



# BAYSHORE/GATEWAY TRIANGLE CRA PLAN UPDATE

CRA Advisory Board Meeting

December 4, 2018

# UPDATE

## CRA Plan

- Under County staff review

## LDC Amendment Recommendations

- Under Advisory Board review

## Mini Triangle & 17-Acre Sub-Area Memos

- Under Advisory Board review

# LDC AMENDMENT RECOMMENDATIONS

Land Use & Use Standards

Deviations

Parking/Drainage

Building Height Transitions

Potential Incentives



# SUMMARY OF ISSUES

## Expand Authorized land uses

- Brewpubs
- Short-term vacation rentals
- ADUs
- Storage sheds
- Doggie dining
- Transitional housing

## Adjust dimensional standards

- Flexibility for MUP deviations, including expansion to single-use projects
- Height transitions
- Ministerial density bonuses

## Streetscape/right-of-way use

- Green infrastructure for ROW parking
- Use of ROW for head-in parking

# SUMMARY OF ISSUES

## Parking

- Parking mitigation fee
- Parking in ROW
- Circular driveways
- Streetwall requirements
- Parking ratios
- CRA parking regulations in general

## Potential incentives

- Density
- Height
- Parking
- Set-backs

## Procedures

- Expand ministerial exceptions and development approvals

## Art & Culture

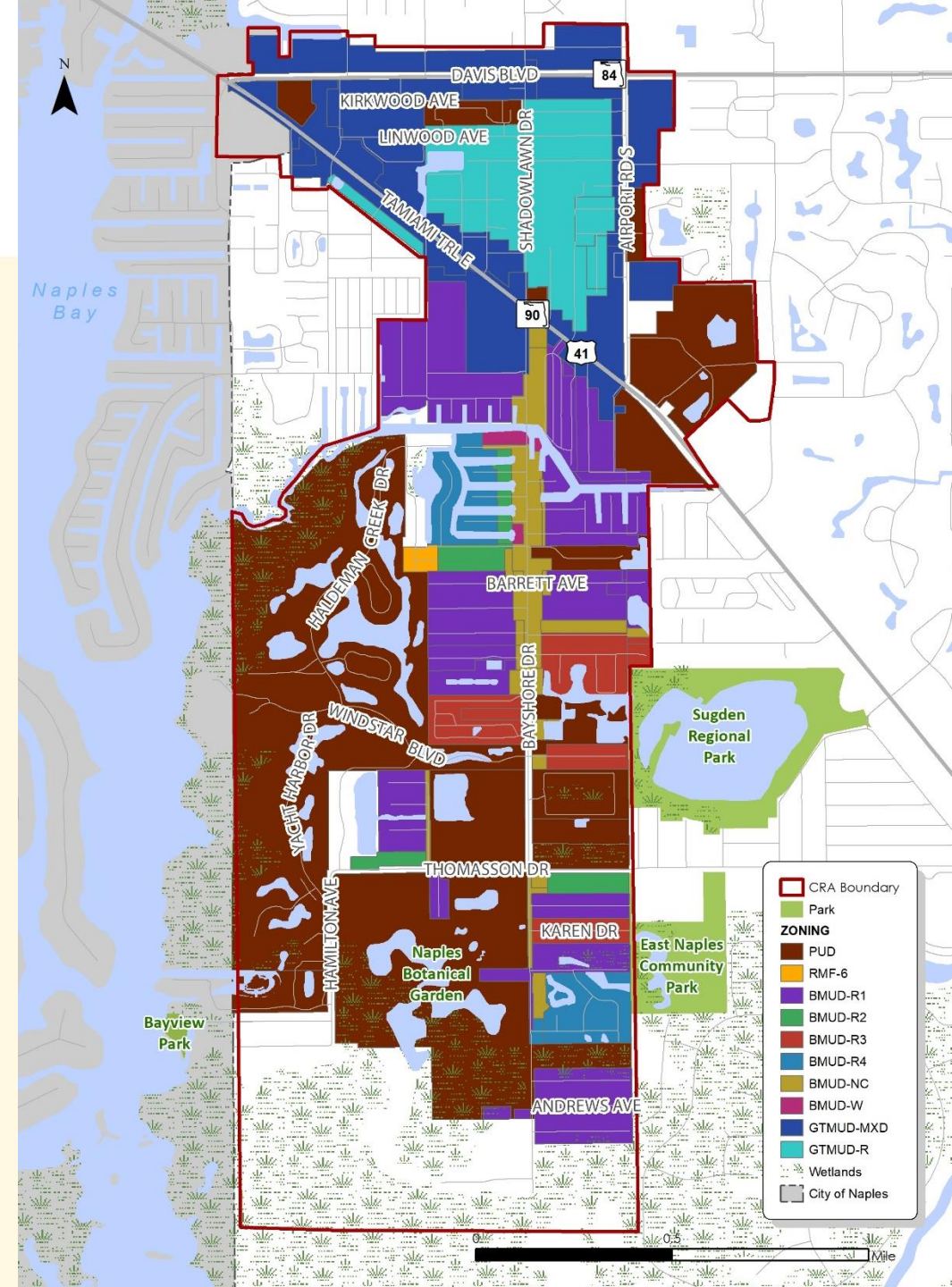
- Publicly funded initiative

# LAND USE & USE STANDARDS

**Aim:** Consistency of uses (Section 3.2, Objective 2, Strategy 2)

## Recommendations:

- Design and operational standards for heavy commercial/light industrial:
  - “Repair” and “auto repair” design and operation standards (applicable to BMUD-NC, GTMUD-MXD)

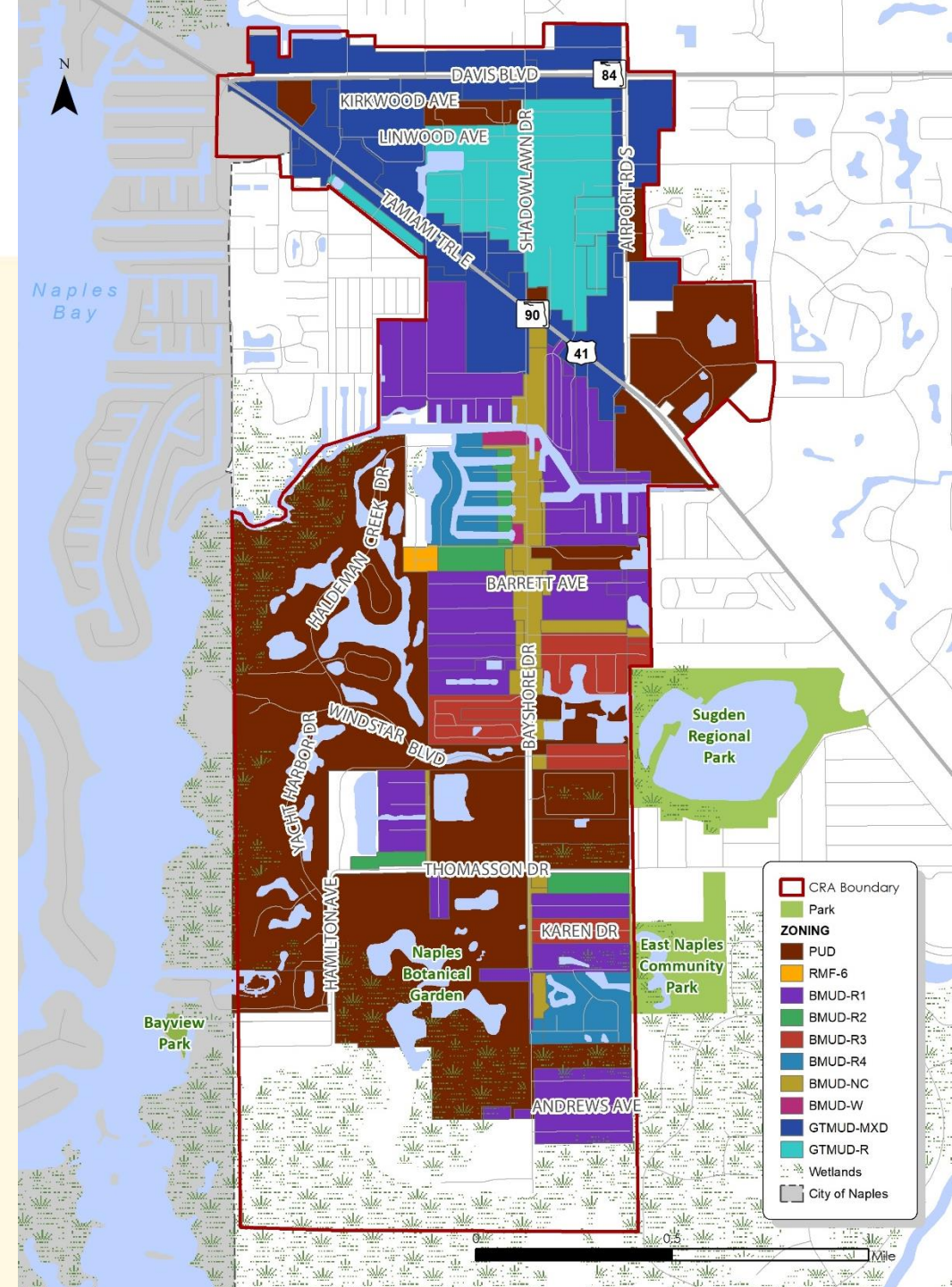




# LAND USE & USE STANDARDS

**Aim:** Clean, well-maintained public realm  
(Section 3.3, Objective 3)

**Recommendation:** consideration of  
allowance of storage sheds in set-back  
areas of BMUD-R



# DISCUSSION QUESTIONS

- What aspects of the outdoor storage issue might best be addressed through indoor storage (e.g., allowing sheds), and what might be part of a code enforcement/public realm clean-up strategy?
- What design standards should be considered for sheds?

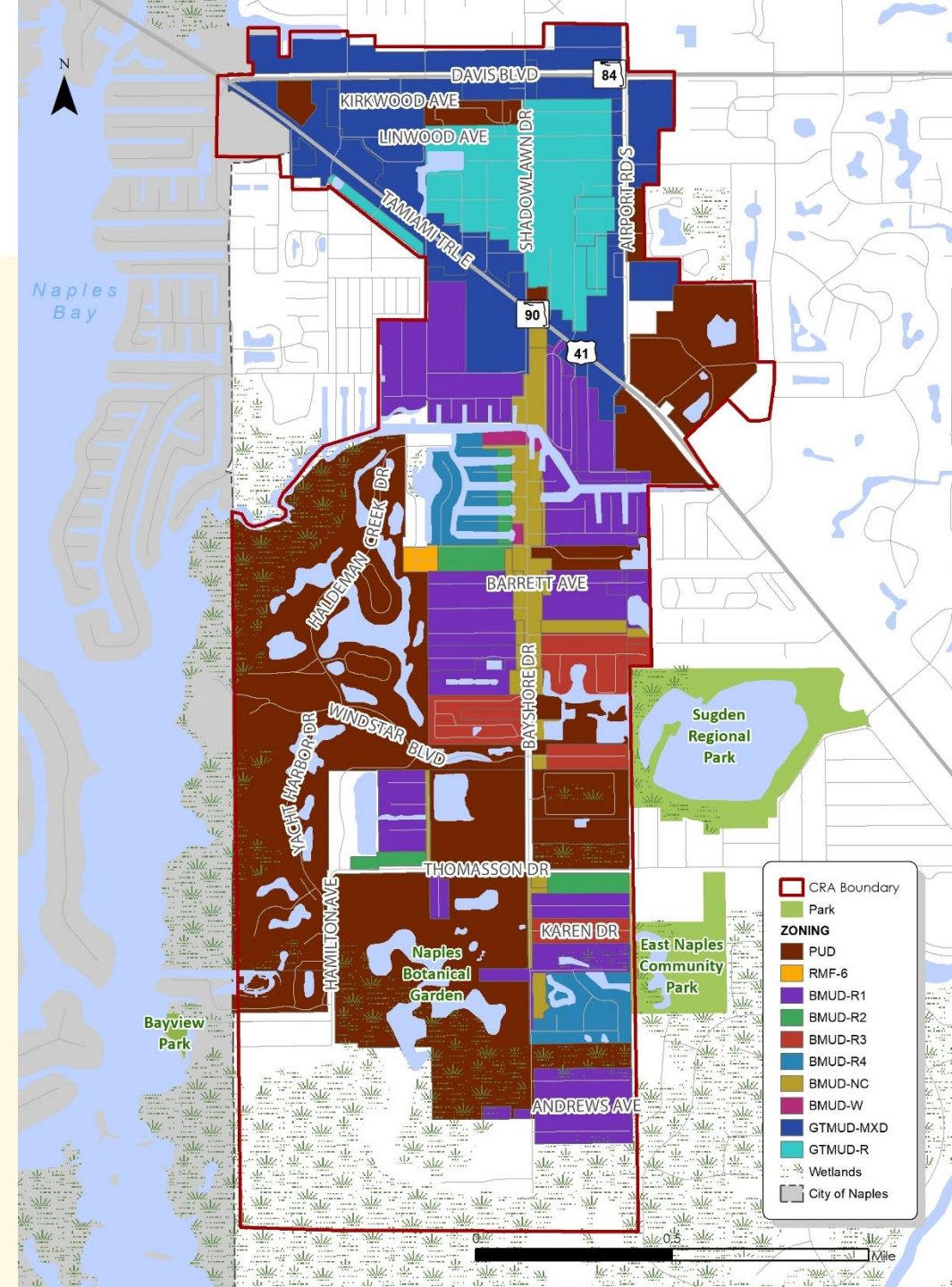


# LAND USE & USE STANDARDS

**Aim:** Maintain affordable housing stock while improving quality (Section 3.4, Objective 5, Strategy 2)

## Recommendations:

- Allow Accessory Dwelling Units (ADUs) in residential GTMUD and BMUD districts (example regulatory language)
- Short-term rental standards and limitations in residential GTMUD and BMUD (example regulatory language)



# DISCUSSION QUESTIONS

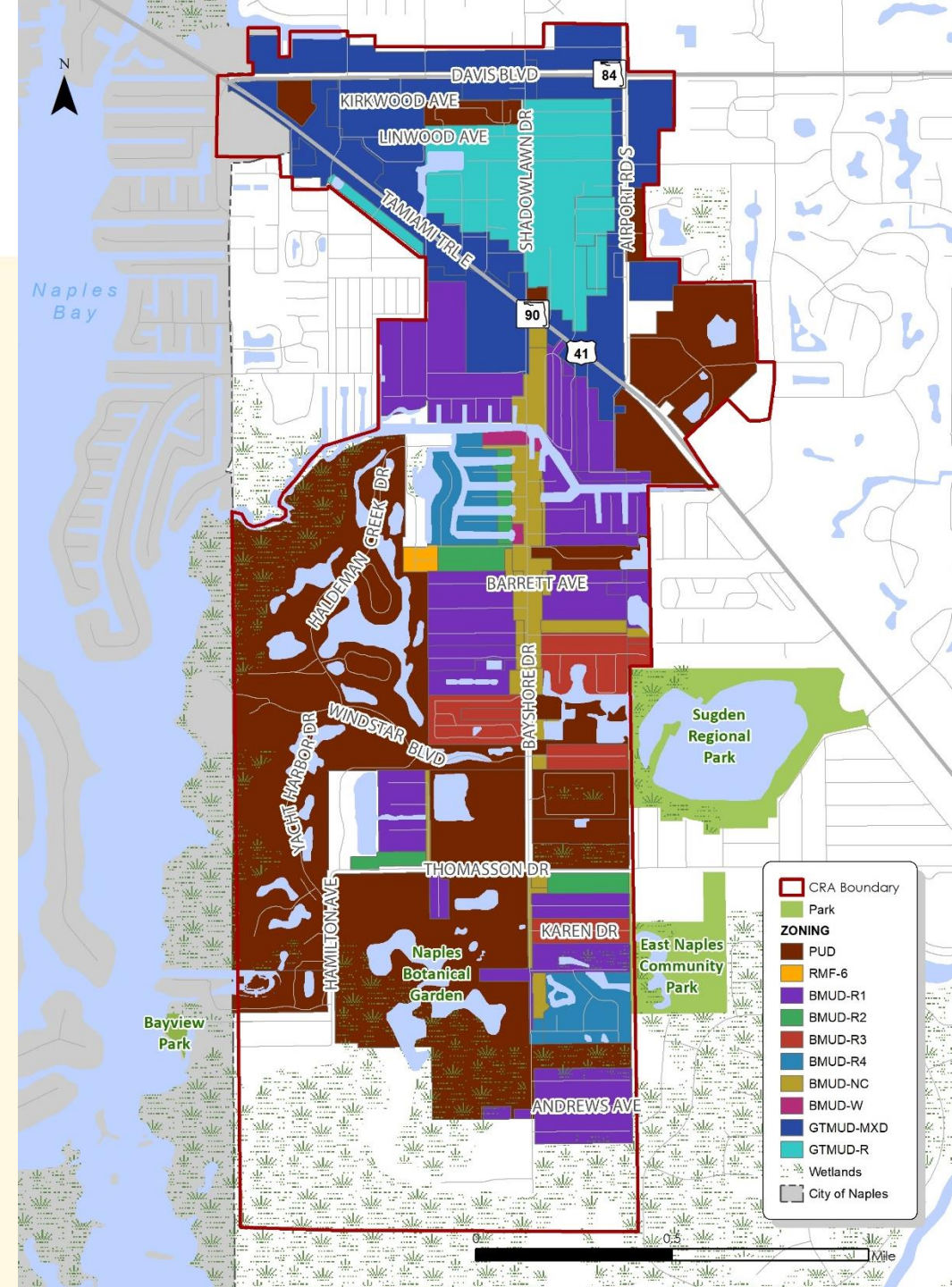
- What are your thoughts on using existing guest house standards for accessory dwelling units?
- What are your thoughts on the importance of the relation of owner-occupant of main house and resident of accessory unit?
- Are there any additional considerations that need to be added to ensure privacy in relation to placement/elevation of accessory units?

# LAND USE & USE STANDARDS

**Aim:** Streamline, clarify development process regarding allowable uses (Section 3.4, Objective 2, Strategy 1)

## Recommendations:

- Define and allow brewpubs for GTMUD-MXD, BMUD-NC (example definition)
- Allow doggie dining in appropriate outdoor contexts (example regulatory language)





# DEVIATIONS

**Aim:** Streamline, clarify development review process (Section 3.4, Objective 2, Strategy 2)

**Recommendation:**

- Allow administrative deviations already allowed for in mixed-use plans for single-use developments with permitted uses (example regulatory language):
  - Front setbacks
  - Architecture, site-design
  - Landscape, buffers
  - Parking

# PARKING/DRAINAGE

**Aim:** Improve parking options in commercial areas (Section 3.5, Objective 3, Strategy 1)

**Recommendation:**

- Explore parking mitigation fee



# PARKING/DRAINAGE

**Aim:** Ensure quality neighborhood design and effective infrastructure in neighborhood parking alternatives (Section 3.6, Objective 1)

## **Recommendations:**

- Limit circular driveways to higher volume streets; limit impervious cover in front yards
- Explore green infrastructure to accommodate stormwater, parking in neighborhood right-of-way





# DISCUSSION QUESTIONS

- What are the primary reason for desiring circular drives? Access? Aesthetic reasons? Others?
- What are you thoughts on expansion of the use of block turf or other pervious coverage in front yards to accommodate access and parking?

# PARKING/DRAINAGE

**Aim:** Improved parking and design in commercial areas (Section 3.5, Objective 3, Strategy 1)

## Recommendations:

- Amend streetwall requirements for non-residential parking along certain roadways in BMUD/GTMUD:
  - Option 1 – maintain regulations
    - 42” max height
  - Option 2 – remove requirement

# DISCUSSION QUESTIONS

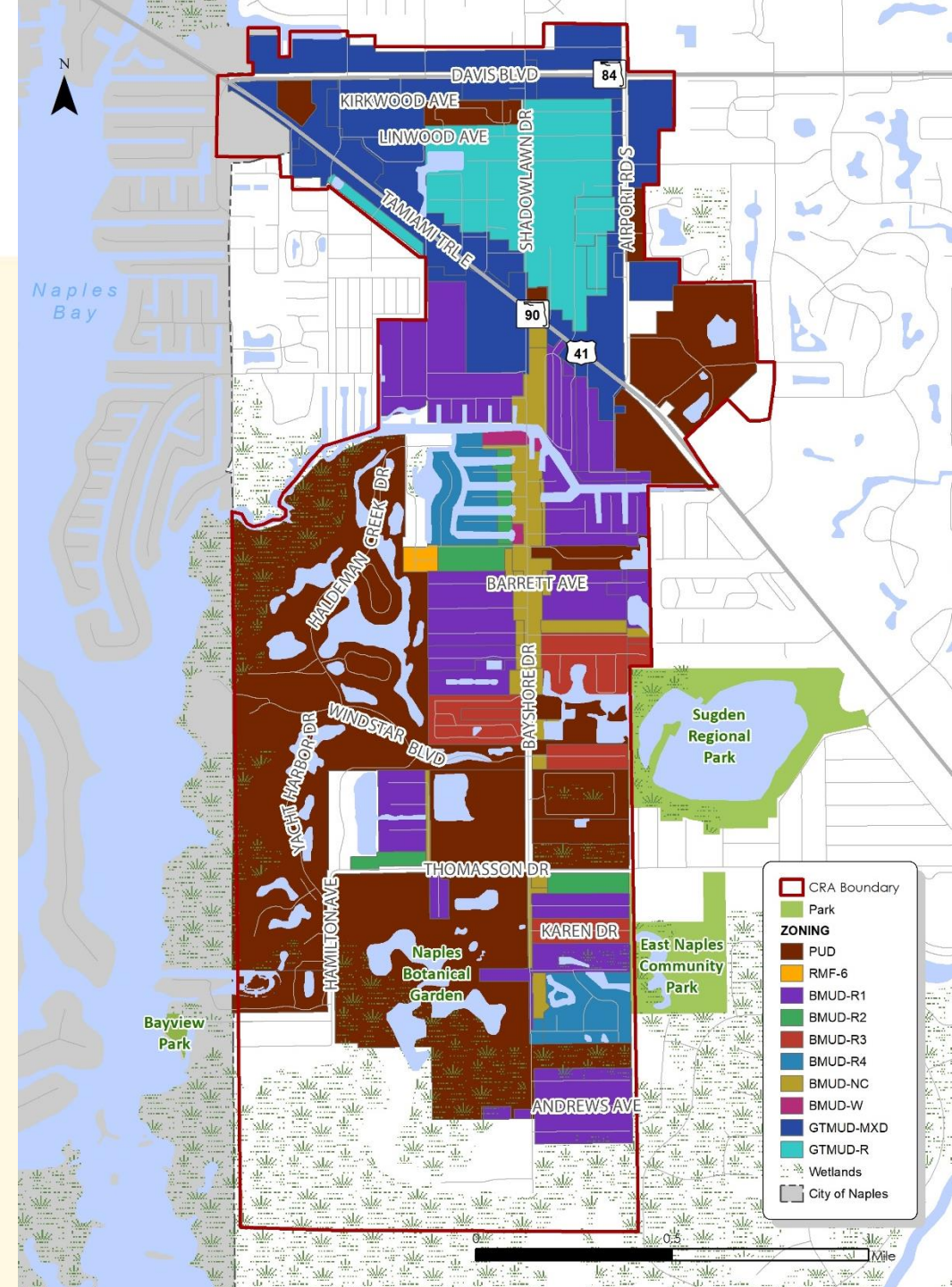
- Any input on whether to adjust or remove this streetwall provision?

# BUILDING HEIGHT TRANSITIONS

**Aim:** Create transitional areas and buffers between incompatible uses with respect to density/intensity (Section 3.2, Objective 2, Strategy 3)

## Recommendation:

- Additional set-backs in certain transition areas between residential and not exclusively residential GTMUD/BMUD areas



# POTENTIAL INCENTIVES

**Aim:** Incentivize desired development (Section 3.4, Objective 3)

**Recommendation:**

- Density/height bonuses for desired amenities and development

# DISCUSSION QUESTIONS

- Anything missing or needing to be changed from LDC recommendations?
- Any questions on changes made to CRA Plan or sub-area memos based on previous Advisory Board meeting?



# UPDATED NEXT STEPS

# UPCOMING TENTATIVE DATES

CRA Advisory Board Meeting: LDC Recommendations	Dec 4, 2018
CRA Advisory Board Meeting: Update on CRA Plan Process	Jan 15, 2019
Planning Commission Meeting: <ul style="list-style-type: none"><li>• Draft CRA Plan Review &amp; Approval Recommendation</li><li>• LDC Amendment Recommendation Review (if possible)</li></ul>	Jan 17, 2019
Planning Commission Meeting: Optional 2 <sup>nd</sup> Review	Feb 7, 2019
CRA Executive Board/BOCC Meeting: CRA Plan Approval	Feb 12, 2019
CRA Executive Board/BOCC Meeting: CRA Plan Approval (if Feb 7 <sup>th</sup> Planning Commission meeting)	Feb 26, 2019

# THANK YOU!

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