Bayshore Gateway Triangle Community Redevelopment Agency
AGENDA
Naples Botanical Garden Buehler Auditorium 4820 Bayshore Dr., Naples, FL 34112

Special Meeting August 05, 2019
6:00 PM

Chairman Maurice Gutierrez
Karen Beatty, Al Schantzen, Larry Ingram,
Steve Main, Camille Kielty, Michael Sherman,
Dwight Oakley, Steve Rigsbee

1. Call to order and Roll Call
2. Pledge of Allegiance
3. Adoption of Agenda
4. Old Business
   a. Courthouse Shadows MPUD (Attachment) – Action Item
7. Public Comment
8. Staff Comments
9. Advisory Board General Communications
10. Next meeting date: October 1, 2019
11. Adjournment
August 5, 2019

TO: BGTCRA-Advisory Board

From: Debrah Forester, CRA Director

SUBJECT: Courthouse Shadows MPUD

Action Request: Mark Strain, Planning Commission Chairman has requested the BGTCRA Advisory Board review and make a recommendation on the proposed Courthouse Shadows MPUD amendment.

Location: 3290 TAMIAI TRLE
Folio: 28750000028

The Courthouse Shadows Mixed Use Planned Unit Development (MPUD) is a 20.35± acre property located on the southeast corner of the intersection of Tamiami Trail East (U.S. 41) and Airport Road. The property is designated Activity Center #16 on the Future Land Use Map. A companion small-scale plan amendment has been submitted which proposes to permit an increase in density for a 10 acre portion of this project located within the activity center as a development option for this PUD.

The PUD has been developed to date with approximately 150,000 square feet of retail and office commercial uses. This amendment adds development of up to 300 multi-family apartments as an option for the site. The proposed Master Plan identifies the location of the potential residential dwellings and the area that would remain for commercial uses. Additional deviations have been requested for the residential development option.
EXHIBIT A: MIXED-USE OPTION MASTER PLAN

COURTHOUSE SHADOWS

PROPERTY OWNER/DEVELOPER: KRG COURTHOUSE SHADOWS, LLC

J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

PROJECT 00466090-0006
FILE DATE: 01/2019
DESIGN BY: JFC
SCALE: 1" = 120'
SHEET: 1 OF 1

NOT INCLUDED IN PUD

NOT INCLUDED IN PUD

ZONING: RSF-4 (BMUD-R1)
LAND USE: VACANT

ZONING: RMF-6 (BMUD-R1)
LAND USE: RESIDENTIAL

ZONING: RMF-6 (BMUD-R1)
LAND USE: VACANT

ZONING: C-3 (BMUD-R1)
LAND USE: RESIDENTIAL

ZONING: PUD
LAND USE: COLIER COUNTY GOVERNMENT CENTER

ZONING: C-5
LAND USE: RETAIL (WALMART)

ZONING: C-3 (GTMUD-MXD)
LAND USE: OFFICES AND VACANT

ZONING: C-3
LAND USE: OFFICE

ZONING: RSF-4 (BMUD-R1)
LAND USE: RESIDENTIAL

ZONING: RMF-6 (BMUD-R1)
LAND USE: RESIDENTIAL

LEGEND

C/R
COMMERCIAL/RESIDENTIAL
COMMERCIAL
INGRESS/EGRESS
INTERNAL INGRESS/EGRESS

DEVATION
10.0 ACRE SMALL-SCALE PLAN AMENDMENT AREA

PUD ACREAGE = 20.35
TOTAL DWELLING UNITS = 300
COMMERCIAL SQUARE FOOTAGE = 165,000
OPEN SPACE = 30%

8/27/2019 1:49 PM
REVISIONS
1 OF 1
PROJECT DESIGN BY:
SCALE:
FILE DATE:
REVISED PER COUNTY COMMENTS
REVISED PER COUNTY COMMENTS
J.R. EVANS ENGINEERING, P.A.