



Bayshore Gateway Triangle CRA  
 Bayshore Beautification MSTU  
 Haldeman Creek MSTU

# Creativity in Bloom



FALL 2013

## WE'RE ALL MOVED IN!

The Bayshore Gateway Triangle Community Redevelopment Agency offices have moved! We have relocated to 3570 Bayshore Drive, Unit 102, Naples, Florida 34112. Our new office space is located within the CRA area, as well as the Bayshore Beautification MSTU area. We are in the middle commercial unit of a mixed-use building, and there is additional vacant commercial space available.

We welcome your comments and suggestions. Visit us at our new location or call 643-1115. To keep updated on what's new in

the redevelopment area, visit our web-site at [BGTcra.com](http://BGTcra.com).

Stop by the new CRA office to view local artist's work on display, Monday-Friday 8am-5pm.



## WHAT IS A CRA?

### ABOUT THE BAYSHORE GATEWAY TRIANGLE CRA (BGTcra)

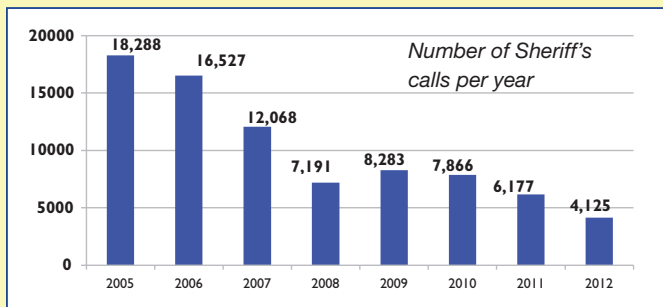
The total area comprises approximately 1,800 acres with a wide range of residential and commercial properties.

The Board of County Commissioners established the Bayshore Gateway Triangle Community Redevelopment Agency (CRA) in 2000. The CRA is a special agency focused on alleviating slum and blight within the Bayshore and Gateway Triangle Areas. Funding for the CRA comes from Tax Increment Financing (TIF). TIF is a portion of the property taxes generated each year above what was received by the County prior to the CRA being established. This does not result in any additional tax to the residents.

The CRA also manages the Bayshore Beautification and the Haldeman Creek MSTUs.

## CRIME CONTINUES TO DECLINE

The CRA, Collier County Sheriff's Office, Code Enforcement and the Solid Waste Management Department continue to partner to keep your neighborhoods clean and safe. Nobody knows your neighborhood better than you. It's always important to let law enforcement know about unusual activity. Call 252-9300 (NON emergency) if you see anything that doesn't seem right.



Bayshore Gateway Triangle CRA Boundary



## NEW LOGO TO REPRESENT THREE AGENCIES UNDER ONE ROOF

This new logo will represent the Bayshore Gateway Triangle Community Redevelopment Agency, the Bayshore Beautification MSTU and the Haldeman Creek MSTU. While the three agencies each have distinct goals and missions, their one common goal is to improve and sustain the community.



Creativity in Bloom

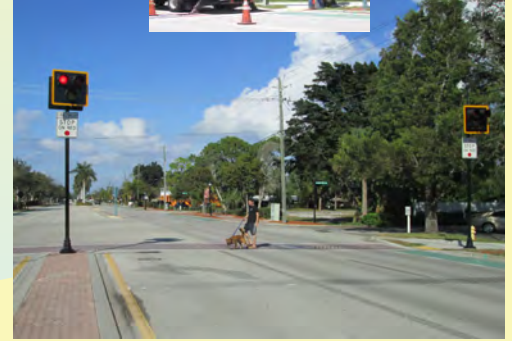
# CONSTRUCTION COMPLETED ON GATEWAY TRIANGLE TERTIARY STORMWATER PROJECT

In September, 2010, the CRA was named a sub-recipient of a \$1,700,000 Disaster Recovery Initiative Grant from the Collier County Housing, Human and Veteran Services Department. Prior to this project, the Gateway Triangle Area had the highest concentration of flooding in Collier County. There were 59 flood insurance claims between July 1985-June 2007.

To alleviate residential flooding and improve the health and welfare of the community,

swales and culverts were constructed in the public right-of-way in the residential section of the Gateway Triangle Area. This swale-culvert system connects to the stormwater drainage pond and an outfall at US-41 into Naples Bay. The project created a single, holistic, fully-connected stormwater drainage system to alleviate flooding problems in the Gateway Triangle Area. Construction completed in February, 2013.

During this year's storm season, the area has experienced frequent and heavy rains; the new system has functioned properly, moving the water out of the streets and away from homes.



## INNOVATIVE SAFETY MEASURES

Bayshore Drive is the first roadway in Collier County to have the new HAWK System, a new traffic system making it much easier to cross the roads safely.

The Bayshore MSTU funded the installation of the "HAWK" system, a high intensity activated crosswalk that's designed like a traffic light that has pedestrians press a simple button.

It flashes like a street light, forcing drivers to stop quickly.

## ABOUT THE HALDEMAN CREEK MAINTENANCE DREDGE MSTU

The MSTU was established in 2006 to maintain channel markers and fund future dredging of the channel within its boundary.

The Advisory Board assesses the general conditions of the waterway and works to build relationships with organizations in Collier County and the State of Florida to ensure the beauty and navigability of the waterway.

The Haldeman Creek Maintenance Dredge conducts bi-annual cleanups of the waterway in partnership with Keep Collier Beautiful. This is a fully volunteer organization that looks out for all of Collier County and is a local affiliate of Keep America Beautiful, Inc. Mark your calendars for September 21, 2013 for the next Haldeman Creek Volunteer clean-up. Call 643-115 for further details and to sign up.



Before Pelton facing north



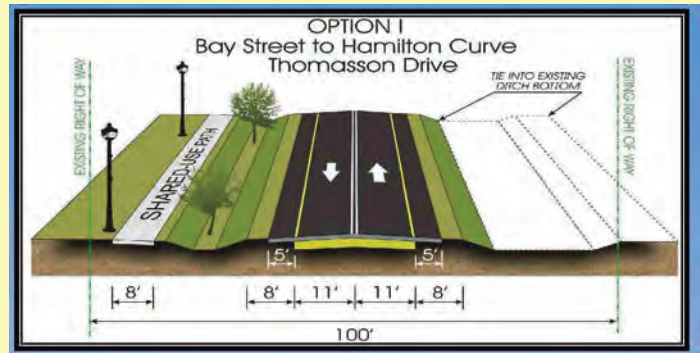
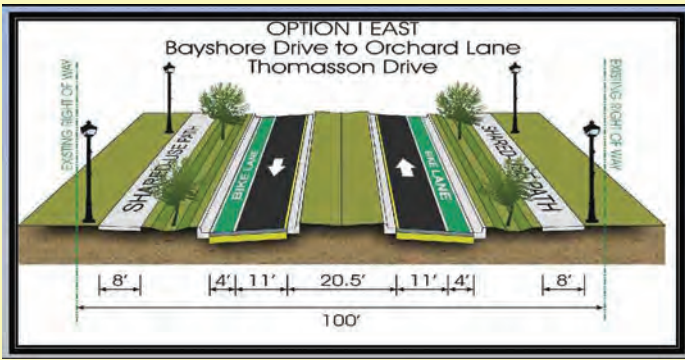
After Pelton facing north



Before Pelton facing south



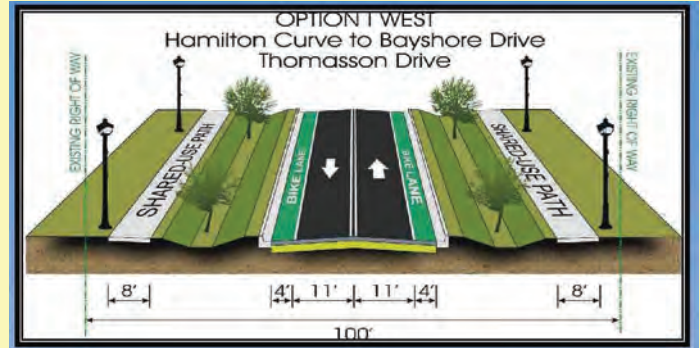
After Pelton facing south



## DESIGN FOR THOMASSON DRIVE AND HAMILTON AVENUE TO BEGIN IN 2013

The Bayshore Beautification MSTU has begun the process of selecting a Design Engineer for the Streetscape Improvements of Thomasson Drive and Hamilton Avenue Project. The conceptual design was completed in 2012 and incorporates the considerations and preferences of the community. The next step is to hire an engineering firm to draw the plans. Once the firm is selected, the design process is expected to take 14-18 months. Upon completion of the plans and permitting approval, the project will be advertised for construction.

For more information about this project, contact MSTU Project Manager, Ashley Caserta at 239-643-1115 or [ashleycaserta@colliergov.net](mailto:ashleycaserta@colliergov.net).



## NEW GROWTH MANAGEMENT PLAN AMENDMENT TO PROVIDE REDEVELOPMENT INCENTIVE

A new amendment to the Bayshore/Gateway Redevelopment Overlays went into effect on July 8, 2013. The amendment permits mixed-use developments within the Bayshore/Gateway Mixed Use District lying north of Davis Boulevard to qualify for up to 12 units per acre via the density bonus pool. Residential-only projects may qualify for up to 8 residential units per acre.

## CONSTRUCTION BEGINNING ON BAYVIEW DRIVE & LUNAR STREET

The design drawings for the first sidestreet renovation project done by the Bayshore Beautification MSTU is complete! Staff is diligently working to finalize the permitting, required easements and advertising the invitation to bid to hire a construction company to complete the project. Bayview Drive and Lunar Street will receive sidewalks, landscaping, pedestrian-scale lighting and new driveway aprons where one already exists. Look for construction to begin in fall 2013 and to complete within five months.

## CRA LIGHTING THE NEIGHBORHOOD

There were several requests made by area residents for the Bayshore/Gateway Redevelopment Agency to address the lack of lighting along Peters, Collee, Gordon and Andrew Drive. Staff identified locations with existing power poles for street light attachments and contracted FP&L to install lights. We hope to have lighting installed by fall.

## COMMUNITY GARDEN

The beginning of a community garden is on the way! CRA staff attended an event sponsored by the Sheriff's Office at the East Naples Community Park in July to survey residents about the installation of a community garden or dog run at the park. The majority of votes were for the community garden. We are currently in the preliminary planning process and seeking active participants who want to garden. If you are interested in participating please contact Ekna Guevara at 643-1115.



## **BAYSHORE/GATEWAY TRIANGLE CRA**

3470 Bayshore Drive, Unit 102  
Naples, Florida 34112

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Intech Printing



## **NEW BUSINESSES BRING JOBS TO THE AREA**

The Bayshore/Gateway Redevelopment Area has seen several new businesses move into the area creating 101 new jobs. Some of the new businesses in the area are: Taste of Chicago, Sea Tech, Green Door Nursery, La Piñata, Three 60, Smith Plastering, Greenway, Applied Quantum Energy, Sunny Hobby, Marco's Seafood.

## **NEW HOUSING CONSTRUCTION ON LINDA DRIVE**

If you pass by Linda Drive you'll find the street is under construction and planned for development of 32 beautiful, green, single family homes starting in the low 400's. Having little buildable property this close to the beautiful Naples beaches, Bayshore is becoming one of the most sought after areas for developers. For more information contact NIAN Construction, Inc., at 239-260-1523.

## **CIRRUS POINTE DEVELOPEMENT**

The property located at the northeast corner of Thomasson and Bayshore (Cirrus Pointe) has cleared all exotics and moving forward with the construction of 108 market rate condos. The development will focus on a secure safe environment with private garages and entrances into unit.

## **NEW SINGLE FAMILY HOUSE CONSTRUCTION TRANSFORMING PREDOMINATELY MOBILE HOME AREA**

The CRA publicly advertised and sold five CRA owned lots for the construction of single family homes on Van Buren Ave. The Developer plans to start construction next year, which will transform the predominately mobile home street. The Bayshore Mixed Use District Overlay permits live-work units on Van Buren Avenue through the conditional use process. Live-work units may include artist studio, professional office, professional service such as hair salon or tailor, or any other use deemed to be similar in nature by the BZA during the conditional use process. Non-residential uses may include ancillary retail, such as galleries selling artwork and hair salons selling hair products. For more information contact our office at 643-1115.



*Single Family Home  
built by Gebelhoff  
Group of Companies,  
LLC*