

Courthouse Shadows MPUD Neighborhood
May 07, 2019

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COURTHOUSE SHADOWS MPUD NEIGHBORHOOD INFORMATION MEETING

PL20180003658 and PL20180003659

MAY 7, 2019

1 (Recorded meeting as follows:)

2 MR. ARNOLD: Good evening, everybody.

3 THE SPEAKERS: Good evening.

4 MR. ARNOLD: Is this working? Can you hear me?

5 Okay. I'll try to use it and talk as loud as I can. We're
6 going to go ahead and get started. I know the regular CRA
7 advisory board meeting begins at 6:30.

8 THE SPEAKER: We can't hear you.

9 MR. ARNOLD: It's not working now? Maybe I just
10 need to talk loud.

11 THE SPEAKER: I don't think it's on.

12 MR. ARNOLD: The green light is on. I'll try to
13 talk loud and then hopefully it amplifies enough. I'm Wayne
14 Arnold and I'm with Grady Minor & Associates. I'm
15 representing Kite Realty who are the owners of the
16 Courthouse Shadows shopping center and I'll make some
17 introductions. This is Sharon Umpenhour who's taping the
18 meeting. She is with our office. And we're required to
19 create an audio-tape or a videotape of the meeting and
20 provide those to the planning commission and staff and the
21 Board of County Commissioners.

22 And with me tonight I have Doug Kirby who's with
23 Kite Realty. Some of you probably know him. Doug's in the
24 back of the room there. Rob Sucher is with Johnson
25 Development. Johnson is under contract to buy the portion

1 that will be developed for residential units. And Christina
2 Johnson from JRE Engineering. She's the engineer of record
3 for the project. Rich Yovanovich many of you know, a local
4 attorney. And Jim Banks is our traffic engineer who's
5 working on the project.

6 So this is -- the property is zoned a planned unit
7 development. It was zoned many years ago. It's been
8 developed with obviously the shopping center that's there.
9 Most of the storefronts are vacant except for Wild Wings and
10 a couple of the outparcels. So we're proposing to modify
11 the zoning to add an option for residential development.
12 And that means that we're not taking away what was formerly
13 approved most recently for the Sam's Club, big box type
14 store, but we're inserting a new master plan and an option
15 for development of up to 300 dwelling units on a good
16 portion of the property, a little over 18 acres of the 20
17 point something acre project to be developed with
18 residential.

19 Subject property, I'm sure all of you are familiar
20 what that is. It's just located at the intersection of
21 Airport and U.S. 41. It is in your CRA boundary, which is
22 why we thought it would be important to come here tonight to
23 talk to you because many of you gather for the CRA. So we
24 wanted you to be aware of something that's going on in your
25 redevelopment area. This is also an activity center number

1 16 on the county's future land use map. The area in pink is
2 the activity center boundary. It's a unique configuration,
3 but it includes the shopping center as well as the
4 government center and other things along the Airport and
5 U.S. 41 intersection.

6 What we're also proposing to do is a comprehensive
7 plan amendment to this activity center and we are
8 identifying a 10 acre portion. So we qualify for what's
9 called a small-scale plan amendment so we can add increased
10 density to get up to the 300 dwelling units that we need to
11 develop the property for the multiple-family apartments
12 on-site. So you can see that in what just popped up like
13 that. The 10 acre area where we're asking for the increased
14 density so that we can qualify for simple density is here.
15 It takes up a good portion of the site.

16 But you have a policy in your comprehensive plan
17 that says activity centers where you have areas that are
18 subject to coastal high hazard flooding areas can only get
19 four dwelling units per acre. So we're proposing to
20 increase the density from four units an acre above that and
21 then utilize up to 97 of the bonus pool units that came off
22 the botanical garden property to develop up to 300 units
23 here. This is the approved master plan and this one will
24 remain in tact. It shows a large full map retail and
25 parking with the outparcels. And that was developed for

1 what was going to be a Sam's Club.

2 This is our proposed master plan and we changed it
3 a little bit. We've taken off the building configuration
4 because Johnson Development is still working through and I'm
5 going to show you some concepts of how the buildings could
6 be arranged, but it is the concept at this point so we're
7 leaving this open. So areas that are identified thus far on
8 the plan is the areas where residential could be
9 constructed. Those are areas called C/R you can see here
10 and those are parcels that are owned by Kite Realty,
11 including the Starbucks on the corner. That would be
12 included in the sale, but obviously Starbucks would stay,
13 but we're including as a C/R mixed use parcel, if you will,
14 because that would be something that all of the developer
15 would control.

16 So the access points remain the same onto U.S. 41.
17 That's a signalized intersection and then we have a right
18 in, right out closer to Airport Road. And then the other
19 access point that's located closer to Haldeman Creek. One
20 access point on Peters that's closed off and then the access
21 at Starbucks would remain. You can see that we've arranged
22 water management areas conceptually on the site keeping the
23 -- it's very similar to the design that was being used for
24 the Sam's Club. I know the county and everybody is
25 concerned about the discharge to Haldeman Creek.

1 If you have questions, Christina Johnson can answer
2 some questions about drainage if you have them. One of the
3 things because of the residential component that Johnson
4 would like to do is to bring Haldeman Creek into play by
5 putting in probably some sort of kayak launch, a dock or
6 something to activate the waterfront so that the residents
7 would have some option for utilizing the creek. And the
8 property itself includes Haldeman Creek, so it is within our
9 project boundary. One small preserve area has been
10 indicated as being preserved as an option already in the PUD
11 to go off-site to mitigate for that should we need to. So
12 that's kind of a snapshot of what their plan is at least
13 from the zoning plan standpoint.

14 We are asking for several new deviations. There
15 were several deviations required for the big box club.
16 We're asking for other deviations that will allow us to
17 navigate and you know, residential on the property. Some
18 relate to signage. Right now the county doesn't really have
19 a standard for having a mixed-use project to have
20 residential identification signage, for instance, on what
21 otherwise would be a directory sign for the commercial user
22 as well. So for instance, that's one of the deviations
23 we've requested.

24 All this will be available on-line if anybody wants
25 to take a look at it. And Sharon has business cards up

1 there. You can go to our web site. We have linked a
2 presentation that we show you for our neighborhood
3 information meetings if would like to look at those in more
4 detail. One of the site plan arrangements that we're
5 looking at is this. And you can see building footprints,
6 but you know, what remains would be Starbucks. The other
7 outparcels that are existing, you have the gas station. You
8 have the Healthy Cafe, Dunkin Donuts and whatever will
9 become of the Burger King would all remain and those are
10 separate and apart from the mixed-use proposal.

11 But this plan highlights a little bit better.
12 These hashed areas become water management areas, for
13 instance. It's likely that they're going to have
14 single-story garage parking available for some of the
15 buildings. Some of the amenities will likely be within the
16 residential buildings and it wouldn't be just a stand-alone
17 clubhouse type building. Most likely this is going to be
18 their sales and leasing office and some of the recreational
19 component. Potential dog park down in here close to
20 Haldeman Creek, typical features that you see for a lot of
21 multi-family projects now.

22 This puts it on an aerial photograph and I know
23 it's probably a little more difficult to read, but at least
24 it shows you how that's going to relate to the neighborhood.
25 We're trying very hard to respect the homes that are on

1 Collee Court and Peters that are adjacent to us. With that,
2 that's a very brief overview and I'm happy to answer
3 questions. Like I said, we have our team here that can
4 answer specific questions you have and I'll try to do that.
5 All I ask is that we take them one at a time and we need to
6 be clear. They don't like us to talk over each other
7 because it's really hard to hear if somebody wants to listen
8 to the audio tape and it's hard for transcription. So I'll
9 just start right here in the front row.

10 THE SPEAKER: Is there going to be no commercial on
11 the bottom?

12 MR. ARNOLD: The question was is there not going to
13 be commercial on the bottom? And I don't believe it's the
14 intent of Johnson Development to have mixed-use in one
15 building. The residential buildings would be separate.
16 They'll obviously be connected by pedestrian access points
17 and driveways to the remaining outparcels. I saw a hand up
18 over here. Yes, sir?

19 THE SPEAKER: I see that the plan that you got
20 there shows the line going all the way over to the other
21 bank across from Bobby Cayden's property. You own the
22 right-of-way all the way across Haldeman Creek?

23 MR. ARNOLD: We do. Haldeman Creek exists as a
24 drainage easement across Kite's property.

25 THE SPEAKER: Okay. So they're granted an easement

1 across the property?

2 MR. ARNOLD: Yeah, there's an easement in favor of
3 -- I'm not sure who all the parties are. I know Collier
4 County is one of the entities for Haldeman Creek, uh-huh.

5 THE SPEAKER: That would be Poley.

6 MR. ARNOLD: I'm sorry. I didn't hear the last
7 part.

8 THE SPEAKER: That would be Poley.

9 MR. ARNOLD: Poley, thank you. I saw a hand over
10 here.

11 THE SPEAKER: Yeah.

12 MR. ARNOLD: Yes, sir?

13 THE SPEAKER: You've indicated that the development
14 is 20.35 acres, but there are 2.68 acres which are submerged
15 land, Parcel P that is owned by Kite. Is that subtracted
16 from the developable area? If it is, it only leaves about
17 17 acres on which to site 300 homes and park 450
18 automobiles. That constitutes in one acre 17 homes and 25
19 automobiles on one acre of developable land and I think
20 that's far too intense.

21 MR. ARNOLD: Thank you. I'm not going to dispute
22 your numbers, but I think it's a little over 18 acres that
23 Johnson Development is buying for the 300 units so the
24 density is a little less than you stated. It's probably
25 closer to 16 units per acre overall, just so you know.

1 THE SPEAKER: Okay, I'm a car and half off.

2 MR. ARNOLD: Just so you know, activity centers in
3 Collier County are encouraged to be the areas where we have
4 high density residential and more intense commercial uses.
5 And almost everywhere else in the county activity centers
6 are allowed up to 16 units per acre residential density. I
7 know that sounds like a high number, but it is what our
8 comprehensive plan says that you can have. And then our
9 comprehensive plan will ensure (inaudible). Yes?

10 THE SPEAKER: I think better use of that property
11 would be as part of the government center and that should be
12 explored. In addition to that, a mix of commercial and
13 residential might be more appropriate because of the traffic
14 volume at that intersection amongst other problems.

15 MR. ARNOLD: So noted. Thanks for the comment.
16 Anybody not -- yes, ma'am, back here?

17 THE SPEAKER: What types of units and what price
18 range?

19 MR. ARNOLD: Well, they are proposed to be rental
20 apartments.

21 THE SPEAKER: Rental apartments?

22 MR. ARNOLD: Yes, they're rental apartments. And I
23 don't know if we have a price point yet. I'm sure Rob can
24 indicate some of the price ranges that they're looking at,
25 but they're expected to be market-rate housing. And you

1 know, price points will be commensurate with the market in
2 the area. Yes, sir?

3 THE SPEAKER: What's the anticipated square footage
4 per unit?

5 MR. ARNOLD: Rob, do you have some thoughts on
6 that?

7 MR. SUCHER: Yeah, I do. I'll speak to everything,
8 bounce back and forth. Good evening, everyone. This is Rob
9 Sucher with Johnson Development and I'll try and answer your
10 specific questions. We're also going to go stay a little
11 bit afterwards with the site plan just kind of on a larger
12 scale, larger scale on the site plan -- Did you guys hear
13 that? I'll try to be loud here -- that you can see in a
14 little bit more detail if someone wants to take a look at
15 the plan after the meeting specifically. The size of the
16 units, so we have not -- we're at an early stage right now
17 so we have not moved into full scale design at this point.
18 Typically in the market, you're going to see about an
19 average of 1,000 square feet. It's a mix of one bedroom to
20 three bedroom units. So it will be plus or minus 1,000
21 square feet, most likely, in the market. Yeah, go ahead.

22 THE SPEAKER: The development has over 730 lineal
23 feet of frontage on Haldeman Creek and I see you did very
24 little to explaining what the development will be there.
25 Will there be parking and boat dockage and common areas

1 along that waterfront property? And I think it's an asset
2 that should be utilized by the developer.

3 MR. SUCHER: I could not agree more. It is one of
4 the most exciting things we have on this project
5 specifically. There's no existing community within Collier
6 County on the rental side that does have the opportunity for
7 canal activation. So that is exactly what we look for and
8 hope to be able to achieve. Unfortunately, it is not just a
9 county approval. It actually has to go through U.S. Army
10 Corp. So that is a lengthy process that we're going to be
11 doing concurrent to zoning application, but it is absolutely
12 our intent to activate that canal. We would be the first
13 ones of the incredible disappointment to the project if we
14 were not to be able to achieve that. So it's 100 percent in
15 the plans.

16 THE SPEAKER: It is.

17 MR. ARNOLD: I saw a hand up over there somewhere,
18 didn't I? Okay. Yes ma'am, go right ahead.

19 THE SPEAKER: The 300 units, though, it's going to
20 take what, 600 cars? There's already in the winter a
21 traffic jam there.

22 THE SPEAKER: There's a bottle-neck.

23 MR. ARNOLD: One at a time, please. One comment at
24 a time.

25 THE SPEAKER: In the mornings I live on the creek

1 so I come out by Seminole. Actually, by Cardella's Law
2 Offices. I have to make a u-ie. They're backed up halfway
3 down Guilford every morning already in the summer. What's
4 it going to be with 600 more cars?

5 MR. ARNOLD: Right. Well, I think part of the
6 issue and we have our traffic engineer here, I mean, you
7 have to remember that today they could refill the shopping
8 center with 165,000 square feet retail space that generates
9 far more trips than the residential trips. So that's how
10 the traffic comparison was made and that's how the staff is
11 evaluating it based on retail versus residential. Someone
12 who hasn't asked a question. Sir, in the back?

13 THE SPEAKER: That is the third busiest
14 intersection in Collier County. There are 90,000 cars at
15 peak season on 41 East and 35 -- 55,000 on Airport Road
16 going south. That is a bottle-neck from the four corners
17 downtown Naples to Rattlesnake Hammock Road, if not further.
18 And adding 600 cars to that mix is going to be a mistake, I
19 believe, because currently I have witnessed emergency
20 vehicles that are delayed in their response at that
21 intersection.

22 MR. ARNOLD: Thank you. Yes, ma'am? Oh, it's
23 Anita. I couldn't see because of the light. Sorry about
24 that.

25 THE SPEAKER: Given that you have a lot of

1 multi-family here and a large employer, have you had any
2 considerations for pedestrian improvements to help them
3 cross the street at all? Did staff ask you to consider
4 that, how you move pedestrians around that area?

5 MR. ARNOLD: I don't think we've gotten quite that
6 far, Anita, talking about all pedestrian interconnections.
7 I mean, I think that's one of the things that attracts
8 Johnson to this site is that you've got a large employment
9 center at the government center next door. You've got the
10 CAT transfer facility that's immediately across the street.
11 We have a traffic signalized intersection at both Airport
12 and at the entrance on U.S. 41 that does provide at least
13 for safe passage for people to cross the street to get to
14 and from work and shopping. So I'm sure we'll be dialoguing
15 more with the transportation staff on that. Yes, ma'am?

16 THE SPEAKER: How many stories are each unit going
17 to be?

18 MR. ARNOLD: Well, each unit will probably be a
19 single-story unit. I don't know that they've settled on the
20 maximum number of stories for the project. I can tell you
21 what we're asking for, for height for zoning, but I need to
22 put my glasses on to see that to make sure I read it
23 properly. So for the multi-family we're asking for a zoned
24 height of 65 feet and an actual height of 70 feet. That
25 probably translates into a maximum of five stories, I would

1 think, Rob, you know, most likely. So that's what we're
2 proposing. Stand-alone amenity buildings would be 35 feet
3 zoned, 45 feet actual height. Yes, ma'am?

4 THE SPEAKER: There was a conversation with the
5 previous plans that you had about fire suppression. So to
6 handle 300 units, plus units, how are you going to implement
7 the same kind of thing with the water? There was supposed
8 to be some kind of a storage tank. Does anybody have --

9 MR. ARNOLD: Christina, the question relates to
10 fire suppression and I don't know the answer to that.

11 MS. JOHNSON: We had -- Christina Johnson, JRE
12 Engineering. I'm not aware of the specifics of what was
13 approved previously for fire suppression. But I have had
14 preliminary conversations with the City of Naples on the
15 water supply to the site and we have not seen anything that
16 appeared to be an issue. It is a different use as a
17 residential use instead of a big box commercial. So there
18 could perhaps have been a different requirement for the
19 commercial building. So I'm not aware of any issues.

20 MR. ARNOLD: Thank you. Yes, sir?

21 THE SPEAKER: The deviation on that fire
22 suppression was that where Starbucks is they were putting in
23 a water storage tank with a pump in order to supply water to
24 extinguish the fire if the Sam's Club was built there
25 because they could not suppress the fire with the water that

1 was supplied by the city and the size of the line that the
2 city was supplying to that area. Now you are going to be
3 doing residential areas, too, but only one is going to be
4 going off at a time.

5 MR. ARNOLD: I'm going to let Doug Kirby try to
6 address that. He's the owner of the property.

7 MR. KIRBY: So the issue with Sam's Club is their
8 occupancy and their building code standard is a high pile
9 storage. It's got a much denser requirement for fire
10 suppression. Before the CRA provided the funds for the city
11 to operate the water system on Collee Court it was
12 borderline with Sam's on whether they needed the tank or
13 not. The models that were being drawn at the time when
14 Sam's pulled out, excuse me, was that because of the
15 improvements funded by the CRA, they weren't going to need
16 it. And the fire demands for residential building are much
17 less than a high piled storage calculated.

18 MR. ARNOLD: Sir, I'm going to go to somebody else
19 who hasn't asked a question yet and I'll come back to you
20 gladly. Yes?

21 THE SPEAKER: The common areas docks, are the
22 residents going to be able to have boats there or just
23 kayaks and canoes and things like that?

24 THE SPEAKER: No boats.

25 MR. ARNOLD: I think the idea is that it would be

1 paddle boards, kayaks, canoes, sort of those types of
2 things. I don't expect to be motorized transportation
3 there. I think as Rob mentioned, it's looking to activate
4 that and that would make the most (inaudible). I saw
5 another hand back here. Yes, sir?

6 THE SPEAKER: Are they going to try to clean it up?
7 I grew up there. When I was a kid we used to swim in there,
8 but I wouldn't wade in there now where we live. And a lot
9 of it is coming from Sam's, their parking lot and all.

10 MR. ARNOLD: Yeah, I think a lot of that does
11 filter down from north of U.S. 41, you are correct. And I'm
12 sure that Johnson will be happy to clean it up. I think
13 they want it to be a positive amenity for the community.

14 THE SPEAKER: Also with the water, I live across
15 the street from Bobby Cayden. When his house burned I
16 didn't even have enough water pressure to shoot my hose up
17 on my roof.

18 MR. ARNOLD: Well, I can assure you that Christina
19 Johnson, our engineer, will look at that. I know that the
20 city has made some improvements to the water supply system
21 over the last couple of years. And hopefully --

22 THE SPEAKER: I still don't have any water pressure
23 where I live.

24 MR. ARNOLD: Yes, sir?

25 THE SPEAKER: Getting back to the density bonus,

1 you said 96 units or whatever?

2 MR. ARNOLD: The bonus units we're eligible to use
3 up to 97 units in the bonus pool.

4 THE SPEAKER: Is that a pool for the CRA that
5 becomes depleted or is that --

6 MR. ARNOLD: I believe --

7 THE SPEAKER: -- just for this site?

8 MR. ARNOLD: I think, I'm not the expert, but Sue
9 is here, Sue Faulkner from long-range planing, she may know.
10 But I think Mattamy Homes was going to utilize some of the
11 bonus pool units, but outside of that I don't know that
12 anybody else has utilized any of them. So these were meant
13 to be an incentive to have redevelopment to gain those bonus
14 pool units. So that's what we've applied to do. Somebody
15 else who hasn't asked a question? I just want to make sure
16 because I think the CRA would want to make sure we answer
17 all your questions. I know the CRA has their regular
18 meeting following this. So to the extent that we can get
19 through the questions that you ask, anybody who hasn't asked
20 a question yet would like to ask a question? Yes, sir?

21 THE SPEAKER: I totally agree with the colossal
22 traffic jam. But does this increase impervious cover?

23 MR. ARNOLD: The question is does this increase
24 impervious coverage? And I guess the question is compared
25 to what? Probably not compared to if Sam's Club were to

1 have been constructed.

2 THE SPEAKER: Compared to the Sam's Club?

3 MR. ARNOLD: Uh-huh.

4 THE SPEAKER: No?

5 MR. ARNOLD: I don't believe it does. Christina, I
6 don't know if you know for sure, but it's probably
7 comparable or less.

8 MS. JOHNSON: It's negligible.

9 THE SPEAKER: Thank you.

10 MR. ARNOLD: Thank you. Yes?

11 THE SPEAKER: The challenge that I see that no one
12 has addressed, though, is that the traffic may be the same
13 number of cars going in and out of there, but nobody has
14 addressed that everyone leaves at nine o'clock in the
15 morning and returns at five o'clock in the afternoon. So it
16 might be the same number of cars coming in, but residential
17 is going to be the mornings and the evening rush hour.

18 MR. ARNOLD: Yeah, the county does make -- the
19 question if you didn't hear was about that even though we
20 may have less traffic, it all occurs at generally the same
21 time in the morning or evening because of the residential
22 nature of what's being proposed. And I think that the
23 non-transportation engineer that I am, the answer is that
24 the county looks at a.m. peak hours. They look at p.m. peak
25 hours. And then we're required to analyze how much traffic

1 is generated during those times and where it's disbursed.
2 And I think part of it is they can easily disburse from the
3 site which makes a lot of sense.

4 You can go north on Airport Road. You can go east
5 or west on the Trail and that helps disburse that. And
6 having the traffic signals for volume control is also
7 comparable. I don't know if the transportation engineer's
8 version of -- you know, the comparison of the residential to
9 the commercial option. And I think we understand and I
10 think the county staff understands that the peak hours are
11 still going to be 7 to 9 a.m. in the mornings and 4 to 6
12 p.m. in the evenings. So we have to analyze our situation.
13 Anybody else back there? I'm having a hard time seeing.
14 The sun is coming in just below the shade. Yes?

15 THE SPEAKER: I've got an idea for the pedestrian
16 crossing. What about one of those bridges that goes up
17 over, across and down, you know, for people walking over to
18 that? I mean, because whenever you're sitting at the light
19 and it's 30 seconds for someone to get across the street,
20 that increases the time.

21 MR. ARNOLD: It definitely does. I mean, that's
22 one of the challenges we have in Collier County where you
23 have large intersections. You have to give enough green
24 time for the pedestrian and it takes away from the green
25 time for the motorist. We get that. I don't know that it's

1 an economically feasible option. The county has explored
2 those at other intersections and they're extremely expensive
3 because they have to be built for ADA compliance. So they
4 have to have either very long ramps that are circular and
5 they're expensive. The county doesn't maybe even like what
6 the appearance would be to start having these pedestrian
7 bridges over the roadway, but I understand your point. It
8 does increase and decrease the capacity.

9 THE SPEAKER: Thinking outside thoughts.

10 MR. ARNOLD: I understand. Thanks for the comment.
11 Anybody else back there? Yes, sir? I saw your hand just
12 about ready to go up.

13 THE SPEAKER: You finally got back to me. I'm
14 sorry to give you such a hard time.

15 MR. ARNOLD: No, you're not. That's why we're
16 here. I just want to make sure everybody has a chance.

17 THE SPEAKER: That light at Peters and U.S. 41 is a
18 very short light when you're on Peters Street. I timed it
19 several times. The maximum number of vehicles that can get
20 through that light before they turn it back to 41 is four
21 cars, the maximum and some will get through. Only three out
22 lanes, two of which have to turn right on to 41 and go down
23 and make a u-turn to come east or to go west. There's no
24 traffic that is going to have access on Peters Street now
25 that Starbucks is there and Wild Buffalo Wings is there, no

1 traffic can get out.

2 MR. SUCHER: I can address that after just for the
3 group is this orientation --

4 THE SPEAKER: That light has to be lengthened and
5 shorten lights on Airport and --

6 MR. SUCHER: When you look at Peters in the
7 specific orientation of Kite, it's very intentional to
8 actually bring traffic away from Peters and away from the
9 intersection. So our two principal entrances and the exits
10 are actually to the south, the southern signal.

11 THE SPEAKER: Oh, they will be?

12 MR. SUCHER: Yes. And you see these two where the
13 main entrance is actually at the left in, right in, right
14 out.

15 THE SPEAKER: Oh, I see. Okay.

16 MR. SUCHER: And then we actually have our primary
17 entrance and exit where the majority of and that's where
18 we're encouraging the circulation of the site to be a big U
19 movement that would access the southern signal to move
20 traffic away from Peters.

21 THE SPEAKER: I understand now. You can turn left
22 at that location?

23 MR. SUCHER: Correct. And we're trying to minimize
24 the same impacts as the complication with Starbucks as well.
25 We understand that.

1 THE SPEAKER: The other thing is you have that
2 complex is going to use 44 million gallons of water a year
3 if they use the average of 175 gallons per person per year.
4 Is the City of Naples able to supply 44 million gallons of
5 water and accept 44 million gallons of sewage from your
6 facilities? They have a 10 million gallon a day sewer plan
7 and I don't think they're prepared to attempt it.

8 MR. ARNOLD: If I might, I would just say that
9 we're required to do these utility forms. Utility staff for
10 the county is reviewing that. We do have city water. It's
11 county sewage supply. So the county is dealing with the
12 sewage. There's no capacity issues with the county sewer
13 plans. And I'm pretty sure that the City of Naples has
14 ample capacity. Again, comparing what this could be if
15 retail users or restaurant users, I think we're pretty
16 comfortable. And I think -- I know Christina has talked to
17 both entities and they feel comfortable because they
18 certainly have the service capacity for us. Yes, ma'am?

19 THE SPEAKER: On your web site we can go in and
20 check all of this information out. Will it show those
21 lights? I'm still a little bit confused about coming out of
22 that area with all of those cars. And Peters, is Peters
23 still going to be existing or no?

24 MR. ARNOLD: Yes, Peters will be existing. It's
25 going to remain an access point for Starbucks that will

1 remain on Peters. One of the other access drives that was
2 there if this develops to residential, I should say. If it
3 became a big box there would actually be one more access
4 point on Peters than there is proposed for the residential.

5 THE SPEAKER: Okay. Because then the residents are
6 going to turn in. I live right off of Tamiami and Osceola
7 where we have to do the u-turn to go back towards town. Is
8 that the only other light you're talking about?

9 MR. ARNOLD: Well, the lights we're talking about
10 are existing. You have the one that services across from
11 the government center and then there's the light at Airport
12 and Peters. So those are the two lighted intersections that
13 I'm referring to. But yes, the information we have here if
14 you take one of Sharon Umpenhour's cards on the table, you
15 can go to our web site at GradyMinor.com and we have a link
16 to the application materials as well as a power point.

17 THE SPEAKER: Thank you.

18 MR. ARNOLD: Sure. Yes, sir?

19 THE SPEAKER: I have a concern about the units
20 themselves and whether this is going to end up to be a
21 basically a dormitory type of housing development. And the
22 question might be resolved by asking what kind of amenities
23 are you planning to have in the community in addition to
24 just a place to live?

25 MR. ARNOLD: That's probably a good segue to let --

1 I'll let Rob tell you a little bit about Johnson
2 Development. How about that to sort of close out? I'll let
3 you talk a little bit about that, Rob, and then what you're
4 looking at for amenities here.

5 MR. SUCHER: Absolutely. So Johnson Development is
6 a family company based out of Spartanburg, South Carolina.
7 We have multiple offices throughout the country: D.C., New
8 York, L.A., San Francisco. All of our southeastern focus is
9 based out of Spartanburg and then we move throughout the
10 regions. So I've been working with Johnson Development for
11 about five years now on multiple divisions. We have
12 industrial division, multi-family division, a storage
13 division, a commercial division and a community division,
14 which is an economic development for the City of
15 Spartanburg, South Carolina.

16 Specific to the family, we've developed close to
17 10,000 units throughout the country. Most of those in our
18 current pipeline are luxury Class A apartments. So you're
19 going to have really the best thing of the amenities as well
20 as finishes that we offer in the market. So the best in
21 classes is really kind of the new competitive vantage. You
22 have to build what's nice, but also what's nicer than the
23 newest competition. So what we're trying to do here is
24 create something that's unique based upon what is the huge
25 advantage of this site, the adjacency of employment as well

1 as the opportunity to connect to the Bayshore Arts District
2 as well as the amenities of downtown in much closer
3 proximity to competitive projects.

4 The amenities specifically, we have again a luxury
5 pool that's going to be right outside of the first L-shaped
6 building. A dog park is what we propose. We see that about
7 40 percent of customers in apartments today are pet owners.
8 So that's a big thing to have that sense of community
9 on-site is important to us. The activation of the canal is
10 something that we really feel is a special opportunity.
11 Like I mentioned before, something that does not exist today
12 in the county. It's something that we have not done, had
13 the opportunity to, but to be able to paddle down, actually
14 up the creek to 360 Market, to Celebration Park. A really
15 unique advantage that we're hoping to take the opportunity
16 to take advantage of, excuse me.

17 The other amenity that we're offering here that is
18 going to be unique, we've done it in a couple of places.
19 One is a project in Tampa that's under construction now as
20 well as a project in Mt. Pleasant, South Carolina, which is
21 in Charleston, South Carolina is a we-work concept. So that
22 is going to be a co-work opportunity to where you have the
23 opportunity to office and work in the amenities themselves
24 to have a home office. Be outside of your actual home, but
25 still be in the community itself. So you don't have to pay

1 essentially for space, but we'll have conference spaces.
2 We'll have individual desks there for the community itself.
3 And that's seen across the industry as a huge opportunity to
4 allow people spaces that feel larger, but also connect with
5 the community itself.

6 THE SPEAKER: Are you going to have a fitness
7 center?

8 MR. SUCHER: We will, yes, absolutely. Yeah,
9 fitness is pretty much standard in the business today and
10 absolutely we'll have that. We don't really decide on the
11 fitness delivery until just because trends are changing so
12 quickly, but it will be top of the market.

13 THE SPEAKER: Can you give us the names of some of
14 the developments that you've done that we could look at to
15 see what we might expect here?

16 MR. SUCHER: Yeah, absolutely. And I'll have my
17 card out and I can give you. It has a link to our web site
18 that has all of our projects in our pipeline.

19 THE SPEAKER: Is there a particular project that
20 you either have going on now or had that would be similar to
21 what are you proposing here?

22 MR. SUCHER: Yes. We have a project that just
23 delivered in Charleston about nine months ago. It's called
24 The Haven at Indigo Square.

25 THE SPEAKER: It's called what?

1 MR. SUCHER: The Haven at Indigo Square.

2 THE SPEAKER: Okay.

3 MR. SUCHER: And that's linked directly from our
4 web site, which is JohnsonDevelopment.net. And you can go
5 over to the actual site and see all the gallery in itself.
6 The other project that we are hoping to start construction
7 on over the summer is actually in Collier County.

8 THE SPEAKER: We can't hear you.

9 MR. SUCHER: Yes, excuse me. The other project
10 that we have in the pipeline locally is actually here and
11 will hopefully start construction early summer which is at
12 the intersection of Livingston and Radio Road. The name of
13 that project is called The Lago and that design is currently
14 being permitted right now.

15 THE SPEAKER: It's called what?

16 MR. SUCHER: Lago.

17 THE SPEAKER: We can't hear.

18 MR. SUCHER: I'm sorry.

19 THE SPEAKER: We didn't get the name of the place.

20 MR. SUCHER: The Haven at Indigo Square.

21 THE SPEAKER: Say that again.

22 MR. SUCHER: The Haven at Indigo Square.

23 THE SPEAKER: The Haven at Indigo Square?

24 MR. SUCHER: Yes, ma'am.

25 THE SPEAKER: And where is it located?

1 MR. SUCHER: That's in Mt. Pleasant, South
2 Carolina, which is in Charleston. The local project is
3 named Lago, L-a-g-o, and that is at the intersection of
4 Radio and Livingston. That is currently being permitted,
5 final permits with Collier County. So unfortunately, we do
6 not have the web site or images available quite yet, but
7 we're hoping to start construction on that early this
8 summer.

9 MR. ARNOLD: Any other questions, folks?

10 THE SPEAKER: There used to be in Collier County
11 what was called continuity or concurrency, sorry, in which
12 the schools had to be adequate, the fire department had to
13 be adequate, the sidewalks, the roads had to be adequate for
14 development before it could be developed. Can you meet all
15 of these criteria that are required for that kind of --

16 MR. ARNOLD: I can ask our attorney to respond, but
17 I think I can safely say that yes, we will make all the
18 concurrency requirements that Collier County has.

19 THE SPEAKER: The fire department has its ladders
20 high enough to get to the sixth floor?

21 MR. ARNOLD: I hope so. We have buildings much
22 taller than that.

23 THE SPEAKER: Because my ladder isn't high enough
24 to get into a tree.

25 THE SPEAKER: We have a ladder truck now.

1 THE SPEAKER: Okay.

2 MR. ARNOLD: Yes, sir?

3 THE SPEAKER: How many units did the county allow
4 you to have now? Is that 95 more?

5 MR. ARNOLD: Well, no. We're asking to utilize --
6 we're right now allowed to have four dwelling units per acre
7 over the site. We're asking for the ability to go up to 16
8 units per acre for the site.

9 THE SPEAKER: Is there a reason why that we decided
10 on four per acre to begin with?

11 MR. ARNOLD: The county did that for it's kind of a
12 base density throughout the urban area outside of activity
13 centers. So if you're west of Collier Boulevard, for
14 instance, the base density is generally four dwelling units
15 per acre.

16 THE SPEAKER: So we're going to go from four to 16?

17 MR. ARNOLD: Yeah, that's what we're proposing.

18 THE SPEAKER: This is the reason why we all moved
19 here from the west coast, Bradenton, all of those areas
20 because it didn't do what they did up there and ruin our
21 area. We kept it small. We kept it less density. So now
22 they're going to go to 16 from four. So if you just keep it
23 the way it's supposed to be, then there's no problem. And
24 that's why we all moved here.

25 MR. ARNOLD: Part of the reason you're in a

1 redevelopment area is that we're trying to encourage people
2 to redevelop sites like a shopping center that is a failed
3 shopping center. It's failed a number of times as being a
4 grocery-anchored shopping center. So we believe that given
5 the location proximity to employment, given the government
6 center location, proximity to the beach, downtown, the CRA,
7 Bayshore Drive that the real opportunity here is for a
8 mixed-use project that includes residential dwellings as
9 well as some retail.

10 THE SPEAKER: Which is fine. You can put that in
11 there, but just keep the density. They're asking for more
12 than anybody else. They've already ruined their town so now
13 they want to ruin our town by putting in all these people.
14 We got enough now.

15 MR. ARNOLD: Thank you.

16 THE SPEAKER: You're welcome.

17 MR. ARNOLD: Yes?

18 THE SPEAKER: You just mentioned apartments for
19 people who are working at the government center or perhaps
20 downtown. Will the price point be something that those
21 service industry, for example, can afford who are working
22 downtown?

23 MR. SUCHER: Yeah, these will be market rate. So
24 that, I wish we knew what the market was going to be in two
25 years from now, but this will be consistent with market rate

1 apartments.

2 THE SPEAKER: How many years from now?

3 MR. SUCHER: I'm hopeful that we can get started
4 construction, you know, sometime next year and deliver our
5 first units within the next two to three years.

6 MR. ARNOLD: Any other questions? Yes, sir?

7 THE SPEAKER: Yeah, on the old neighborhoods that
8 are in the back end, what is the plan to buffer them from
9 this?

10 MR. ARNOLD: Well, the county has code requirements
11 for a buffer between multi-family residential and single
12 family. It requires a certain type of hedge or wall and
13 vegetative screening, et cetera.

14 THE SPEAKER: Well, when they were doing the Sam's
15 Club, one of the deviations that they asked for and one of
16 the agreements they stipulated and the gentleman in the back
17 can probably move forward and answer that question is that
18 they agreed to put into a fund to upgrade the right-of-way
19 that surrounds that property on that side. I forgot the
20 exact dollar amount, but they agreed to a dollar amount.

21 MR. ARNOLD: It was \$50,000 for sidewalk for
22 pedestrians.

23 THE SPEAKER: And that stays within this plan?

24 MR. ARNOLD: I believe those dollars -- Doug, you
25 can correct me if I'm wrong, but I think those funds were in

1 place, were they not?

2 MR. KIRBY: Yes.

3 MR. ARNOLD: His response was yes.

4 THE SPEAKER: Thank you.

5 MR. ARNOLD: Any other questions, comments before
6 we adjourn and let the CRA get on with their meeting? Yes,
7 sir?

8 THE SPEAKER: I live at that location which is 3312
9 Collee which is directly adjacent to your property or to
10 Kite's property for 38 years on the south side. We were
11 there when it was an open field prior to construction of
12 Courthouse Shadows. We went through a year of hell with the
13 construction process, the dust and dirt in our houses and
14 our cars. There was blasting and excavating, earth moving
15 that was done that cracked our home. We need -- the four
16 residents that own property directly adjacent to Kite's need
17 a telephone number and a contact on-site so that we can call
18 to register a problem that we have and hopefully it could be
19 resolved.

20 MR. ARNOLD: I think that's a very fair comment.
21 And I think most of the quality contractors these days have
22 an on-site superintendent. They supply you with a 24-hour
23 cell phone number.

24 THE SPEAKER: Yeah, we would need that because of
25 the damage that was done to us over the course of this year

1 that it took for that Courthouse Shadows to be built.

2 MR. ARNOLD: Understood. Yes, ma'am?

3 THE SPEAKER: I just have a question regarding
4 commercial because it appears that most of what is
5 allocating now for commercial is going to be gone. Is that
6 kind of what I'm hearing that --

7 MR. ARNOLD: Yes, under the residential option if
8 Johnson Development decides to move ahead with this
9 option --

10 THE SPEAKER: Correct.

11 MR. ARNOLD: -- most of the inlying, the shopping
12 center building --

13 THE SPEAKER: That we know now.

14 MR. ARNOLD: -- that you've known would be
15 demolished and in its place would be built this.

16 THE SPEAKER: Okay. So the commercial will really
17 be more of the out buildings that we see? Is that what I'm
18 understanding?

19 MR. ARNOLD: That is correct. The remaining
20 commercial under the residential option is largely the
21 outparcels.

22 THE SPEAKER: Okay. So this is really what we're
23 looking at is this site really is going to move, if you
24 will, from a commercial property to primarily residential
25 with a few out buildings?

1 MR. ARNOLD: Under this development scenario that's
2 a correct statement, yes.

3 THE SPEAKER: Okay, thank you.

4 MR. ARNOLD: Yeah. Yes, sir in the back?

5 THE SPEAKER: Excuse me. Regarding the parking
6 spaces that you have outside of the single type family
7 buildings, are those going to be exclusively use for the
8 outparcels or will that be used as parking for, you know,
9 overflow parking for the apartments or guest parking for the
10 apartments?

11 MR. SUCHER: Yeah, thank you for asking the
12 question. So our attempt is to really activate the existing
13 commercial. I think anybody can attest as a potential owner
14 or just visiting the center itself that it's very
15 challenging for businesses to be successful when you have a
16 vacant use behind you.

17 THE SPEAKER: Correct.

18 MR. SUCHER: So this is a real opportunity that we
19 see is to activate -- you saw the successful development of
20 the Starbucks. Also activate the remaining four outparcels
21 and allow for what hopefully is an increase not only in
22 on-site business, but also to have the presence of a new
23 expensive development behind them compared to a vacant
24 building. What we're also doing is we're installing new
25 parking as mentioned by the question in between the Chevron

1 as well as the Crooked Shillelagh, excuse me. And then we
2 also have all the parking just south of the main critical
3 driveway. Those will also be installed for the betterment
4 and the benefit of the residential and the retail itself.
5 You can see behind the Burger King there's also new
6 increased parking there.

7 THE SPEAKER: Right.

8 MR. SUCHER: As well as the Dunkin Donuts to the
9 east has new installed spots that will benefit those. We
10 also have a preservation at the parking between the
11 Starbucks and the Crooked Shillelagh as well. Those are
12 increased spots from what exists there today. So all of
13 those are newly created spots that will benefit the retail
14 upfront.

15 THE SPEAKER: Okay.

16 THE SPEAKER: But will they be also used as
17 overflow for the apartments or --

18 MR. SUCHER: The parking inside of the gates is for
19 the residential. And we also do have some shared parking
20 opportunities that would benefit both the residential and
21 the retail.

22 THE SPEAKER: So then you would expect this to be a
23 gated community? You said inside the gate. So it would be
24 a gated community?

25 MR. SUCHER: Yes, ma'am, but that's to be

1 consistent with the market. I would say definitely
2 predominantly, but if not exclusively all of the new
3 apartment communities are gated.

4 MR. ARNOLD: Any other questions, comments before
5 we break up? Anybody not have a chance to ask a question?
6 Yes, sir?

7 THE SPEAKER: You have any idea when you go in
8 front of the planning board?

9 MR. ARNOLD: We do not have hearing dates set yet.
10 This is --

11 THE SPEAKER: And will we be getting a notice same
12 as we did?

13 MR. ARNOLD: If you were noticed for this meeting,
14 you should get notice from the county next time. And of
15 course, the big 4 x 8 signs get installed, so you'll see
16 them. As a neighborhood resident, you'll see those. And do
17 we post those on our web site, Sharon, the dates?

18 MS. UMPENHOUR: Yes.

19 MR. ARNOLD: We do, yeah. So on our web site, too,
20 if you follow us. I forgot to introduce a couple of county
21 people that are here. You might want to write down their
22 names. We have Sue Faulkner who's with comprehensive
23 planning. She's sitting back here. She's one of the
24 comprehensive planning staff people. And James Sabo who's
25 one of the zoning staff people, they're here. It's not

1 their meeting per se, but they're here to monitor and take
2 notes and make sure they understand what the citizen
3 comments were. So we appreciate everybody coming out. If
4 there's no other comments, we'll adjourn the meeting. Thank
5 you all for coming.

6 THE SPEAKER: Thank you.

7 MR. ARNOLD: Have a good CRA meeting.

8 (End of the meeting.)

9 - - -

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

- - -

I, Vicki Woodham, Court Reporter and
Transcriptionist, do hereby certify that I was authorized to and
did listen to and stenographically transcribe the foregoing
recorded meeting and that the transcript is a true record to the
best of my professional ability.

Dated this 21st day of May, 2019.

Vicki Woodham

Vicki Woodham, Court Reporter