



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

AGENDA

Bayshore Gateway Triangle Community Redevelopment Area Advisory Board Meeting September 5, 2017 6:00 PM

Chairman Maurice Gutierrez

Karen Beatty, Peter Dvorak, Larry Ingram, Ron Kezeske,
Steve Main, Shane Shadis, Michael Sherman

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Moment of silence for Mr. Chuck Gunther
4. Adoption of Agenda
5. Approval of Minutes
 - a. June 6, 2017
 - b. Note: August 1, Minutes - Informational Only since there was no quorum
6. Community / Business - Presentations
 - a. Cirrus Pointe Cirrus Pointe RPUD - Proposed Modification Presentation -
Karen Bishop, PMS Inc. of Naples; Land Development Consultant
representing Vestcor Companies
 - I. County staff Introductions
 - II. Public Comment
7. Old Business
 - a. Gateway Mini -Triangle Project - Staff update
 - b. US41 Street Name Change – **Action Item**
 - c. 17 Acre “Invitation to Negotiate “- Staff update
 - d. Parking lot discussion - 2831 Becca Avenue
3467 Bayshore Drive - Areca Avenue
 - e. Diane Sullivan - Mural -3248 Bayshore Drive - **Action Item**

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112
Phone: 239-643-1115
Online: www.bayshorecra.com



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- f. Redevelopment Plan – Staff Update
- 8. New Business
 - a. Committee Member Vacancy- Eligibility, Gateway Triangle property owner and or business owner
 - b. Commercial Improvement Grant -2248 Tamiami Trail - **Action Item**
 - c. Development Review
- 9. Project Managers Report
 - a. Project List update by BGTCRA staff (Attachment)
- 10. Other Agencies
- 11. Public Comment
- 12. Advisory Board Comments
 - a. Windstar Letter to Planning Commission (Cirrus Pointe)
- 13. Next meeting date - October 3, 2017 - **Note this meeting is at 5:00 located at the East Naples Community Center, 3500 Thomasson Dr, Naples, FL 34112**
- 14. Adjournment



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Agenda item 5. a – June 6, 2017 meeting minutes

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL
ADVISORY BOARD MINUTES OF THE JUNE 6, 2017 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 p.m. at the CRA Office, 3570 Bayshore Drive, Unit 102.

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, , Karen Beatty, Peter Dvorak, Shane Shadis, Ron Kezeske, Steve Main, Chuck Günther and Larry Ingram. Mike Sherman has an excused absence.

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Manager, CRA; Tim Durham, County Managers Office and Elly McKuen, Project Manager, Capital Project Planning Section.

- II. **Pledge of Allegiance:** The Pledge of Allegiance was lead by Chairman Gutierrez.
- III. **Adoption of Agenda:** A motion to approve the agenda was made by Steve Main, seconded by Ron Kezeske. The motion passed unanimously.
- IV. **Adoption of Minutes:** A motion to approve the May 2nd, 2017 minutes as amended was made by Peter Dvorak, seconded by Karen Beatty. The motion passed unanimously.
- V. **Project Updates:**

CRA staff provided an update for the following projects:

1. **Gateway Triangle Properties:** The Gateway Triangle property is still going through their rezone, Growth Management plan amendment and all the requirements set forth by the County. Steve Main had requested for an estimated closing date and staff did clarify that the closing would not happen until rezone and comp plan amendment goes through but they would still like to have some date to follow up on. The Cell Tower relocation meeting went well they will continue to follow up on the schedule of values and work with timeframes for the move.
2. **CRA 17 Acres:** The proposal has gone out on the street and they changed the name from a Request For Proposal (RFP) to an Invitation To Negotiate (ITN).



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The ITN is a fairly new concept that the new Director of Procurement Services has started to use which allows multiple proposals to be negotiated all at the same time. The bid closes at the end of August. If anyone has any questions about the bid process, the assigned specialist is Swain Hall.

3. **Solstice f/k/a Cirrus Point:** The current owners have a pending contract with Vestcor Companies, LLC to sell the property. Vestcor has indicated they would like to construct 108 rental housing units with 44 of the 108 units set aside as affordable housing. The prospective buyers will be applying for State Grant funding for the affordable housing along with County Grant funding. The more units that are affordable more funding they could receive. They already own two affordable communities one is Noah's Landing the other Tuscan Isles.
4. **The Garden School:** The Garden School had a ribbon cutting ceremony on May 19, 2017 at 12pm. It was well attended, very nice facility that will be a great asset to the Community.
5. **Microbrewery:** The owner attended to update the Advisory Board with new renderings. He will be going in to apply for building permits since his site plan has been approved but not sure of when the grand opening will be.
6. **Food Truck Park:** Staff attended a site development plan meeting and there were 3 outstanding items so it should go fairly quickly through the review process quickly.
7. **Trio Mixed Use Project:** No update on Trio.
8. **Surface Parking lot acquisition:** Toni Mott from the Real Property Section provided a letter of intent to be sent out to the property owner of Areca and Bayshore Dr. the appraiser has appraised the property at \$286,000. Ron Kezeske made a motion to approve with the Title Change of Tim Durham, second by Steve Main. The motion passed unanimously.
9. **Race Trac:** There are no new dates scheduled at this time.
10. **Redevelopment Plan Update:** The review committee selected Tindale-Oliver Design to update the Redevelopment Plan. The County's Procurement Section will negotiate with the consultant to finalize their contract.
11. **Wood Springs Suite:** The rendering was submitted for the Boards information and update on what is being proposed for development.



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12. **Mattamy Homes:** The PUD rezone was approved at the May 4, 2017, County Planning Commission. The project is scheduled for June 13, 2017 BCC for approval. County Staff and CRA Board members will be in attendance.
13. **New Development:** Staff will attend the pre-app meeting for the new apartments being proposed on 34.2 acres, the project is located on Thomasson Drive and Cardinal Way. The project is outside of our district but we will be impacted by this development.

VII. MSTU's Project Updates:

The Bayshore Beautification MSTU: meeting will be on June 7, 2017 at 5:00pm.

14. **Sugden Park Pathway:** Staff was informed by Community and Human Services the day of the meeting that the project will be funded by Community Development Block Grant (CDBG) funds during FY2017-2018. June 29th will be our kick off meeting for the grant funding requirements.
15. **Karen Drive Stormwater:** The project should have 60 days for substantial completion by June 26 and 90 days for final completion of July 26th. They are already at 1000 lineal feet and there is about 1300 lineal feet for pipe that needs to be installed so the project is close to being finished.
16. **Fire Suppression:** Staff attended bid opening on June 5^h. 3 contractors that bid were Quality Engineering, Andrew Sitework and Coastal Construction. Staff will start process of choosing the lowest bidder.
17. **Thomasson Drive:** Sixty percent (60%) construction documents are scheduled to be completed on June 30th with a revised cost. Staff will coordinate with FPL, Botanical Gardens, Mattamy Homes to ensure all stakeholders have the same timeline of the improvement.

Haldeman Creek MSTU:

18. **Weir Project:** Staff has been working with Earth Balance to remove the exotics off the creek, 300 ft. of blue sky clearing that ends at US41 on the creek.

VIII. Request for Payments: None other than routine. All invoices were located in the book on the committee table for review.



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IX. New Business: None

X. Old Business: There was no new business

XI. Advisory Board General Communications:

Steve Main wanted to clarify that the “hot topic” items be moved up in the order on the project update list for the next meeting that way we can address those first. He requested to put them in categories as CRA properties, Commercial Developments, Residential Developments and new businesses, etc. All the members agreed they would all like the agenda items moved around accordingly. Maurice Gutierrez wanted to mention his talk with Rebecca Maddox who made an offer on the parking lot across from her restaurant on Bayview and he recommended she get with Staff if there was interest in selling to do a public private partnership. Steve Main also requested that Med Express be added to our project list. Peter Dvorak made a motion

XII. Citizen Comments:

- a. Laura DeJohn, Johnson Engineering was in attendance on behalf of Collier County to do an East Naples Corridor Study to include part of the CRA district on the East Trail. She wanted to include the CRA Advisory Board as a stakeholder and present something at the next CRA Board meeting to start to engage the public with some workshop information and think about what they would like to see for this area.
- b. Relocation of an existing business A. Jaron Studio to the vacant Commercial Building located at 3784 Bayshore Dr. The tenant was trying to apply for a possible CBIG grant to renovate the building and get approval for her mural from the Advisory Board in accordance with LDC 4.02.16 section H. Amanda Jaron attended to make those requests and to show her mural design prior to proceeding. Ron Kezeske made a motion to approve the mural as presented, second by Steve Main. The motion passed unanimously. The grant request will have to come back on the next meeting if the tenant is still interested in utilizing the grant funding.
- c. Hina Sanghvi is a property owner off of Bayshore Drive with 3 vacant lots 53353400003, 53353360004, 53353320002 and would like to interest the CRA Advisory Board with the option to purchase. At this time the Board would not be interested because there is not enough funding. They asked if she come back at a later date if she still has the property.
- d. Chuck Ardezzone who does a spotlight on Fox 4 who presented an opportunity for the Advisory Board to highlight the CRA District with a time on Television to highlight the area.



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XIII. Next Meeting Date: The next CRA advisory committee meeting is August 1, 2017

XIV. Adjournment – The meeting adjourned at 8:00 p.m.

Approved by Maurice Gutierrez, CRA-AB Chairman



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Agenda item 5.b Information Only –August 1, 2017 meeting minutes

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL
ADVISORY BOARD MINUTES OF THE AUGUST 1, 2017 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 p.m. at the CRA Office, 3570 Bayshore Drive, Unit 102.

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Peter Dvorak, Ron Kezeske and Steve Main. Karen Beatty, Shane Shadis, Mike Sherman and Larry Ingram have excused absences. There was no quorum.

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Manager, CRA; Tim Durham, County Managers Office and Debrah Forester, CRA Director.
- II. **Pledge of Allegiance:** The Pledge of Allegiance was lead by Chairman Gutierrez.
- III. **Adoption of Agenda:** Unable to adopt agenda since there was no quorum.
- IV. **Adoption of Minutes:** Unable to adopt minutes since there was no quorum.
- V. **Presentations:**
 - a. Laura DeJohn, Johnson Engineering was in attendance and Mike Bosi, Planning and Zoning Director, on behalf of Collier County to do an East Naples Corridor Study to include part of the CRA district on the East Trail. Their goals are to find ways to incentivize property and business owners in this US 41 Corridor study. They wanted to include the CRA Advisory Board as a stakeholder because they wanted to have input from the Board Members and the public. The workshop will be held on the first Tuesday in October the same day of the CRA Board meeting so there was a decision to move our next meeting location to the East Naples Community Center before the workshop begins.
 - b. Mr. Starkey was present to discuss the option for the Community Redevelopment Agency make an application for a street name change that connects 5th Ave S. and extend that name all the way to Commercial Drive. This application would be a minimal cost and effect minimal property owners. This would stimulate redevelopment in that corridor. He already received the petition signed by 56 % of the property owners that are on that strip. Mike Sherman was not present but emailed his comments on supporting the name change but wondered why we would stop at Commercial Dr and not continue on to Airport Pulling Rd. Ron



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Kezeske wanted to ask staff to bring back both costs and time frames of the name change in both instances. This item will come back to vote on the September meeting for the CRA Board.

- c. Sharon Kurgis the owner of the Best Popcorn Company bought the Commercial Building on Republic and Bayshore Dr. She would like to open this year and call it Sweet Shop. They will be serving Salt Water Taffy, Popcorn, Ice Cream and other sweets the community will love. Their concept will be within the Bayshore theme and will be a great fit for the area.
- d. Christie Carlson requested the CRA Board to approve her mural located at 3945 Bayshore Dr. She gave a brief explanation since her mural was already on the building unknowingly of the section of the code that requires prior CRA Board approval. There was no quorum so no action could be taken.
- e. Diane Sullivan requested approval by the CRA Board for a mural as presented. The proposed mural meets the size requirement of less than 200 sq. ft. Due to timing of the artist being available and since there was no quorum to vote at the meeting, the Board asked staff to solicit the vote via email to not hold up her project timeline. The item will come back to the Board at the next meeting. Since the murals are gaining popularity, staff will be drafting an application form to assist with the mural approval process.
- f. Public Utilities Senior Project Manager John Eick attended to present their pump station improvement project for the East Naples District. Bayshore area will have 6 pump stations that will be updated. There were survey forms left on the table for the Community to fill out if they had additional questions or concerns they would like to submit to the Department in regards to this construction.

VI. Project Updates: Tami Scott reviewed the Project Manager's Report as provided in the agenda packet.

VII. MSTU's Project Updates:

The Bayshore Beautification MSTU: meeting will be on August 2, 2017 at 5:00pm.

- 1. **Thomasson Drive Streetscape:** 60 % construction documents and revised cost estimate received June 30, 2017.
- 2. **Street Banners:** Staff is working with Collier County Facilities Management to install the banner arms and hardware, anticipated installation is September 2017.
- 3. **Fire Suppression:** Staff attended bid opening on June 5th. Three contractor's submitted proposals: Quality Engineering, Andrew Sitework and Coastal construction. Staff will start the process of choosing the lowest bidder.



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Haldeman Creek MSTU:

4. **Weir Project:** Earth Balance has completed the Exotics removal and mangrove trimming, staff is processing payment.

VIII. **Request for Payments:** None other than routine. All invoices were located in the book on the committee table for review.

IX. **New Business:** None

X. **Old Business:** There was no new business

XI. **Advisory Board General Communications:** Mike Sherman emailed his comments as noted below:

"I'm intrigued by the concept of Murals proliferating within the Bayshore Arts District. I can picture them becoming a consumer/tourist draw which will help us identify, reset the image of, and market the Bayshore Arts District as a unique destination. That said, I'm wondering how we can monitor the upkeep/quality of these "artworks" over time and how we can assure artistic merit as they are presented to us. We want "artwork"we don't want either advertising "billboards" or "graffiti"!

"I believe that we should be working to place low income housing in other parts of the county. We in fact have county owned land in the district only because it was bought for the express purpose of developing catalyst projects whose purpose was to clear blight, not to potentially impede the pace of redevelopment by including new below-market housing. Those of us who are working and investing in the CRA district to change the neighborhood's economic profile face headwinds enough without adding impediments such as significant new low income housing. can support a very small percentage of affordable housing for artists within larger projects within the Bayshore Arts District. It should be small, however, because catalysts (such as the 17 acre site) will only work if they are not burdened with too many unprofitable elements. As such, I would be completely against low income inclusion in sites like the former Cirrus Pointe 10 acre site".

XII. **Citizen Comments:** There was much discussion on affordable housing in the district, and the consensus of the public was not in favor of any more affordable rentals in this area. The majority of the Community was in favor of affordable home ownership versus affordable rentals because people take pride in ownership more than they would a rental.

XIII. **Next Meeting Date:** The next CRA advisory committee meeting is September 5, 2017 at 6p.m.



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XIV. Adjournment – The meeting adjourned at 8:30 p.m.



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US 41 Street Name Change

Time Line

City Of Naples - 4 to 6 Months

1. Petitioner request to BCC to approve petitioning the City of Naples to authorize the name change (" Naples Bay Resort " is located within the City of Naples limits).
2. Petitioner to request City Council consideration of the name change.
3. Notifications sent to abutting property
4. Neighborhood meeting
5. Public hearing at City of Naples
6. Resolution approved by City of Naples

Collier County - 4 to 6 Months

1. Petitioner Request to BCC consideration of the name change.
2. Notifications sent to abutting property
3. Documentation sent to FDOT for review, of signage and traffic signals.
4. Neighborhood meeting
5. Public hearing at Collier County
6. Resolution approved board of county commissioner

Florida Department of Transportation – 4 to 6 Months

1. Forward both Resolutions to FDOT for acknowledgment and approval.
2. Coordinate signage changes with County and FDOT

Approximate cost

City of Naples

\$0	Staff drafts letter to request City Council for consideration of the name change
\$500.00	Application fee- (includes draft of resolution)
\$500.00	legal advertisement
\$285.00	General advertisement
\$ 30.38	Notifications - standard postage (based on worst case .49 x 62)

\$ 93.00	Notifications – certified postage (based on worst case 1.50 x 62)
\$ 100.00	Neighborhood meeting (flyers, meeting space rental, misc.)

\$ 1,508.38

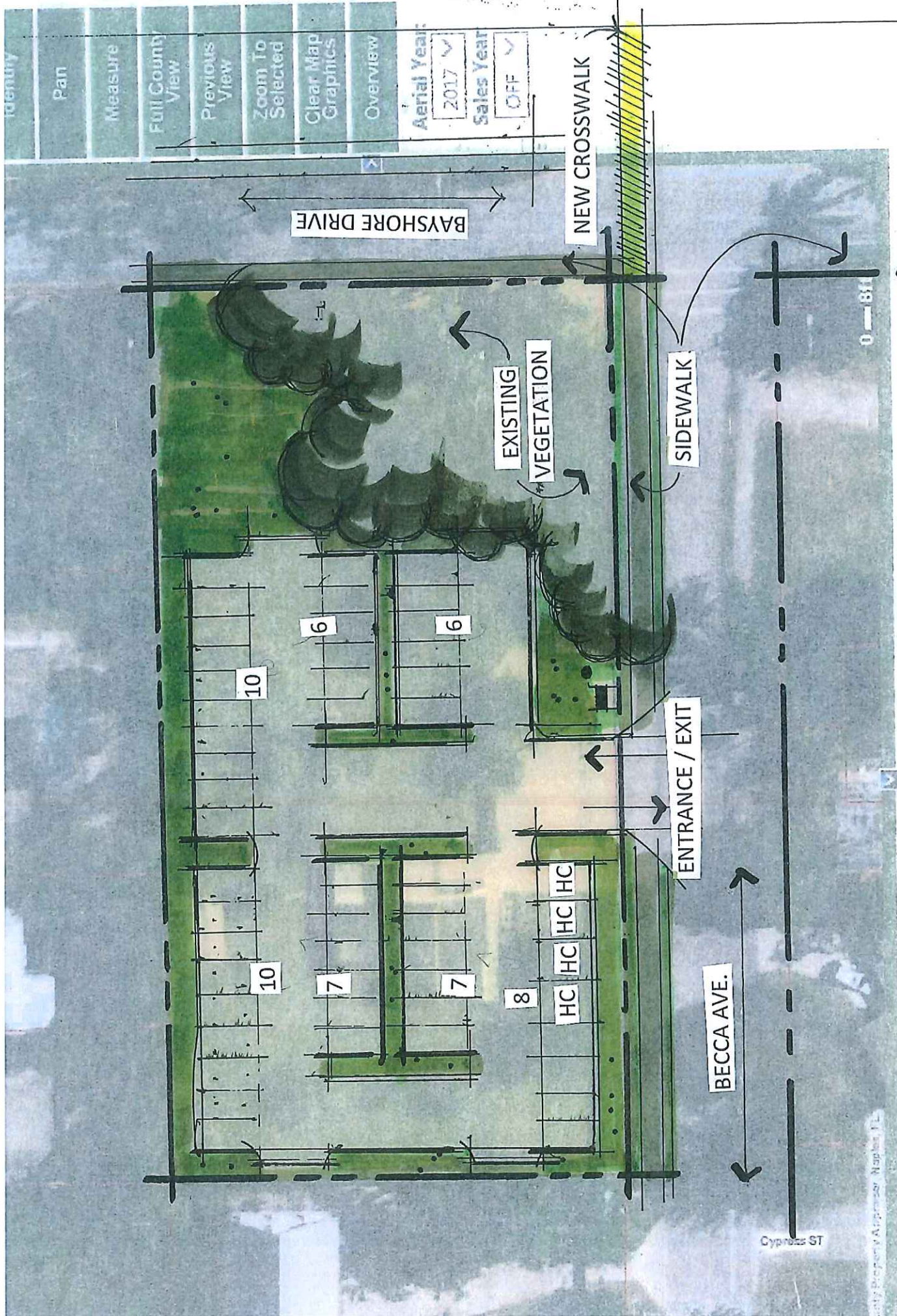
Collier County

\$500.00	Application fee- (includes drafting of resolution)
\$500.00	legal advertisement
\$285.00	General advertisement
\$ 30.38	Notifications - standard postage (based on worst case .49 x 62)
\$ 93.00	Notifications – certified postage (based on worst case 1.50 x 62)
\$ 100.00	Neighborhood meeting (flyers, meeting space rental, misc)
\$ 800 .00	Street Signage (approx. 6 from 5 th to Commercial – approx. 12 from 5th to Airport)
\$ 200 .00	Traffic signal signage (traffic arm at Hyatt has two signs)

\$ 2,508.38 + \$ 1,508.38 = \$4,016.76 approximate total (not included items 8-11)

General Information

1. Street renaming process for the County is outlined in Collier County Ordinance 07-02 and Section 22-357 of code of laws.
2. Collier County has application with Growth Management department- Street Name Change procedures
3. Street renaming process for City of Naples outlined is City of Naples ordinance 14-13416, section 54-70.
4. City of Naples has no application; the appropriate procedure would be for the petitioner to write a letter to the City Manager and then appear at a City Council meeting and speak under Public Comment to request City Council consideration of the name change. If they agree to consider it, the City would mail notices.
5. Tamiami Trail is in fact a state road and under the Jurisdiction of FDOT (Florida Department of Transportation)
6. Number of Parcels affected from 5th avenue south to Commercial Drive is 9.
7. Number of parcels affected from 5th avenue south to Airport pulling Road 9 + 53 = 62.
8. What impact does this have on the local businesses (signage, letterhead, legal documents) who would be responsible for cost that the businesses will incur.
9. What impact does this have on our emergency services (911 , Fire, Police) does the addresses simply change in the system and who would be responsible for any cost.
10. What impact does this have on public works (road signage, traffic signals, irrigation) who would be responsible for cost.
11. What impact does this have on property values, real-estate tax and TIF.



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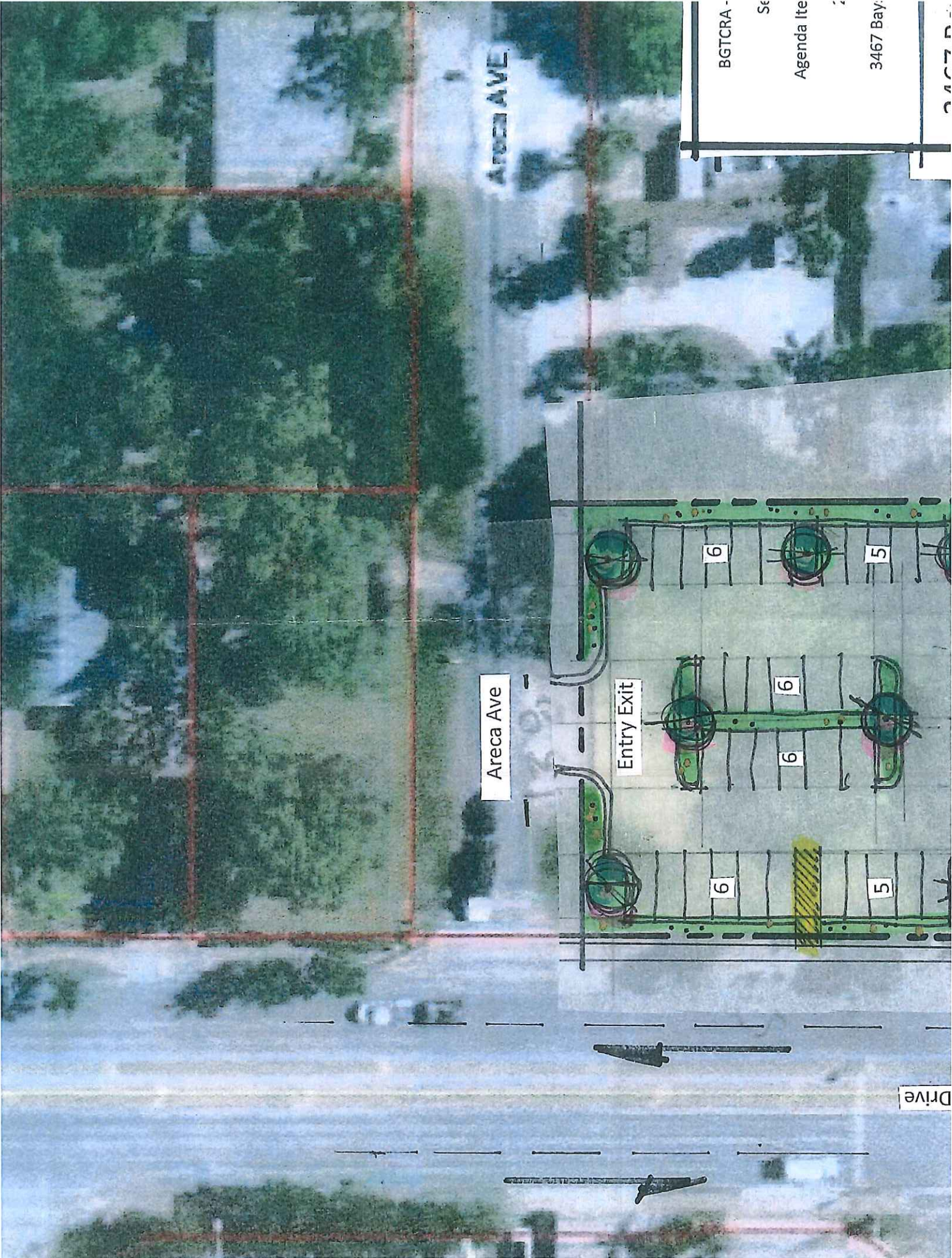


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September 5, 2017

Agenda Item 7.e , Mural 3248 Bayshore Drive

REQUEST FOR MURAL**Bayshore Gateway Triangle Design Standards 4.02.16 Sec. H****REQUESTER INFORMATION:**

Applicant Name: <i>Bayshore Suites LLC</i>	Applicant Mailing Address: <i>3570 Bayshore Dr. #103</i>
Applicant Email Address: <i>Diane@NBRealty.com</i>	Applicant Phone Number: <i>239-273-2848</i>
Site Location Address of Building: <i>3248 Bayshore Dr.</i>	Building Owner's Name: <i>Bayshore Suites LLC</i>
Request Submitted by: <i>Diane Sullivan</i>	Building Owner Contact Phone/e-mail (if different than applicant):
Property Owner Signature: <i>Diane Sullivan</i>	Tenant Signature (if applicable):

MURAL INFORMATION:

Mural Rendering attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No(explain why)	
Estimated Date of mural completion: <i>Aug 20, 2017</i>	
Type of Mural: <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary	Size of Mural: <input checked="" type="checkbox"/> 200 sq ft. or less <input type="checkbox"/> 200 sq ft or more Please provide a Photograph of building indicating the proposed mural location and size.

CRA Board Recommendations(if any):	
Director or designee (Signature & Date):	
CRA Chairman (Signature & Date):	
CRA Advisory Board Meeting (Date): <input type="checkbox"/> Approved <input type="checkbox"/> Approved with conditions <input type="checkbox"/> Hold for future consideration on _____ <input type="checkbox"/> Denied	CRA Office: (Date) <input type="checkbox"/> Meeting Minutes attached
Conditions on Approval:	



Project Proposal

Prepared for: Bayshore CRA

Prepared by: Diane Sullivan, Broker

July 24, 2017

BGTCRA - Advisory Board Meeting

September 5, 2017

Agenda Item 7.e , Mural 3248 Bayshore Drive

SUMMARY

Project Outline

The purpose of remodeling the building on Bayshore would be to continue the exciting changes and beautification of the Bayshore area. Our building will be a reflection of the Bayshore Arts District with inspiration from Naples Botanical Garden. All the flowers painted on the building will be local flowers grown in Florida. Below you will find some of our inspiration and plans to come should the plans be approved.

The Inspiration

Local flowers found in the neighborhood gardens as well as Naples Botanical Garden.



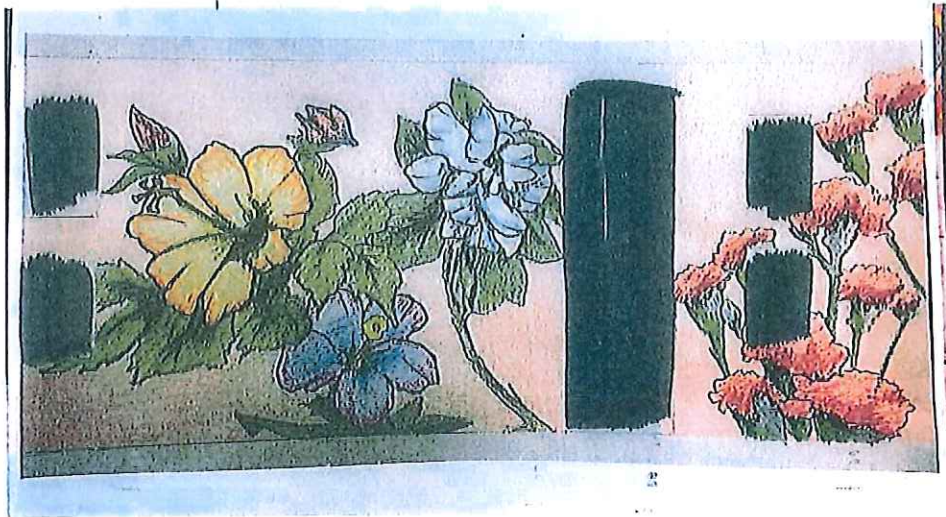
The Font

The Gardenia House

NAPLES BOTANICAL GARDEN

The Plan

Here is a draft of what we hope the building will be approved for.



The Location

This is the side of the building the project will be on.



ScottTami

From: ScottTami
Sent: Monday, July 24, 2017 10:09 AM
To: ScottTami

4.02.16 Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area

H. Murals. Murals are allowed as public art within the Bayshore Gateway Triangle Redevelopment Area subject to the following conditions:

1. Murals are only allowed on commercial, civic or institutional **buildings**.
2. **Building** must be located within the proposed Cultural District boundary, Community Redevelopment Agency Resolution 08-60, and cannot be located along U.S. 41.
3. One **mural** is allowed per **building**.
4. Murals are permitted on sections of **buildings** where there are no windows or doors or where the **mural** will not interfere with the **building's** architectural details.
5. The **mural** cannot exceed 200 square feet unless specifically approved by the CRA Advisory Board.
6. The **mural** shall not contain text for the purpose of advertising any business or commercial activity.
7. The **mural** cannot be temporary in nature and the **building** owner must commit to maintaining the **mural**.
8. Review and approval from the CRA Advisory Board is required to ensure the **mural** complies with the conditions above and that the artwork complements the design of the **building** in color, shape, and location.



Commercial Building Improvement Grant Program

The Commercial Building Improvement Grant Program (C-BIG) is a redevelopment initiative funded and administered by the Bayshore/Gateway Triangle Community Redevelopment Agency (CRA) as partial reimbursement for exterior and interior improvements to commercial buildings within the Redevelopment Area.

Overview of the Program

Tenants and owners of commercial properties for which property taxes are paid to the current year and which are located within the CRA boundaries may be eligible to receive C-BIG funding. Not-for-profit, 501 (c) (3) and other private entities such as churches, etc., are not eligible for C-BIG funding but may be eligible for grants through the Site Improvement Grant program.

The C-BIG program funds both exterior and interior improvements to qualified commercial buildings in the CRA. Funding for interior improvements is contingent upon grantees performing exterior improvements earning the maximum funding under the C-BIG program. All interior and exterior improvements must be approved by the CRA prior to commencing any C-BIG-funded projects. All exterior improvements must be visible to the public, either from the public right-of-way or some other highly visible location. Grantees generally receive C-BIG funds in about 45 days after CRA staff visit the site and review all paperwork (see **Required Paperwork for Reimbursement**) and verify grantee eligibility.

Applicant Eligibility

Applicants must own a business or a commercial building within the Redevelopment Area (See map in Appendix A). Eligibility criteria are as follows:

- Applicants who are business owners must have a valid occupational license at the time of application.
- Business owners who rent the building or unit space where their businesses are located must secure a signed Owner Authorization Form (attached) from the building owner to construct improvements.
- Business owners who rent the building or unit space where their businesses are located are strongly encouraged to have a lease guaranteeing a fixed rent.
- All property taxes on the site must be current.

Applicants may submit only one application a year. A business site—defined as the folio number (parcel ID) of business location—may receive up to three C-BIGs, not to exceed the maximum allowable amount in effect at the time of the first application, subject to availability of funds. Once a business site has received its maximum funding, it is no longer eligible for further C-BIG funding for the remaining life of the program (subject to CRA funding availability). This rule also applies to applicants in the same way: one

applicant may receive up to three C-BIGs up to the maximum amount permitted at the time of the first application.

Bids for Work

For each type of improvement to be funded, applicants must obtain a minimum of two bids by contractors from the list on the Collier County Contractor's Search page, located at <http://apps2.colliergov.net/webapps/vision/ConCert/default.aspx>. Bids from contractors not listed in this database will not be accepted for the C-BIG program. The grant amount will be equal the sum of the lowest bids (not to exceed \$50,000) by all contractors for each improvement though any contractor listed in the above database may be used.

Required Documentation for Reimbursement

Grant funds are disbursed after CRA staff verify the improvements are complete (this includes review of certificates of occupancy and/or permits from Collier County). To receive reimbursement, grantees must prove that payment for the improvements was paid to contractor(s) listed in the above database by check or credit card in the name of the grantee. Under no circumstance will payment to unlicensed contractors or subcontractors be reimbursed. Grantees must provide receipts or invoices with the payment amount indicated clearly. No reimbursement will be disbursed for work paid for with cash.

Project Requirements

Exterior Improvements

In order to be approved, exterior improvements must result in one or more of the following: (1) increase in the aesthetic appeal of the area; (2) improvement to the functionality of the premises; (3) remedy of structural problems or code violations or (4) aid in business operation. The grantee will be reimbursed for exterior improvements at a 50 percent match, up to a maximum award of \$30,000. The following are examples of improvements eligible for grant funding.

Installation of or repair to:

- Stucco
- Doors
- Brick or textured pavement
- Exterior lighting
- Awnings
- Windows
- Stormwater enhancements
- Painting
- Masonry
- Landscaping (may require installation of irrigation)
- Shutters
- Electrical work related to exterior lighting
- Signs
- Fencing
- Roofing
- Any other improvements subject to CRA approval.

Examples of other improvements which qualify for grant funding include the following:

- Removal of deteriorated materials
- Parking lot improvements
- Building cleaning (sand blasting/pressure washing)
- Courtyard and outside dining design and development
- Enhancement of access (e.g. wheelchair ramps)
- Demolition required to build a new entrance to a building
- Remediation of code violations
- Architectural / engineering services
- Landscaping*
- Any other improvements subject to CRA approval.

*Landscaping with invasive pest plants listed by the Florida Exotic Pest Plant Council is strictly prohibited (this list available from CRA). Landscaping techniques as outlined in *Waterwise: South Florida Landscapes*, published by the South Florida Water Management District is encouraged; free copies of this manual are available at the CRA office. Special assistance for landscaping is available free of charge through Collier County Extension Services. Contact a master gardener by calling (239) 353-4244.

NOTE: Projects listed below are ineligible for C-BIG funding.

- The removal of architecturally important details;
- Installation of aluminum or vinyl siding;
- Improvements commenced prior to execution of agreement with CRA;
- Purchase or installation of statues or fountains;
- Property acquisition;
- Any work by non-licensed contractors;
- Construction of free-standing buildings (including construction of new rooms to existing structures);
- Refinancing of debt;
- Non-fixed improvements; and
- Sweat equity.

Interior Improvements

Grantees who wish to improve the interior of approved commercial properties may be reimbursed for that work through the C-BIG program only if they earn the maximum dollar award for exterior improvements. Interior projects must be approved at the same time as exterior projects and will be reimbursed at a 50 percent match, up to a maximum award of \$20,000. A grantee who fails to perform enough exterior improvements to earn the maximum grant amount will forfeit all reimbursement for interior improvements. All documentation requirements for exterior improvements also apply to interior improvements (see **Bids for Work** and **Required Documentation for Reimbursement** above).

The following is a complete list of qualified interior improvements

- Asbestos removal
- Paint
- Electrical work to meet code requirements
- Plumbing to meet code requirements
- Termite damage repair
- Lighting improvements
- Improvements necessary for ADA-compliance
- Flooring upgrades and replacement
- Ceiling upgrades or repair.

No other interior improvements will be approved for funding.

Change Orders and Time Extensions

Change Orders to Increase Funding

After a C-BIG agreement is executed, if a grantee discovers flaws in the building related to approved exterior or interior improvements, a change order may be issued to increase funding not to exceed the maximum award available. Change orders must be requested in time for staff to process the request and secure approval (allow a minimum of one month prior to expiration of grant). **IMPORTANT:** change orders cannot be processed within the last two weeks of the grant period. Upon successfully completing work under the original C-BIG, grantees must wait one year and may then apply for additional funding for work unrelated to the original improvement[s].

Time Extensions

The CRA understands that redevelopment projects can take more time to complete than is originally anticipated. For grantees who cannot complete their projects within one year, time extensions may be granted. Grantees needing extensions must request the extension within two months of the grant's expiration. Note: no extensions can be granted within the last two weeks of the grant period. **IMPORTANT:** Grantees must verify that applications for permits were submitted to Collier County within four months after execution of the grant agreement and that construction of improvements commenced within six months after execution of the grant agreement.

Funding Levels and Matching Requirements

Base Funding

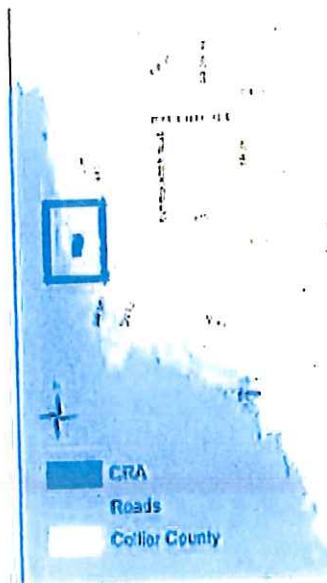
The base maximum grant award is \$50,000 with the following breakdown of funding:

- 1) \$30,000 in 50/50 matching funds for exterior improvements;
- 2) \$20,000 in 50/50 matching funds for interior improvements —absolutely no funding for interior improvements will be permitted if grantee does not perform a minimum of \$60,000 of exterior improvements.

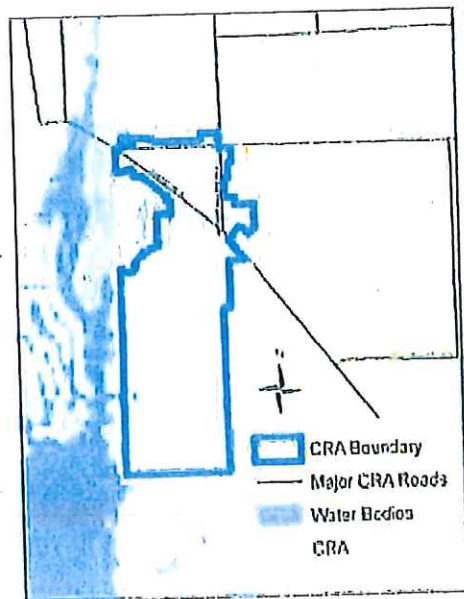
Appendix A: CRA Map & Funding Summary

Map: Location of Bayshore Gateway Triangle CRA

Location of CRA
within Collier County



CRA Close-Up



Funding Summary

Funding Type	CRA Amount	Applicant Match
EXTERIOR PROJECTS: Base Level Funding	\$30,000	MINIMUM \$1- TO-\$1
INTERIOR PROJECTS	\$20,000	MINIMUM \$1-TO-\$1



C-BIG Application (Detach and submit to CRA office.)

Applicant Information			
Grantee Name	Antone C. Mendes		
Grantee Address	2256 Tamiami Tr. E Naples, FL. 34112	Site Address	2248 Tamiami Tr. E Naples, FL. 34112
Daytime Phone	239-825-2295	Alternate Phone	
E-Mail Address	CAPTAINANTONE@HOTMAIL.COM		
Do you own or lease the property?	own	Occupational License No. (if applicable)	
Project Information			
Describe the existing conditions of the site (attach additional sheets if necessary).			
The existing roof on, 2248 Tamiami Tr. E, El Rincón restaurant is leaking causing inside ceiling to fall. Also leaking in kitchen area.			
Outline the proposed improvements in detail (attach additional sheets if necessary).			
Put on a new roof. Will ensure that the inside stays nice and customers continue to enjoy good food in a safe environment.			
REQUIRED ATTACHMENTS FROM APPLICANT:			
1) One estimate each from TWO contractors for each project. These contractors MUST be listed in the online database http://apps2.colliergov.net/webapps/vision/ConCert/default.aspx 2) Business Owners: copy of occupational license.			
CRA STAFF:			
1) Attach two color photos of each project to be performed. 2) Attach Property Appraiser ID. 3) Attach proof of payment of property taxes.		Estimated cost of improvements: \$ _____ Maximum grant award: \$ _____ Signature: _____ Date: _____	



Lessor / Owner Authorization for Improvements

I, Antone Mendes, owner of the property located at 2248 Tamiami Tr E
Naples, FL 34112, understand that _____, who has a valid
lease for the above listed property, authorize said tenant to complete the improvements listed under
Section 2 of the completed Commercial Building Improvement Grant application and to request
reimbursement funds from the Collier County Community Redevelopment Agency.

[Signature]
Signature of Owner

8/4/17
Date

Signature of Owner
(if jointly owned)

Date

STATE OF: Florida

COUNTY OF: Collier

The foregoing Lessor / Owner Authorization Form was executed before me this 4th day
of August, 2017 by Antone Mendes, owner of the property located at
2248 Tamiami Tr E Naples who:

☒ is personally known by me

OR

____ who has produced _____ as proof of identity.

Affix notarial seal



SHIRLEY GARCIA
MY COMMISSION # FF 075053
EXPIRES: December 21, 2017
Bonded Thru Budget Notary Services

[Signature]
Notary Public (Signature)

Shirley Garcia
Print Name of Notary Public

Commission No: FF 075053

My Commission expires: 12/21/17



Applicant Commitment of Resources

I / we, Antone C. Mendes, owner(s) / tenant(s) of the commercial property located at 2248 Tamiami Tr. E Naples, have the funding and all other capability necessary to begin the site improvements listed above and have the ability to complete all improvements within one year of the approval of the improvement grant by the Collier County Community Redevelopment Agency. I / we further affirm that payment for all work on approved improvements will come from accounts in my / our name(s) or the name(s) of entities registered in the State of Florida which I / we have incorporated or otherwise registered with the state (verification is required). Payment for improvements by from persons or entities not a party to this Grant Application is grounds for disqualification.

Signature of Tenant (if leased)

Date

Signature of Tenant (if leased)
(if jointly leased)

Date



Signature of Owner

8/3/17

Date

Signature of Owner
(if jointly owned)

Date



Grantee Project Summary & Evaluation (attach additional sheets as necessary)

Project Summary

Describe the improvements made.

List all vendors / contractors providing materials or services for this project with contact information.

Vendor / Service Provider	Phone Number or Address or Website

Grantee Signature

Date

Grantee Signature

Date

CRA Staff: Color photos of completed project from site visit must be attached to this report.



Payment Request

On _____, the Collier County Community Redevelopment Agency approved funding in the amount of \$ _____ to cover a portion of the costs listed below through the Commercial Building Improvement Grant program:

Improvement	Cost
Total	

I hereby confirm that all items listed above have been completed as outlined in the Commercial Building Improvement Grant application submitted to the CRA and authorized by the CRA. Therefore, I am requesting the approved funding in the total amount of \$ _____ as approved by the CRA.

Grantee Signature

Date

The foregoing Payment Request Form was executed before me this _____ day of _____, 200__ by _____, owner of the property located at _____, who: _____ is personally known by me

OR

_____ who has produced _____ as proof of identity.

Affix notarial seal

Notary Public (Signature)

Print Name of Notary Public

Commission No: _____

My Commission expires: _____

IMPORTANT NOTE: NO REIMBURSEMENT WILL BE PROVIDED WITHOUT ATTACHING THE FOLLOWING: (1) VENDOR/CONTRACTOR INVOICE / RECEIPT AND (2) COPY OF CANCELLED CHECK OR CREDIT CARD VALIDATION TO GRANTEE'S ACCOUNT FOR EVERY REIMBURSABLE EXPENSE.

Proposal

This Proposal Specifically Designed For:

Antone Mendez
2248 Tamiami Trail East
Naples, FL 34112

Att:

Antone Mendez

Project Type:

New Duro-Last Flat Roof System



 **Kelly Roofing** 
"America's TOP 100 Roofing Contractor"
9910 Channel 30 Drive, • Bonita Springs, FL 34135
(239) 435-0014 Office • (239) 435-6019 Fax
www.KellyRoofing.com























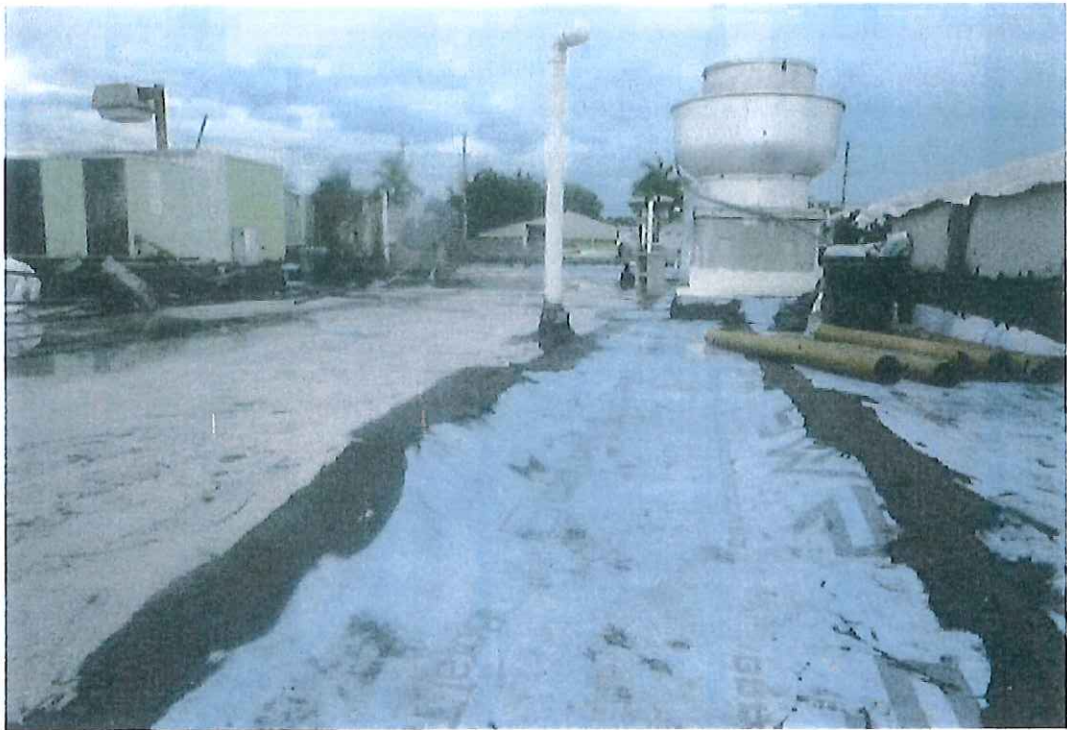
















Proposal

Job Information:

Contact: Antone Mendez
Address: 2248 Tamiami Trail East
City: Naples
State: FL
Zip: 34112

Job #: Z222574

Job Type: New Duro-Last Commercial Flat Roof System
Date: Monday, July 31, 2017

We Hereby Submit Specifications and Estimate For:

- 1 Kelly Roofing will secure and schedule roofing permits and inspections where applicable or able. Install protective barrier to the A/C units, driveway & walkway areas during the process.
- 2 Complete removal of the existing roof system including tile, underlayment, flashings & fasteners. Kelly Roofing will use our own dump truck instead of dumpster or container.
- 3 Prepare the existing roof system as needed by removing the existing flashing details and the pitch roof system at the tie-in detail area. Perform core test to check for rotted wood.
- 4 Repair any and all wood rot throughout entire roof area. For included wood credit and pricing see the rotted wood, damaged decking and wall repair pricing chart.
- 5 Deck Attachment: Re-nail roof sheathing to trusses as per code and to qualify for a reduction as per the Insurance wind mitigation.
- 6 Disconnect existing A/C units using licensed A/C contractor. Manufacturer and install new aluminum A/C stands to meet code requirements; fastened to deck.
- 7 Reconnect existing A/C units using licensed A/C contractor. Note: A/C work will come with a One (1) year workmanship warranty from the A/C contractor.
- 8 Engineer a high wind resistant Duro-Last PVC flat roof system including membrane, flashings and fasteners specifically designed for the building.
- 9 All corners, curbs, stacks, vents and accessories are manufactured at the Duro-Last factory to reduce risk of installation errors.
- 10 Install new Duro-Last EPS 1/8" slope tapered insulation system to the entire roof, fastened. This will allow for proper water drainage.
- 11 Install new Duro-Last 50 mil field membrane to the entire roof area; fastened using Duro-Last poly-plates and screws. Color white.
- 12 Install new Duro-Last parapet membrane to entire wall and wall tie-in area; fastened using Duro-Last poly-plates and screws. Color white. Install new Duro-Last fascia bar and fascia cap termination flashing to the entire wall detail; fastened and sealed.
- 13 Install new Duro-Last perimeter flashing to the entire perimeter edge detail; fastened and welded.
- 14 Install new Duro-Last plenum vents over existing exhaust openings; fastened and welded. Install new Duro-Last drains, CDK riags and leaf strainers at existing drain pipes; sealed and welded.
- 15 Install new Duro-Last stack flashing around the round stack detail; fastened, sealed and welded. Install new Duro-Last curb flashing around the square stack detail; fastened, welded and sealed as required.
- 16 Install new Duro-Last safety walk pad protection around A/C units for roof traffic personnel as needed.
- 17 Install new Duro-Last wind baffle vacuum moisture control vents for increased roof system wind uplift. Install new Duro-Last roof top sign describing care, warnings and notices for roof traffic personnel.
- 18 We will maintain a clean and organized work site during production. Perform a final clean up and remove all debris including the use of a magnet to remove fasteners from lawn.
- 19 Twenty (20) year non-prorated material, labor and workmanship warranty from Duro-Last, including consequential damage coverage, for the first fifteen (15) years.

We Hereby Propose To Furnish The Above Mentioned Specifications For The Total Investment Of:

Nineteen Thousand Nine Hundred Ninety-Nine Dollars 00/xx

\$	19,999.00
----	-----------

Paid Via Terms: 25% Deposit, 50% upon start of work with Balance Upon Completion

[illegible]

Acceptance of Proposal

The Above Prices, Specifications and Conditions Are Hereby Accepted. Payment Will Be Made As Outlined Above.

Customer Authorization:

Signature: _____

Date: _____

Kelly Roofing Authorization:

Signature: _____

Date: _____

NOTICE OF COMMENCEMENT

I herewith give notice in Section 713.13 Florida Statutes
that improvements, described as: **Roofing Work**
Will commence within 30 days after recording of this notice
upon real property situation at the following address:

Address: 2248 Tamiami Trail East

Legal: _____

Folio #: _____

Owned By: _____

Address: _____

City: _____

Name and address of fee simple titleholder: N/A

The firm making said improvement under direct contract is:

Kelly Roofing LLC d/b/a Kelly Roofing

9930 Channel 30 Dr, Bonita Springs, FL 34135

The name and address of the Surety on the payment bond, if any, as provided under Section 713.23 Florida
Statutes is: N/A

and the amount of such bond is: \$0.00

The name and address of the lender is: N/A

Copy of Notice to Owner and other documents, as provided in Section 713.13(1)(a) 7., Section 713.13(1)(b)
Florida Statutes is also to be sent to:

Kelly Roofing LLC d/b/a Kelly Roofing 9930 Channel 30 Dr, Bonita Springs, FL 34135 as designated by Owner

Expiration date of Notice of Commencement is One (1) year from recorded date.

Signature of Owner

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me:

By _____, who is personally known to me or has produced
proper identification.

Signature of Notary

Stamp or Seal

ier.

(239) 352-1323

PROPOSAL/CONTRACT

Fax (239) 352-1161



PINEDA BROS. of Collier Inc.
ROOFING CONTRACTORS

1871 16TH ST NE NAPLES, FL 34120

Cert Lic. # 24061
State # CCC1325985

NOTE: THIS IS NOT AN ORDER. PLEASE RETURN BY: 7/28/17
QUOTATIONS MUST REFLECT PRICES GOOD FOR THE NEXT 15 DAYS.

TO: ANTONE MENDES

JOB: RINCON LATINO RESTAURANT
NAPLES, FL

PINEDA BROTHERS ROOFING Inc., is insured with General Liability # 3CN4603
& WORKMAN'S COMPENSATION # WC0100062.

GENERAL SPECIFICATIONS

- 1 PROVIDE ROOFING PERMIT AND CALL INSPECTIONS.
- 2 THE WORK AREA WILL BE MAGNETICALLY SWEEPED TO PICK-UP LEFT OVER NAILS.
- 3 PINEDA BROS ROOFING USE THEIR OWN DUMP TRUCKS TO DO THE JOB.
- 4 TEAR OFF EXISTING ROOF AND HAUL AWAY DEBRIS TO LANDFILL.
- 5 REPAIR ANY ROTTEN PLYWOOD.
- 6 RE-NAIL ROOF DECK TO BRING IT UP TO CODE. (EVERY 6" WITH RING SHANK NAILS)
- 7 INSTALL .26 GA. GALVALUM. FLASHING, AND DRIP EDGE.
- 8 NO TAPERED ISOLATION.
- 9 INSTALL FLINTLASTIC TWO PLY SYSTEM ON FLAT DECK.
- 10 INSTALL NEW FLASHINGS TO ALL PLUMBING PENETRATIONS.
- 11 THREE (3) YEAR LABOR WARRANTY BY PINEDA BROS. ROOFING.

NOTE: THIS QUOTE INCLUDES 7 SHEETS OF PLYWOOD REPLACEMENT, ANY EXTRA PLYWOOD
WILL COST : \$75.00 PER SHEET.

We propose hereby to furnish material and labor complete in accordance with
the above specifications for the sum of : \$23,900.00
TWENTY THREE THOUSAND NINE HUNDRED AND NO/100-----DOLLARS

INSTALL TAPERED ISOLATION PLEASE ADD: \$5,700.00
FIVE THOUSAND SEVEN HUNDRED AND NO/100-----DOLLARS

Payment to be made as follows: 40% TO START, 40% WHEN BACK SHEET ON
BALANCE UPON COMPLETION.

SIGNED

DATE

PINEDA BROS.

DATE: 7/13/17

Mail Quotation in duplicate to:
PINEDA BROS. of collier inc.
240 24th ave NW
Naples, Fl. 34120

This bid is subject to conditions
on the face and no changes may be
made without written permission of
PINEDA BROS.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 9, a: CRA PROJECT UPDATES

To: CRA Advisory Board
From: Tami Scott Senior Project Manager
Date: September 5, 2017

• **CRA PROJECTS**

Redevelopment Plan update:

The Scope of Work including deliverables is being negotiated with Trindel Oliver Design of Orlando Florida. –Once completed the agreement will be presented to the Board for approval. Tentative Date for Board approval is October 24.

Invitation to Negotiate - 17 acres:

The BGTCRA staff attended a pre-proposal meeting on 6-21-2017 with Swain Hall of Procurement Services Division; approximately six individuals attended the meeting. As of July 1, 2017, 122 businesses / individuals have downloaded the material. The deadline is August 31, 2017.

Karen Drive Stormwater:

Final completion date is scheduled for August 25, 2017. BGTCRA staff is meeting with Justin Frederiksen, Engineer of Record and Lief Metsch Construction Engineering Inspection on site for a final walk through and develop a punch list if necessary.

Parking Study:

Property owner of the Areca Avenue lot has reached out to BGTCRA staff to discuss a possible lease option.

BGTCRA staff to discuss with the Board the possibilities of partnering with the new owners of the 2831 Becca Ave (Ken & Ursula Thompson's property).



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Fire Suppression System:

Procurement Services Division received three bids for the fire suppression system; the low bidder was Quality Enterprises USA. The contract with Quality Enterprise was approved on July 26, 2017 .

Ranking	Bidder	Amount
1	Quality Enterprises USA, Inc.	\$520,282.44
2	Coastal Concrete Products, LLC	\$645,435.00
3	Andrew Site work, LLC	\$672,077.00

The BGTCRA staff will be attending a pre-construction meeting with Collier County Community and Human Services on September 15, 2017 as it relates to the grant funding. The BGTCRA is receiving a grant towards this project in the amount of \$330,000, the balance will be paid for by the City of Naples.

Sugden Pathway Connection:

BGTCRA staff is waiting for 17 Acre submission to determine how to proceed with the pathway.

Trio Property:

The developer had submitted an amendment to the approved Site Development Plan, the changes include the number of hotel unit rooms, they have doubled from 24 – 48 the commercial footprint has grown from 12,000 square feet to 16,000 square feet. This project is being designed within the parameters of the GTMUD-MXD (C-4) zoning district. Approval of the project is through the Site Development Plan.

Gateway Mini Triangle Project – Purchase and Sale Agreement

Applications for the Small Scale Plan Amendment and PUD Zoning are being processed concurrently. Applications (**PL20160003084 and PL20160003054**) submitted in December 2016 and in the review process.

Bob Mulhere of Hole Montes, indicated to staff that best case scenario they anticipate a Planning Board meeting in December 2017 and

Board of County Commissioner in January 2018. CRA Advisory Board presentation and Neighborhood Information Meeting presentation anticipated in November.



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Cell Tower Relocation:

The BGTCRA staff is working with the County Manager's office to finalize the schedule of values, legal agreement and the project schedule.

Commercial Improvement Grants:

The CRA office has received 18 CBIG inquiries regarding commercial improvement grants, Applications have been distributed and to date no applications have been returned to the Community Redevelopment Agency office for processing.

• **BAYSHORE MSTU PROJECTS**

Thomasson Drive:

60 % Construction Documents and Opinion of Cost received June 30, 2017.

60% Construction Documents sent to stakeholders (utility providers) for review and comment, comments due back September 1, 2017.

BGTCRA has forward the \$2400.00 deposit check to FPL for an estimate on the underground utilities at the roundabout.

The exemption has been granted from SFWMD South Florida Water Management Department. Shifting the sidewalk slightly away from the wetlands was the key to avoid the dredging/filling in that area.

Michael McGee, Landscape Architect for the Thomason Drive project will be at the October 3, 2017 MSTU meeting to give the group a presentation on the landscaping around and in the roundabout.

Street Banners:

BGTCRA staff is working with Collier County Facilities Management to install the banner arms and hardware, anticipated installation is September 2017.

• **HALDEMAN CREEK MSTU PROJECTS**

Landscape project:

Exotics removal and mangrove trimming complete.



Creativity in Bloom

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Haldeman Creek MSTU

• COMMERCIAL ACTIVITY

Food Truck Park:

David Corban Architects have submitted the final information requested from Collier County Growth Management Department including the Traffic Impact Study (TIS).

Mr. Corban indicated the design professional who prepared the Traffic Impact Study report does not feel a turn lane on Bayshore Drive is warranted based on the traffic count; his group is waiting for a final approval from GMD.

8-18-2017 update – the Transportation Planning Development Review team has reviewed the traffic study and has concerns about the volume of vehicles coming and going to the location, the number of parking spaces, the design of the parking lot (dead end) and the distance or “throat” from Bayshore drive to the parking lot entrance. BGTCRA staff will coordinate a meeting with the property owner and design professionals to discuss solutions.

Ankrolab Micro Brewery:

Property owner of 3570 has filed a formal appeal to the zoning; the business owner is scheduled to go before the Board of County Commissioners on October 24, 2017.

Wood Springs Suites:

Project has received its approval letter from Growth Management Department, no word on a construction start.

MedExpress:

Project was submitted to Growth Management Department for review on June 6, 2017.

Veterinary Clinic:

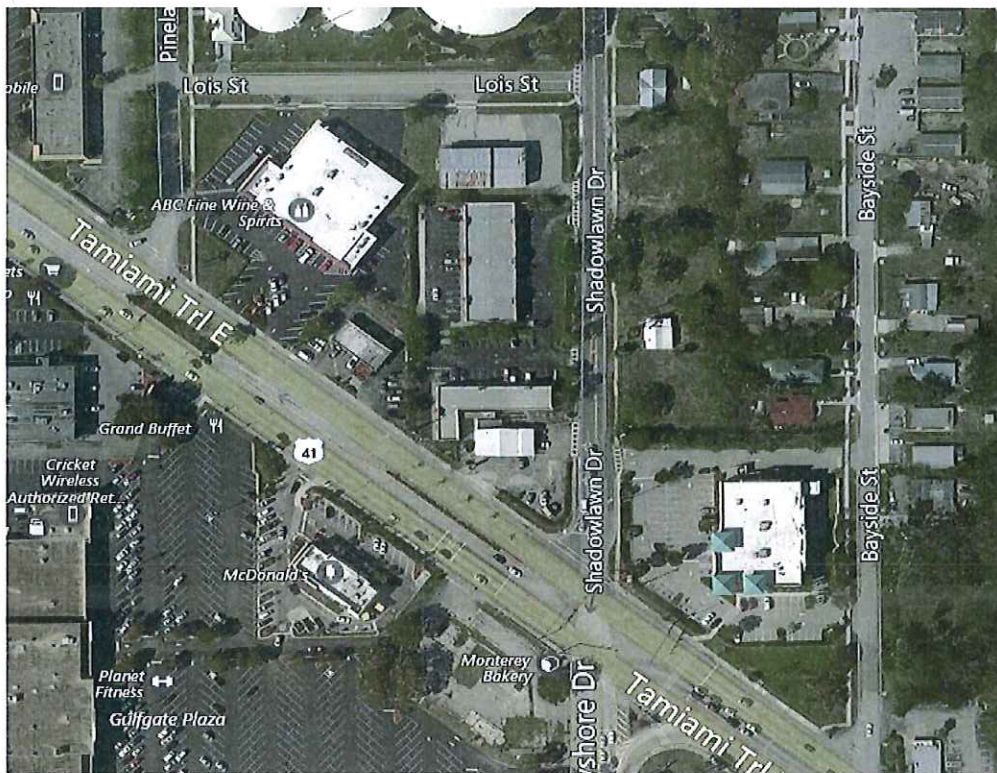
Davis Boulevard, No additional information at this time.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

RaceTrac:

RaceTrac had a pre-application meeting with the Growth Management staff to discuss the a potential new site location. The new location is made up of several lots with road frontage on both Tamiami Trail and Shadowlawn Drive. The developer is scheduled to give the BGTCRA a presentation at the October 3, 2017 meeting.

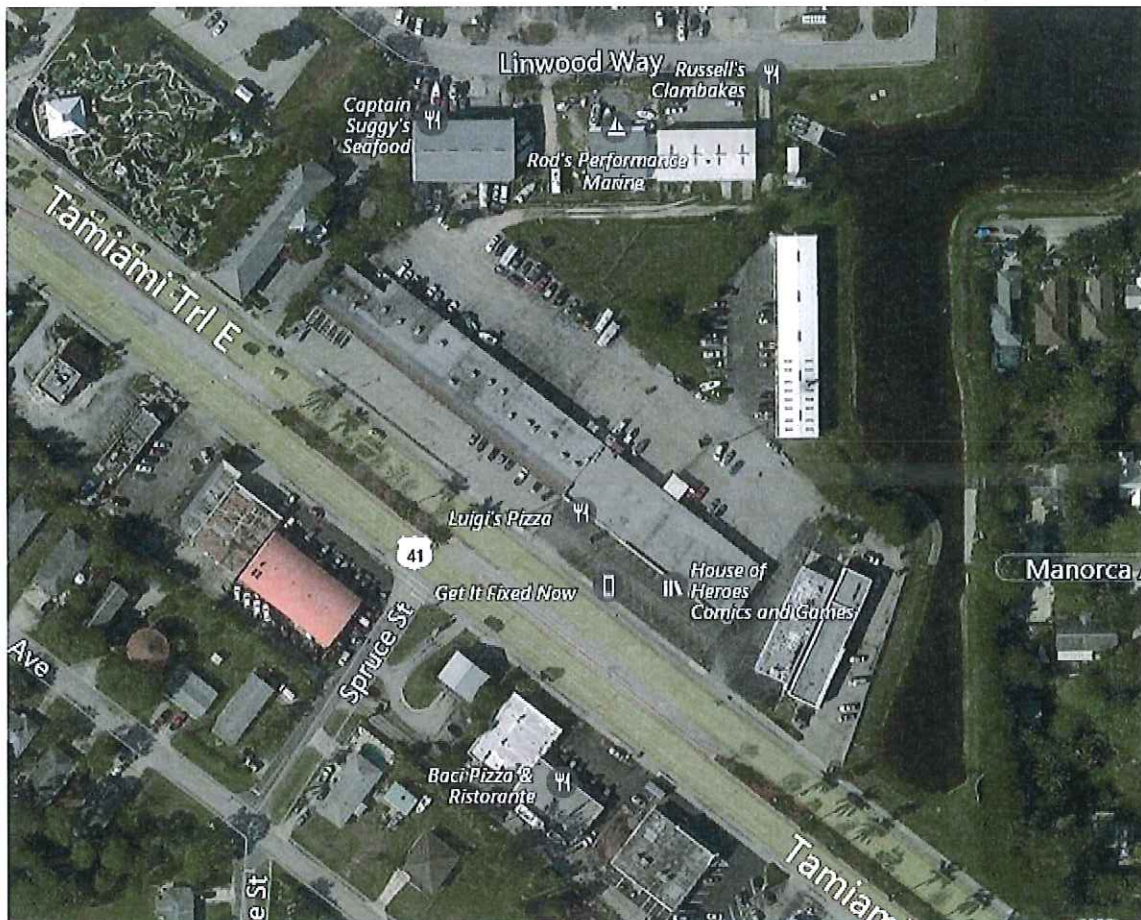




Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

New Storage Facility:

JR Evans Engineering of Naples Florida had a pre-application meeting with the Growth Management staff to discuss a new Storage facility at the corner of Tamiami Trail and Linwood Way. The BGTCRA staff has reached out to the design professional to schedule a presentation of the project for the October 3, 2017 meeting.





Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

• RESIDENTIAL ACTIVITIES

Compass Point:

Phoenix Construction has submitted the growth management department additional information for the compass point project located on Thomason Drive. (Next to Del's). The project is still awaiting DEP approval regarding the wetland area. The BGTCRA staff has reached out to the design professional to schedule a presentation of the project for our October 3, 2017 meeting.

Cirrus Point:

Vestcor is petitioning to amendment to the AHDB agreement to do at least 40% of the units (44 of the 108) as rental units at the "low income" level (up to 60% AMI). The remaining 60% of the units (64 of the 108 total) are free to be rented as unrestricted market rate units.

A presentation of the project is scheduled for the September 5th meeting.

Mattamy Homes:

Project was approved by the Board of County Commissioners on June 20, 2017.

Q. Grady Minor is wrapping up the concept planning and zeroing in on a final plan and hope to have the documents finalized in approximately 2 weeks and will begin the Site Development Plan (SDP) process. The Site Development Plan will be submitting sometime in mid-September, approval should take approximately six months with construction starting soon thereafter. Total of 244 units proposed made up of Four plex and Six plex buildings.

The BGTCRA staff has reached out to Mr. Mike Delate of Q. Grady Minor, the Engineer of record for the Mattamay Homes project. Mattamay Homes is receptive to meeting with the BGTCTRA to discuss a possible contribution; staff will keep the board informed of the meeting time and date.



August 29, 2017

VIA EMAIL

Confirmation via Federal Express

Collier County Planning Commission
ATTN: Chairman Mark Strain
2500 Horseshoe Drive
Naples, FL 34104

Re: Cirrus Pointe RPUD
PUDA- PL 20170001626

Dear Mr. Strain and Commissioners of the Planning Commission:

I write to you on behalf of the Windstar On Naples Bay Master Association Board of Directors as its President. We request that this letter be considered by the CCPC in connection with the public hearing on this matter now scheduled for September 7th.

Windstar is a residential community located on Bayshore Drive and consists of about 600 home owners a large portion of whom, including myself, are Florida residents and voters.

Windstar's construction began more than thirty years ago and continues today with our Regatta Landing community. The development of Windstar was one of the first - if not the first - steps ever taken towards the goal of improving the image and reputation of the former Kelly Road neighborhood. That infamous reputation had held back development of what is now the Bayshore corridor for years and continues to impact property values and business opportunities there.

Subsequently, the Bayshore Gateway Triangle CRA and a special taxing district were created to build on the efforts of Windstar's residents and others to improve the public safety, physical condition, image and reputation of this neighborhood, which the County itself considered "blighted". During this long period of time Windstar residents, the CRA, and the County all devoted considerable time, expense and taxpayer money toward this goal of improving the Bayshore corridor's image in order to attract significant business and residential property development. These have included The Naples Botanical Gardens, Hamilton Harbor, the newly planned Arboretum property development, the above mentioned Regatta Landing, the Isles at Collier Reserve and others.

The purpose of this letter is to make of record the objections (and the reasons for them) of the Windstar Master Association Board of Directors to the proposed amendment to Ordinance 2005-63, as amended and to the proposed Second Amended and Restated Affordable Housing Density Bonus Agreement PUD (hereinafter SARAHDDBA) for the above identified RPUD.

The proposed amendment and SARAHDDBA:

- a) are inconsistent with the goals of the Bayshore community and the County to improve and develop the Bayshore corridor,
- b) are inconsistent with the existing RPUD and the character of the surrounding community,
- c) are vague and indefinite as to precisely what would be built under it,
- d) are not needed,
- e) do not provide Affordable Housing to firefighters, police, teachers and others who the proponents or the amendment contend are intended to be helped,
- f) convert a property currently zoned for individually owned units, for individuals in such occupations, to all rental units which can be rented only to those the government defines as the "low income" category,
- g) convert the currently zoned 1526 sq. ft. units to dramatically smaller and undesirable units; and
- h) are "**not necessary**", to quote the Planning Commission's Staff Report.

BACKGROUND

For the record, it is our understanding that the original Cirrus Pointe RPUD, approved in 2005, was for 108 units of housing. The property was originally zoned for 3 residences per acre (or about 30 units), but the the original PUD awarded 78 "bonus density units" because the developer (whom we believe may still be the current owner) agreed to provide 32 "Affordable Housing" units pursuant to the Federal government's HUD program under which it received a subsidy of \$320,000. The units under the original PUD could be sold or rented, but the 32 units were to be a mix of "low" or "very low" income residents.

That development plan evidently was not marketable and the owner could not get financing for it from the banks. In 2008 the owner sought rezoning, apparently in an attempt to upgrade the project, to exclusively 3 bedroom units with approval of and increase to 44 Affordable Housing units from the bonus density Affordable Housing units, but in the higher "Workforce level" income category. This change meant that workers making up to 80% of the County's median income level (MI) could be approved to occupy those 44 units, as opposed to the 51 - 60% (MI) "low" and 50% (MI) "very low" income categories for the 32 units in the original plan. As we understand it the owner, community and/or County did not want rental subsidized properties, consistent, we believe, with improving the Bayshore corridor image and safeguarding surrounding property values. Thus in return for the requested change the County required, and got, not only more "affordable" housing units but an upgrade of the units by requiring them to be no less than 1526 sq. ft. in size, three bedrooms and owner occupied only; i.e. no rental units were permitted.

Sometime in the same period (2006 -2010) the owner was found not to be in compliance with the terms of the original grant under HUD, and a settlement was reached by which the County paid HUD back the \$320,000 and took back a lien or second mortgage on the property. Evidently the property currently stands in danger of foreclosure and the County's mortgage may be lost if that occurs. It is not clear to us what happens to the "Affordable housing" restrictions on the property if that occurs.

What is clear is that under two failed zoning regimes the Cirrus Pointe development failed to move forward. The proposed new "low income" rental zoning regime returns to the first request granted the owner (for rental units) but with the increased number of 44 Affordable Housing units that are in much smaller unit sizes, all rentals are not available to individuals in the "Workforce" category of income. In light of the owner's past failures why would anyone believe the new proposal has any credibility or has any better chance of success than the prior ones that were requested? It is the worst of the three plans that have been proposed and is the most detrimental to the surrounding community.

IS THIS NEEDED?

The efforts to develop this property for "Affordable Housing", while laudable, plainly have not been successful. The current proposal contains nothing explaining why reverting to i) a previously undesirable rental property regime and ii) the "low income" category, would be any more successful than either the first or the second approved plans described above. And neither the owner nor other proponents of the change offers an explanation that we have seen. The proposal will convert the previously increased number of 44 "Affordable Housing" units (that were granted in consideration of a promise to make them resident owned 3 bedroom 80% MI units) to the same number of smaller rental "low income" units. Basically the proposal is asking the community and the Commission to ignore the fact that the owner and County agreed to the current regime at the owner's request and an exchange of consideration. It also appears to

potentially allow ALL 108 units to be rental units that could be rented at “low” income levels. None of that was allowed in the 2008 amendment.

Moreover, while the proponents of these changes may contend the County needs more Affordable Housing, this proposed change does not address that. The same number of available Affordable Housing units are zoned for the property right now; that number doesn’t change, just the form of occupancy, the size and quality of the project change (see, *infra*).

Why structuring the new plan as a completely rental community (said to be an alternative but plainly the only one the owner/developer wants) is better than the current ordinance is beyond any explanation and of no benefit to the community. The only conclusions one can reach to these constantly varying requests is: a) that the owner and/or the County need to sell the property quickly to try to protect their failed investment, regardless of its impact on the community, or b) the developer, Macie Creek LLB, a group of investors, wants to flip it. None of these is a valid reason to put the efforts to improve the Bayshore corridor at risk.

(A company called Vestcor has been referred to in the press and by supporters of the amendment as the “developer”. However the SARAHDDBA identifies Macie Creek as the “Developer” and Vestcor merely as “its manager”, see pages 1 and 14.)

COMPATIBILITY WITH THE SURROUNDING COMMUNITIES

The surrounding Bayshore corridor community consists of a significant number of owners of private homes or condominiums. More are being built in Regatta Landing and the Arboretum, not to mention the Isles. While there are rental properties in the area which seem to satisfy the demand for “low income” housing (including 30% of the units in Botanical Place), few if any are on Bayshore Drive itself. Making more available on the main thoroughfare of a recovering “blighted” community without reason simply does not advance the goals of the community over the last thirty years.

DOES THIS PROVIDE “AFFORDABLE WORKFORCE” HOUSING THE COMMUNITY NEEDS?

Supporters of the proposed amendment have contacted me to seek Windstar’s support for it. They have contended that we need “Affordable Housing” in the community for our “workforce” of police, firefighters, teachers and government employees who “have to drive to Fort Myers” to get housing. However the current proposal, while falling within the broad category of “Affordable Housing” as defined by HUD or other government agencies, is by the very terms of SARAHDDBA: “low income” housing (See, Page 35 of the document). Based on our review of the data, it appears that the proposal will not help a significant number of those government employees who “have to drive to Fort Myers”.

Unlike the current PUD, the proposal contains no allotment for the "Affordable" housing categories of "Workforce Income" (61-80% MI) or "GAP Income" (81 – 150% MI). The units in the proposal would not be available to the workforce of most if not all of the government employees mentioned by its supporters. Nor would they be available necessarily to the "surveyors" or "bakers" mentioned recently in the Naples News by the developer's representative.

Attached at Tab A are lists of representative occupations of recent tenants in two "low income" rental facilities managed by the property manager, Vestcor. Those facilities, neither of which is located on a developing main corridor like Bayshore Dr., do not seem to appeal to the government work force of policemen and firefighters or even surveyors or bakers who are all conspicuously absent from these lists.

Also attached, at Tab B, is a salary chart relied on by the proponents of the amendment to demonstrate salaries for various "Workforce" positions. By comparing that chart to the chart at Tab C, which shows the income limits for the various categories of "qualifying income", and as best we can interpret the chart, it appears very few of the occupations alleged to be candidates for this project qualify based on their salaries. For example, a teacher with 4 years of experience would not qualify unless she had four people in her household; a teacher with 10 years of experience would only qualify if she had seven people; a sheriff trainee would only qualify if he had three people; a sheriff would have to have five and a firefighter six (These in units sized between 650 sq. ft. to 1050 sq. ft., see below).

Thus the proposal does not seem to address the needs of the people that it is purported to be intended for.

HOW MANY "LOW INCOME" UNITS ARE PERMITTED?

Both the proposed amendment and the SARAHDBA are vague and indefinite as to how many of the low income units are to be allowed. Page 2 of the latter document says that there "shall be at least 44" rental units of "Affordable Workforce" low income housing, but Page 3 says the 44 will be "a maximum of Affordable Housing Density Bonus Dwelling units", while the next page says "The Developer hereby agrees that it shall construct a minimum of 44..." Under the latter restriction it seems that the developer could make available more than 44 and perhaps even 108. One might argue that this convoluted language means the developer can only make available exactly 44 such units, but that is belied at Page 35 which says the low income housing mix can vary by "+/- 30%, so long as the number of units is at least 44". This implies that each size category for these units (1, 2, or 3 bedrooms) can be 30% more than proposed, for a total of perhaps 55 such units. Which is it?

In any event a document entitled "Cirrus Pointe Information Statement" dated 8/14/17, at Tab D, seems to interpret this vague language to mean that it "represents" only the "County's minimum requirements". Indeed the statement points out that the property owner (incorrectly identified as Vestcor) could rent the market rate apartments (those above the 44 minimum) at any level it desires and that as Vestcor's current "developments address the community's workforce and low income housing needs, therefore they may decide to dedicate more than the required 40% of the units to those income targets". So this proposal has the possibility of being 100% low income rental housing whether within the 44 minimum or not.

If the original owner (who was handsomely compensated to the tune of a \$320,000 subsidy at the time) or the County made wrong decisions in 2005 and are seeking to recoup their losses by converting a property that was originally zoned for 32 "low income" units, they should not do so using such a drastic change to even more, and potentially all, rental low income housing which imposes on the community the real possibility to adversely affect the improving image of our Bayshore corridor and which will damage real estate values.

OWNERSHIP PROPERTIES VERSUS LOW INCOME RENTAL PROPERTIES

Whether the number of low income housing units in the proposed amended plan is 44, 55, 78, or 108 pales by comparison with the possibility that all units in the development will be rental. As noted above Windstar, the CRA, the special taxing district and the County in years past have all fought to eliminate problem areas in the Bayshore corridor - some of the worst of which have been those devoted exclusively or primarily to rentals. Many owners and a number of board members in Windstar are property developers. They and others agree it is beyond dispute that home owners will respect and maintain their properties and their surrounding grounds, whether in standalone housing or condominiums, more than renters, particularly short term or transient rentals. Home owners will also occupy their premises longer than temporary and transient renters, reducing undesirable turnover and excess wear and tear.

Likewise it is also plain that a builder will not invest as much in building structure, exterior appearance and interior amenities on rental apartments as compared to occupant owned residences. (Examples of this can be seen already in the SARAHDDBA which promises to install "vinyl floors", "basic lighting", "washer/dryer hook-up" and "parking", page 49, in the rental units; but "floors", "washer/dryer" and "2 car" "garage parking", page 33, in the resident owned alternative). Nor do builders or developers invest money in rental property over time to maintain the property the way ownership properties are cared for. This leads to deterioration and lower rents and lower surrounding property values. Many of us from metropolitan communities are well aware of this process of deterioration in low cost housing developments when they are flipped continuously from one owner to another. One need look no further to confirm these truisms than Bayshore Drive's experience with the old Arboretum property that provided substandard housing and became an abandoned eyesore which ultimately had to be

torn down. Do we want to look forward to the same thing happening on the corner of what we are all trying to make an important and major entry way intersection in our community?

DOES SIZE MATTER?

The proposed amendment also seeks to change the size of the units from a minimum of 1526 sq. ft. (the current PUD) to a minimum of 650 sq. ft. (for a 1 bedroom unit), a reduction of 58%. The new proposed 2 bedroom unit will be a minimum of 900 sq. ft. (a reduction of 41%) and the 3 bedroom unit a minimum of 1050 sq. ft. (a reduction of 31%). These units appear to be extraordinarily small and not conducive to family living, whether these are “low income” or market rate units. There cannot be much of a market for such small apartments regardless of the rent. And, if the developer can do whatever it wants with those units and make them all available for “low income rates”, this size change will exacerbate turnover rentals, attract far more lower income short term tenants and create more instability in the community. Here again the care and maintenance of the property will be better served by the current regime of ownership requirements of family size apartments with parking garages than by mass rentals to short term “low income” tenants.

NIMBY

Windstar’s concerns here are not intended to be, and are not, NIMBY arguments: any more than they would be to other areas of Naples, if this project were proposed for, say, the south west corner of Goodlette Frank and Rte. 41 that now stands vacant; or the property at the west end of 5th Ave. now being considered for a parking garage. Such a project would not be approved there (if indeed it had ever been suggested) because it is simply not consistent with the immediate surrounding community. The proposed project is just as inconsistent with the surrounding resident owned homes and commercial facilities on Bayshore Drive.

While the supporters of this amendment assert the need for workforce housing in our community, they ignore that the Bayshore community already has a lot of such properties available in the area within the government’s various defined income categories – just not on the main central thoroughfare of our community. They also ignore that Habitat for Humanity is about to build 300 low income units on Greenway Road. Therefore 44, 55, or 108 small rental units more are not needed. More importantly, they are not needed on a major thoroughfare in the heart our community and at what is really the southern entrance to that thoroughfare, i.e. the first thing people see if they come in from the south end. Do we want in a few years to have them introduced through our community gateway with a modern version of a deteriorating rental property as we had with Arboretum?

OTHER OBSERVATIONS

STAFF REPORT TO THE PLANNING COMMISSION

At page 7, the staff states that the proposed amendment is "appropriate" and then refers to the Surrounding Land Use and Zoning portion of the report on page 4. However we believe all of the properties listed there are ownership properties not multifamily rental communities, much less communities that provide small rental units for short term or transient renters. None appear to include "low income" requirements although many "affordable" housing qualified people may reside in some of the rental homes in the area. Therefore the proposed amendment is, in our view, inconsistent with the surrounding properties and thus not, **"appropriate"**.

At page 8 of the report that staff plainly states that **"the proposed change is not necessary"**. We agree! Just because the petitioner wants to do something, as the staff reports, does not require that it must be done, particularly when it is inconsistent with the local community's existing character and development goals or when the request apparently is intended simply for the purpose of making the property easier to sell.

On the same page the staff says the proposed change will not adversely influence living conditions in the neighborhood and that the roadway infrastructure has sufficient capacity to serve the project. These conclusions are belied by: a) the experience in the community described above about care and maintenance of rental property (e.g., the old Arboretum) and b) the fact that the County itself evidently feels excessive traffic at the subject intersection is becoming a problem given that it is about to spend a significant sum to provide a traffic calming roundabout and other improvements there. The proposed roundabout will make a very attractive entrance to the Bayshore corridor from the south which would be diminished by the presence of the proposed rental property. In addition, with the completion of the Isles and the new Arboretum developments, traffic will become even worse.

At page 10 the staff contends that the amendment will not adversely impact property values, while at the same time it acknowledges that zoning may or may not affect such values "since value determination is driven by market demand". The quoted statement is exactly our point. What impact will a potentially substandard rental apartment complex including at least 40% or possibly 100% "low income" units, of which all units are in the range of only 650 sq. ft. to 1050 sq. ft., going to have on the prices of the Abaco Bay condominiums or the new Arboretum property and others in the area? The latter property seems to be looking to sell in the \$250 – \$400,000 price range. The proposed amendment, with small units, whether sales or rentals, would clearly impact "market demand" for those properties and hence decrease "property values".

GROWTH MANAGEMENT DEPARTMENT MEMORANDUM

This Department's Memorandum of July 12, 2017 contends that the subject proposal is an insubstantial change. To the contrary, the proposal allows all 108 units to be rental units rather than individually owned units; its vague and indefinite language allows at least 44 and possibly more "low" income rental units; it allows them to be far smaller than the current 1526 sq. ft. minimum and as small as 650 sq. ft., which will encourage short term temporary rentals and turnover. On the other hand the current PUD and zoning raised the number of required "Affordable" housing units to 44 and made them available to "workforce Income" (80% MI) owners, at the same time requiring that all units be family sized at 1526 sq. ft. or more and 3 bedrooms. As compared to this current zoning regime the requested changes are dramatic, not "insubstantial", and the proposed changes do not further the community's 30 year goal of overcoming its Kelly Road image and attracting good residential home ownership and business to our corridor and its main thoroughfare. Such proposed changes in the community on what should become the signature intersection of the Bayshore community is **"not necessary"**.

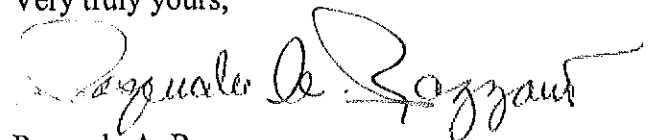
Bayshore's improving development over recent years is too fragile to risk negating that process by approving something that all seem to agree is "not necessary" simply because someone "requests" it or wants to try to recoup a bad investment. The proposed amendment should be denied and the current zoning be allowed to remain in effect.

CONCLUSION

Finally, we cannot help but note the hearing on this matter has been scheduled for the summer and early fall before the "season" starts and that there has been one adjournment already. However, the Cirrus Pointe property has been in "development" for more than 12 years without success, therefore a delay of a few months to schedule such an important community hearing until a time when our property owners (and voters) return to their homes here and are able to participate and be heard would, we suggest, be fair, "appropriate", and "necessary".

Thank you for your time and attention.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Pasquale A. Razzano", written in a cursive style.

Pasquale A. Razzano

TAB A

Existing Vestcor Community: Noah's Landing

Last 20 Move-ins

- Average Household Income: \$32,400
- Average Household Size: 3.15
- Occupations
 - Dental Assistant
 - Electrical Technician
 - Pharmacy Technician
 - Teacher
 - Landscaper
 - Roofer
 - Housekeeper
 - Designer

Existing Vestcor Community: Tuscan Isle

Last 20 Move-ins

- Average Household Income: \$32,407
- Average Household Size: 2.4
- Occupations
 - Customer Service Representative
 - Concrete Laborer
 - Cable Installer
 - Truck Driver
 - Filing Clerk
 - Restaurant Server
 - Construction Worker
 - Butcher

TAB B

2017 Income Limits and Rent Limits

Collier County Median Income \$68,300

AMI % Income Limit by Number of Persons in Household

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
60%	\$29,280	\$33,480	\$37,680	\$41,820	\$45,180	\$48,540	\$51,900
80%	\$39,040	\$44,640	\$50,240	\$55,760	\$60,240	\$64,720	\$69,200

AMI % Rent Limit by Number of Bedrooms

	<u>1</u>	<u>2</u>	<u>3</u>
60%	\$784	\$942	\$1,087
80%	\$1,046	\$1,256	\$1,450

TAB C

Salaries in Collier County

Government Salaries

Title	Starting hourly	Starting annually
Administrative Assistant	\$17.7072	\$36,831
Library Page	10.2486	21,317
Heavy Equip. Operator	18.5928	38,673
Veterinarian Technician	15.2962	31,816
Lifeguard	11.3000	25,504
Parks & Recreation Program Leader	14.5673	30,300
Animal Care Specialist	13.7346	28,568
Automotive Technician, Apprentice	16.0606	33,406
Maintenance Worker	11.8654	24,680
Line Service Technician I	12.4582	25,913
Customer Service Representative	13.0803	27,207

NCH Hospital Salary

Title	Starting Hourly	Starting Annually
Clinical Tech (Nurses Asst.)	\$ 12.76	\$26,541
Lab Technician	\$ 17.31	\$36,005

County Employees

Title	Experience	Starting Annually
Teacher	0-4 years	\$41,280.
	10 years +	\$49,200
Sheriff	Deputy Trainee	\$40,807
		\$44,943
Firefighter		*\$44,180
		*will change to \$46,735 08/17/2017

TAB D

Cirrus Pointe Information

8/14/17

History- Zoning and Affordable Housing Density Bonus Agreement

2005 Original PUD: 108 units with 32 units affordable at Low and Very Low Income (for-sale or rental)

The Cirrus Point PUD was originally approved in 2005 for 108 units of housing, of which 30% (32 units) would be affordable to households at the "Low" (21 units) and "Very Low" (11 units) income levels. "Low" income units are at 60% of Median Income (MI) and "Very Low" income units are at 50%MI. The remaining 70% of the units (72 of the 108 total) were unrestricted market rate units. All of the units could be for-sale or rental.

2008 Rezone: 108 units, changing the affordable units to 44 at Workforce Income (all for-sale, all 3-bedroom, all 1,526sqft)

In 2008 the owner rezoned the property to change the density bonus agreement to its current zoning which is for 108 units, including 40% (44) owner-occupied units at 80%MI ("Workforce level"). The change also required ALL the units to be 3-bedrooms, each with a minimum 1,526sqft. The remaining 60% of the units (64 of the 108 total) are free to be sold as unrestricted market rate units.

The existing zoning requirements have been in place for approximately 10+/- years and the market has failed to develop the property.

2017 Rezone Request: 108 units, changing the 44 affordable units to Low Income (rental, mix of bedrooms, minimum 650sqft)

Vestcor has requested a rezone of the property allow 40% affordable rental housing units (44 of the 108) at the 60%MI ("Low-income" level). They have also requested that they be able to provide a typical mix of 1, 2, and 3 bedroom units rather than ALL 3-bedrooms. They also request the square footage be changed to reflect 1, 2, and 3 bedroom units, with the smallest being 650sqft. The remaining 60% of the units (64 of the 108 total) are free to be rented as unrestricted market rate units.

However, be aware these represent only the County's minimum requirements. A property owner may choose to rent their market rate units at any level they desire. Vestcor is a state-wide apartment developer. Traditionally their developments address the community's workforce and low income housing needs, therefore they may decide to dedicate more than the required 40% of the units to those income targets.

For comparison, the Botanical Place PUD on Bayshore Rd has a requirement that 64 of the 218 units be affordable to Low Income (32 units at 60MI) and Very Low Income (32 units at 50%MI)... more units and lower incomes than the Cirrus Pointe Proposal.

The chart below shows the difference between the 80% "Workforce" level of affordable housing and the 60% "Low-income" level of affordable housing both in terms of household incomes and allowable rents.

Category	Percentage Category	Income Limit by Number of Persons in Household				
		1	2	3	4	5
Low	60%	\$29,280	\$33,480	\$37,680	\$41,820	\$45,180
Workforce	80%	\$39,040	\$44,640	\$50,240	\$55,760	\$60,240

Rent Limit by Number of Bedrooms (including utilities)				
Efficiency	1	2	3	4
\$732	\$784	\$942	\$1,087	\$1,213
\$976	\$1,046	\$1,256	\$1,450	\$1,618

History- \$320,000 HOME Grant

In 2005 Cirrus Point Partners, LLC purchased the property for \$1,080,000.

In 2005 Collier County awarded the original developer a \$320,000 grant using HOME funding from HUD. The developer was to provide 32 units (\$10,000/unit) of affordable housing (at the Low and Very Low income levels) on the property.

As national economic issues worsened (during 2006-2010), the developer encountered numerous difficulties in obtaining project financing to move forward with the construction providing the 32 units of affordable housing. The developer was found not in compliance with the terms his HOME grant.

In 2010 the Board of County Commissioner's approved a settlement agreement with the developer. The agreement placed a \$320,000 2nd mortgage on the property in favor of the Collier County. HUD was then "made whole" for the failed project by withholding \$160,000 from each of the County's next two yearly HOME grant allocations (\$320,000). The County's obligations to the federal government with respect to this grant are satisfied. No county tax dollars were spent to satisfy the grant.

The County's lien on the property includes a clause stating, "Provided further, that if Borrower fulfills the terms of the JV Agreement, completes the construction of 32 units of affordable housing, and said units are encumbered by appropriate mortgages to Lender, each in the amount of \$10,000, and each satisfactory to the County Manager, of Collier County, Florida, or his designee, then this Note shall be deemed satisfied."

It appears that it may be in the Board's discretion to satisfy the 2nd mortgage if 32 units of affordable housing are constructed on the site as originally contemplated.

The property may currently be close to foreclosure. If the property is foreclosed on, the County's junior 2nd mortgage may be lost through the foreclosure action.

The County Attorney's Office has been asked to opine as to any payoff required (or not required), or any other issues surrounding the obligations of this 2nd mortgage.

Summary-

- The current re-zoning request seeks to change three things:
 - 1) Change the income level of the 44 affordable units from "Workforce- 80%MI" to "Low 60%MI".
 - 2) Allow the 44 affordable units to be rented.
 - 3) Change the bedroom mix from all 3-bedrooms at 1,526sqft, to a mix of 1, 2, & 3 bedrooms with a minimum of 650sqft.
- The Federal Government has been satisfied with respect to the \$320,000 HOME Grant.
- The County has a 2nd Mortgage on the property for \$320,000, The County Attorney's Office is looking into repayment requirements and options.