

Petitions PL20180003659 (GMPA), Courthouse Shadows GMP Amendment and; PL20180003658 (PUDA), Courthouse Shadows CPUD Amendment

May 7, 2019 Neighborhood Information Meeting

Project Information

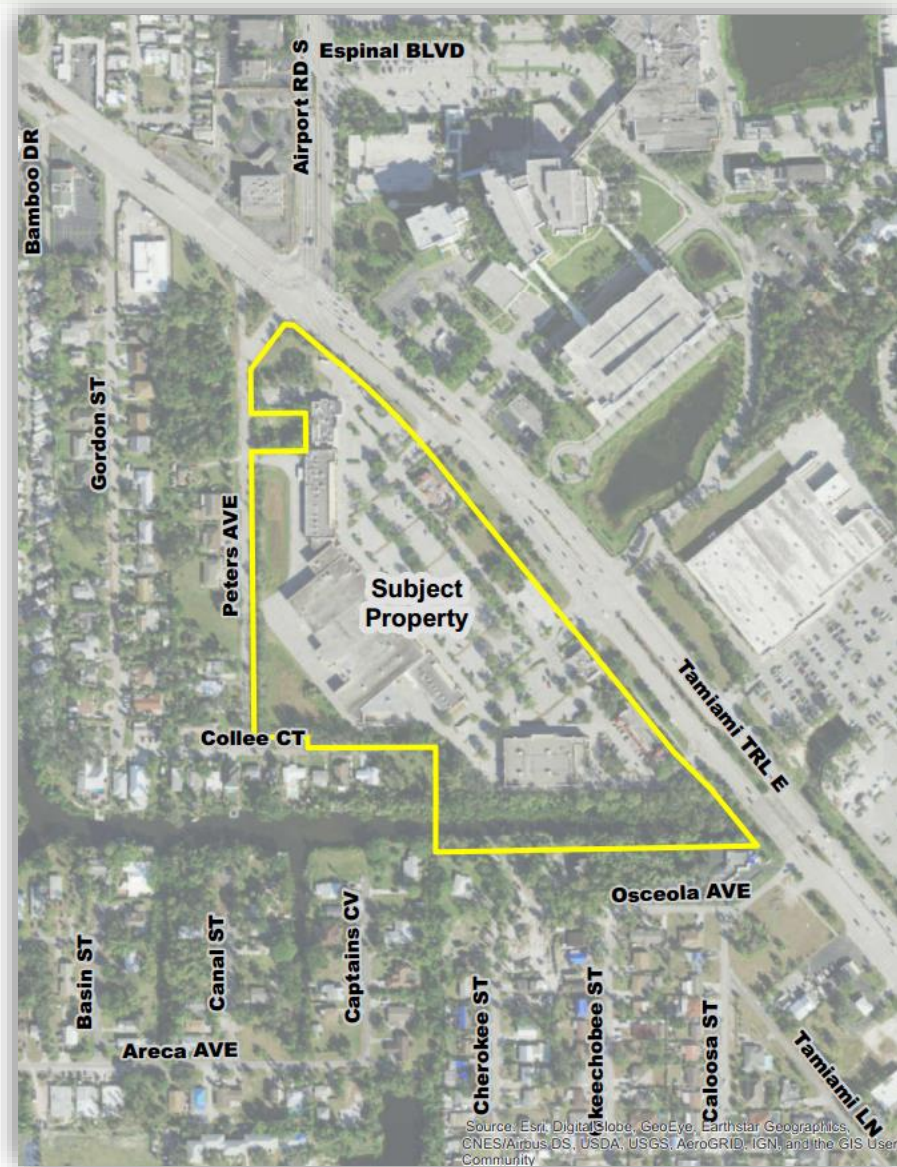
- Existing Zoning:** *Courthouse Shadows Commercial Planned Unit Development (CPUD)*
- Proposed Zoning:** *Courthouse Shadows Mixed-Use Planned Unit Development (MPUD)*
- Existing Future Land Use (FLU):** *Mixed Use Activity Center #16 Subdistrict*
- Project Acreage:** *20.35+/- acres*

Proposed Request

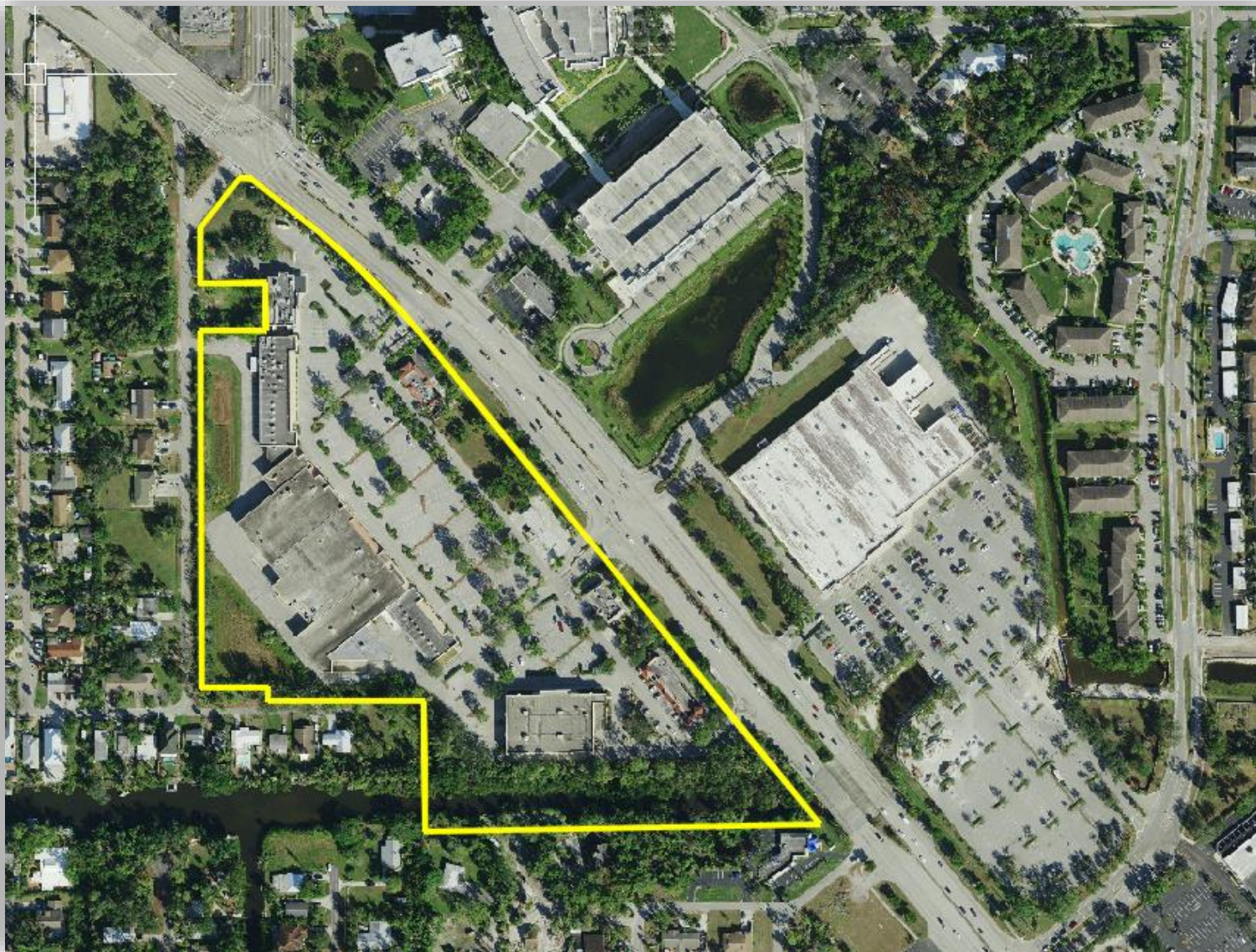
Proposed Growth Management Plan Amendment: *proposes to permit increased density on a 10-acre portion of the site. The application proposes a total of 300 multi-family apartments on approximately 18+/- acres of the 20.35 acre PUD. The property plans to utilize up to 97 units from the density, in addition to the base density of 4 dwelling units per acre, with the balance of the 300 units resulting from the units permitted by the small-scale amendment.*

Proposed CPUD Rezone: *The applicant proposes to amend the 20.35+/- acre Courthouse Shadows PUD to add a development option to construct a maximum of 300 multi-family dwelling units.*

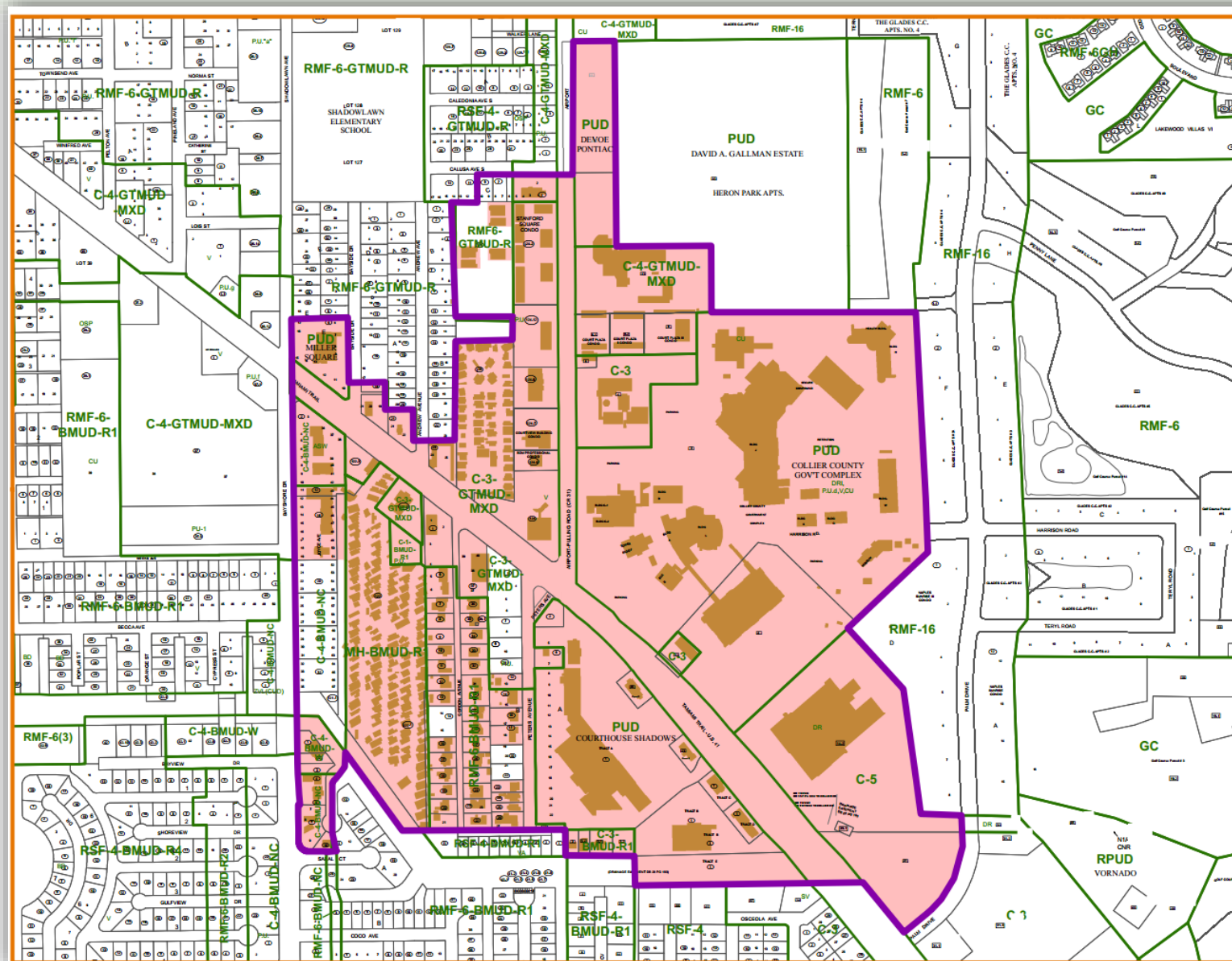
Location Map



Aerial Photograph



Existing Activity Center #16



ACTIVITY CENTER #16

DAVIS BOULEVARD (S.R. 84) - SANTA BARBARA BOULEVARD
Collier County, Florida

AMENDED - SEPTEMBER 9, 2003
(Ord. No. 2003-43)
AMENDED - SEPTEMBER 13, 2011
(Ord. No. 2011-26)
AMENDED - JUNE 13, 2017
(Ord. No. 2017-22)

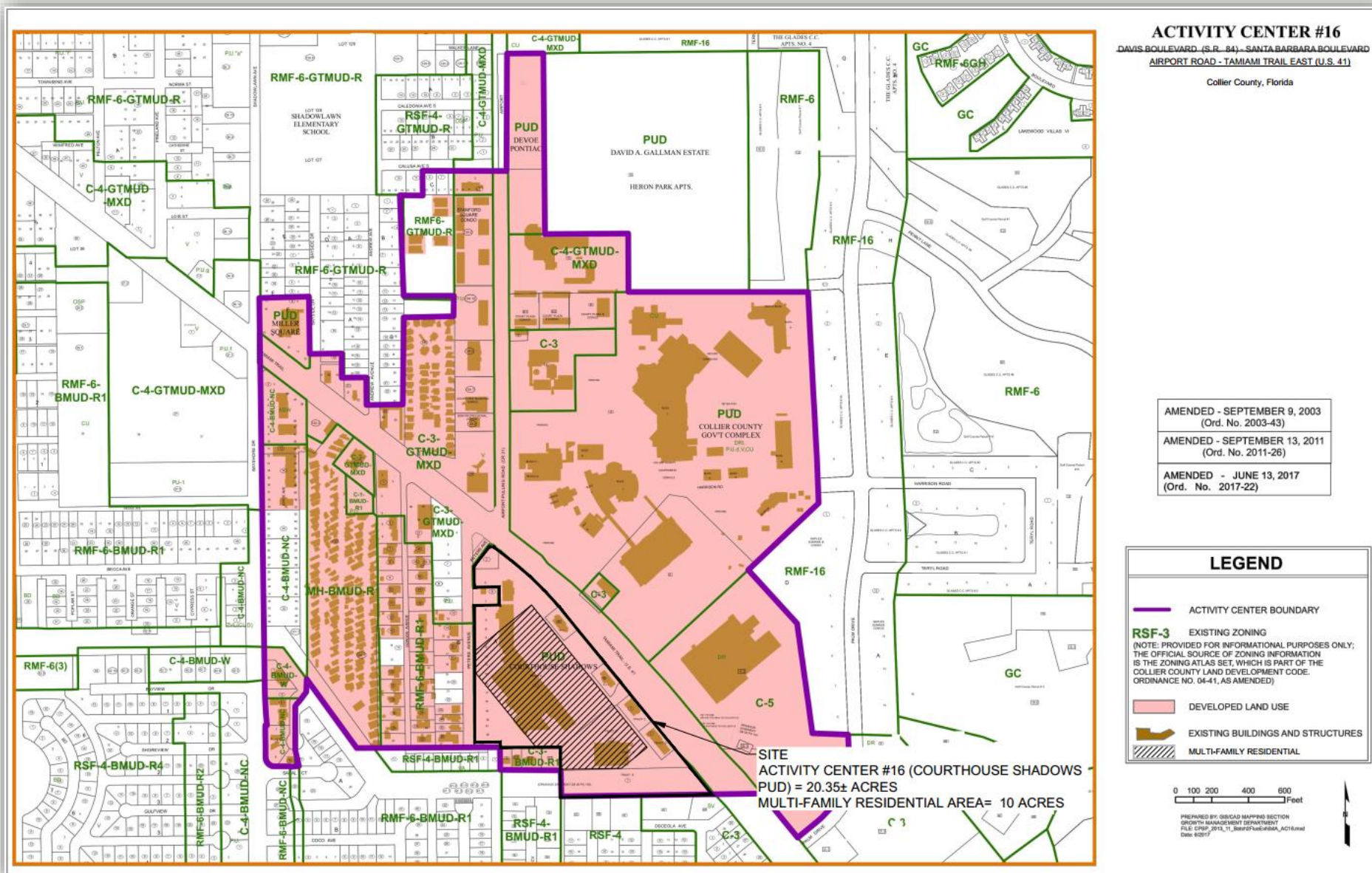
LEGEND

- ACTIVITY CENTER BOUNDARY
- RSF-3** EXISTING ZONING
(NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY;
THE OFFICIAL SOURCE OF ZONING INFORMATION
IS THE ZONING ATLAS SET, WHICH IS PART OF THE
COLLIER COUNTY LAND DEVELOPMENT CODE.
ORDINANCE NO. 04-41, AS AMENDED)
- DEVELOPED LAND USE
- EXISTING BUILDINGS AND STRUCTURES

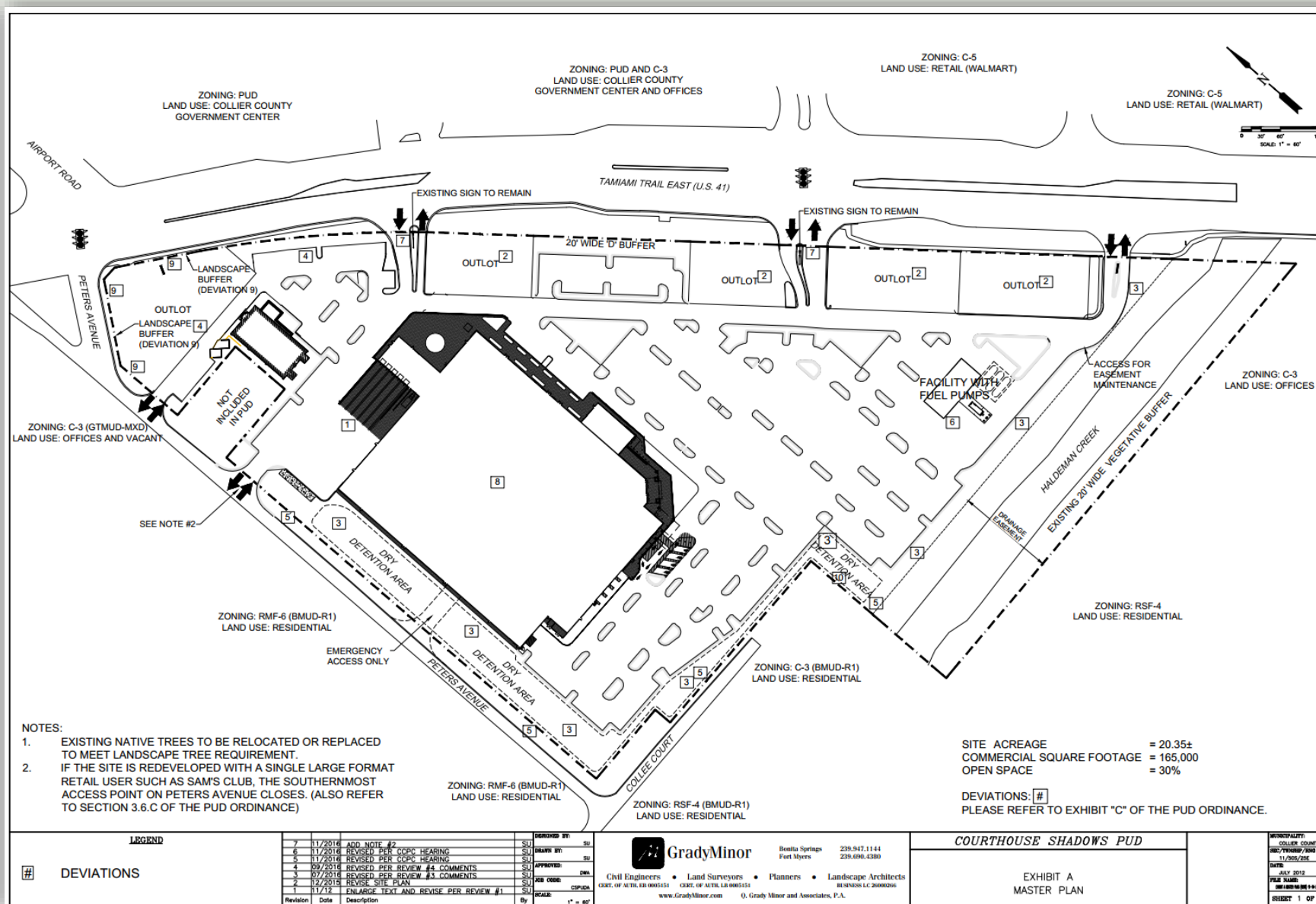
0 100 200 400 600
Feet

PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DEPARTMENT
FILE: C:\GISP-2017\1_Existing\Map\AC16.mxd
Date: 6/28/17

Proposed Activity Center #16



Approved Master Plan (Exhibit A)





Approved and Proposed Deviations

Deviations 1 through 10 were previously proposed but only deviation 1 through 5, 7 and 9 were approved by Ordinance 2016-45 at the December 13, 2016 BCC hearing. Deviation 6, 8 and 10 were withdrawn at the December 13, 2016 BCC hearing and are shown as withdrawn in Ordinance 2016-45.

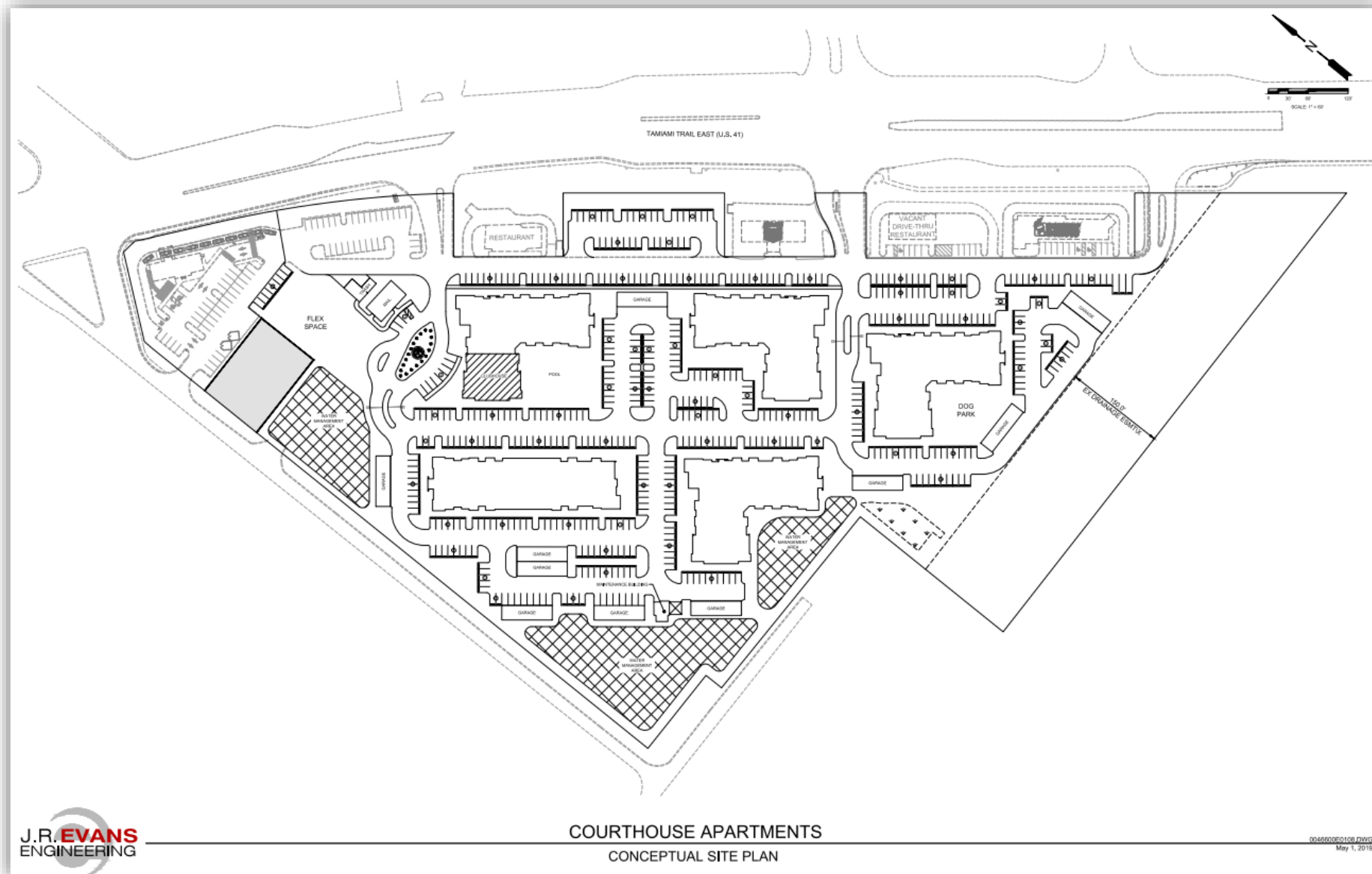
Previously approved Deviation 2 and 7 have been revised as follows to accommodate the Mixed-Use development option.

2. Deviation #2 seeks relief from Section 4.06.02, Table 2.4 of the LDC, which allows a shared 15' landscape buffer to be provided between ~~platted~~ separately owned commercial building lots with each abutting property contributing 7.5 feet, to permit a single 8-foot wide average internal landscape buffer between separately ~~owned lots~~ platted tracts as shown on the Conceptual Master Plan with each property contributing 4 feet. This deviation applies to the Outlot parcels as shown on the Master Plan.
7. Deviation #7 seeks relief from Section 5.06.04.F.3 ~~regarding directory signs to allow the existing directory signs with~~ which permits on-premise directory signs for multi-occupancy parcels with a minimum of 8 independent units containing 20,000 square feet of leasable floor area to allow the existing directory signs to be utilized to identify the residential component of the mixed-use PUD and to have fewer than 8 tenants identified on the signage ~~panels~~ and ~~at~~ the existing height of 25' to remain.

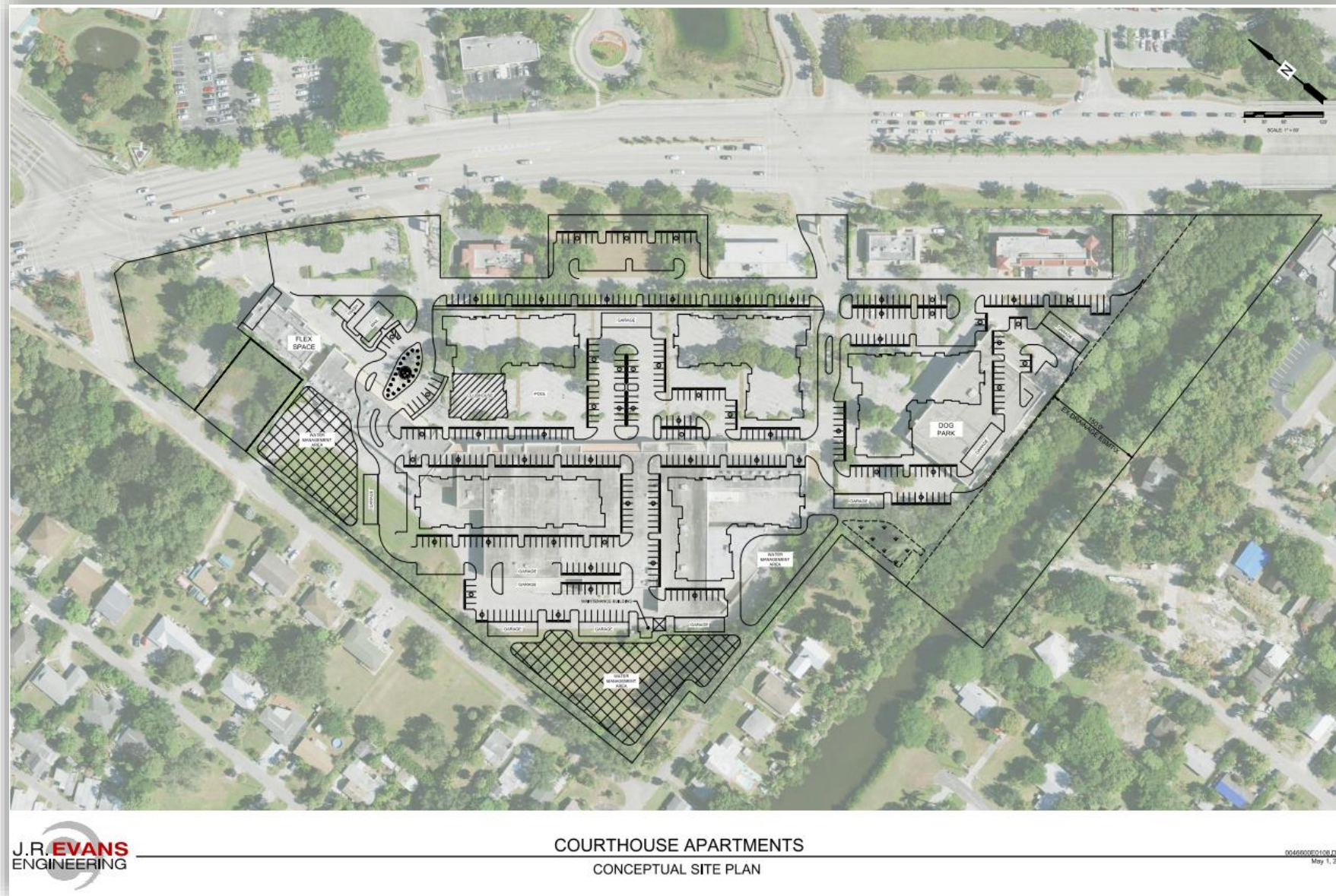
Proposed Deviations

11. Deviation #11 seeks relief from LDC Section 4.06.02, Table 2.4 which requires a 15'-wide Type "B" buffer on the commercial properties adjacent to residential properties to instead allow no buffers on the commercial outparcels adjacent to the residential.
12. Deviation #12 seeks relief from LDC Section 4.06.02, Table 2.4 which requires a 15'-wide Type "B" buffer on the multi-family residential property where it abuts the Commercial outparcels to instead allow a 7.5'-wide Type "B" buffer on the multi-family residential property.
13. Deviation #13 seeks relief from LDC Section 4.02.16.A.1, Design Standard in the Bayshore Gateway Triangle Redevelopment area, which requires dimensional standards as shown in Table 1, Dimensional Requirements in the BMUD-NC, to allow the multi-family residential portion of the PUD to establish their own residential development types and dimensional standards as set forth in this PUD.
14. Deviation #14 seeks relief from LDC Section 4.02.16.C.8.c., Additional Standards for Mixed Use Projects in the Bayshore Gateway Redevelopment Area, which requires that a minimum of 60 percent of all commercial uses within a Mixed-Use project shall provide retail, office and/or personal service uses to instead request that no restrictions be placed on the specific commercial uses.
15. Deviation #15 seeks relief from LDC Section 4.02.16.D.d., Additional Standards for Mixed Use Projects in the Bayshore Gateway Redevelopment Area, which states that a maximum of 25 percent of residential units may be located on a gated roadway to instead allow 100 percent of the residential units to be located on a gated roadway.
16. Deviation #16 seeks relief from LDC Section 4.05.04.G Table 17, Parking Space Requirements – Multi-family Dwellings, which allows parking to be provided at 50 percent of normal requirements, exclusive of golf courses/clubhouse, to instead allow the 50 percent reduction of normal requirements for golf courses/ clubhouse uses.
17. Deviation #17 seeks relief from LDC Section 4.06.02, Table 2.4 which requires a 15'-wide Type "B" buffer on the multi-family residential property where it abuts the Commercial outparcels internal to the PUD to instead allow a 5'-wide Type "A" buffer on the multi-family residential property.

Proposed Conceptual Site Plan



Proposed Conceptual Site Plan (aerial)



Questions?