

## Bayshore Gateway Triangle Community Redevelopment Agency

**Workshop of the Local Community Redevelopment Agency Advisory Board and the Bayshore Beautification MSTU and Haldeman Creek MSTU Advisory Committees to discuss 2019/2020 Work Plans and Prioritizations.**

### **AGENDA**

**Naples Botanical Garden Buehler Auditorium,  
4820 Bayshore Drive, Naples, FL 34112**

**February 19, 2019**

Time: 5:00 PM to 6:15 PM

Chairman Maurice Gutierrez  
Karen Beatty, Larry Ingram, Dwight Oakley,  
Steve Main, Michael Sherman, Camille Keilty

- 1. Call to order – Maurice Gutierrez, Chairman CRA Advisory Board**
- 2. Pledge of Allegiance**
- 3. Introductions**
- 4. 2018 and 2019 Accomplishments (Attachment)**
  - a. CRA
  - b. MSTU
  - c. Haldeman Creek
- 5. Proposed Work Plans 2019/2020 (Attachment)**
  - a. CRA
  - b. MSTU
  - c. Haldeman Creek
- 6. Public Comment**
- 7. Staff Comments**
- 8. Advisory Board General Communications**
- 9. Adjournment**

fundings). There may also be opportunities in the future to take on additional debt to pay for capital projects with a plan for repayment. More information on coordination and partnerships, including those for funding opportunities, is discussed in Section 5.4.4.

### 5.4.3 Projects & Initiatives

#### Prioritization

Based on available funding and prioritization considerations, the following sets out the phasing for recommended projects and initiatives with descriptions. Note that the sunset date for the TIF Trust Fund is in 2060 (42 years), while the funding timeframe for this plan is for 30 years through 2048. Additionally, this plan should be re-evaluated regularly (e.g., every five years) to keep it relevant and updated if redevelopment circumstances evolve.

This Plan does not obligate any funding to any projects listed. This Plan provides a guide and list of both capital and non-capital projects that tax increment revenues can fund if approved by the CRA and allocated through the standard operating and procurement guidelines adopted by the Collier County Board of Commissioners. Projects may require additional vetting and piloting to better understand technical feasibility, impacts, and broader County implementation priorities prior to approval for implementation. To this end, planned projects include technical feasibility studies and pilot projects. As a result, this capital and non-capital funding plan is subject to change as it is re-evaluated. Additionally, the Plan sets a framework based on current conditions but also allows for flexibility in the phasing of projects based on funding opportunities and community priorities identified in annual work plans and capital improvement project lists.

Table 5-4-1 summarizes projected revenues for the

30-year plan period for various funds operating in the CRA area (including MSTUs). Note that following the successful sale of the Mini Triangle property anticipated in the first five years, it is expected that the CRA will have additional funds of \$350,000 available that are currently being held in reserve due to loan requirements.

Figures 5-4-4 through 5-4-6 summarize capital and non-capital project costs for different increments of the 30-year plan period, followed by Tables 5-4-2 through 5-4-4 which provide a detailed list of projects and initiatives. Table 5-4-5 compares projected revenues to estimated costs to show deficits and surpluses. Note that the capital planning includes a built-in deficit to indicate where other agencies would likely help fund projects or other revenue sources might be sought. Regarding maintenance costs, maintenance of standard capital improvements is anticipated to be provided and funded by relevant County agencies, while maintenance for capital improvements above and beyond County standards are anticipated to be funded by the CRA.

#### Short Term (1-5 years)

##### *Capital Projects*

- Linwood Ave Complete Street Phase I – major Complete Street improvement between Commercial Dr and Wild Pines Ln including on-street parking, lighting, sidewalk widening, and any additional needed infrastructure improvements
- Thomasson Dr and Hamilton Ave Improvements – Bayshore Beautification MSTU anticipated to fund project, but any shortfall could trigger partnership with CRA funding portion
- Republic Dr Complete Streets Improvements – neighborhood-level Complete Streets improvements between Bayshore Dr and East Naples Community Park, including lighting,

possible sidewalk expansion, any necessary drainage improvements, and an improved pedestrian bridge connection to East Naples Community Park

- Danford St Complete Streets Improvements – neighborhood-level Complete Streets improvements between the end of the roadway and Hamilton Ave
- General Parks Improvements in Bayshore Area—general item to address connections to parks and amenities, including any associated with the 17-Acre Site and Sugden Regional Park
- Community Safety/Clean-Up and Neighborhood Initiatives General Improvements—general item to address capital improvements from Community Safety & Clean-Up Strategy and Neighborhood Focus Initiatives; may include projects identified based on neighborhood interest to coordinate with the Sheriff’s Department and Code Enforcement to educate and provide small capital improvements
- Land Acquisition for a Community Land Trust—may support maintenance of current affordable housing availability in the CRA area while improving baseline quality conditions; may also support housing for artists
- Bay St Complete Street Improvements – neighborhood-level Complete Streets improvements between Hamilton Ave and the end of the roadway
- Surface Parking Lot in Bayshore Area – to increase available commercial parking
- General Road Engineering Improvements on Pine Tree Dr and Andrews Dr – to bring these roadways up to minimum County standards
- Jeepers Dr Complete Street Improvements – neighborhood Complete Streets improvements between Bayshore Dr and Sugden Regional Park, including walk lane striping, upgraded bioswales, lighting, and a pedestrian connection to Sugden Regional Park

- Gateway Intersection Design Improvements at US 41/Shadowlawn Dr/Bayshore Dr – sign improvements in the right-of-way and median areas with an opportunity to showcase public art
- Street Sign/Wayfinding Improvements in CRA area – signs to address branding and bicycle/pedestrian movement
- Sidewalk/Bicycle Infrastructure Program – program to address gaps in the pedestrian and bicycle infrastructure networks that are not addressed through Complete Streets improvements
- Other General Multi-Modal Improvements—for additional multi-modal amenities (e.g., bus shelters)
- Stormwater Infrastructure Upgrades/Improvements
- Sanitary Sewer Line Upgrades in Triangle Area – to increase capacity
- Water Line and Fire Suppression Upgrades—to address infrastructure age and flow requirements

#### ***Non-Capital Expenditures***

- Ongoing Operating Expenses for CRA, including staff and administration costs
- Process Improvements – updated bylaws for CRA Advisory Board
- Land Development Code Updates- based on recommendations from CRA Plan Update
- Mini Triangle Development – funding for incentives and other needed support for the development of the Mini Triangle
- 17-Acre Development—funding for incentives and other needed support for the development of the 17-Acre Site.
- Gateway Property Development – funding for potential incentive in support of the project at the apex of Davis Boulevard and Us 41.
- Stormwater Master Plan Update – identify primary, secondary, and tertiary improvements needed in the CRA area with a prioritization plan

- Arts and Culture Plan for CRA Area
- Complete Streets Implementation Plan
- Bayview Parking Study – concepts and outreach in coordination with Parks & Recreation Division
- Community Safety & Cleanup Strategy – strategy to address code enforcement issues and community safety
- Branding Strategy
- Marketing and Communication Strategy – strategies to communicate outcomes from the branding effort and connect with the various communities in the CRA area (including hard-to-reach groups) with updated tools including the website, e-blast templates, marketing materials, etc.
- Market Study/Economic Profile
- Bayshore Dr Pilot project – for Complete Street implementation
- Water & Fire Update Strategy – documentation of what mains and hydrants will be updated and phasing
- Triangle Retention Pond Feasibility Study – finalized design and engineering for passive park improvements
- Other Non-Capital Operations and Study Expenditures—may include a study to expand the CRA boundary, non-capital costs associated with Community Safety & Clean-Up Plan, non-capital costs from Neighborhood Focus Initiatives, or other expenditures that may arise in the future and are not yet identified.
- Grants and Programs
  - Residential Grant/Loan Programs – for structural improvements to single-family homes
  - Commercial Façade Program – for areas that are not a major focus for commercial redevelopment but that can be enhanced with exterior façade and structural improvements
  - Wall & Fence Funding – for transitional structures between incompatible uses
- Public Art Funding –for public art pieces and events
- Economic Development Incentives Program – for economic development incentives related to Section 5.3.4 of the Redevelopment Area Plan
- Bayshore Bicycle/Pedestrian Feasibility Study
- Mobile Home Replacement Fund - for transition of mobile homes to modular homes or other appropriate structures
- Community Land Trust Housing Construction
- Other Affordable/Workforce Housing Investments

### Mid Term (6-15 years)

#### *Capital Projects*

- Triangle Retention Pond Improvements - implementation of passive park improvements at the pond site with any necessary drainage and connectivity improvements
- Land Acquisition for Two Pocket Parks (small neighborhood parks)
- Community Safety/Clean-Up and Neighborhood Initiatives General Improvements
- Land Acquisition for a Community Land Trust
- Surface Parking Lot in the Mini Triangle area to support commercial uses
- Development of Multi-Purpose Facility/Structure—may occur on currently CRA-owned 17-Acre Site; potential uses of the facility/structure may include a CRA office and/or arts/incubator space
- Bicycle and Pedestrian Trail - along Sugden Regional Park Drainage Ditch to provide north/south connectivity
- Commercial Parking Garage on Bayshore Dr - possibly on surface lot included in short-term capital projects for commercial parking

North of US 41 (Triangle)				
Land Use & Urban Design Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Gateway Intersection Design Improvements				
Gateway Sign - Davis Blvd/Airport Pulling Rd	\$17,250		\$17,250	
Gateway Sign - Davis Blvd/ Shadowlawn Dr	\$17,250		\$17,250	
Gateway Sign - Davis Blvd/US 41	\$17,250		\$17,250	
Street Sign/Wayfinding Improvements				
Wayfinding Sign Improvements	\$52,500	\$52,500		
Sub-Total	\$104,250	\$52,500	\$51,750	\$0
Public Space, Parks, & Open Space Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Park Improvements				
Triangle Retention Pond Improvements	\$752,605		\$752,605	
Land Acquisition for Pocket Parks (2 parks)	\$918,750		\$431,250	\$487,500
Development of Pocket Parks (2 parks)	\$169,705			\$169,705
Public Space Improvements				
Community Safety/Clean-Up and Neighborhood Initiatives General Improvements	\$75,000	\$25,000	\$25,000	\$25,000
Sub-Total	\$2,916,060	\$25,000	\$1,208,855	\$682,205
Transportation, Connectivity, & Walkability Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Complete Streets - Major				
Linwood Ave. (Phase I)	\$1,925,186	\$1,925,186		
Shadowlawn Drive - Installation of Streetlights	\$379,500		\$379,500	
Commercial Drive	\$1,750,961		\$1,750,961	
Kirkwood Ave./Kirkwood Ave Connection	\$2,003,588		\$2,003,588	
Pine Street Connection	\$2,299,326			\$2,299,326
Complete Streets & Trails - Neighborhood				
Linwood Ave. (Phase II)	\$2,046,448		\$2,046,448	
Parking				
Surface Parking Lot - Land Acquisition	\$862,500		\$862,500	
Surface Parking Lot – Mini Triangle Area - excludes land acquisition cost	\$351,290		\$351,290	
Commercial Parking Garage (possibly on surface lot) – Triangle - excludes land acquisition cost	\$12,374,050			\$12,374,050
General Multi-Modal Improvements				
General Sidewalk/Bicycle Infrastructure Improvements	\$2,747,555	\$430,622	\$932,931	\$1,384,002
Other General Multi-Modal Improvements	\$862,500	\$250,000	\$287,500	\$325,000
Sub-Total	\$27,602,904	\$2,605,808	\$8,614,718	\$16,382,379

**Table 5-4-2: Capital Improvements Project Matrix—North of US 41 (Triangle)**

Infrastructure Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
<b>Other Infrastructure Improvements</b>				
Upgrade Sanitary Sewer Lines	\$1,000,000	\$1,000,000		
Stormwater Infrastructure Upgrades/Improvements	\$5,825,000	\$250,000	\$575,000	\$5,000,000
Underground Utility Lines - Linwood Avenue	\$931,913			\$931,913
Underground Utility Lines - Commercial Drive	\$247,443			\$247,443
Water Line and Fire Suppression Upgrades	\$4,038,023	\$482,801	\$555,222	\$3,000,000
Sub-Total	\$12,042,379	\$1,732,801	\$1,130,222	\$9,179,356
<b>Total North</b>	<b>\$43,665,594</b>	<b>\$4,916,110</b>	<b>\$11,505,545</b>	<b>\$26,243,939</b>

<sup>1</sup> Overall period costs increased by 15% to account for annual increases

<sup>2</sup> Overall period costs increased by 30% to account for annual increases

**Table 5-4-2 (continued): Capital Improvements Project Matrix—North of US 41 (Triangle)**

South of US 41 (Bayshore)				
Land Use & Urban Design Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Gateway Intersection Design Improvements				
Gateway Sign Improvements at US 41 and Bayshore <sup>3</sup>	\$15,000	\$15,000		
Gateway - Thomasson Dr/Dominion Dr <sup>3</sup>	\$17,250		\$17,250	
Gateway US 41/Osceola <sup>3</sup>	\$17,250		\$17,250	
Street Sign/Wayfinding Improvements				
Wayfinding Sign Improvements <sup>3</sup>	\$52,500	\$52,500		
Sub-Total	\$102,000	\$67,500	\$34,500	\$0
Public Space, Parks, & Open Space Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Park Improvements				
Land Acquisition for Pocket Parks (2 parks)	\$975,000			\$975,000
Development of Pocket Parks (2 parks)	\$169,705			\$169,705
General Parks Development/Improvements	\$1,000,000	\$1,000,000		
Public Space Improvements				
Community Safety/Clean-Up and Neighborhood Initiatives General Improvements	\$75,000	\$25,000	\$25,000	\$25,000
Sub-Total	\$2,219,705	\$1,025,000	\$25,000	\$1,169,705
Development Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Land Acquisition for Community Land Trust	\$1,000,000	\$500,000	\$500,000	
Development of Multi-Purpose Facility/Structure	\$2,250,000		\$2,250,000	
Sub-Total	\$3,250,000	\$500,000	\$2,750,000	\$0

**Table 5-4-3: Capital Improvements South of US 41 (Bayshore)**

Transportation, Connectivity, & Walkability Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
<b>Complete Streets - Major</b>				
Bayshore Drive Complete Street – between US 41 and Thomasson <sup>3</sup>	\$2,875,000		\$2,875,000	
Thomason Drive and Hamilton Improvements <sup>3</sup>	\$500,000	\$500,000		
<b>Complete Streets &amp; Trails - Neighborhood</b>				
Bicycle and pedestrian trail along Sugden drainage ditch <sup>3</sup>	\$394,073		\$394,073	
Jeepers Drive Complete Street Improvements <sup>3</sup>	\$491,849	\$491,849		
Republic Drive Complete Streets improvements <sup>3</sup>	\$506,849	\$506,849		
Danford Street Complete Streets <sup>3</sup>	\$689,329	\$689,329		
Bay Street Complete Street Improvements <sup>3</sup>	\$491,849	\$491,849		
Bayshore Drive Complete Street - Thomasson Dr/Holly Ave <sup>3</sup>	\$2,600,000			\$2,600,000
<b>Parking</b>				
Surface Parking Lot at Bayshore and Coco	\$351,290	\$351,290		
Commercial Parking Garage (possibly on surface lot) – Bayshore Drive	\$11,377,525		\$11,377,525	
<b>General Road Engineering Standard Improvements</b>				
General Road Engineering Improvements – Pine Tree Drive <sup>3</sup>	\$346,649	\$346,649		
General Road Engineering Improvements - Andrews Drive <sup>3</sup>	\$346,649	\$346,649		
General Road Engineering Improvements - Woodside Avenue <sup>3</sup>	\$398,647		\$398,647	
General Road Engineering Improvements - Holly Avenue <sup>3</sup>	\$398,647		\$398,647	
General Road Engineering Improvements - Palmetto Court <sup>3</sup>	\$221,905			\$221,905
<b>General Multi-Modal Improvements</b>				
General Sidewalk/Bicycle Infrastructure Improvements <sup>3</sup>	\$2,747,555	\$430,622	\$932,931	\$1,384,002
Other General Multi-Modal Improvements <sup>3</sup>	\$862,500	\$250,000	\$287,500	\$325,000
<b>Sub-Total</b>	<b>\$25,600,317</b>	<b>\$4,405,088</b>	<b>\$16,664,322</b>	<b>\$4,530,908</b>

**Table 5-4-3 (continued): Capital Improvements South of US 41 (Bayshore)**



Infrastructure Projects	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
<b>Other Infrastructure Improvements</b>				
Stormwater Infrastructure Upgrades/Improvements <sup>3</sup>	\$5,150,000	\$250,000	\$2,300,000	\$2,600,000
Water Line and Fire Suppression Upgrades	\$6,317,221	\$1,542,894	\$1,774,328	\$3,000,000
Underground Utility Lines - Bayshore Drive <sup>3</sup>	\$2,220,000		\$1,430,000	\$790,000
<b>Sub-Total</b>	<b>\$13,687,221</b>	<b>\$1,792,894</b>	<b>\$5,504,328</b>	<b>\$6,390,000</b>
<b>Total South</b>	<b>\$44,859,243</b>	<b>\$7,790,481</b>	<b>\$24,978,149</b>	<b>\$12,090,612</b>
<b>Overall Capital Costs Total</b>	<b>\$88,524,836</b>	<b>\$12,706,591</b>	<b>\$36,483,694</b>	<b>\$38,334,552</b>
<b>Non-Capital Costs Total</b>	<b>\$69,915,363</b>	<b>\$12,315,280</b>	<b>\$21,449,912</b>	<b>\$36,150,171</b>
<b>Total Costs</b>	<b>\$158,440,199</b>	<b>\$25,021,871</b>	<b>\$57,933,606</b>	<b>\$74,484,723</b>

<sup>1</sup> Overall period costs increased by 15% to account for annual increases

<sup>2</sup> Overall period costs increased by 30% to account for annual increases

<sup>3</sup> Potentially MSTU-eligible project; requires coordination and approval of Bayshore Beautification MSTU Advisory Board.

**Table 5-4-3 (continued): Capital Improvements South of US 41 (Bayshore)**

Non-Capital Expenditures (Studies, Plans, Other)				
Operations and Studies				
Project	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Process Improvements – updated bylaws for CRA Advisory Board	\$25,000	\$25,000		
Staff and Operating (salaries, benefits, rent, etc.)	\$53,625,363	\$7,110,280	\$14,714,912	\$31,800,171
Land Development Code Updates- based on recommendations from CRA Plan Update	\$100,000	\$25,000	\$25,000	\$50,000
Mini Triangle Development Support	\$500,000	\$500,000		
17-Acre Development Support	\$500,000	\$500,000		
Gateway Property Support	\$100,000	\$100,000		
Stormwater Master Plan Update	\$200,000	\$200,000		
Arts and Culture Plan for CRA	\$75,000	\$75,000		
Complete Streets Implementation Plan	\$50,000	\$50,000		
Bayview Parking Study – concepts and outreach in coordination with Parks & Recreation Division	\$25,000	\$25,000		
Community Safety & Cleanup Strategy to address code enforcement issues and community safety.	\$15,000	\$15,000		
Marketing, Branding and communication strategy – website update, e-blast templates, marketing materials, etc.	\$50,000	\$50,000		
Market Study/Economic Profile	\$50,000	\$50,000		
Bayshore Drive Technical Feasibility Study	\$40,000		\$40,000	
Bayshore Drive Pilot project	\$15,000	\$15,000		
Water & Fire Update Strategy – document what mains and hydrants will be updated and phasing	\$50,000	\$50,000		
Triangle Retention Pond Feasibility Study	\$25,000	\$25,000		
Microenterprise and arts incubator Study for concepts and implementation	\$20,000		\$20,000	
Other non-capital operations and study expenditures	\$750,000	\$250,000	\$250,000	\$250,000
Grants and Programs				
Project	Total	Short Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Residential Grant/Loan Programs – for structural improvements to single-family homes	\$750,000	\$125,000	\$250,000	\$375,000
Commercial Façade Program	\$1,500,000	\$250,000	\$500,000	\$750,000
Wall & Fence Funding – for funding transitional structures between incompatible uses	\$750,000	\$125,000	\$250,000	\$375,000
Public Art – funding for public art pieces and events	\$450,000	\$75,000	\$150,000	\$225,000
Economic Development – funding for economic development incentives listed in Development Section	\$750,000	\$125,000	\$250,000	\$375,000
Mobile Home Replacement Fund	\$1,500,000	\$500,000	\$1,000,000	
Community Land Trust Housing Construction	\$4,800,000	\$1,800,000	\$3,000,000	
Other Affordable/Workforce Housing Investments	\$3,200,000	\$250,000	\$1,000,000	\$1,950,000
<b>Totals</b>	<b>\$69,915,363</b>	<b>\$12,315,280</b>	<b>\$21,449,912</b>	<b>\$36,150,171</b>

<sup>1</sup> Overall period costs increased by 15% to account for annual increases

<sup>2</sup> Overall period costs increased by 30% to account for annual increases

**Table 5-4-4: Non Capital Expenditures**

TIF Funding Summary	Total Overall	Short-Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Total Capital Costs - North of US 41 (Triangle)	\$42,665,594	\$4,916,110	\$11,505,545	\$26,243,939
Total Capital Costs - South of US 41 (Bayshore)	\$44,859,243	\$7,790,481	\$24,978,149	\$12,090,612
Total Capital Costs	\$87,524,836	\$12,706,591	\$36,483,694	\$38,334,552
Total Non-Capital Costs	\$69,915,363	\$12,315,280	\$21,449,912	\$36,150,171
Total TIF Revenue	\$154,417,778	\$10,831,197	\$39,256,457	\$104,330,124
Difference	-\$3,022,421	-\$14,190,674	-\$18,677,149	\$29,845,401

<sup>1</sup> Overall period costs increased by 15% to account for annual increases

<sup>2</sup> Overall period costs increased by 30% to account for annual increases

**Table 5-4-5: Summary of CRA Project Costs and Projected TIF Revenues**

### 5.4.4 Coordination & Partnerships

Many of the items listed in the Section 5.3 framework and capital and non-capital projects listed in this section require the CRA to seek approval from and coordinate with other agencies and entities, which may include planning and process approval and/or coordination and identifying opportunities for shared funding. Coordination also includes instances in which another agency or entity oversees a project or initiative directly with the CRA assisting.

As mentioned in Section 5.4.3, the framework and projects identified in this plan are suggestions to be further vetted prior to approval for implementation. This includes review and approval from relevant County staff and elected officials. Planning and implementation may also include broader coordination with agencies. Examples include coordination with the Collier MPO to share local needs that might inform a state roadway improvement, as well as coordinating with other Collier County agencies on topics such as Land Development Code changes, park access, community safety, transit and transportation, and stormwater. The CRA also has opportunities to coordinate with the City of Naples on transportation planning and water main upgrades. This type of coordination might involve design review for projects led by the CRA and setting up meetings coinciding with regular planning and project cycles prior to finalized design phases. Key planning cycles for coordination include the Transportation Improvement Program planning by the MPO and capital improvement planning for Collier County. When working with agencies to identify shared funding opportunities as a part of these planning and implementation processes, it is important to recognize existing funding commitments, as well as limitations on the use of funds. For example, road impact fees in Collier County must be used for capacity expansion, such as adding a new road or new lanes to an existing road.

Aside from government agencies, the CRA may also have opportunities to partner with local entities such as private firms and non-profits to realize some of its strategies and projects, as well as seek private sponsorships. Examples include potentially partnering with the Naples Accelerator, St. Matthew's House, and/or the United Arts Council on a business/art incubator idea. There may also be opportunities to partner with companies such as Slidr for alternative vehicle transportation in the area. Coordination and funding opportunities may also be identified as part of private development projects.

Lastly, as mentioned at the beginning of this section, the CRA should look for opportunities to coordinate with the MSTUs operating in the area to implement capital improvements. Table 5-4-6 shows the costs for projects in the CRA prioritization plan that may qualify for Bayshore Beautification MSTU funds and compares them to the projected revenues for the MSTU. The comparison shows that the money available would cover these project costs with a sizable amount of funds remaining for other MSTU projects. Note that the MSTU Advisory Board would need to approve any process or funding coordination.

MSTU Funding Summary	Total Overall	Short-Term (1-5 Years)	Mid-Term (6-15 Years) <sup>1</sup>	Long Term (16-30 Years) <sup>2</sup>
Total Capital Costs - MSTU-Eligible Projects	\$13,973,502	\$4,121,297	\$5,321,297	\$4,530,908
Total Right-of-Way MSTU Revenue	\$77,217,964	\$7,403,290	\$20,956,845	\$48,857,829
Difference	\$63,244,462	\$3,281,993	\$15,635,548	\$44,326,921

<sup>1</sup> Overall period costs increased by 15% to account for annual increases

<sup>2</sup> Overall period costs increased by 30% to account for annual increases

Note: Projects are considered MSTU-eligible based on those that align with accepted uses of Bayshore Beautification MSTU funds according to Ordinance No. 2013-68

**Table 5-4-6: Summary of MSTU-Eligible Costs and Projected MSTU Revenues**





# 2019/2020

## Overview and Strategic Plan Draft

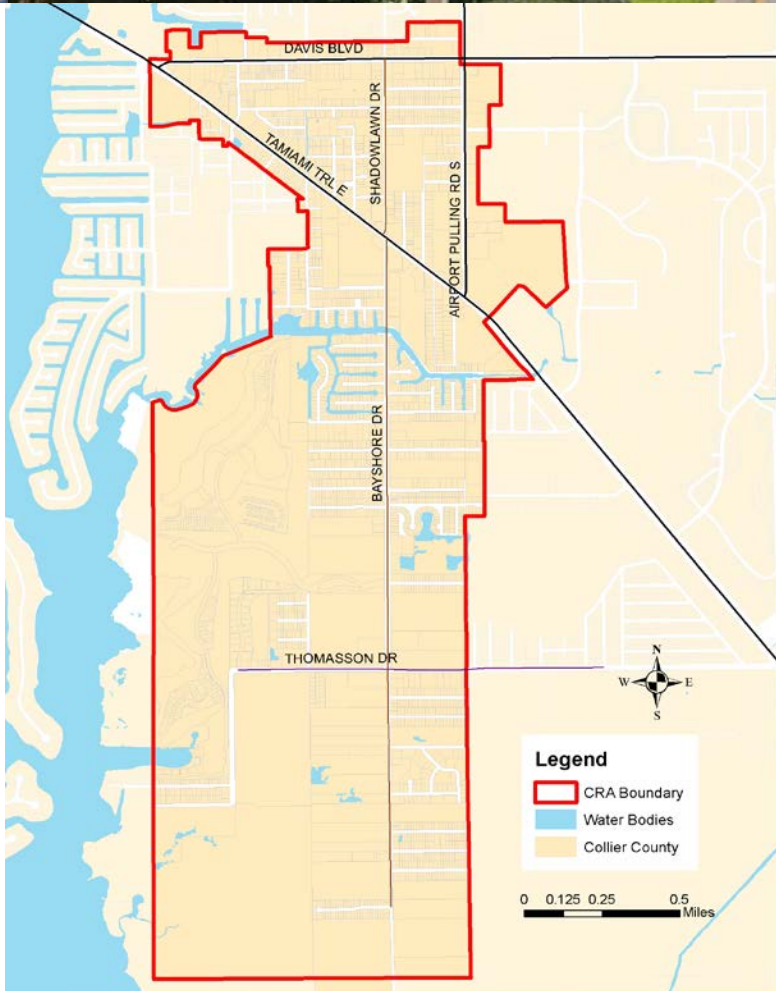


*Creativity in Bloom*

Bayshore/Gateway Triangle CRA

• Bayshore Beautification MSTU •

Haldeman Creek MSTU



# Bayshore/Gateway Triangle CRA Advisory Board

## Current Advisory Board

- ❖ **Maurice Gutierrez,**  
Chairman, MSTU Representative
- ❖ **Steve Main,**  
Vice-Chair, Davis Blvd Business Owner
- ❖ **Karen Beatty**  
Bayshore Resident
- ❖ **Larry Ingram**  
US 41 Business Owner
- ❖ **Steve Main,**  
Vice-Chair, Davis Blvd Business Owner
- ❖ **Michael Sherman**  
At-large, Bayshore Resident
- ❖ **Dwight Oakley**  
At-large, Bayshore Resident
- ❖ **Camille Kielty**  
At-large Bayshore Resident
- ❖ **Vacancy**  
Gateway Triangle Resident



*Creativity in Bloom*

# FY18 and FY19 To Date Accomplishments

- ❖ \$227,000 CDBG (Community Development Block Grant) was awarded to the CRA for the Fire Suppression Phase 2 with construction to commence in June of 2019.
- ❖ \$300,000 CDBG (Community Development Block Grant) submitted for Fire Suppression Phase 3.
- ❖ Community Redevelopment Area Plan – Draft Completed and Public Hearing Process Scheduled.
- ❖ CBIG Grant Awards
- ❖ Sabal Shores Neighborhood Meeting
- ❖ Linwood Ave Streetlights
- ❖ Administration:
  - ❖ Office Space
  - ❖ Staffing
  - ❖ Website Updates
- ❖ 3021 Bayshore Parking Lot
  - ❖ Design/Permitting
  - ❖ Construction



*Creativity in Bloom*



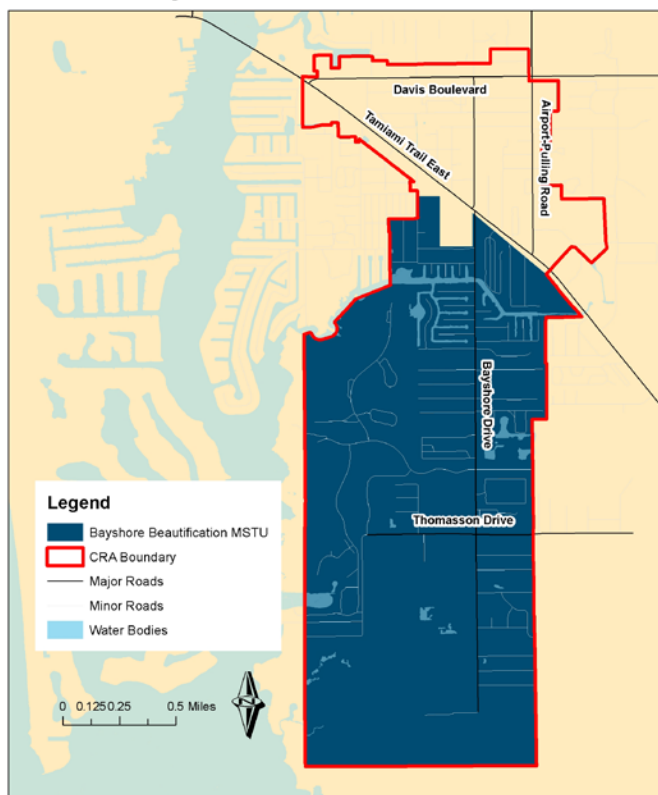
# Bayshore/Gateway Triangle MSTU Advisory Board

Current Advisory Board

All Bayshore MSTU Residents

- ❖ **Maurice Gutierrez,** Chairman
- ❖ **Sheila Dimarco,** Vice Chair
- ❖ **Sandra Arafet**
- ❖ **James Bixler**
- ❖ **Susan Crum**
- ❖ **George Douglas**
- ❖ **Robert Messmer**

**The Bayshore Beautification MSTU**



*Creativity in Bloom*



# FY18 and FY19 To Date Accomplishments

- Thomasson/Hamilton Beautification Project - Completed Design and Permitting
- CEI Services - RFP Issued/Consultant Selected
- Irrigation Pump Relocated
- Bayshore Dr. Renovation Streetscape Plans
- South Bayshore Dr. Renovation Streetscape Plans
- Streetlighting and Paver Repairs
- Irrigation Maintenance/Repairs
- Landscaping Enhancements on Bridge



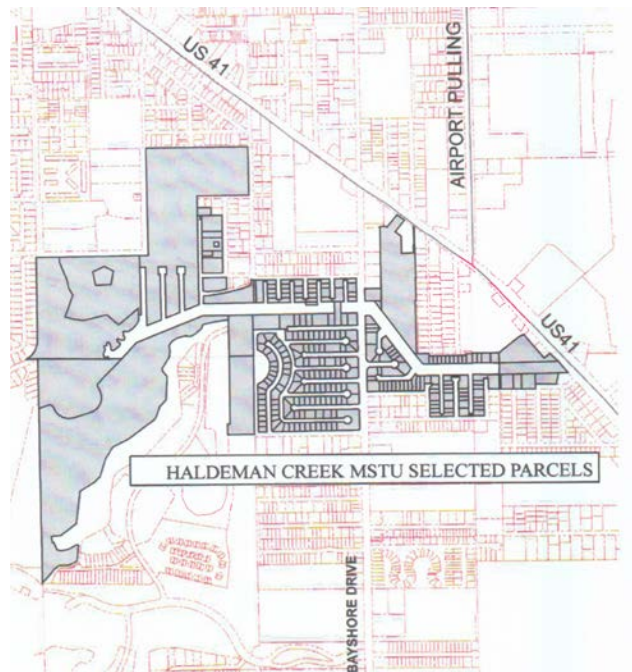
*Creativity in Bloom*

# Haldeman Creek MSTU Advisory Board

Current Advisory Board

All Haldamen Creek Residents

- ❖ **Jack Bonzelaar, Chairman**
- ❖ **Roy Wilson, Vice Chair**
- ❖ **Joe Adams**
- ❖ **Jim King**
- ❖ **Kate Riley**



*Creativity in Bloom*

# Haldeman Creek MSTU

FY18 and FY19 To Date  
Accomplishments

- ❖ Debris Clean Up
- ❖ Marker 15 Replacement
- ❖ Bathymetric Survey



*Creativity in Bloom*

2019/2020

## Continued Projects: CRA WORK PLAN

- ❖ REDEVELOPMENT PLAN ADOPTION:
  - MARCH 7, 2019 - CCPC Meeting
  - March 26, 2019- BCC/CRAB Meeting
- ❖ GROWTH MANAGEMENT PLAN AMENDMENTS
- ❖ LAND DEVELOPMENT CODE AMENDMENTS
- ❖ Mini-Triangle Property Closing
- ❖ Love and Legacy Resolution
- ❖ 17 Acres - Future Direction
- ❖ Sabal Shores Neighborhood Improvements
  - Lighting
  - Traffic Calming

  
*Creativity in Bloom*

2019/2020

## Proposed Projects: CRA WORK PLAN

- ❖ Sugden Park Connection - Lunar/Jeepers
- ❖ Review and Amend CRA Incentives
  - ❖ Commercial
  - ❖ Residential
  - ❖ Mobile Home Replacement
- ❖ Public Arts Master Plan

Other Projects:

2019/2020

## Continued Work Plan: Bayshore Beautification MSTU

- ❖ Thomasson Drive - CEI Contract
- ❖ Thomasson Drive - Construction
- ❖ Hamilton Avenue - Partnership with Park Dept.
  
- ❖ Bayshore Drive Renovation Project
- ❖ South Bayshore Drive Renovation Project
  
- ❖ Maintenance and Repairs

Other Projects/Topics:



*Creativity in Bloom*

# Haldeman Creek MSTU

2019/2020

## Proposed WORK PLAN- Haldeman Creek MSTU

- ❖ Mileage Review
- ❖ Continued Coordination with Capital Improvement Department
- ❖ Bathymetric Survey- Results/Implementation

