically found in “new urbanist” style developments, as it provides residential buildings with a walkable frontage: usable, open areas that act as a social space. Additionally, the proposed alleys will be one way, with a ±15’ wide travel lane and ±26’ wide in total to accommodate gutters, and short ±6.50’ long driveways. The reduced traffic and width, and driveways will provide traffic calming and allow for a safe environment for any potential pedestrians without the use of sidewalks.

Staff Analysis and Recommendation: Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #7A: (Minimum Lot Area)

“Deviation #7A (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)i.a), “Clustered development”, which requires a minimum lot area of 4,500 square feet and a minimum interior lot width of 40 feet for single-family development, to instead allow for a minimum lot area of 1,680 square feet and a minimum lot width of 28 feet for single-family development.”

Petitioner’s Justification: *In order to ensure affordability, Habitat for Humanity homes are typically smaller, thus requiring smaller lots. Additionally, this deviation will allow for the market rate units to adjust to the demands of the housing market and better fulfill the Collier County housing needs, such as providing a mixture of housing types. If approved, this deviation will result in a more clustered development pattern than what is required by code. The smaller lot sizes will allow for the maximization of open space in conjunction with the required preservation area, while limiting infrastructure costs, which will result in a more attractive development and cost-savings that will aid in the development of quality, affordable housing portion of the proposed RPUD.*

Staff Analysis and Recommendation: Similar development standards were approved with Vincent Acres RPUD, with a minimum lot area of 1,680 s.f. and a minimum lot width of 28 ft for single-family detached, attached, and single-family zero lot line. Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #7B: (Minimum Yard Requirements)

“Deviation #7B (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.a) “Minimum yard requirements”, which requires a minimum side yard of 6 feet and a minimum rear yard of 15 feet for single-family development, to instead allow for a minimum side yard of 5 feet and a minimum rear yard of 10 feet for single-family development.”

Petitioner’s Justification: *In order to ensure affordability, Habitat for Humanity homes are typically smaller, thus requiring smaller lots. Additionally, this deviation will allow for the market rate units to adjust to the demands of the housing market and better fulfill the Collier County housing needs, such as providing a mixture of housing types. If approved, this deviation will result in a more clustered development pattern than what is required by code. The smaller lot sizes will allow for the maximization of open space in conjunction with the required preservation area, while limiting infrastructure costs, which will result in a more attractive development and cost-savings that will aid in the development of quality, affordable housing portion of the proposed RPUD.*

Staff Analysis and Recommendation: More stringent development standards were approved with

Vincent Acres RPUD, with a minimum side yard of 5 ft for single-family detached and 0 feet or 10 feet for single-family attached/single-family zero lot line. For rear yards, Vincent Acres RPUD was approved with a minimum rear yard of 5 ft from the edge of pavement for single-family detached, attached, and single-family zero lot line. Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

Proposed Deviation #7C: (Minimum Yard Requirements)

“Deviation #7C (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.b) “Minimum yard requirements”, which requires a minimum front yard of 30 feet, a minimum rear yard of 30 feet, and a minimum side yard of one-half the building height or 15 feet for multi-family development, to instead allow for a minimum front yard of 20 feet, a minimum rear yard of 15 feet, and a minimum side yard of 5 feet for multi-family development. This deviation excludes lots that abut an arterial or collector roadway.”

***Petitioner’s Justification:** In order to ensure affordability, Habitat for Humanity homes are typically smaller, thus requiring smaller lots. Additionally, this deviation will allow for the market rate units to adjust to the demands of the housing market and better fulfill the Collier County housing needs, such as providing a mixture of housing types. If approved, this deviation will result in a more clustered development pattern than what is required by code. The smaller lot sizes will allow for the maximization of open space in conjunction with the required preservation area, while limiting infrastructure costs, which will result in a more attractive development and cost-savings that will aid in the development of quality, affordable housing portion of the proposed RPUD.*

Staff Analysis and Recommendation: More stringent development standards were approved with Vincent Acres RPUD, with a minimum front yard of 12 feet, the side yard at 0 feet or 5 feet, and the rear yard of 5 feet from the edge of pavement for townhouses. Staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that “the element may be waived without a detrimental effect on the health, safety, and welfare of the community,” and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is “justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.”

DECEMBER 5, 2022, NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a NIM on December 5, 2022, at the Rookery Bay National Estuarine Research Reserve, the Auditorium, located at 300 Tower Road, Naples, FL. The meeting commenced at approximately 5:30 p.m. and ended at 6:45 p.m. Seventeen members of the public attended. Bob Mulhere, the agent, conducted the meeting, introducing the consultant team and staff, and then gave a PowerPoint presentation. The presentation consisted of an overview of the proposed RPUD rezoning application and the companion GMPA. Following the agent’s presentation, the meeting was opened to attendees to make comments and ask the consultant team questions regarding the proposed development. The concerns discussed included traffic, density, affordable housing units, notification of the NIM and public hearing process, native species on the site, and the design and price range of the proposed market-rate units. No commitments were made. A copy of the NIM Summary, NIM advertising, and sign-in sheet are included in Attachment B.

APRIL 14, 2025, NEIGHBORHOOD INFORMATION MEETING (NIM):

Because the petition exceeded the first anniversary of the first NIM, the second NIM was scheduled. The applicant conducted a second NIM on April 14, 2025, at the Rookery Bay National Estuarine Research Reserve, the Auditorium, located at 300 Tower Road, Naples, FL. The meeting commenced at approximately 5:30 p.m. and ended at 5:44 p.m. Three members of the public attended. Jeremie Chastain, the agent, conducted the meeting with introductions of the consultant team and staff, and gave a PowerPoint presentation. The presentation consisted of an overview of the proposed RPUD rezoning application and the companion GMPA. Following the agent's presentation, the meeting was opened to attendees to make comments and ask the consultant team questions regarding the proposed development. The concerns discussed were the location of the wall and sidewalks around the perimeter of the project and access points. No commitments were made. A copy of the NIM Summary, NIM advertising, and sign-in sheets are included in Attachment B.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) REVIEW

This project does not require an Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances. Environmental Services staff recommends **approval** of the proposed petition with the following conditions:

1. Before issuance of the first SDP and/or PPL, a follow-up listed species survey observation is required prior to any construction activities.
2. A listed species management plan is required for the management of the Florida panther (*Puma concolor coryi*), Black bear (*Ursus americanus floridanus*), caracara (*Caracara cheriway*), and all other listed species.
3. Applicant shall provide a 6-foot fence or wall along the boundaries of the project to discourage large mammals from entering the proposed development.

COUNTY ATTORNEY'S OFFICE REVIEW:

This Staff Report was reviewed by the County Attorney's office on September 19, 2025.

RECOMMENDATION:

Staff recommends that the Collier County Planning Commission (CCPC) forward Petition PUDZ-PL20220002061, Greenway Fritchey RPUD PUDZ, to the Board of County Commissioners (BCC) with a recommendation of approval, subject to approval of the companion GMP Amendment and subject to the following conditions:

1. Before issuance of the first SDP and/or PPL, a follow-up listed species survey observation is required prior to any construction activities.
2. A listed species management plan is required for the management of the Florida panther (*Puma concolor coryi*), Black bear (*Ursus americanus floridanus*), caracara (*Caracara cheriway*), and all other listed species.
3. Applicant shall provide a 6-foot fence or wall along the boundaries of the project to discourage

large mammals from entering the proposed development.

Attachments:

- A. Draft Ordinance
- B. Application/Backup Materials

ORDINANCE NO. 2025 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RURAL AGRICULTURAL (A) ZONING DISTRICT WITHIN THE RURAL FRINGE MIXED USE DISTRICT OVERLAY-RECEIVING LANDS TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT WITHIN THE RURAL FRINGE MIXED USE DISTRICT OVERLAY-RECEIVING LANDS FOR THE PROJECT TO BE KNOWN AS THE GREENWAY FRITCHEY RPUD TO ALLOW DEVELOPMENT OF UP TO 1,299 RESIDENTIAL DWELLING UNITS WITH AFFORDABLE HOUSING; PROVIDING FOR REPEAL OF RESOLUTION NO. 87-177, A PROVISIONAL USE FOR AQUACULTURE; AND BY PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY CONSISTING OF 227.09± ACRES IS LOCATED ON THE NORTHEASTERN INTERSECTION OF GREENWAY ROAD AND FRITCHEY ROAD IN SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA. [PL20220002061]

WHEREAS, Robert J. Mulhere, FAICP, of Bowman Consulting, and Richard D. Yovanovich, Esq of Coleman, Yovanovich & Koester PA representing Greenway Fritchey Land, LLC and Habitat for Humanity of Collier County, Inc., collectively, the “Developer”, petitioned the Board of County Commissioners of Collier County, Florida, to change the zoning classification of the herein described real property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE:

The zoning classification of the herein described real property located in Section 7, Township 51 South, Range 27 East, Collier County, Florida, is changed from Rural Agricultural (A) Zoning District within the Rural Fringe Mixed Use Overlay-Receiving Lands to a Residential Planned Unit Development (RPUD) within the Rural Fringe Mixed Use Overlay-

Receiving Lands for a 227.09± acre project to be known as the Greenway Fritchey RPUD, to allow development of up to 1299 dwelling units with affordable housing, in accordance with Exhibits A through F attached hereto and incorporated by reference herein. The appropriate zoning atlas map or maps, as described in Ordinance Number 2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO:

Resolution No. 87-177, a provisional use for aquaculture, is hereby repealed.

SECTION THREE:

This Ordinance shall become effective upon filing with the Department of State and on the date that the Growth Management Plan Amendment in Ordinance No. _____ becomes effective.

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this _____ day of _____ 2025.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
_____, Deputy Clerk

By: _____
Burt L. Saunders, Chairman

Approved as to form and legality:

Heidi F. Ashton-Cicko 10-7-25
Managing Assistant County Attorney

- Exhibit A: List of Permitted Uses
- Exhibit B: Development and Design Standards
- Exhibit C: Master Concept Plan
- Exhibit D: Legal Description
- Exhibit E: Deviations
- Exhibit F: Development Commitments

**EXHIBIT A
GREENWAY FRITCHEY RPUD**

PERMITTED USES

1. MAXIMUM DWELLING UNITS

- A. The maximum number of dwelling units shall be one thousand two hundred ninety-nine (1,299) (5.72 dwelling units per acre).

2. RESIDENTIAL/TRACT R1

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

A. Principal Uses:

1. Single-family detached dwellings;
2. Single-family attached dwellings;
3. Two-family and single-family zero lot line dwellings;
4. Townhouses;
5. Multi-family dwelling units;
6. A recreational building or clubhouse, with typical accessory recreational facilities shall be permitted which serves the residents and their guests.
7. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) or the Hearing Examiner (HEX), as applicable, by the process outlined in the Land Development Code (LDC).

B. Accessory Uses:

1. Accessory uses and structures customarily associated with principal residential uses permitted in this RPUD, including recreational facilities, such as a clubhouse, gazebos, and swimming pools, for residents and guests;

2. Neighborhood recreation areas for residents and their guests: swimming pools; parks, which may include seating areas, benches, and shade structures.
3. Model homes, sales centers, and temporary uses are permitted in accordance with LDC Section 5.04.00, Temporary uses and structures.
4. Entry gates and gatehouses.
5. Stormwater management treatment facilities, conveyance facilities and structures, such as berms, swales, and outfall structures.
6. Temporary construction and administrative offices for the developer and developer's authorized contractors and consultants, including necessary access ways, parking areas, and related uses, subject to the procedures for a temporary use permit provided in LDC Section 5.04.01.

3. RESIDENTIAL/TRACT R2

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

A. Principal Uses:

1. Single-family detached dwellings;
2. Single-family attached dwellings;
3. Two-family and single-family zero lot line dwellings;
4. Townhouses;
5. Multi-family dwelling units;
6. A recreational building or clubhouse, with typical accessory recreational facilities shall be permitted which serves the residents and their guests.
7. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) or the Hearing Examiner (HEX), as applicable, by the process outlined in the Land Development Code (LDC).

B. Accessory Uses:

1. Accessory uses and structures customarily associated with principal residential uses permitted in this RPUD, including recreational facilities, such as a clubhouse, gazebos, and swimming pools, for residents and guests;
2. Neighborhood recreation areas for residents and their guests: swimming pools; parks, which may include seating areas, benches, and shade structures.
3. Model homes, sales centers, and temporary uses are permitted in accordance with LDC Section 5.04.00, Temporary uses and structures.
4. Entry gates and gatehouses.
5. Stormwater management treatment facilities, conveyance facilities and structures, such as berms, swales, and outfall structures.
6. Temporary construction and administrative offices for the developer and developer's authorized contractors and consultants, including necessary access ways, parking areas, and related uses, subject to the procedures for a temporary use permit provided in LDC Section 5.04.01.

4. PRESERVE/TRACT P

No building or structure, or part thereof, shall be erected, altered, or used, or land used, in whole or in part, for other than the following:

A. Principal Uses:

1. Preservation of native habitat.

B. Accessory Uses:

1. Passive recreational uses;
2. Stormwater management structures and facilities;
3. Pervious and impervious pathways and boardwalks, consistent with the LDC;
4. Benches for seating; and

5. Conservation-related and recreational activities as allowed by the LDC.

EXHIBIT B GREENWAY FRITCHEY RPUD

The table below sets forth the development standards for land uses within the Greenway Fritchey RPUD. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the Site Development Plan or Subdivision Plat.

PERIMETER RPUD SETBACK: The perimeter RPUD setback shall be, at a minimum, equal to the required width of perimeter landscape buffers, but no less than 10 feet.

DEVELOPMENT STANDARDS TABLE TRACT R1 & R2

DEVELOPMENT STANDARDS	SINGLE-FAMILY DETACHED	TOWNHOME	TWO-FAMILY & SINGLE-FAMILY ZERO LOT LINE	MULTI-FAMILY DWELLINGS	CLUBHOUSE/ RECREATION BUILDINGS
Principal Structures					
MIN. LOT AREA	1,680 S.F. 1 AC MAX.	1,100 S.F. PER UNIT	1,680 S.F. PER UNIT	1 Ac.	N/A
MIN. LOT WIDTH	28 ft.	18 ft.	27 ft.	150 ft.	N/A
MIN. FLOOR AREA	1,000 S.F.	1,000 S.F.	1,000 S.F.	550 S.F./DU	N/A
MIN. SETBACK FROM GREENWAY RD.	25 ft.	25 ft.	25 ft.	30 ft.	30 ft.
MIN. SETBACK FROM FRITCHEY RD.	25 ft.	25 ft.	25 ft.	30 ft.	30 ft.
MIN. FRONT YARD	20 ft. ¹	20 ft. ¹	20 ft. ¹	20 ft.	20 ft.
MIN. SIDE YARD	5 ft. ²	0 ft. or 5 ft. ²	0 ft. or 5 ft. ²	10 ft. ⁶	5 ft.
MIN. REAR YARD	10 ft. ³	5 ft. from edge of pavement ³	0 ft. or 5 ft. from edge of pavement ³	10 ft.	15 ft.
MIN. LAKE SETBACK ^{4, 5}	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
MIN. PRESERVE SETBACK	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
MIN. DISTANCE BETWEEN STRUCTURES	10 ft.	10 ft.	10 ft.	10 ft. ⁶	10 ft.
MAX. HEIGHT ZONED	35 ft. NTE 2 STORIES	35 ft. NTE 2 STORIES	35 ft. NTE 2 STORIES	60 ft. NTE 4 STORIES	35 ft. NTE 2 STORIES
MAX. HEIGHT ACTUAL	42 ft.	42 ft.	42 ft.	62 ft.	47 ft.
Accessory Structures					
MIN. SETBACK FROM GREENWAY RD.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MIN. SETBACK FROM FRITCHEY RD.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
MIN. FRONT YARD	SPS	SPS	SPS	SPS	SPS
MIN. SIDE YARD	SPS	SPS	SPS	SPS	SPS
MIN. REAR YARD	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
MIN. LAKE SETBACK	SPS	SPS	SPS	SPS	SPS
MIN. PRESERVE SETBACK	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
MAX. HEIGHT ZONED	SPS	SPS	SPS	25 ft.	25 ft.
MAX. HEIGHT ACTUAL	SPS	SPS	SPS	32 ft.	32 ft.

SPS = same as principal structures; NTE = not to exceed; S.F. = square feet; BH = building height; N/A = not applicable

Footnotes:

- ¹ Corner lots shall provide one (1) front yard setback within the yard that contains the driveway/vehicular access to the dwelling unit. The secondary front yard that does not contain the driveway/vehicular access to the dwelling unit shall provide a minimum 10-foot setback measured from the right-of-way and will have no overhang into the utility easement if there are any buildings adjacent to that secondary front yard setback.
- ² 5 ft. minimum side setbacks for single-family attached, two-family and single-family zero lot line must be accompanied by another 5' minimum side setback on adjoining lot to achieve minimum 10 ft. separation.
- ³ Garages may be accessed from the rear of the property and will be required to provide a minimum 2-foot setback to the alley access easement.
- ⁴ Measured to the lake maintenance easement.
- ⁵ 0' principal and accessory setbacks are permitted from the lake maintenance easements and landscape buffer easements, which will be separate platted tracts on the PPL or separately labeled easements on the SDP.
There shall be no setback restrictions to the installation of fencing to create private yards between principal structures.
- ⁶ The minimum side yard and distance between structures shall be increased to a minimum of 15 ft. for buildings three stories in height; and shall be increased to a minimum of 20 ft. for buildings four or more stories in height.

DEVIATION 1 (STREET SYSTEM REQUIREMENTS) REQUESTS RELIEF FROM LDC SECTION 6.06.01.J., STREET SYSTEM REQUIREMENTS, WHICH PROHIBITS DEAD-END STREETS EXCEPT WHEN DESIGNED AS A CUL-DE-SAC, TO INSTEAD ALLOW FOR DEAD-END STREETS DESIGNED WITH A HAMMERHEAD OR Y CONFIGURATION.

DEVIATION 2 (STREET SYSTEM REQUIREMENTS) REQUESTS RELIEF FROM LDC SECTION 6.06.01.N., "STREET SYSTEM REQUIREMENTS", WHICH REQUIRES A MINIMUM RIGHT-OF-WAY WIDTH OF 60 FEET TO INSTEAD ALLOW A WIDTH OF 50 FEET FOR INTERNAL PRIVATE ROADWAYS WITHIN THE GREENWAY FRITCHEY RPUD. SEE EXHIBIT C FOR CROSS-SECTIONS.

DEVIATION 3 (BUFFER REQUIREMENTS) REQUESTS RELIEF FROM LDC SECTION 4.06.02.C.2, "TYPES OF BUFFERS", WHICH REQUIRES A 15-FOOT-WIDE TYPE B BUFFER WHEN A COMMUNITY FACILITY IN A PUD ABUTS A RESIDENTIAL UNIT TO INSTEAD ALLOW TYPE B BUFFER PLANTINGS WITHIN AN AREA A MINIMUM OF 10 FEET IN WIDTH.

DEVIATION 4 (WALL HEIGHT) REQUESTS RELIEF FROM LDC SECTION 5.03.02.C, "FENCES AND WALLS, EXCLUDING SOUND WALLS", WHICH LIMITS THE HEIGHTS OF FENCES OR WALLS IN RESIDENTIAL COMPONENTS OF PUDS TO 6 FEET, TO INSTEAD ALLOW A WALL 8 FEET IN HEIGHT.

DEVIATION 5 (SIGNS) REQUESTS RELIEF FROM LDC SECTION 5.06.02.B.5.A., “ON PREMISE DIRECTIONAL SIGNS”, WHICH ALLOWS ON-PREMISES DIRECTIONAL SIGNS BE SET BACK A MINIMUM OF 10 FEET FROM THE EDGE OF ROADWAY, PAVED SURFACE, OR BACK OF CURB, TO INSTEAD ALLOW A SETBACK OF FIVE FEET FROM A ROADWAY OR PLATTED EASEMENT. THIS DEVIATION DOES NOT APPLY TO COUNTY OWNED ROADS.

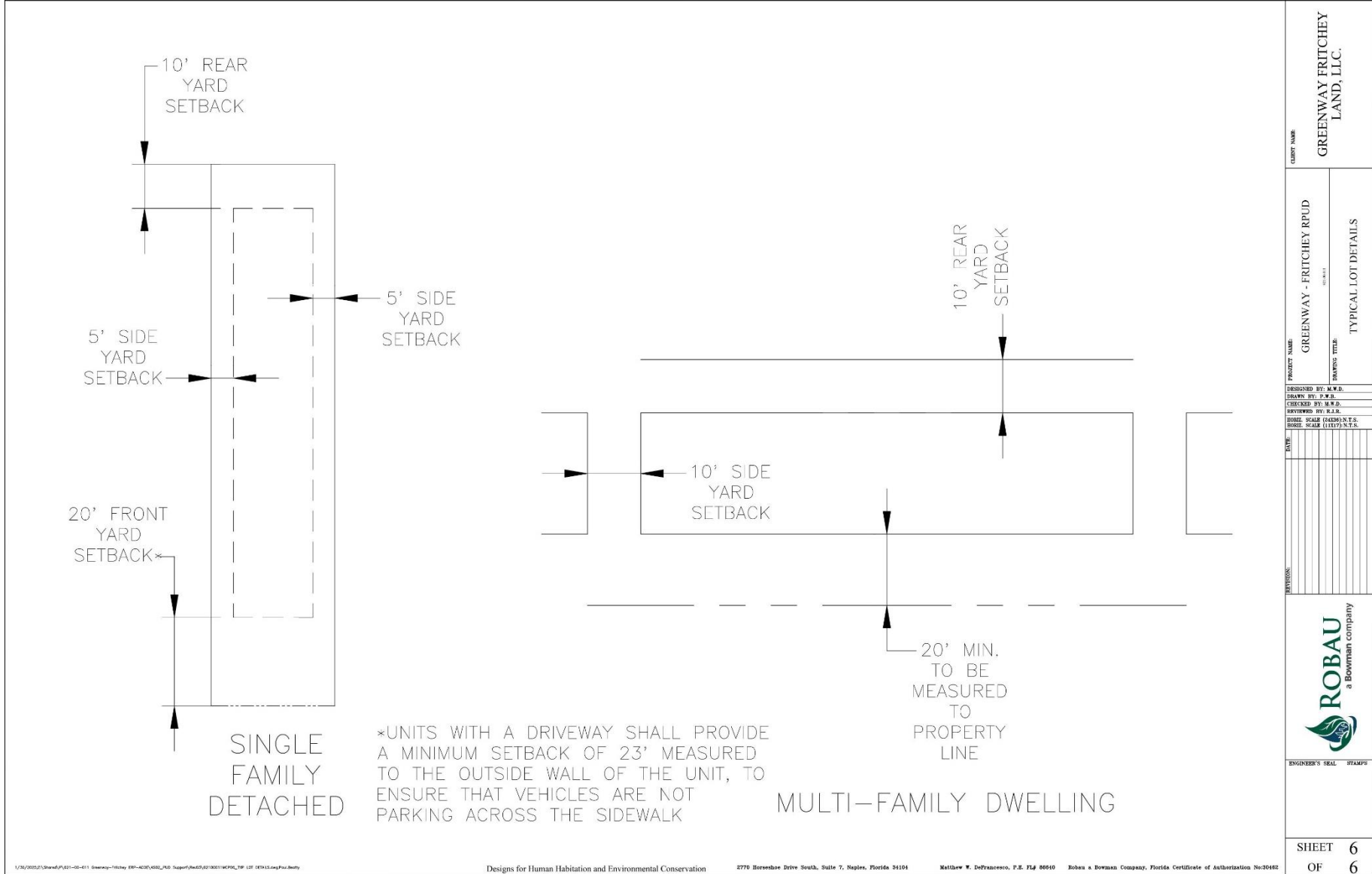
DEVIATION 6 (SIDEWALKS, BIKE LANE AND PATHWAY REQUIREMENTS) REQUESTS RELIEF FROM LDC SECTION 6.06.02.A.1., "SIDEWALKS, BIKE LAND AND PATHWAY REQUIREMENTS", WHICH REQUIRES SIDEWALKS ON BOTH SIDES OF A LOCAL STREET, TO INSTEAD ALLOW A SINGLE SIDEWALK SIX FEET IN WIDTH ON ONLY ONE SIDE OF THE STREET, AND NO SIDEWALKS ALONG ALLEYS WITHIN TRACT R2 IN THE LOCATIONS DEPICTED ON THE MASTER PLAN.

DEVIATION 7A (CLUSTERED DEVELOPMENT) REQUESTS RELIEF FROM LDC SECTION 2.03.08.A.2.A(4)(B)(A), "CLUSTERED DEVELOPMENT", WHICH REQUIRES A MINIMUM LOT AREA OF 4,500 SQUARE FEET AND A MINIMUM INTERIOR LOT WIDTH OF 40 FEET FOR SINGLE-FAMILY DEVELOPMENT, TO INSTEAD ALLOW FOR A MINIMUM LOT AREA OF 1,680 SQUARE FEET AND A MINIMUM LOT WIDTH OF 28 FEET FOR SINGLE-FAMILY DEVELOPMENT.

DEVIATION 7B (CLUSTERED DEVELOPMENT) REQUESTS RELIEF FROM LDC SECTION 2.03.08.A.2.A(4)(B)(I).A "MINIMUM YARD REQUIREMENTS", WHICH REQUIRES A MINIMUM SIDE YARD OF 6 FEET AND A MINIMUM REAR YARD OF 15 FEET FOR SINGLE-FAMILY DEVELOPMENT, TO INSTEAD ALLOW FOR A MINIMUM SIDE YARD OF 5 FEET AND A MINIMUM REAR YARD OF 10 FEET FOR SINGLE-FAMILY DEVELOPMENT.

DEVIATION 7C (CLUSTERED DEVELOPMENT) REQUESTS RELIEF FROM LDC SECTION 2.03.08.A.2.A(4)(B)(L.B) "MINIMUM YARD REQUIREMENTS", WHICH REQUIRES A MINIMUM FRONT YARD OF 30 FEET, A MINIMUM REAR YARD OF 30 FEET, AND A MINIMUM SIDE YARD OF ONE-HALF THE BUILDING HEIGHT OR 15 FEET FOR MULTI-FAMILY DEVELOPMENT, TO INSTEAD ALLOW FOR A MINIMUM FRONT YARD OF 20 FEET, A MINIMUM REAR YARD OF 15 FEET, AND A MINIMUM SIDE YARD OF 5 FEET FOR MULTI-FAMILY DEVELOPMENT. THIS DEVIATION EXCLUDES LOTS THAT ABUT AN ARTERIAL OR COLLECTOR ROADWAY.





**EXHIBIT D
GREENWAY FRITCHEY RPUD**

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, RUN SOUTH 00°59'06" WEST 692.65 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE POINT OF BEGINNING; THENCE SOUTH 80°21'12" EAST 327.00 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00°59'06" WEST 200.00 FEET; THENCE SOUTH 88°21'12" EAST 140.00 FEET; THENCE SOUTH 00°59'06" WEST 362.35 FEET; THENCE NORTH 88°21'12" WEST 467.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°59'06" EAST 562.35 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PARCEL 5:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST

1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, RUN SOUTH 0°59'06" WEST 692.65 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; THENCE SOUTH 88°21'12" EAST 327.00 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 0°59'06" WEST 200.00 FEET; THENCE SOUTH 88°21'12" EAST 140.00 FEET; THENCE SOUTH 0°59'06" WEST 362.35 FEET; THENCE NORTH 88°21'12" WEST 467.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 0°59'06" EAST 562.35 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, LYING AND BEING IN COLLIER COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, LESS THE SOUTHERNMOST 30 FEET.

AND

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY FLORIDA, LESS THE EASTERLY 30 FEET FOR ROAD RIGHT OF WAY AND THE SOUTHERLY 30 FEET FOR ROAD RIGHT OF WAY, CONTAINING IN ALL 10 ACRES MORE OR LESS.

AND,

(AS DESCRIBED IN AMERICAN LAND TITLE ASSOCIATION TITLE COMMITMENT FILE NO.: 1144058, COMMITMENT DATE: SEPTEMBER 05, 2021 AT 11:00 PM):

PARCEL 6:

PARCEL B SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 30 FEET THEREOF AND LESS THE WEST 30 FEET THEREOF, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 7:

PARCEL A SOUTH 1/2 OF THE NORTHWEST 1/4, LESS THE SOUTH 1/2 OF GOVERNMENT LOT 2 AND LESS THE NORTH 1/2 OF GOVERNMENT LOT 2 AND LESS THE SOUTH 30 FEET THEREOF, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 8:

SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 9:

NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 10:

NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

PARCEL 11:

NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 7, TOWNSHIP 51 SOUTH, RANGE 27 EAST, OF COLLIER COUNTY, FLORIDA.

CONTAINING A TOTAL AREA OF APPROXIMATELY 227.09 ACRES

EXHIBIT E
GREENWAY FRITCHEY RPUD

LIST OF DEVIATIONS

1. **Deviation 1** (Street System Requirements) requests relief from LDC Section 6.06.01.J., Street System Requirements, which prohibits dead-end streets except when designed as a cul-de-sac, to instead allow for dead-end streets designed with a hammerhead or Y configuration.
 2. **Deviation 2** (Street System Requirements) requests relief from LDC Section 6.06.01.N., “Street System Requirements”, which requires a minimum right-of-way width of 60 feet to instead allow a width of 50 feet for internal private roadways within the Greenway Fritchey RPUD. See Exhibit C for cross-sections.
 3. **Deviation 3** (Buffer Requirements) requests relief from LDC Section 4.06.02.C.2, “Types of buffers”, which requires a 15-foot-wide Type B buffer when a community facility in a PUD abuts a residential unit to instead allow Type B buffer plantings within an area a minimum of 10 feet in width.
 4. **Deviation 4** (Wall Height) requests relief from LDC Section 5.03.02.C, “Fences and Walls, Excluding Sound Walls”, which limits the heights of fences or walls in residential components of PUDs to 6 feet, to instead allow a wall 8 feet in height.
 5. **Deviation 5** (Signs) requests relief from LDC Section 5.06.02.B.5.a., “On premise directional signs”, which allows on-premises directional signs be set back a minimum of 10 feet from the edge of roadway, paved surface, or back of curb, to instead allow a setback of five feet from a roadway or platted easement. This deviation does not apply to County owned roads.
 6. **Deviation 6** (Sidewalks, Bike Lane and Pathway Requirements) requests relief from LDC Section 6.06.02.A.1., “Sidewalks, Bike Land and Pathway Requirements”, which requires sidewalks on both sides of a local street, to instead allow a single sidewalk six feet in width on only one side of the street, and no sidewalks along alleys within Tract R2. See Exhibit C for Internal Streets and Alleys Cross-Sections.
 7. **Deviation 7A** (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)i.a), “Clustered development”, which requires a minimum lot area of 4,500 square feet and a minimum interior lot width of 40 feet for single-family development, to instead allow for a minimum lot area of 1,680 square feet and a minimum lot width of 28 feet for single-family development.
- Deviation 7B** (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.a) “Minimum yard requirements”, which requires a minimum side yard of 6 feet and a minimum rear yard of 15 feet for single-family development, to instead

allow for a minimum side yard of 5 feet and a minimum rear yard of 10 feet for single-family development.

Deviation 7C (Clustered Development) requests relief from LDC Section 2.03.08.A.2.a(4)(b)ii.b) “Minimum yard requirements”, which requires a minimum front yard of 30 feet, a minimum rear yard of 30 feet, and a minimum side yard of one-half the building height or 15 feet for multi-family development, to instead allow for a minimum front yard of 20 feet, a minimum rear yard of 15 feet, and a minimum side yard of 5 feet for multi-family development. This deviation excludes lots that abut an arterial or collector roadway.

EXHIBIT F
GREENWAY FRITCHEY RPUD

LIST OF DEVELOPER COMMITMENTS

The purpose of this section is to set forth the development commitments for the development of this project.

1. GENERAL

- A. Two entities (hereinafter the Managing Entities) shall be responsible for RPUD monitoring until close-out of the RPUD, and these entities shall also be responsible for satisfying all RPUD commitments until close-out of the RPUD. At the time of this RPUD approval, the Managing Entities are Greenway Fritchey Land, LLC (Tract R1) and Habitat for Humanity of Collier County, Inc (Tract R2). Should either Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document, to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become a Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to the County that includes an acknowledgement of the commitments required by the RPUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity will not be relieved of its responsibility under this Section. When the RPUD is closed out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of RPUD commitments.
- B. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. (Section 125.022, FS)
- C. All other applicable state or federal permits must be obtained before commencement of the development.

2. TRANSPORTATION

- A. The maximum total daily trip generation for the RPUD shall not exceed 861 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.
- B. All other transportation related commitments are set forth in a companion Developer Agreement (DCA). The DCA provides that prior to the issuance of 1,000th certificate of Occupancy (CO) for the RPUD, the Developer at its sole cost and expense, will

design, permit and construct operational improvements at the intersection of U.S. 41 and Greenway Road as described in the DCA. No CO's may be issued after the 1,000th CO if the intersection improvements are not completed and accepted by the County.

3. ENVIRONMENTAL

- A. There is ± 33 acres of existing native vegetation within the subject property. The minimum required native preservation is ± 13.20 acres (40% of ± 33 acres of existing native vegetation). The Master Plan preserves ± 13.59 acres of native vegetation on site within Tract P.
- B. Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC Sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC Section 3.05.07. In order to meet the requirements of a Type 'A' buffer perimeter boundaries of the RPUD; a 6-foot-wide landscape buffer located outside of the preserve will be reserved. In the event that the preserve does not meet buffer requirements after removal of exotics and supplemental planting within the preserve, plantings will be provided by Owner in the 6' wide reservation to meet the buffer requirements. The type, size, and number of such plantings, if necessary, will be determined at time of initial SDP or plat and included on the landscape plans for the SDP or plat.
- C. A listed species management plan will be provided for the project at the time of development approval. The management plan will address how listed species will be protected, including the listed plant species observed within the development footprint and proposed preserve areas.

4. AFFORDABLE HOUSING

- A. Two-hundred sixty (260) units will be sold to households whose initial certified incomes are up to and including 80% of the Area Median Income (AMI) for Collier County.
- B. All 260 income-restricted units will be on Tract R2. The income-restricted units will be constructed as single family detached, single family attached, multifamily (townhomes), or a combination thereof.
- C. These units will be committed for a period of 30 years from the date of the issuance of the certificate of occupancy and sold to households that qualify for the designated income thresholds.
- D. Households shall occupy the property as their primary residence as evidenced by maintenance of homestead exemption.

- E. Prior to the initial sale of any of the affordable set-aside units, the owner and developer will record a restrictive covenant in the public records of Collier County identifying the affordable set-aside units and the income threshold pertaining to each unit. The covenant will state that each unit will be initially sold and subsequently sold to qualifying households for a period of 30 years from the issuance of the Certificate of Occupancy for each unit. The covenant will also state that at least 30 days prior to the initial sale or subsequent sale of any unit, the County's Community and Human Services Division, or its designee, will be notified in writing and provided documents for income verification and certification on forms acceptable to Collier County. The closing on the sale may occur after the County, or its designee, confirms that the household qualifies for the designated income thresholds.
- F. Income verification and certification may take the form of the most recent year's filed income tax return for each occupant who had filed and will occupy the affordable housing unit. Income verification and certification for households or household members who had not filed the most recent year's tax return may be based on written verification to verify all regular sources of income to the household member. The written verification shall include, at a minimum, the purpose of the verification, a statement to release information, employer verification of gross annual income or rate of pay, number of hours worked, frequency of pay, bonuses, tips, and commissions and a signature block with the date of verification. The verification shall be valid for up to 90 days prior to occupancy. Upon expiration of the 90-day period, the information may be verbally updated from the original sources for an additional 30 days, provided it has been documented by the person preparing the original verification. After this time, a new verification form must be completed.
 - a. As part of the annual PUD monitoring report, the developer will include an annual report that provides the progress and monitoring of occupancy of the income-restricted units in a format approved by the Collier County Community and Human Services Division. The developer agrees to annual on-site monitoring by the County, or its designee.
- G. By way of example, the 2024 Florida Housing Finance Corporation Income Limits are:

2024 Collier County Income Limits for Affordable Housing

2024			Income Limit by Number of People in Unit		
	Percentage Area Median Income	Category Name	1	2	4
Collier County Median Household Income \$104,300	30%	Extremely Low	\$ 21,930	\$ 25,050	\$ 31,290
	50%	Very Low	\$ 36,550	\$ 41,750	\$ 52,150
	60%	n/a	\$ 43,860	\$ 50,100	\$ 62,580
	80%	Low	\$ 58,480	\$ 66,800	\$ 83,440
	100%	Median	\$ 73,100	\$ 83,500	\$ 104,300
	120%	Moderate	\$ 87,720	\$ 100,200	\$ 125,160
	140%	Gap	\$ 102,340	\$ 116,900	\$ 146,020

Source: HUD 2024 Median Income; Florida Housing Finance Corp. Income Limits

5. UTILITIES

- A. At the time of application for subdivision Plans and Plat (PPL) and/or Site Development Plan (SDP) approval, as the case may be, offsite improvements and/or upgrades to the wastewater collection/transmission system may be required by County to adequately handle the total estimated peak hour flow from the project. Whether or not such improvements are necessary, and if so, the exact nature of such improvements and/or upgrades shall be determined by County Manager or designee during PPL or SDP review. Such improvement and/or upgrades as may be necessary shall be permitted and installed at the developer's expense and may be required to be in place prior to issuance of a certificate of occupancy for any portion or phase of the development that triggers the need for such improvements and/or upgrades.

- B. At the time of application for subdivision Plans and Plat (PPL) and/or Site Development Plan (SDP) approval, as the case may be, offsite improvements and/or upgrades to the water distribution/transmission system may be required by County to adequately handle the total estimated peak hour flow to the project. Whether or not such improvements are necessary, and if so, the exact nature of such improvements and/or upgrades shall be determined by County Manager or designee during PPL or SDP review. Such improvement and/or upgrades as may be necessary shall be permitted and installed at the developer's expense and may be required to be in place prior to issuance of a certificate of occupancy for any portion or phase of the development that triggers the need for such improvements and/or upgrades.

6. WILDFIRE PREVENTION AND MITIGATION

- A. Project Structural Design and Materials

1. Roofs shall be constructed using Class A asphalt/fiberglass shingles, sheet metal, terra cotta tile, and concrete.
2. Soffits shall be made of non-combustible material or (minimum) ½-inch nominal wood sheathing.
3. No window opening shall exceed 40 square feet and double-paned glass, or tempered glass shall be utilized.

B. Location/Defensible Space

1. A minimum 30 feet of “Defensible Area” shall be maintained around principal structures. The Defensible Area may include yards, green space, required landscape buffers, sidewalks, driveways or roadways, and customary accessory uses and structures such as decks, lanais, and so forth. Defensible area shall not be construed to mean a separation between structures.
2. Within this Defensible Area:
 - i. Vegetation shall be thinned and maintained to eliminate vegetated or “ladder fuels” and tree crowns shall be a minimum of 10 feet apart.
 - ii. Trees will be maintained to keep branches 6 to 10 feet from the ground.
 - iii. Trees will be maintained at a maximum canopy spread of 20’ at maturity, in order to prevent roof overhang.
 - iv. The less-flammable trees and shrubs listed below shall be utilized within the defensible area. Other trees and shrubs not listed below may be utilized if approved by Collier County and the Florida Fire Service, Florida Forest Service, Department of Agriculture and Consumer Services.

Trees

Ash	Magnolia	Sago/King Sage Palm	Sweet Acacia
Citrus	Maple	Pecan	Silver Button
Crape Myrtle	Redbud	Willow	Tabebuia
Dogwood	Sycamore	Pygmy Date Palm	Gumbo-Limbo
Jacaranda	Viburnum	Red Mulberry	Red Bay
Loquat	Alexander Palm	Winged Elm	Green Button
Oaks	Sweet Gum	Catalpa	Mahogany
Pindo Palm	Persimmon	Satan Leaf	Hawthorne
Black Cherry	Queen Palm	Pigeon Plum	Elm
Sparkleberry	Sea Grape		

Shrubs

Agave	Philodendron	Century Plant
Aloe	Pittosporum	Coontie

Azalea	Red Yucca	Anise
Viburnum	Beauty Berry	Indian Hawthorne
Hydrangea	Pyracantha	Oakleaf Hydrangea
Oleander	Camellia	

v. Lava stone, gravel or other non-flammable materials shall be used in planting beds within 5 feet of a structure.

3. The managing entity shall be responsible to ensure these requirements are met.

7. EMERGENCY MANAGEMENT

A. Prior to the issuance of the first residential certificate of occupancy, the property owner shall provide a one-time developer's contribution of one (1) 45 KW (or higher) towable, diesel, rental-grade generator to Collier County specification to the Collier County Bureau of Emergency Management.

8. OTHER

A. Excavation setbacks are subject to the minimum requirements of Sec. 22-112(1) of the Code of Ordinances. Reduction of the required minimum setback is subject to an exception review and approval in accordance with Section 22-112(1).

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**STAFF
REPORTS
B**

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2025	Regular Meeting	8:00 AM
November 5, 2025*	Regular Meeting	8:00 AM
December 10, 2025**	Regular Meeting	8:00 AM
January 28, 2026	Regular Meeting	8:00 AM
February 25, 2026	Regular Meeting	8:00 AM
March 25, 2026	Regular Meeting	8:00 AM
April 22, 2026	Regular Meeting	8:00 AM
May 27, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	8:00 AM
June 24, 2026	Regular Meeting	8:00 AM
July 22, 2026	Regular Meeting	8:00 AM
August 26, 2026	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	8:00 AM
September 23, 2026	Regular Meeting	8:00 AM

Exceptions

*The November meeting date is three (3) weeks earlier to accommodate the Thanksgiving Day holiday.

**The December meeting date is two (2) weeks earlier to accommodate the Christmas Day holiday.