



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Bayshore Gateway Triangle Community Redevelopment Agency

Revised AGENDA

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

**Date: December 4, 2018**

Time: 6:00 PM

Chairman Maurice Gutierrez

Karen Beatty, Peter Dvorak, Larry Ingram, Dwight Oakley,  
Steve Main, Michael Sherman, Steve Rigsbee

- 1. Call to order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Approval of Minutes**
  - a. November 14, 2018 (Attachment)
- 5. Community / Business – Presentations**
- 6. Old Business**
  - a. Redevelopment Plan Update – Evan Johnson (TOD)
    - i. Proposed Land Development Code Changes
    - ii. Memo regarding November 14 changes (Attachment)
  - b. Bayview Park – Parking Discussion (Barry Williams, Collier County Parks and Recreation Department)
  - c. Office Space – Staff Update
  - d. Love and Legacy Update
  - e. Linwood Street Lighting Update
  - f. 2019 Meeting Calendar – (Attachment)
- 7. New Business**
  - a. Revised Advisory Board Vacancy – Applications

Bayshore CRA Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112

Phone: 239-643-1115

Online: [www.bayshorecra.com](http://www.bayshorecra.com)



## *Creativity in Bloom*

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- i. Al Schantzen (Attachment)
- ii. Camille Kielty (Attachment)
- iii. Victoria Nicklos (Attachment)

- b. Neighborhood Initiative - Streetlighting/Neighborhood Watch (Attachment)

### **8. Other Agency's**

- a. Collier County Sheriff Department
- b. Collier County Code Enforcement (Attachment)

### **9. Staff Report**

- a. Redevelopment Plan Assessment Documents
  - i. Redevelopment Plan Mini-Triangle Sub Area – Draft Assessment Memo (Attachment)
  - ii. 17 Acre Property – Draft White Paper (Attachment)
  - iii. Case Studies – (Attachment)
- b. Project Manager's Report – Tami Scott (Attachment)
- c. Financials (Attachment)

### **10. Communication and Correspondence**

### **11. Public Comment**

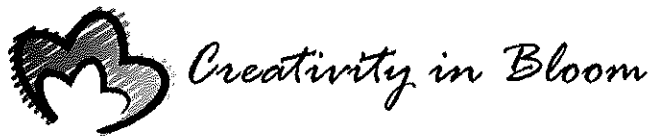
### **12. Staff Comments**

### **13. Advisory Board General Communications**

### **14. Next meetings:**

- a. January 15, 2018 – **NOTE DATE CHANGE**

### **15. Adjournment**



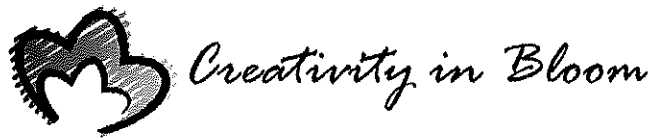
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**Agenda item 4.a– November 14, 2018 meeting minutes**

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL  
ADVISORY BOARD MINUTES OF THE APRIL 3, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:01 p.m. at the Naples Botanical Garden Buehler Auditorium, 4820 Bayshore Drive, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Peter Dvorak, Dwight Oakley, Steve Main, Karen Beatty, Michael Sherman and Steve Rigsbee.  
Excused absence: Larry Ingram  
**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Megi Roko, Executive Secretary; Sean Callahan, Executive Director of Corporate Business Operations.
- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez.
- III. **Adoption of Agenda:** Requested changes: Add an update on 3339 Canal Street under Community/Business Presentations and delete Item 7a since, Public Utilities Code Enforcement was unable to attend. Maurice Gutierrez made a motion to accept agenda as amended. Second by Steve Main. Passed Unanimously.
- IV. **Adoption of Minutes:** Revised Minutes were distributed prior to the start of the meeting. Peter Dvorak made a motion to approve October 2<sup>nd</sup> meeting minutes as presented at the meeting. Second by Karen Beatty. Passed Unanimously. Peter Dvorak made a motion to approve October 11<sup>th</sup> special meeting minutes as distributed at the meeting. Second by Karen Beatty. Passed Unanimously.
- V. **Community/Business- Presentations:**
  - A. **3339 Canal Street Update-Commissioner Taylor:** Commissioner Penny Taylor came forward and gave an update on the house located on 3339 Canal Street. The case will be heard at the Nuisance Abatement Board on January 23, 2019. The Commissioner also mentioned there is research being done on the underdeveloped properties with overgrown vegetation in the community and will be addressing the fallen trees.
- VI. **Old Business:**
  - A. **Draft Redevelopment Plan Update:** Debrah Forester noted that staff was requesting Board action tonight to move the plan forward. Evan Johnson reviewed all the changes and additions that were made to The Plan. An



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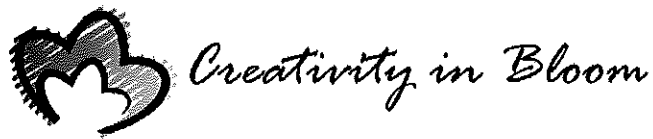
overview of the new concepts was mentioned, and potential changes of the Mini-Triangle were also discussed. While discussing the 17 Acres property, Commissioner Fiala asked if parks could be included into the CRA. Peter Dvorak, Vice Chair, added that there was previous discussion on the “Sugden Triangle” which was not included on the updated Plan that would also include parks into the overlay. Some pros and cons were discussed within the Advisory Board. Peter Dvorak made a motion to include in The Final Redevelopment Plan, to explore the feasibility of expanding the CRA overlay boundaries to incorporate the “Sugden Triangle”. Steve Main seconded the motion. The motion was passed 7:1. Peter Dvorak made a motion to recommend approval of the Updated Plan, with the new requested adjustments, and to begin the public hearing process and forward to the Planning Commission for approval. Second by Maurice Gutierrez. Passed unanimously.

- B. 17 Acres Survey Results:** Survey results were reviewed and discussed. It was also discussed how to translate the results in The Final Redevelopment Plan.
- C. Land Purchase/Future Parking Lot:** Tami Scott, Senior Project Manager, highlighted the new forthcoming actions. It was mentioned that a purchase order had been approved and opened. Trebilcock Consulting Service was selected, and the initial work will encompass a survey of the lot to determine the schematic design, maintenance plan options, and selections will be presented to the Board in January.
- D. Opera Naples/Linwood Street Lighting:** Debrah Forester, CRA Director gave a brief update on the subject and mentions John Miller, Project Manager at the Transportation Engineering & Construction Management Division at Collier County, for his assistance in facilitating an agreement with FPL and selecting lighting fixtures. Once a draft agreement is finalized it will be presented to the Board for approval.
- E. Florida Redevelopment Association Conference:** A copy of Florida Redevelopment Awards 2018 Best Book was provided from the conference the staff had attended for the Board to review. Ms. Forester noted that both Tami Scott and Shirley Garcia attended training classes under the Florida Redevelopment Association Academy which provides educational certification.

**VII. Other Agency's:**

- A. Storm Water Department:** Amy Patterson, Capital Project Planning, Impact Fees, and Program Management Division Director introduced her staff; Gino Santabarbara, Principal Planner, and Michele Mosca, Principal Planner. Ms. Patterson offered contact information to anyone who may need assistance in any current or future issues. She mentioned that her team will be working with CRA staff and will be attending future meetings as needed.





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- B. Collier County Sheriff Department:** Corporal Dan Darren, Marine Patrol, was introduced and discussed boating traffic in Haldeman Creek and what the department will do to protect the community. Corporal Mike Nelson stated details on the upcoming community events that will occur.
- C. Collier County Code Enforcement:** John Johnson, Code Enforcement Investigator, gave an update on the current and open code cases and provided contact information for community support. Mike Ossorio, Code Enforcement Division Director, provided an overview of upcoming changes to the online report system that will improve report information.

**VIII. New Business:**

- A.** The 2019 Calendar was provided for the Board to review and it will be brought back to the next meeting to finalize.
- B.** It was mentioned Shane Shadis had resigned from the Advisory Board creating a position. The position is “at large” which is anyone that lives or does business or both within the CRA Boundaries. The opening will be advertised on the County website.

**IX. Staff Report:**

- A.** Tami Scott, Senior Project Manager, highlighted several projects from the Project Managers Report. Tami mentions the Fire Suppression-Phase 2 project is underway and the interlocal agreement was completed with the City of Naples and approved by the BCC. The CRA office staff will be meeting with the contractor and leasing manager of the future office space to work through newly discovered problems. AECOM had been selected for the Thomason Drive Project through the CEI services. The Celebration Food Truck Park is expected to open in the upcoming week. A site development plan is expected from Ractrac. The Road Resurfacing project on David Boulevard will begin the milling and resurfacing process on November 18. Mattmay Homes provided floor plans and had submitted drawings for new building permits with hopes of beginning in March of 2019. Cirrus Point owner has scheduled a meeting with CRA staff on the 19<sup>th</sup> of November to provide an update on the project.

Chairman Gutierrez, requested an update on the Love and Legacy lots. Ms. Forester mentioned that it appeared the investor was not interested in the CRA Advisory Board recommendation to allow him to move forward with 5 lots contingent on the \$20,000 additional payment and detailed construction schedule and the remaining 10 lots be available for the CRA to move forward with other options. Staff is expecting to bring the item to the Board in December and will provide an update at the next meeting.

- B.** Maintenance and Financial reports were also provided for review.



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- X. **Correspondence and Communications:** The 17 Acres Survey findings report was provided. The Art Among the Blossoms, and Paddle Festival event flyer with information was provided. An aerial of the Airport/Davis transportation improvements project was also provided, and staff noted the work will not begin until after season and they will reach out to the project manager to attend an upcoming meeting to provide more details.
- XI. **Public Comments:** Paula McMichael, Director of Planning at Hole Montes, requested to include a reevaluation of residential density recommendation. Sharron Kurgis, Community Business Owner, mentioned the importance of integrating the use of E-Bikes/City Bikes, and to evaluate a designated safe place in the community for taxi/driving service pick-up. Sharron also requested to adjust the current language to include art distribution and location throughout the community. Al Schankzin, community member, requested there be stronger language in The Plan determining detailed strategies to improve blighted and nuisance housing. Steve Jarrod, community member, requested to include a cultural arts plan.
- XII. **Staff Communication:** Debrah Forester, CRA Director, noted that Collier County is working on a county-wide arts plan to which the CRA would like to be involved and perhaps piggyback with the consultant selected to develop a public arts plan for Bayshore. Shirley Garcia, mentioned that the Christmas decorations will installed during the upcoming weekend.
- XIII. **Advisory Board General Communication:** Mike Sherman, Advisory Board Member, discussed the potential of future water transportation improvements, and suggested a water transportation feasibility study to be reviewed and added to the Plan. Mr. Sherman also suggested that 2 separate marketing or branding exercises for the community be considered that incorporates both the residential and commercial aspects. Karen Beatty, requested to include the idea of an Arts Committee within the Plan.
- XIV. **Next Meeting Date:** December 4, 2018
- XV. **Adjournment** – The meeting adjourned at 8:43 p.m.

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Chairman Maurice Gutierrez



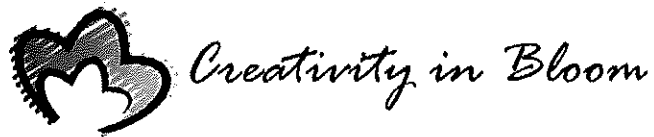
GREAT INSIGHTS. GREATER OUTCOMES.

To: Debrah Forester, Director, Bayshore/Gateway Triangle Community Redevelopment Agency  
From: Evan Johnson, AICP, LEED AP, Project Manager, Tindale Oliver  
Subject: Bayshore/Gateway Triangle CRA Plan Update, Response to Comments  
Date: November 15, 2018

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The following edits will be made to the draft CRA Redevelopment Plan in response to comments from the Advisory Board November 14, 2018 meeting and additional staff information:

- **Non-Capital Projects:** Add line item for "other non-capital" studies to include a study for expansion of the CRA and others that may arise in the future
- **Existing Land Use Maps:** Update ELU maps to show large Mattamy property as vacant (currently shown as State land; see pages 3-10 and 3-12 for example)
- **Cover Pages and Dividers:** Change out pictures in the cover pages and chapter/appendix dividers to better represent the CRA community character
- **Section 2:** Add the date the CRA was created and initial time period
- **Page 3-23:** Correct spelling of "bike lane"
- **Page 3-31:** Add examples to the administrative consideration for the Arts and Culture Plan to include an arts committee or additional staff
- **Page 3-33:** Generalize the strategy to evaluate expansion of the CRA (not just for new development opportunities, but also parks connections, etc.)
- **Page 3-55:** Expand strategy on alternative vehicles to alternative modes to cover water-borne transportation such as water taxis
- **Page 4-5:** Add the amount of money that will be freed up when Mini Triangle property sells currently being held in reserve due to loan requirements (\$350,000)



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#### CRA Advisory Board Meeting Calendar 2019

Meetings are held on the first Tuesday of each month at 6:00 PM unless otherwise notified

- January 15, 2019 - Third Tuesday of the month due to New Year's holiday & Scheduling.
- February 5, 2019
- March 5, 2019
- April 2, 2019 Joint CRA/MSTU/BCC meeting 9am & 6pm CRA Advisory Meeting
- May 7, 2019
- June 4, 2019
- July 9, 2019 – TBD(summer break) 2<sup>nd</sup> Tuesday due to Independence Day
- August 6, 2019- TBD(summer break)
- September 10, 2019- TBD(summer break) 2<sup>nd</sup> Tuesday due to Labor Day
- October 1, 2019
- November 5, 2019
- December 3, 2019

#### BCC Holiday Schedule 2019

The Board of County Commissioners recognizes the following holidays in 2019, observed on the dates listed below:

- |                               |                              |
|-------------------------------|------------------------------|
| • New Year's Day              | Tuesday, January 1, 2019     |
| • Martin Luther King, Jr. Day | Monday, January 21, 2019     |
| • President's Day             | Monday, February 18, 2019    |
| • Memorial Day                | Monday, May 27, 2019         |
| • Independence Day            | Thursday, July 4, 2019       |
| • Labor Day                   | Monday, September 2, 2019    |
| • Veteran's Day               | Monday, November 11, 2019    |
| • Thanksgiving Day            | Thursday, November 28, 2019  |
| • Day After Thanksgiving      | Friday, November 29, 2019    |
| • Christmas Eve               | Tuesday, December 24, 2019   |
| • Christmas Day               | Wednesday, December 25, 2019 |

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112  
Phone: 239-643-1115  
Online: [www.bayshorecra.com](http://www.bayshorecra.com)

## Advisory Board Application Form

Collier County Government  
3299 Tamiami Trail East, Suite 800  
Naples, FL 34112  
(239) 252-8400

Application was received on: 11/16/2018 9:22:38 AM.

Name: Allen M Schantzen Home Phone: 239 370 7763

Home Address: 3321 Canal St

City: Naples Zip Code: 34112

### Phone Numbers

Business:

E-Mail Address: stackoil@comcast.net

Board or Committee: Bayshore/Gateway Triangle Local Redevelopment Advisory Board

Category: Not indicated

Place of Employment: Retired

How long have you lived in Collier County: more than 15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? ☒ Yes

Do you currently hold an elected office? ☐ No

Do you now serve, or have you ever served on a Collier County board or committee? ☐ No

Not Indicated

**Please list your community activities and positions held:**

Naples Airport Authority Noise Abatement Committee Naples Botanical Garden - Dog Committee

Member Unofficial neighborhood watch participant Curator of a whimsical area called Ponderville

**Education:**

High School, Military and Aviation Related Schools

**Experience / Background**

40 years Aviation Maintenance USAF Veteran, Two tours Republic of Vietnam Have held positions

throughout my career, including but not limited to: Director and Chief of Maintenance, Flight Examiner,

Flight Engineer/Load Master with 271 combat flight hours. Homeowner/Resident in the CRA area since 1990. Active in non-government community affairs.

## Advisory Board Application Form

Collier County Government  
3299 Tamiami Trail East, Suite 800  
Naples, FL 34112  
(239) 252-8400

Application was received on: 11/29/2018 3:48:30 AM.

Name: Camille Kielty Home Phone: 239-877-4632

Home Address: 2654 Shoreview Drive

City: Naples Zip Code: 34112

Phone Numbers

Business:

E-Mail Address: Kieltyclan@gmail.com

Board or Committee: Bayshore/Gateway Triangle Local Redevelopment Advisory Board

Category: Not indicated

Place of Employment: Retired

How long have you lived in Collier County: 1-2

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? Yes

My partners and I just formed an LLC, Celebration Park Adventures, and we intend to rent recreational equipment out of Three60 Market as early as December 1, 2018.

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or

recommendations made by this advisory board? ☒ Yes

As a resident I may or may not benefit by decisions made by this board, but will be better educated on the issues and opportunities, and will leverage my personal and professional experiences to support my local community.

Are you a registered voter in Collier County? ☒ Yes

Do you currently hold an elected office? ☐ No

Do you now serve, or have you ever served on a Collier County board or committee? ☐ No

☐ Not Indicated

**Please list your community activities and positions held:**

This will be my first board application in Florida, as I retired July 1, 2016 and moved to Naples and built a home here. I am a volunteer at Naples Humane Society, but looking for more active engagement with the community. Most recently while living in Atlanta, GA and working for UPS I was active in the following: Board member of HomeStretch - a nonprofit agency specializing in homeless shelter for families, Atlanta, GA. Transportation Advisory Board for USTRANSCOM Member, NDTA - National Defence Transportation Association

**Education:**

Double degree in Natural Sciences and Business, College of St. Scholastica, Duluth, MN Graduated Summa Cum Laude

**Experience / Background**

I retired from UPS after 32 years of driving positive change for the organization. My last assignment, President of Enterprise Accounts, I had responsibility for sales efforts in the Automotive, Industrial, Government and Professional Sales industry verticals representing over \$5 Billion in annual revenue. Previous roles included Global Sales Strategy, Corporate Customer Service Centers, Regional Sales, Operations, etc.



## Advisory Board Application Form

Collier County Government  
3299 Tamiami Trail East, Suite 800  
Naples, FL 34112  
(239) 252-8400

Application was received on: 11/28/2018 6:14:32 PM.

Name: Victoria Nicklos Home Phone: 239-572-9800

Home Address: 1350 Misty Pines Circle #106

City: Naples Zip Code: 34105

### Phone Numbers

Business:

E-Mail Address: vnicklos@gmail.com

Board or Committee: Bayshore/Gateway Triangle Local Redevelopment Advisory Board

Category: Not indicated

Place of Employment:

How long have you lived in Collier County: more than 15

How many months out of the year do you reside in Collier County: 6-9

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

I own property on New Moon Court and all improvements made in the Bayshore community will have a direct positive impact on the value of my property as well as all property owners.

Are you a registered voter in Collier County? ☒ Yes

Do you currently hold an elected office? ☐ No

Do you now serve, or have you ever served on a Collier County board or committee? ☒ Yes

I was a MSTU board member

Please list your community activities and positions held:

**Education:**

Some college

**Experience / Background**

I have lived in Naples for 40+ years, owned and operated an upscale retail business in Naples for 28+ years which I closed in 2004. I was a 50% partner in an LLC which owned 31 lots on Linda Avenue off Bayshore Drive. Currently I have an art studio/gallery on Shirley Street where I paint and sell my original paintings.

3113 Basin St, Naples, FL 34112, USA Lat: 26.1228542

Coco Ave

Arco Ave

Cricket Lake Dr

Basin St

Basin St

Donner Dr

Barrett Ave

Florida Power and Light

Florida State University

26°07'15.33" N 81°46'03.21" W elev 0 ft

# Bayshore CRA Report

Case Number	Case Type	Description	Date Entered	Inspector	Location Description
					61840560008 - 2801 THOMASSON DR Kimberly Pitts - Property Manager Headwaters Development, Inc - kpitts.distinction@gmail.com - 239.249.1953
CELU20180013224	LU	Open	10/23/2018	JohnJohnson	
CELU20180013293	LU	Open	10/23/2018	JonHoagboon	2364 Linwood Way
CELU20180013725	LU	Open	11/02/2018	JonHoagboon	1651 Avondale St
CELU20180013731	LU	Open	11/02/2018	JohnJohnson	3172 Van Buren - 52700160007
CELU20180013991	LU	Open	11/08/2018	JohnJohnson	3612 bayshore Drive - Leo's Sod - 81730040003 Complainant: Tonya (239) 961-4086
CELU20180014005	LU	Closed	11/08/2018	JonHoagboon	2390 Linwood Way
CELU20180014109	LU	Closed	11/09/2018	JohnJohnson	(5085 bayshore drive) 61838760001 rear of property near park *****Duplicate Case: CELU20180011299*****
CELU20180014120	LU	Closed	11/12/2018	JohnJohnson	3048 holland house Naples fla 34112
CELU20180014150	LU	Open	11/13/2018	JohnJohnson	71580220009 (vacant lot)
CELU20180014212	LU	Open	11/14/2018	JohnJohnson	3048 Lunar street
CELU20180014453	LU	Open	11/20/2018	JonHoagboon	2085 Tamiami Trl E
CENA20180013209	NA	Open	10/23/2018	JonHoagboon	2054 Davis Blvd
CENA20180013274	NA	Open	10/23/2018	JonHoagboon	2455 Tamiami Trail
CENA20180013415	NA	Closed	10/25/2018	WilliamMarchand	2721 Van Buren
CENA20180013454	NA	Open	10/26/2018	WilliamMarchand	3000 Cottage Grove
CENA20180013518	NA	Closed	10/29/2018	WilliamMarchand	8085 Bayshore
CENA20180013537	NA	Closed	10/30/2018	JonHoagboon	1695 Commercial Dr
CENA20180013540	NA	Closed	10/30/2018	JonHoagboon	2193 Kirkwood Ave
CENA20180013581	NA	Closed	10/30/2018	JohnJohnson	3097 Coco Ave - 71781280000
CENA20180013719	NA	Closed	11/01/2018	JohnJohnson	2224 Tamiami Trail E, (Old Taco Bell) - 51690720008
CENA20180013853	NA	Closed	11/06/2018	JohnJohnson	Near 3125 BAYSHORE DR in the creek
CENA20180013986	NA	Closed	11/07/2018	JohnJohnson	2800 Pine Street
CENA20180014047	NA	Open	11/08/2018	JohnJohnson	4040 Bayshore Drive - 61836280004 Super Star Food Market

					Complainant is CRA Bayshore
CENA20180014163	NA	Open	11/14/2018	JohnJohnson	3385 Bayshore Dr - 71781320009
CENA20180014168	NA	Closed	11/14/2018	JohnJohnson	3049 Coco Ave - 71781120005
CENA20180014254	NA	Open	11/15/2018	JohnJohnson	2668 Tamiami Trl E, Naples, FL 34112 (Gulfgate Plaza) Bravo Store Manager: Juan 239-234-5136, bravonaples@comcast.net
CENA20180014263	NA	Open	11/15/2018	WilliamMarchand	2564 Van Buren
CENA20180014458	NA	Open	11/20/2018	WilliamMarchand	2805 Van Buren
CENA20180014463	NA	Open	11/20/2018	JohnJohnson	2224 Tamiami Trail E, (Old Taco Bell) – 51690720008
CENA20180014484	NA	Open	11/21/2018	JohnJohnson	3073 Coco
CEPM20180013202	PM	Closed	10/23/2018	JohnJohnson	2675 Storter Ave Owner (239-777-4280)
CEPM20180013715	PM	Closed	11/01/2018	JohnJohnson	3863 Bayshore Dr, A-Z Beverage, 52701320008
CEPM20180013967	PM	Closed	11/07/2018	StephenAthey	3339 Canal St.
CEROW20180013546	ROW	Closed	10/30/2018	MicheleMcgonagle	3065 TERRACE AVE
CES20180013199	S	Closed	10/22/2018	JohnJohnson	Outer Drive & Thomasson Lane Near Abaco Bay on Bayshore Drive
CES20180013729	S	Closed	11/02/2018	JonHoagboon	1600 Airport Rd S
CES20180013934	S	Closed	11/07/2018	JohnJohnson	3224 Bayshore - "Hair 4 You" new business
CES20180014223	S	Closed	11/15/2018	JohnJohnson	4315 Bayshore Dr
CESD20180013580	SD	Closed	10/30/2018	JohnJohnson	3172 Van Buren Ave - 52700160007
CEV20180013327	V	Closed	10/24/2018	JohnJohnson	3085 ARECA AVE - 71781920001
CEV20180013717	V	Closed	11/01/2018	JohnJohnson	2647 Becca Ave - 81271000007
CEV20180013783	V	Open	11/05/2018	JohnJohnson	61837880005 - Vacant lot on south side of Bayshore near Holly
CEV20180013784	V	Closed	11/05/2018	JohnJohnson	52701280009 - corner of Bayshore & Van Buren
CEV20180014184	V	Closed	11/14/2018	MicheleMcgonagle	2615 Andrew Dr.
CEV20180014185	V	Closed	11/14/2018	MicheleMcgonagle	2579 Andrew Dr.
CEV20180014404	V	Open	11/19/2018	JohnFuentes	2401 23rd st sw
CEV20180014509	V	Open	11/21/2018	JohnJohnson	2836 Bayview - 48170120005

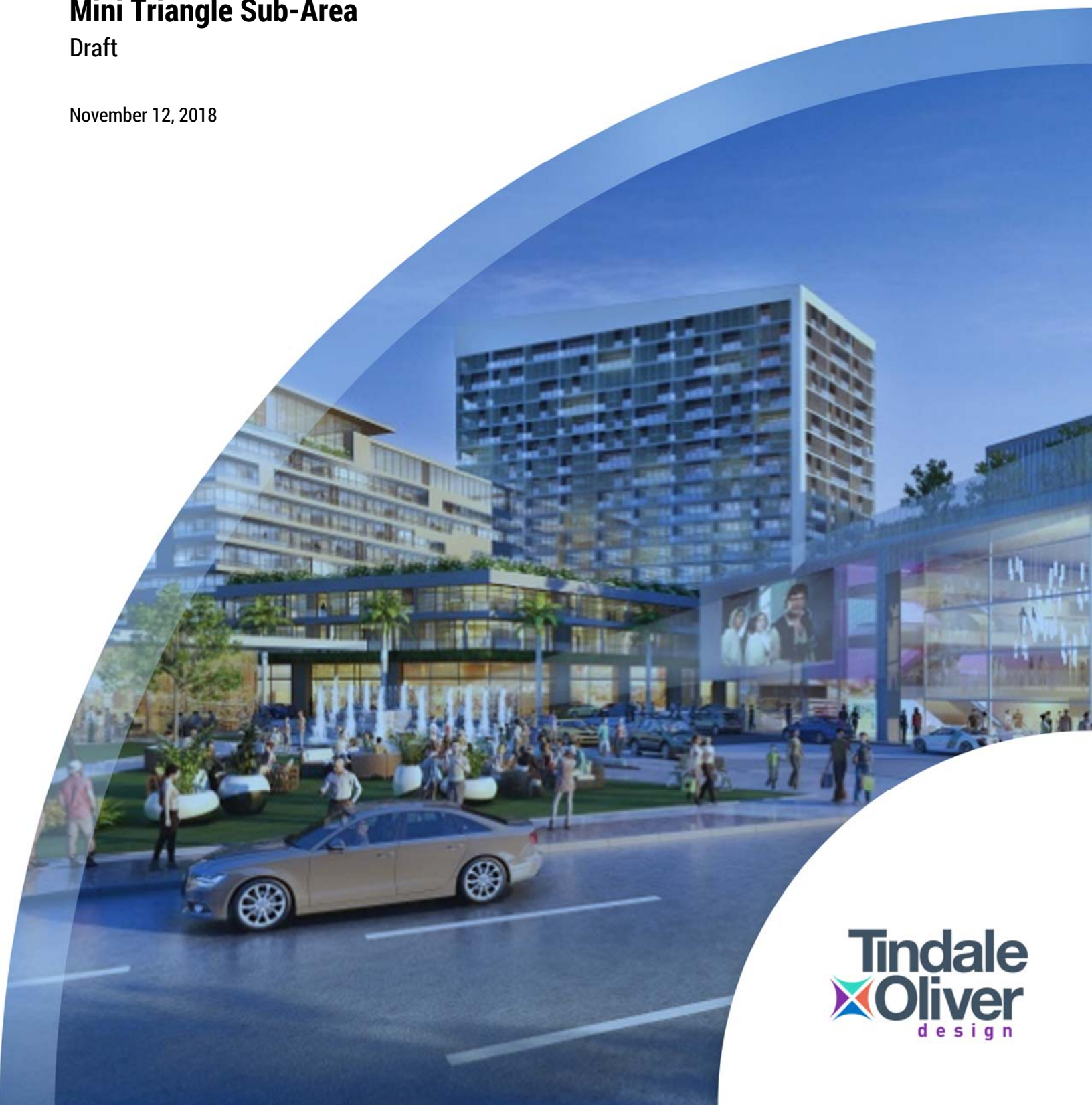




## Mini Triangle Sub-Area

Draft

November 12, 2018



## Mini Triangle Sub-Area

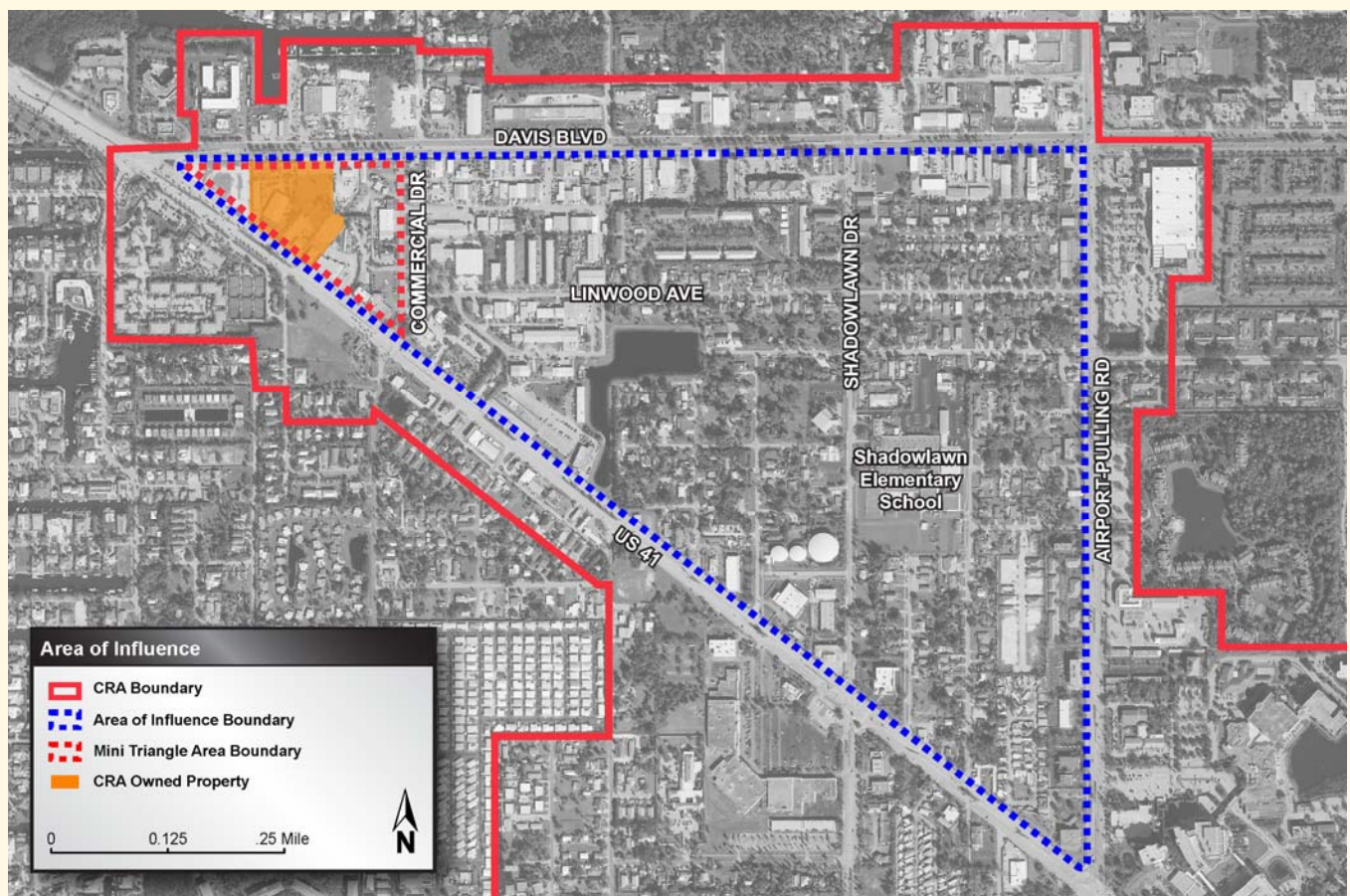
The Mini Triangle Area, and particularly the CRA-owned parcels in this area (see Map 1), has been identified as a catalyst site for redevelopment in the Bayshore/Gateway Triangle CRA area of Collier County since the 2000 CRA Master Plan. As part of the current Redevelopment Plan update process, an additional task was added to provide more detailed planning for the Mini Triangle site and its surroundings. The general goals of this effort were to identify:

- A more specific vision for the overall area
- Challenges and opportunities for development
- Steps towards implementation of the vision

This planning effort relied on mapping analysis, regulatory research, interviews with relevant government agencies, and a workshop with development stakeholders in the area.

These efforts generated a list of issues/opportunities for the area in three categories:

- development vision, - informed by regulatory conditions in the area and private development efforts
- public resources/assets—resources or assets that are publicly owned and maintained such as roads, water mains, and stormwater infrastructure
- structure/process considerations—related to how efforts will be carried out, including roles of different agencies/stakeholder, associations that may be formed, and funding mechanisms



Map 1: Mini Triangle Area



In addition to the Mini Triangle Area itself, the project team also considered the entire Triangle area enclosed by US 41, Davis Boulevard, and Airport-Pulling Road as an area that might be particularly affected by development in the Mini Triangle Area (Area of Influence, see Map 1); as a result, findings and recommendations in relation to Mini Triangle development span the entire Triangle.

The following provides the issues/opportunities identified with a corresponding recommendation for CRA action; many recommendations correspond to and can be coordinated with areas of focus and strategies identified in the general Redevelopment Plan (see the referenced Redevelopment Plan section after each recommendation).

## Recommendations

### Development Vision

**Issue/Opportunity 1:** There are opportunities to incentivize needed improvements, such as walkability, shared parking, aggregation of lots, transitional land use elements, and stormwater improvements.

**Recommendation:** Establish the following incentives:

- Shared signage
- Parking requirement reduction
- Incentivizing density pool units for desired development
- Stormwater credits
- Impact fee relief
- Allowing more live/work uses; this type of unit might be useful to promote in the commercial area east of Commercial Dr.
- Allowing mixed use around Shadowlawn/US 41

**Related redevelopment Plan Section:** 3.4

**Issue/Opportunity 2:** There are opportunities to increase local circulation by creating a connection through the Mini Triangle area to Commercial Drive and a possible re-alignment of Brookside Drive with Commercial Drive; (see Map 3) these improvements

will likely be accomplished through the private development process.

**Recommendation:** Facilitate interactions between private developers and public agencies to realize these improvements.

**Related Redevelopment Plan Section:** 3.4

**Issue /Opportunity 3:** There is a need for limitations on heavier commercial uses that may be incompatible with the overall long-term development vision of the area.

**Recommendation:** Establish LDC provisions to limit uses incompatible with the overall vision through design criteria.

**Related Redevelopment Plan Section:** 3.2

**Issue /Opportunity 4:** With more intensive commercial development in the Mini Triangle Area and possible secondary development stemming from it, there will likely be a need for land use and structural transitions between commercial and residential uses, as well as any markedly different building heights in existing development, in the Triangle area.

**Recommendation:** Incentivize mixed use development and more dense residential in the transition zones and along their borders with the residential/institutional area identified on Map 2. Promote use of the fence and wall funding grant for structure-based transition elements.

**Related Redevelopment Plan Section:** 3.2

**Issue/Opportunity 5:** Special provisions may be needed for the less intensive commercial redevelopment east of Commercial Drive to facilitate a transition between the Mini Triangle commercial and residential areas to the east.



**Recommendation:** Establish a special voluntary overlay east of Commercial Drive for the commercial structures that could consider:

- solutions for limited existing parking, including on-street parking as part of roadway improvements and shared parking solutions
- a concept or typologies template aligned with desired development on sites of 1-3 acres
- relocation assistance for uses that are less compatible with the long-term development vision and renters

**Related Redevelopment Plan Sections:** 3.2, 3.4, 3.5

**Issue/Opportunity 6:** The lot sizes in the residential area of the Triangle may limit the ability to build to allowed densities, which could help with height transitions.

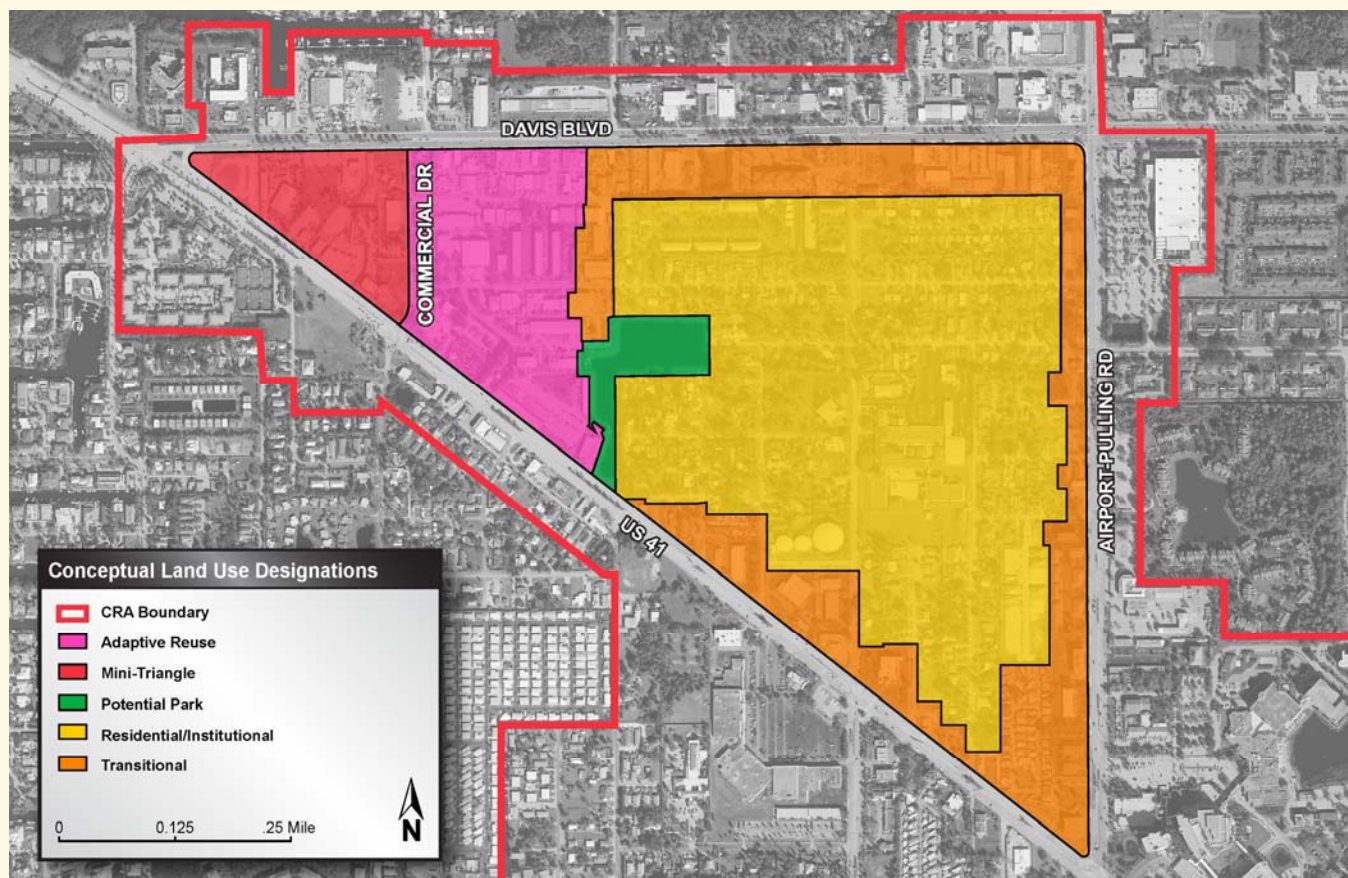
**Recommendation:** Evaluate strategic property

acquisition to consolidate lots and facilitate the purchase and consolidation of lots by private developers.

**Related Redevelopment Plan Section:** 3.4

**Issue/Opportunity 7:** There are new tools in place at the County level to provide further incentives for housing that is affordable that may be a consideration for future redevelopment in the Triangle area; these tools can help manage any potential affordability effects if property values rise with Mini Triangle redevelopment.

**Recommendation:** Coordinate with the Collier County Community & Human Services Division to capitalize on the following potentially forthcoming measures that include provisions to support housing that is affordable:



**Map 2:** Detailed Land Use Concept for Triangle Area

- develop a streamlined process for commercial to residential conversions
- develop guidelines to incentivize mixed income residential housing with the exception of Activity Centers and have staff bring back recommendations
- develop a process to identify and allow for increased density in Strategic Opportunity Sites
- Provide an increase in density in the Community Redevelopment Agency (CRA) areas and along transit corridors.

Related Redevelopment Plan Section: 3.4

## Public Resources/Assets

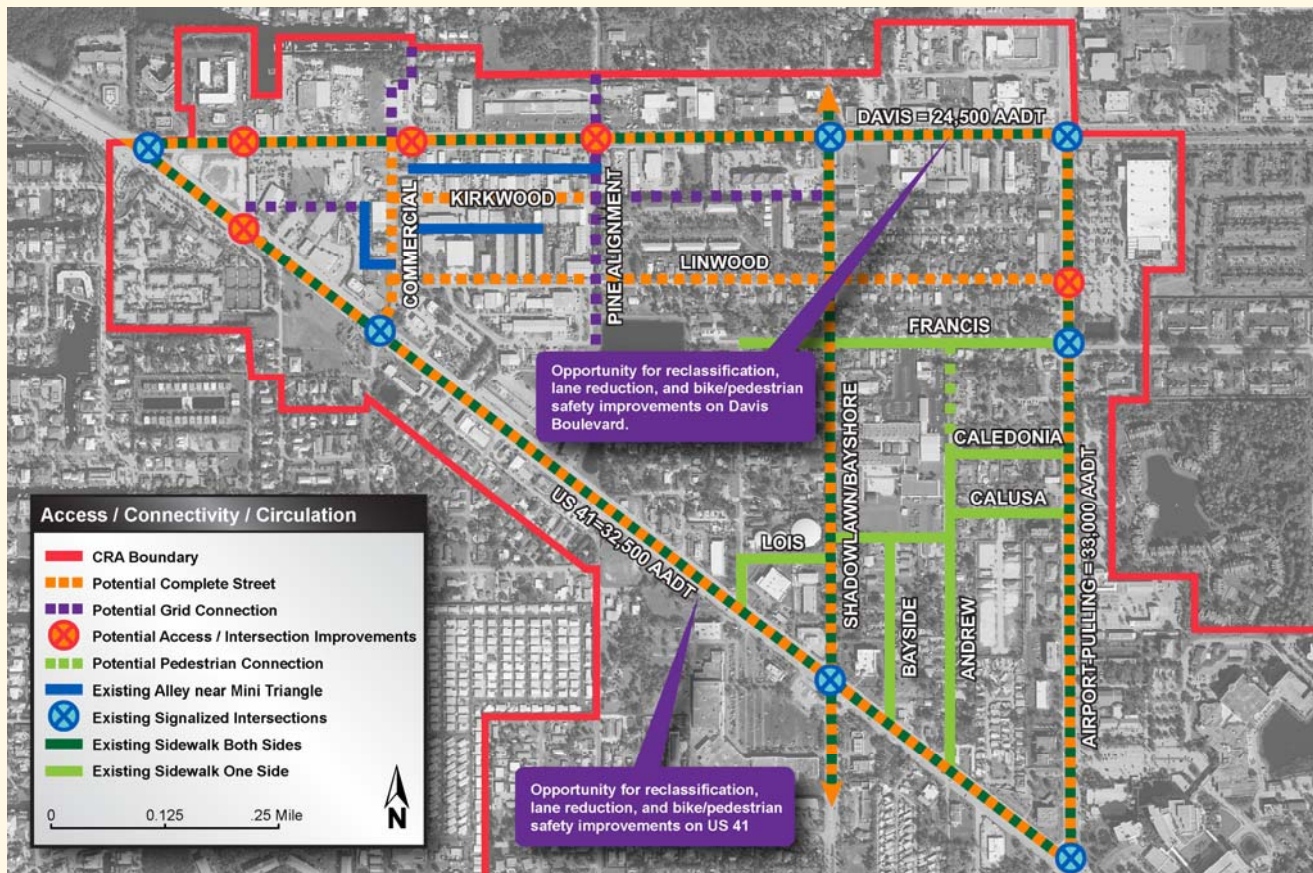
**Issue/Opportunity 1:** US 41, Davis Boulevard, and Airport-Pulling Road provide good regional access to the Mini Triangle area which can be further enhanced, yet transportation safety, particularly for bicyclists and

pedestrians, is an issue on roadways such as US 41 and Airport-Pulling Road.

**Recommendation:** Coordinate with FDOT/Collier MPO to enhance site access (e.g., signals and improved turn lanes at intersections), as well as promote local mobility needs and bicycle/pedestrian safety improvements in future capital improvement projects along US 41 and Davis Boulevard. The CRA can facilitate the development of a community vision for Complete Street improvements on these roadways sensitive to the urbanizing context (see Map 3); the CRA can also provide funding for initial FDOT review of these concepts.

Related Redevelopment Plan Section: 3.5

**Issue/Opportunity 2:** There is a desire for increased



**Map 3:** Detailed Transportation Concept for the Triangle Area

Note: AADT represents Annual Average Daily Traffic



walkability at the neighborhood level.

**Recommendation:** Promote pedestrian connections and Complete Street improvements along neighborhood streets in the Triangle area (see Map 3) that can facilitate movement between commercial and residential areas and support mixed-use development in transitional areas (see Map 2).

**Related Redevelopment Plan Section:** 3.5

**Issue/Opportunity 3:** Wastewater infrastructure capacity will need to be increased to accommodate the new development coming online in the Mini Triangle area.

**Recommendation:** Coordinate with private developers and Collier County Wastewater and Public Utilities Engineering and Project Management Divisions to coordinate capacity upgrades and evaluate potential CRA incentive opportunities.

**Related Redevelopment Plan Section:** 3.6

**Issue/Opportunity 4:** There is a need to ensure maintenance of infrastructure, including water and stormwater.

**Recommendation:** Coordinate with the City of Naples Utilities Department; the Greater Naples Fire District; and Collier County Capital Project Planning, Impact Fees, and Program Management Division to maintain and coordinate capital upgrades to these infrastructure networks.

**Related Redevelopment Plan Section:** 3.6

**Issue/Opportunity 5:** There is a desire to place underground or relocate overhead powerlines in the Triangle west of the Pine Street point.

**Recommendation:** Coordinate with Florida Power &

Light to plan and implement undergrounding of utilities along Linwood Avenue and Commercial Drive.

**Related Redevelopment Plan Section:** 3.6

## Structure/Process

**Issue/Opportunity 1:** There is an opportunity for businesses to create an association to facilitate desired development in the area, possible for Mini Triangle area and other sub-areas such as properties along Kirkwood Avenue. This may also include associations that provide funding, such as a Municipal Service Taxing Unit.

**Recommendation:** Facilitate coordination of property owners to evaluate association options.

**Related Redevelopment Plan Section:** 3.4

**Issue/Opportunity 2:** There is a need to understand the project planning cycles of agencies operating in the area making capital improvements, such as FDOT/ Collier MPO and Collier County capital project planning; with this information, local area considerations may be better incorporated into the capital improvements process.

**Recommendation:** Coordinate with appropriate representatives of relevant agencies to ensure community interests are considered in capital planning and improvement processes.

**Related Redevelopment Plan Sections:** 4.3 and 44.

**Issue/Opportunity 3:** There are additional opportunities for the CRA to play a role in facilitating and communicating about desired development in the area.

**Recommendation:**

- Convene/facilitate interactions of property owners, owners looking to sell, and commercial brokers to communicate vision and facilitate desired development; there is a need to develop strategies for both general information and specific opportunities to take advantage of programs and funding mechanisms.
- Provide funding and incentives for desired development
- Communication with residents, especially those that are hard to reach
- Make investments as a signal to private sector developers
- Facilitate LDC amendments to promote desired development

**Related Redevelopment Plan Sections:** 3.2, 3.4, and 3.7

To: Debrah Forester, Director, Bayshore/Gateway Triangle Community Redevelopment Agency

From: Evan Johnson, AICP, LEED AP, Project Manager, Tindale Oliver

Subject: Bayshore/Gateway Triangle CRA Plan Update, Mini Triangle Sub-Area Assessment Memo - DRAFT

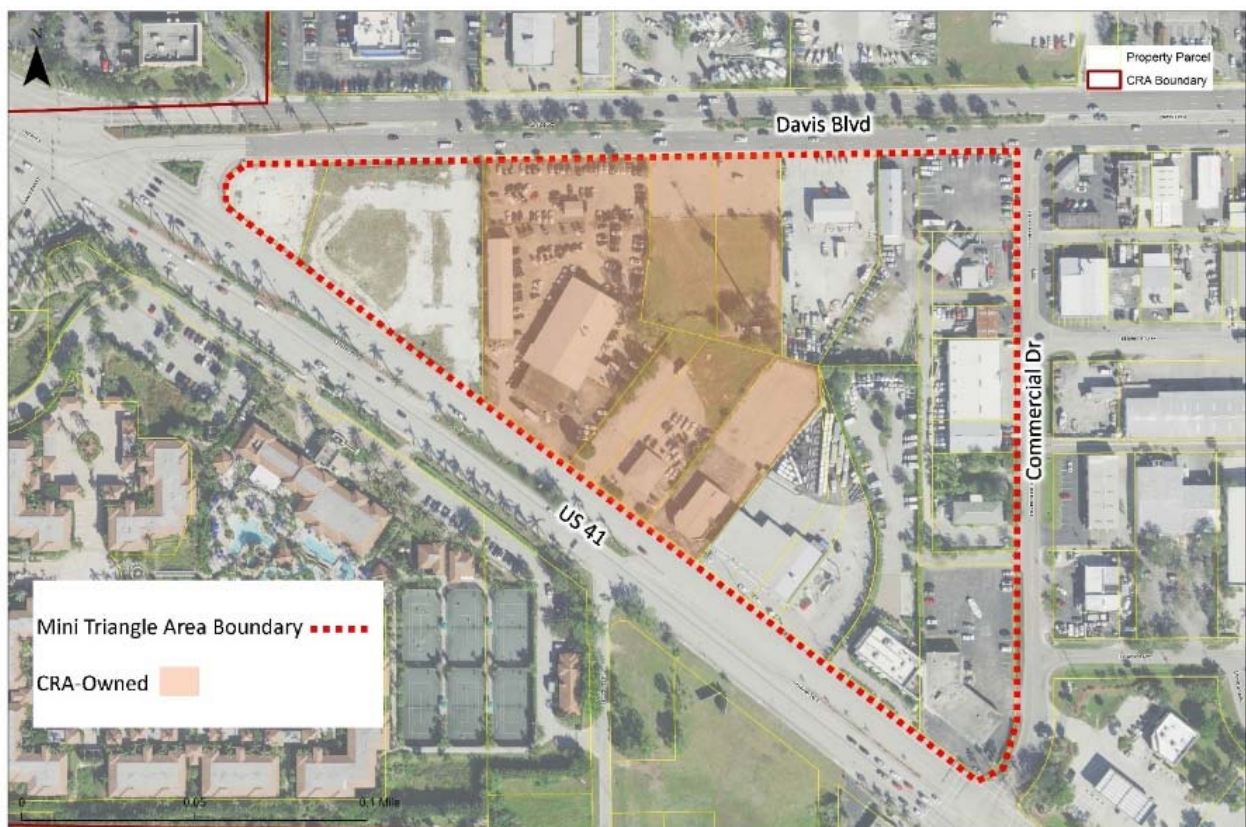
Date: November 13, 2018

## 1.0 Introduction & Process

The Mini Triangle area (see Map 1-1) has been identified as a catalyst site for redevelopment in the Bayshore/Gateway Triangle CRA area of Collier County since the 2000 CRA Master Plan. As part of the current Redevelopment Plan update process, an additional task was added to provide more detailed planning for the Mini Triangle site and its surroundings. The general goals of this effort were to identify:

- A more specific vision for the overall area
- Challenges and opportunities for development
- Steps towards implementation of the vision

Map 1-1: Mini Triangle Area



This additional planning effort relied on mapping analysis, regulatory research, and meetings with agencies and stakeholders, the results of which are detailed in the remaining sections of this memo.

## 2.0 Context

Understanding the context of the site helps illustrate its importance for redevelopment. The Mini Triangle area is approximately 14.3 acres, and the CRA owns a site of about 5.35 acres that is zoned as the Mini Triangle Mixed Use Planned Unit Development (MPUD), now under contract to be sold to Real Estate Partners, International.

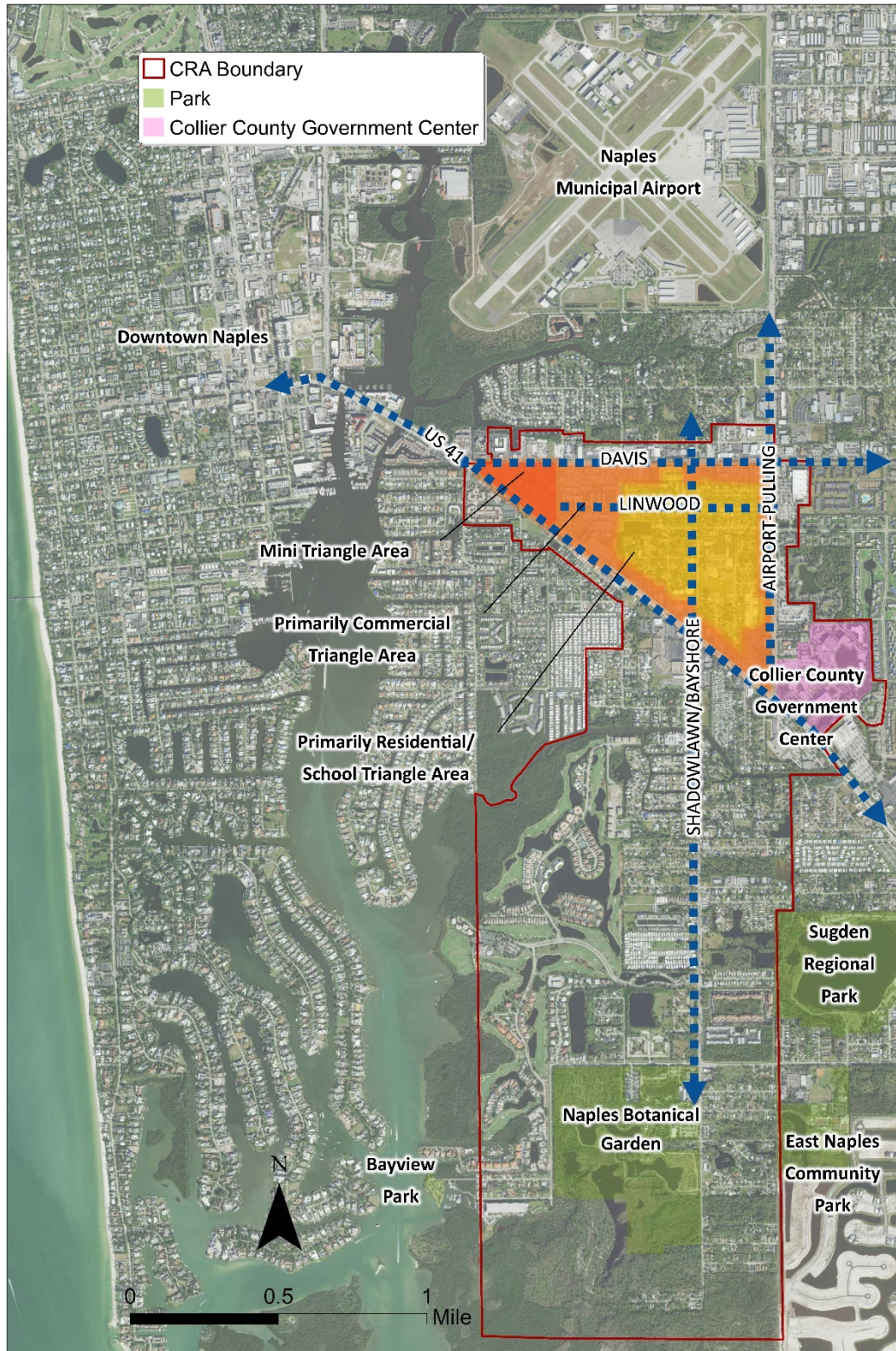
A key aspect of the Mini Triangle site is its location (see Map 2-1). It is at the heart of the urbanized area of Collier County and is surrounded by destinations that draw regional, national, and even international visitors. These destinations include Downtown Naples, Naples area beaches, Sugden Regional Park, East Naples Community Park that hosts the annual U.S. Open Pickleball Championships, the Naples Botanical Garden, and the Naples Municipal Airport. The Collier County government center is also nearby.

The area has good regional access being located directly on two major arterial roadways, Davis Boulevard and US 41, however local vehicle, bicycle, and pedestrian connectivity is a challenge.

Additionally, there is a mix of land uses within the larger Triangle area between US 41, Davis Boulevard, and Airport-Pulling Road that will require careful transitions from the catalyst and corridor commercial development to the single-family residential neighborhood and school in the eastern section of the Triangle.



Map 2-1: Large Area Context





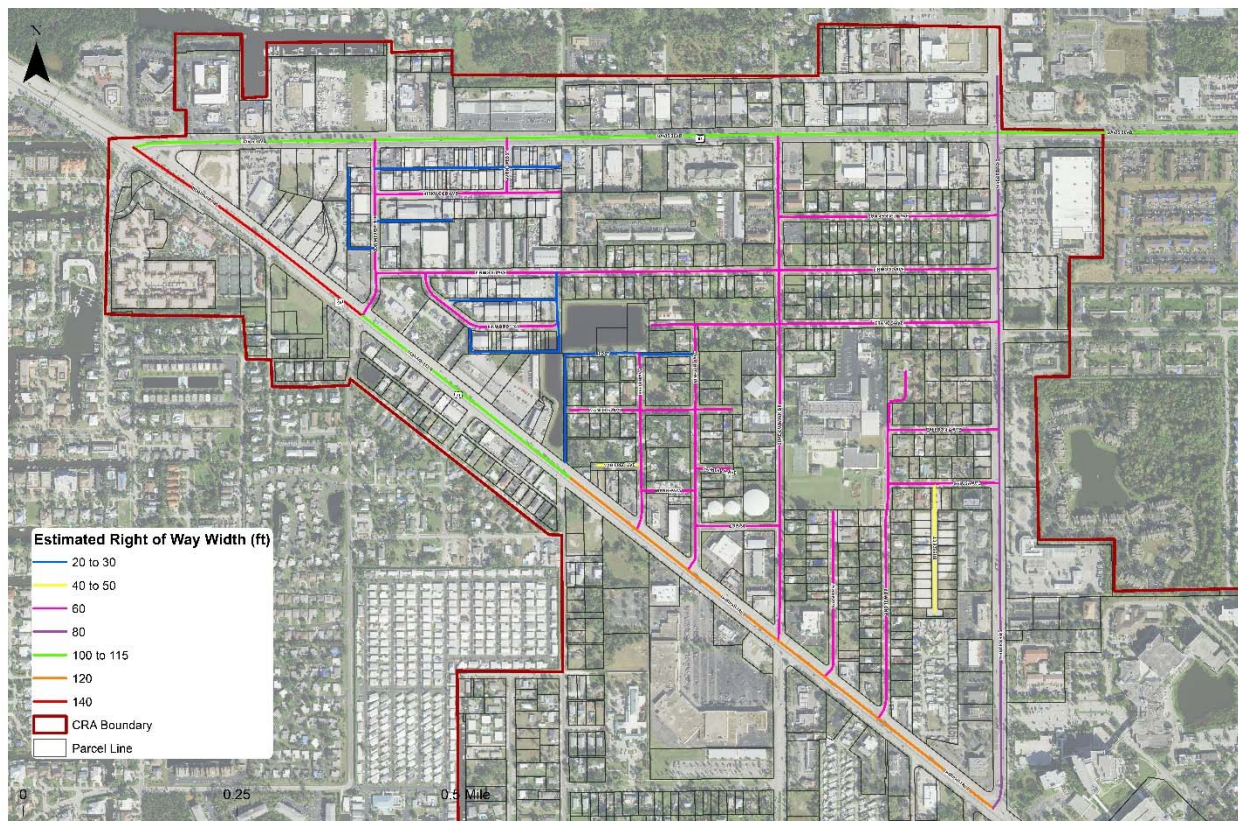
### 3.0 Background

This section covers existing conditions of public resources/assets, regulatory conditions, and proposed development for the Mini Triangle and more general Triangle areas. Public resources/assets refer to publicly owned resources such as roadways, water infrastructure, and stormwater infrastructure. The information provided is based on technical analysis and research, as well as interviews with related Collier County staff.

#### Existing Public Resource/Asset Conditions

As noted, the larger Triangle area in which the Mini Triangle are located is surrounded by larger highway and arterial roads with significant right-of-way (see Map 3-1). The roads inside the Triangle are generally collector and neighborhood streets.

Map 3-1: Right-of-Way Widths in the Triangle Area



Source: right-of-way calculations based on Florida Department of Revenue parcel shapefile.

The 2014 Collier MPO *Pedestrian and Bicycle Safety Study* identified segments of Airport-Pulling Road and US 41 as high volume and high/moderate severity crash roadways. A follow-up road safety audit was conducted in 2015 along these roadway segments. Table 3-1 provides the issues and recommendations identified for US 41 along the entire corridor of study or at key intersections near the



### Mini Triangle.

In terms of implementation of these items, there are projects programmed in the latest FDOT Transportation Improvement Program along Davis Boulevard (resurfacing) and US 41 (resurfacing and signal timing). The Davis project is anticipated to begin in November 2018, which is likely too soon to incorporate any additional community considerations for the project. The US 41 resurfacing project is preparing to begin the design phase. Additional funded improvements on US 41 will include some intersection safety improvements at US 41/Commercial Drive/Palm Street, among other locations (see Figure 3-1). Correspondence with a local FDOT representative indicated general support for a potential Complete Street project on US 41 and Davis Boulevard; next steps might involve the formation of a community vision for the streets and funding for FDOT review of these concepts.

Figure3-1: Selected 2015 Road Safety Audit Recommendations

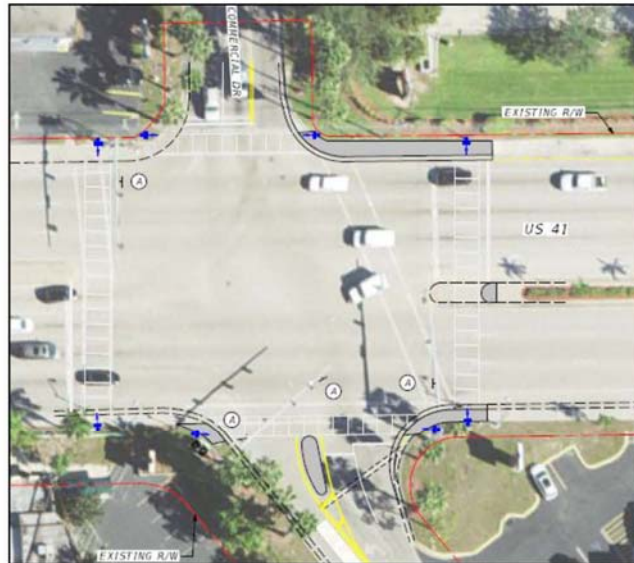
Issue	Solution		
	Short-Term	Mid-Term	Long-Term
Corridor-Wide Issue: High volume of pedestrians/bicyclists versus high volume/speeds of motorists	<p>Speed feedback signs</p> <p>Pedestrian and bicycle enforcement for all road users; educational materials</p> <p>Police bicycle patrols</p>	<p>Pedestrian hybrid beacon (High Intensity Activated Crosswalk) for controlled crossing in-between signalized intersections – at US 41/Pelton, US 41/Andrew</p>	<p>On US 41, reduce all lanes to 11 feet and remove 4-foot shoulders</p> <p>Extend curb to widen the sidewalk for pedestrians/bicyclists</p> <p>Gateway installations at either end of US 41 corridor</p> <p>Textured and colored pavement</p> <p>Narrow driveways</p> <p>Reduce corner radii</p> <p>Reduce speed limit to 35 MPH</p>

Issue	Solution		
	Short-Term	Mid-Term	Long-Term
Corridor-Wide Issue: Stopped side street motorists not observing approaching bicyclists	<p>No physical obstructions such as signs or landscaping blocking view (see FDOT Design Index 546)</p> <p>Review and revise County ordinances/design standards for clear sight distances</p> <p>Warning signs for drivers and pedestrians/bicyclists (p. 24)</p> <p>Enforcement with educational materials</p>	<p>Bicycle presence sign</p> <p>Speed bumps</p> <p>Driveway consolidation</p>	
Corridor-Wide Issue: Faded crosswalk marking across side streets	<p>High emphasis crosswalk markings</p> <p>Textured/colored pavement</p> <p>Highlight vehicle stop point</p>		
Corridor-Wide Issue: Nighttime conditions		<p>Evaluate if decorative lighting can meet FDOT requirements</p> <p>Intersection upgrades to include lights on each corner</p>	
Issue at Intersections with Signals: Nighttime conditions		<p>Evaluate if decorative lighting can meet FDOT requirements</p> <p>Intersection upgrades to include lights on each corner</p>	

Issue	Solution		
	Short-Term	Mid-Term	Long-Term
<p>Issues at US 41/Shadowlawn Dr/Bayshore Dr:</p> <p>Raised island configuration and crosswalk orientation for Bayshore north-bound right turn</p> <p>Missing crosswalk on west leg of intersection</p> <p>Pedestrian signal location</p>	<p>Add west leg crosswalk</p> <p>Relocate signal for north leg</p> <p>High emphasis cross walks</p> <p>“Turning vehicles yield to pedestrians/bicyclists” signs</p>	<p>Remove right-turn island, reduce turn radius, add signal to turn on south leg of Bayshore</p>	
<p>Issue at US 41/Commercial Dr/Palm St: Location of crosswalk</p>	General solution (no timeframe specified): Move crosswalk across Palm closer to the northbound lane		

Figure 3-2: US 41 Funded Safety Improvements

## US 41 Funded Safety Improvements



Commercial Dr./Palm St.

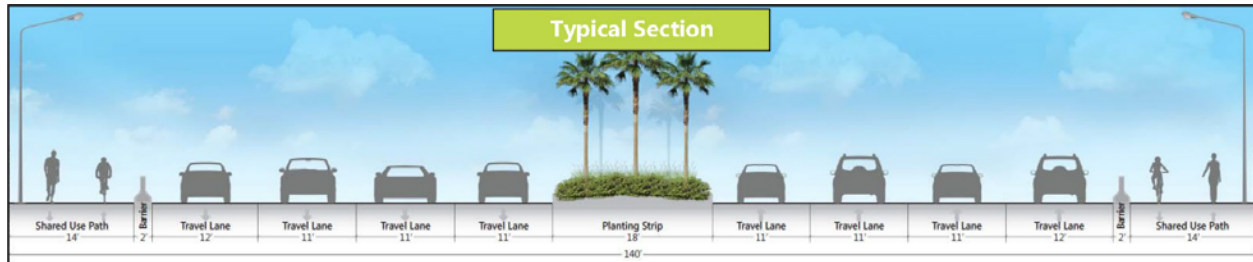


Source: Collier MPO (March 9, 2018) Collier County Pedestrian/Bicycle Safety Audit for US 41 and Airport Pulling Road, presentation, slide 21.

<http://www.colliermopo.org/modules/showdocument.aspx?documentid=10416>

Other notable transportation recommendations for roadway segments near the Mini Triangle include a recommendation from the 2017 City of Naples Downtown Mobility and Connectivity Plan to narrow the lanes and remove the shoulder across the Gordon River Bridge to increase the bicycle and pedestrian pathway to 14 feet on either side of the travel lanes (see Figure 3-2). If implemented, the responsible agency would be FDOT. Correspondence with a local FDOT representative indicated support for the general idea of the Gordon River Bridge adjustments.

Figure 3-3: Proposed typical section for Gordon River Bridge bicycle and pedestrian improvement



Source: City of Naples, (2017) Downtown Naples Mobility and Connectivity Study

[https://www.naplesgov.com/sites/default/files/fileattachments/streets\\_amp\\_stormwater/project/3351/city\\_council\\_presentation\\_201710\\_final\\_revisions.pdf](https://www.naplesgov.com/sites/default/files/fileattachments/streets_amp_stormwater/project/3351/city_council_presentation_201710_final_revisions.pdf)

Regarding other infrastructure, there are water mains overlapping with the Mini Triangle area that need to be upgraded to meet standard fire flow requirements determined by the City of Naples potable water model (see Map 3-16 of the Redevelopment Plan). These upgrades will occur as matching funds to those of the City become available for upgrades (such as Community Development Block Grants). These improvements will likely continue on a project-by-project basis. However, interviews with the Greater Naples Fire District indicate that the entire CRA area has an Insurance Service Office (ISO) rating of 4 (on a scale of 1-10 with 1 being the best and 10 being the worst rating); the District typically assigns values of 4, 9, or 10. This indicates that the fire rating in the area is relatively good.

Regarding stormwater, one of the major pieces of stormwater infrastructure in the area is a retention pond equipped with pumps. The Triangle area had a stormwater master plan completed in 2009 to identify improvements, yet this will need to be updated.

Regarding wastewater, interviews with Collier County Utility Planning, Wastewater, and Engineering staff indicate that additional wastewater capacity will be needed with the approved amount of development coming online. Staff recommends one large upgrade (as opposed to incremental) to increase capacity for the basin area applicable to the Triangle, which is generally north of US 41 and south of Davis Boulevard.

### Existing Regulatory Conditions

The zoning in the Triangle area consists of a base zoning with a mixed use overlay. The existing zoning for the Triangle as a whole is primarily heavier commercial (C-4 and C-5) to the west with a mixed use overlay and multi-family residential with a residential mixed use overlay to the east (see Map 3-2). Planned Unit Developments (PUDs) are governed by their respective ordinances for zoning (see the following section for more details on PUDs in the area).

4.02.16(B) of the Collier County Land Development Code (LDC) provides dimensional and design standards for the Gateway Triangle Mixed Use District overlay (GTMUD). The Mixed Use Subdistrict (GTMUD-MXD) allows for a maximum density of 12 units per acre comprised of density from the base zoning district and density bonuses. The Residential Subdistrict (GTMUD-R) density is also based on the

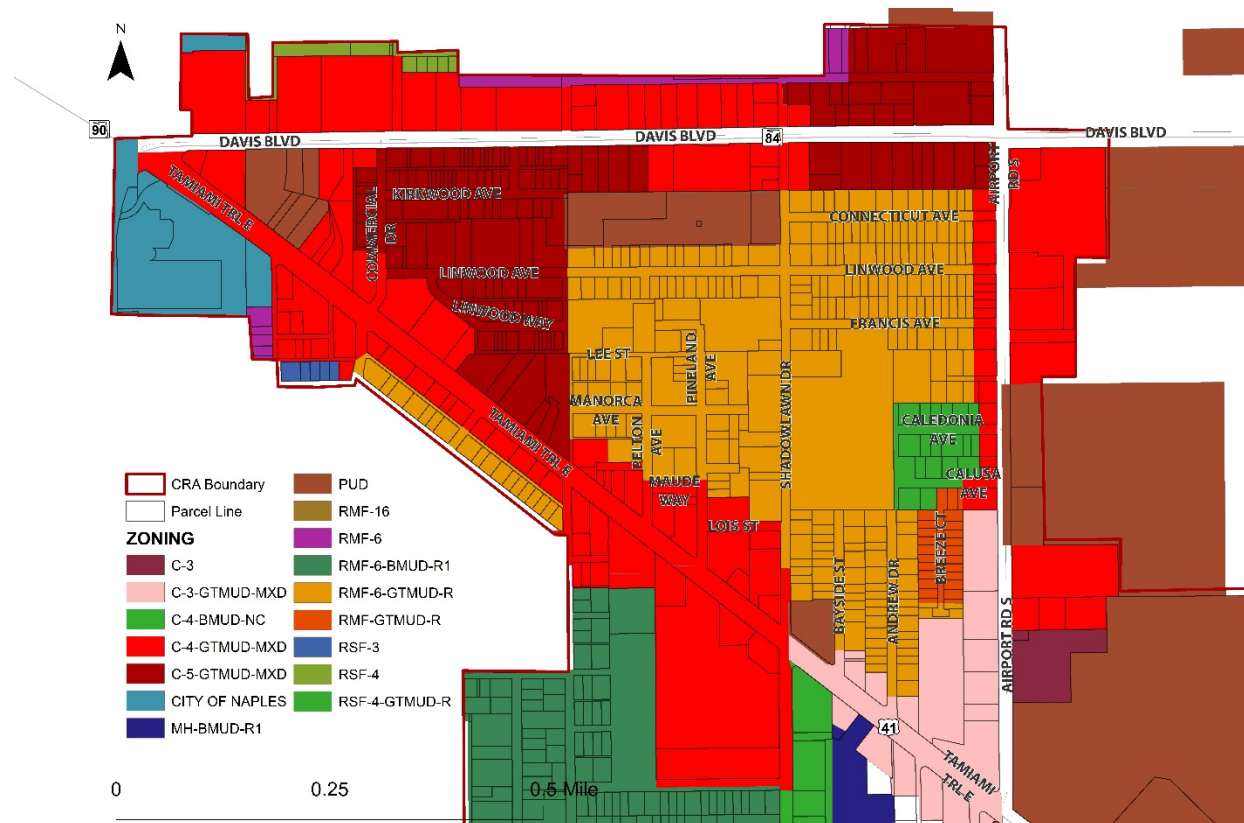
underlying zoning and available density bonuses. The allowable density for MFR-6, one of the most common zoning categories found in the Triangle area, is six units per gross acre according to 2.05.01(A) of the Collier County LDC.

Table 3-2 shows the height standards for the overlay districts in the Triangle area. Note that heights are zoned heights of buildings and that there are some height exceptions for certain structures (e.g., church spires, antenna, etc.) in the LDC. Note that Airport Zone height requirements may apply (see Section 4.02.06 of the Collier County LDC and Mini Triangle MPUD discussion later in this section for additional details).

Figure3-4: GTMUD Maximum Zoned Building Height Standards from Section 4.02.16 of the Collier County LDC

Subdistrict	House	Rowhouse	Apartment	Mixed-Use	Commercial	Civic & Institution
GTMUD-MXD	42	42	42	56	56	42
GTMUD-R	35	35	35			35

Map 3-2: Triangle Area Zoning



Source: Collier County



While the Triangle allows for multi-family residential in a large part of its residential zoning, there are barriers to building this type housing due to lot size. The LDC indicates that there is no minimum lot size for houses and rowhouses in the GTMUD-R standards. For apartments and civic/institutional uses, the minimum lots size is 10,000 square feet. Regarding the RMF-6 base zoning, the minimum lot sizes are the following:

- Single-Family: 6,500
- Duplex: 12,000
- 3+ units: 5,500 per unit

Based on typical lot size calculations from Florida Department of Revenue parcel files (excluding the large school lot in the center of the Triangle residential area and parcels south of US 41), the median lot square footage is approximately 8,086 square feet and the mean is 12,960 square feet. Thus there may be opportunities to build rowhouses, but the typical lot best reflected by median lot size will not be able to support apartments, duplexes, or other multi-family with three or more units based on the standards.

An interview with Collier County zoning staff confirmed the allowable heights and provided additional information on allowable uses. The service-provision use of group and transitional housing is allowed in the Triangle area as a conditional use with distance restrictions of 1,000 feet apart. Staff also noted that uses that may be incompatible with the overall vision of the Triangle redevelopment could be limited utilizing design criteria, but should not be removed outright due to potential legal implications.

A final consideration in the regulatory realm are processes to facilitate the provision of housing that is affordable. At the Board of County Commissioners meeting on October 9, 2018, the Board approved the following measures (among others) in support of provision of housing that is affordable;

- develop a streamlined process for commercial to residential conversions
- develop guidelines to incentivize mixed income residential housing with the exception of Activity Centers and have staff bring back recommendations
- develop a process to identify and allow for increased density in Strategic Opportunity Sites
- Provide an increase in density in the Community Redevelopment Agency (CRA) areas and along transit corridors.

Although the specifics of these measures has not yet been established, they are likely to become defined in the coming year. These provisions may provide additional development incentives for residential in the Triangle, and CRA staff should continue to track the policy/regulatory changes.

### **Existing Development Conditions & Proposed Development for Mini Triangle**

The Mini Triangle area currently encompasses 22 parcels with corresponding property owners and acreages according to the Bayshore/Gateway Triangle CRA and Collier County Property Appraiser shown in Map 3-3, with Table 3-3 showing the top three landowners by acreage. Map 3-4 shows sales from 2017 and 2018, indicating recent ownership changes in the Mini Triangle area and surrounding commercial areas to the north and east. Table 3-4 provides more details on these transactions. Map 3-5 shows the approximate number of striped parking spaces currently available in the Mini Triangle area, with a total of more than 400 spaces.



Map 3-3: Property Owners Inventory



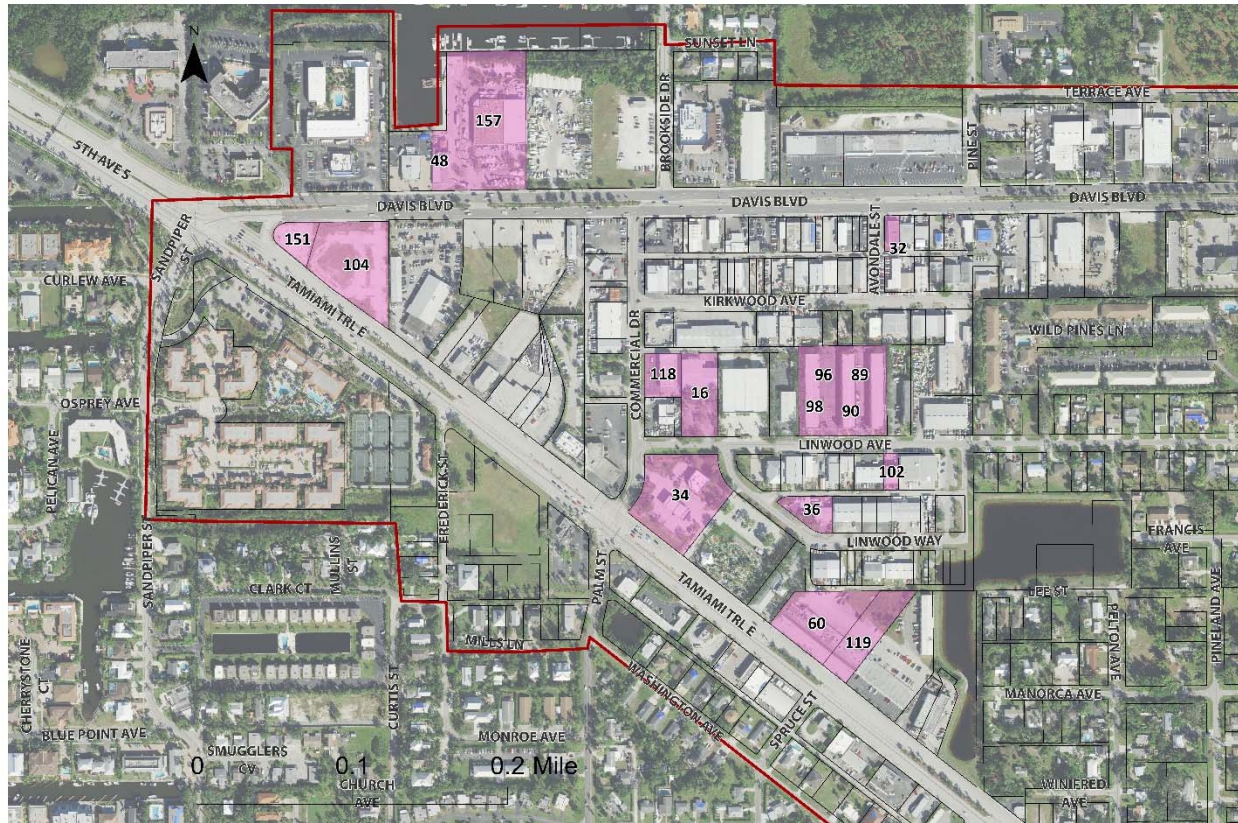
Source: Bayshore/Gateway Triangle CRA and Collier County Property Appraiser

Figure 3-5: Top Three Land Owners in Mini Triangles by Acreage

Landowner	Parcel Numbers	Approximate Total Acreage
Bayshore/Gateway Triangle CRA	3-8	5.27*
London of Naples Inc	1-2	1.99
Peter Morkunas Family Trust	10-12	1.31

\*Note: Collier County Property Appraiser totals to 5.27 acreage, but the acreage listed in the MPUD ordinance for the Mini Triangle site is 5.35.

Map 3-4: Recent Sales in the Mini Triangle, 2017-2018



Source: Florida Department of Revenue (recorded for 2016 and 2017, reported in 2017 and 2018)



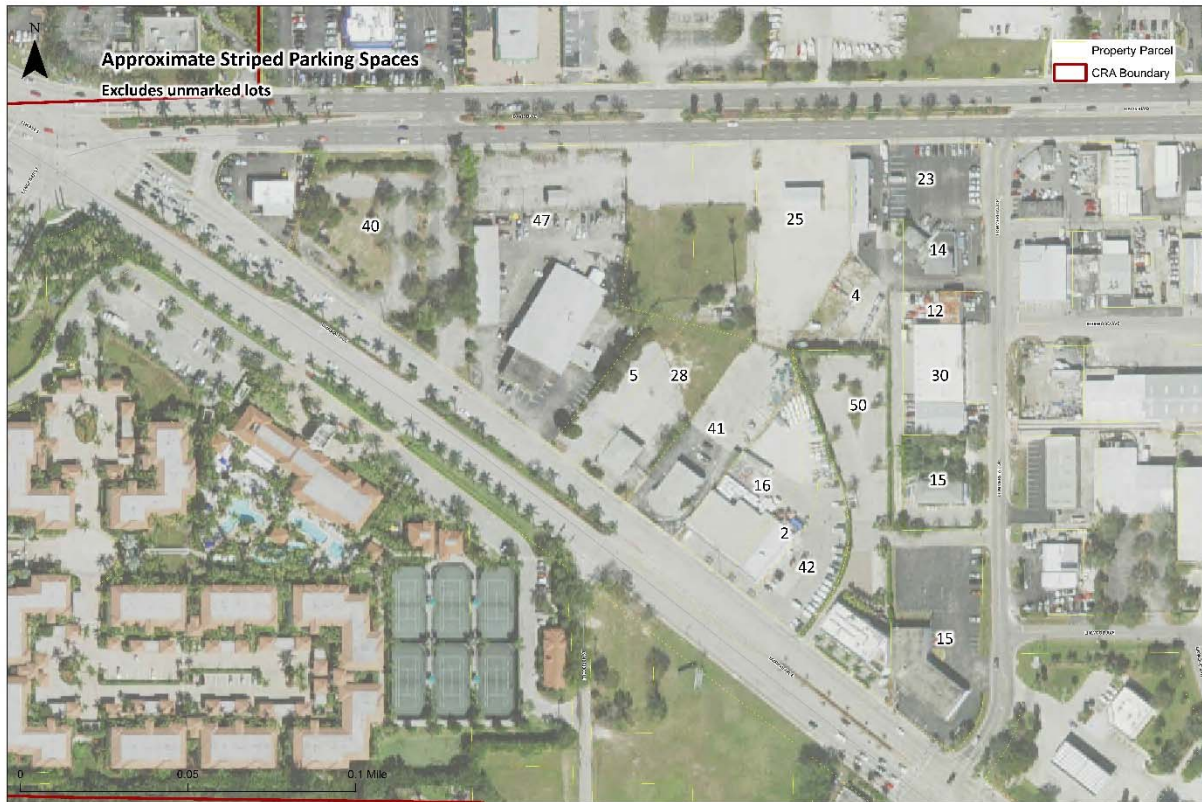
Figure 3-6: Details on Recently Sold Properties in the Triangle Commercial Area

Map Number	Owner	Sale Price	Sale Year	Size – Sq Ft of Conditioned Space	Land Use Type
16	Linwood Holdings LLC	\$1,150,000	2017	10,570	Wholesale outlets, produce houses, manufacturing outlets
32	Land Trust 109677	\$100	2018	2,952	Stores, one story
34	Naples 7 Pooh LLC	\$4,700,000	2017	3,136	Stores, one story
36	Lacava Family Revocable Trust	\$100	2018	2,400	Warehousing, distribution terminals, trucking terminals, van and storage warehousing
48	Pilgrim REO LLC	\$6,200,000	2018	6,612	Stores, one story
60	Lock Up Naples East Trail LLC	\$1,511,600	2017	12,736	Community shopping centers
89	Linwood Venture LLC	\$180,000	2017	1,125	Condominiums
90	Linwood Venture LLC	\$180,000	2017	1,125	Condominiums
96	Thomack, David W	\$210,000	2017	1,125	Condominiums
98	C&S of Naples LLC	\$175,000	2017	900	Condominiums
102	Lacava Family Revocable Trust	\$100	2018	2,640	Repair service shops (excluding automotive), radio and T.V. repair, refrigeration service, electric repair, laundries, laundromat
104	London of Naples Inc	\$5,250,000	2018		Vacant commercial
118	Lacava Family Revocable Trust	\$100	2018	5,040	Warehousing, distribution terminals, trucking terminals, van and storage warehousing
119	Lock Up Naples East Trail LLC	\$838,500	2017	6,000	Community shopping centers
151	London of Naples LLC	\$5,250,000	2018		Vacant commercial
157	Pilgrim REO LLC	\$6,200,000	2018	19,274	Airports (private or commercial), bus terminals, marine terminals, piers, marinas

Source: 2018 Florida Department of Revenue

Note: Certain parcels may have been sold in the same transaction, and “Sale Price” may reflect the total for the entire transaction instead of each individual parcel. For example, parcels 104 and 151 were sold in the same transaction, and \$5,250,000 reflects the sale for both instead of each

Map 3-5: Approximate Striped Parking in Mini Triangle Area



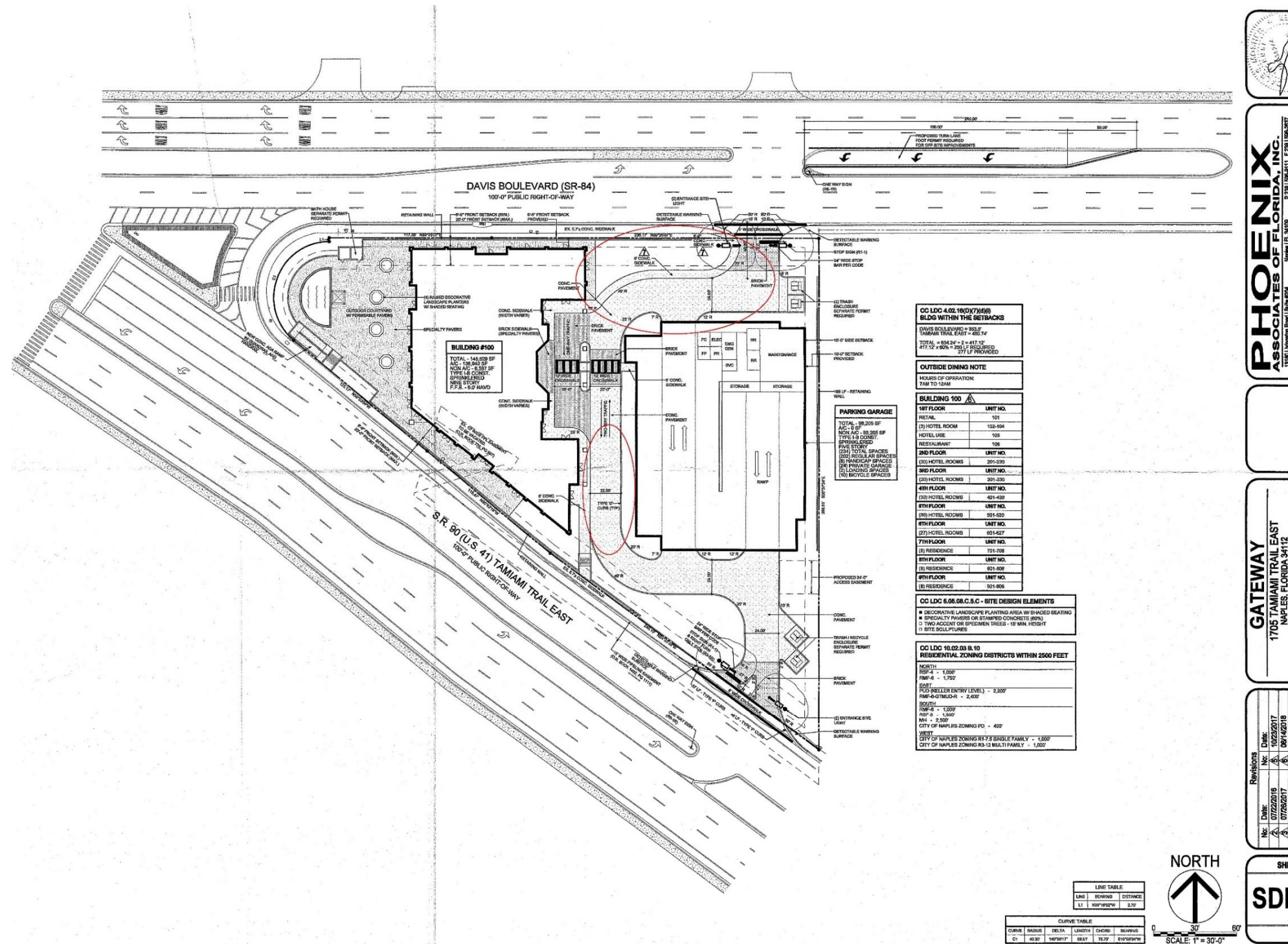
Source: Estimated using Google Maps satellite imagery

Additionally, there are two major developments planned for the parcels at the apex of the Triangle between Davis Boulevard and US 41 (known as the “Gateway” development), as well as on the Mini Triangle MPUD site.

The concept plan for the Gateway development is shown in Figure 3-3. Table 3-5 shows the uses included with corresponding amounts and parking; the total amount of provided spaces will be 234, meeting parking requirements. The maximum actual building height provided will be 131.5 feet.



Figure 3-7: Site Plan Concept Excerpt for Gateway Development



Source: Gateway Site Development Plan, p. 2

Figure 3-8: Uses and Associated Parking for Proposed Gateway Development

Use	Amount	Parking Spaces
MF Residential: 1 BR	6 units	6
MF Residential: 2 BR	12 units	18
MF Residential: 3+ BR	6 units	12
Hotel	150 rooms	150
Retail	3,150 sq. ft.	10.5
Restaurant	5,625 sq. ft. (150 seats)	37.5

The site plan concept for the Mini Triangle MPUD is shown in Figure 3-9. Table 3-1 shows the approved uses and maximum amounts from the MPUD ordinance (Collier County Ordinance No. 2018-25). The maximum actual building height will be 162.8 feet. Note that this MPUD received an exemption from Airport Horizontal Zone height standards as part of its ordinance. Section 4.02.06(F) of the LDC states that for Horizontal Zone Height “No structure or obstruction will be permitted in the horizontal zone that has a height greater than 150 feet above the airport height.” Off-street parking will follow provisions of Section 4.02.16 in the Land Development Code with one deviation for cinema parking.

Figure 3-9: Site Plan Concept for Mini Triangle MPUD



Source: Collier County Ordinance No. 2018-25, p. 13

Table 3-1: Approved Uses and Maximum Amounts for Mini Triangle MPUD

Use	Amount
MF Residential	377 units
Hotel	228 suites
Commercial	111,000 sq. ft.
General & Medical Office Uses	90,000 sq. ft.
Assisted Living	150 units
Self-Storage	60,000 sq. ft.
Car Dealership	30,000 sq. ft.

Source: Collier County Ordinance No. 2018-25



These developments are also working out shared access agreements for access off of US 41.

## 4.0 Workshop Takeaways

The following were key themes, issues, and opportunities of particular importance discussed during the workshop:

- **Infrastructure:**
  - Improvements to promote health and safety – fire suppression and stormwater
  - Maintenance of hydrants (flushing and pumping)
  - Maintenance of stormwater drains
  - Capacity of existing stormwater pond
    - Note that historically there were lakes that were filled; current retention pond has pumps; There was a question about its capacity.
    - There was a question as to whether the pumps in the pond are active (*after the meeting, the County did confirm that the pumps are active*).
  - Sanitary sewer capacity
  - Undergrounding overhead utilities
- **Capital projects and investment as a signal to the private sector development community**
- **Local circulation and access:**
  - Connection through Mini Triangle to Commercial – note that there will be private right-of-way that is publicly accessible in the Mini Triangle site development
  - Commercial/Brookside alignment – there is a desire to realign Brookside north of Davis to make a connection (possibly through a traffic signal) to Commercial Drive. This would increase auto and bike/pedestrian connectivity, and increase development potential of parcels north of Davis.
- **Finding ways to integrate community interests into FDOT improvements for regional connectivity and access:**
  - Types of improvements:
    - Rightsizing road along Davis and US 41 – There may be opportunities through FDOT to consider a lane elimination. The community will need to articulate a vision for this change – that is what FDOT is looking for to even consider these modifications.
    - Making left turn off of Davis at Davis/US 41 – Currently, an inconvenient u-turn is required since vehicles can't make a left off of Davis at this intersection. This issue might be something to bring up as a consideration for FDOT improvements.
  - Process and context information needed:
    - At what point in the FDOT planning/project cycle can the community (or an entity such as the CRA on behalf of the community) make needs known
    - Context classifications for surrounding roads
- **Relocation of heavy commercial:** Uhaul is looking to relocate to a site that suits its needs better, yet there is not a lot of heavier commercial (C-4 or higher) available in the County any more. Where there is possibly availability:



- Airport-Pulling Road
- North of Pine Ridge Road
- **Neighborhood concerns:**
  - Avoid “canyon-izing” the Triangle neighborhood – Transition between uses and densities, particularly from major corridors to the interior residential uses.
  - Communication, particularly with residents who don’t speak English or have computers
  - Walkability, sidewalks; support noted for:
    - Connection of Pine St
    - Linwood Ave improvements
  - Traffic
  - Stormwater
  - Deliver on projects if funding mechanisms are set up – There is a lack of trust among many residents.
- **Communication between CRA and:**
  - Property owners for convening
  - Property owners and commercial brokers looking to sell
  - Residents
- **Association:** Evaluate option of creating an association and/or a funding mechanism (e.g., commercial MSTU)
- **Deviations (LDC):** deviations can be a process; how can deviations be minimized for things we want to encourage (and keep for other things where it makes sense)? We want to make sure the process facilitates the type of development wanted.
- **Create incentives for:**
  - Walkability (and not gated communities)
  - Shared parking
  - Aggregation
  - Stormwater improvements
- **Incentives/allowances:**
  - Shared signage
  - Parking requirements reduction
  - Incentivize density pool units for desired development
  - Refine flexibility allowed in the overlays; maybe a special voluntary overlay east of Commercial for the commercial structures:
    - solutions for limited existing parking
    - account for transition to residential
    - provide a concept or typologies template on sites 1-3 acres
    - what to do about renters – identify other areas to relocate
  - Concern about the potential stormwater fee – What will be the financial impacts?
  - Stormwater credits – There is a need to document how credits work.
  - Impact Fee relief
  - Density
  - Allow more live/work; this type of unit might be useful to promote in the commercial area east of Commercial Dr.
  - Allow mixed use around Shadowlawn/US 41

- **Role of CRA:**
  - Convening/facilitation of property owners, owners looking to sell, commercial brokers – There is a need to develop strategies for both general information and specific opportunities to take advantage of programs and funding mechanisms.
  - Facilitation with County/MPO/FDOT – it is important that the CRA take the lead as a government agency
  - Incentives for desired development
  - Communication with residents, especially those that are hard to reach
  - Investments as a signal to private sector developers
  - Facilitation of LDC amendments to facilitate desired development

## 5.0 Summary of Issues & Opportunities

### Public Resources

- US 41, Davis Boulevard, and Airport-Pulling Road provide good regional access to the Mini Triangle area, yet transportation safety, particularly for bicyclists and pedestrians, is an issue on roadways such as US 41 and Airport-Pulling Road. There may be opportunities for Complete Street improvements along US 41 and Davis Boulevard, which may be facilitated with the creation of a community vision for these streets and funding for FDOT review of these concepts.
- There is a desire for increased walkability at the neighborhood level.
- Wastewater infrastructure capacity will need to be increased to accommodate the new development coming online in the Mini Triangle area.
- There is a need to ensure maintenance of infrastructure, including water and stormwater
- There is a desire to place underground or relocate overhead powerlines in the Triangle west of the Pine Street point.

### Development Vision

- There is an opportunity to capitalize on the locational asset of the Mini Triangle area since it is at the urban core of Collier County and surrounded by key destinations.
- There is a need for land use and structural transitions between more intense commercial in the Mini Triangle area, less intense commercial east of Commercial Drive and along arterials, and residential uses, as well as any markedly different building heights, in the Triangle area.
- The lot sizes in the residential area of the Triangle may limit the ability to build to allowed densities, which could help with height transitions.
- There is a need for limitations on heavier commercial uses that may be incompatible with the overall long-term development vision of the area.
- There are opportunities to increase local circulation by creating a connection through the Mini Triangle area to Commercial Drive and a possible re-alignment of Brookside Drive with Commercial Drive; these improvements will likely be accomplished through the private development process.
- There are new tools in place at the County level to provide further incentives for housing that is affordable that may be a consideration for future redevelopment in the Triangle area.
- There are opportunities to incentivize needed improvement, such as walkability, shared parking, aggregation of lots, and stormwater improvements. Incentives might include:

- Shared signage
- Parking requirement reduction
- Incentivizing density pool units for desired development
- Refining flexibility allowed in the existing overlays; maybe a special voluntary overlay east of Commercial Drive for the commercial structures that could consider:
  - solutions for limited existing parking
  - the transition to residential uses
  - a concept or typologies template aligned with desired development on sites of 1-3 acres
  - relocation assistance for uses that are less compatible with the long-term development vision and renters
- Stormwater credits
- Impact fee relief
- Density
- Allowing more live/work uses; this type of unit might be useful to promote in the commercial area east of Commercial Dr.
- Allowing mixed use around Shadowlawn/US 41

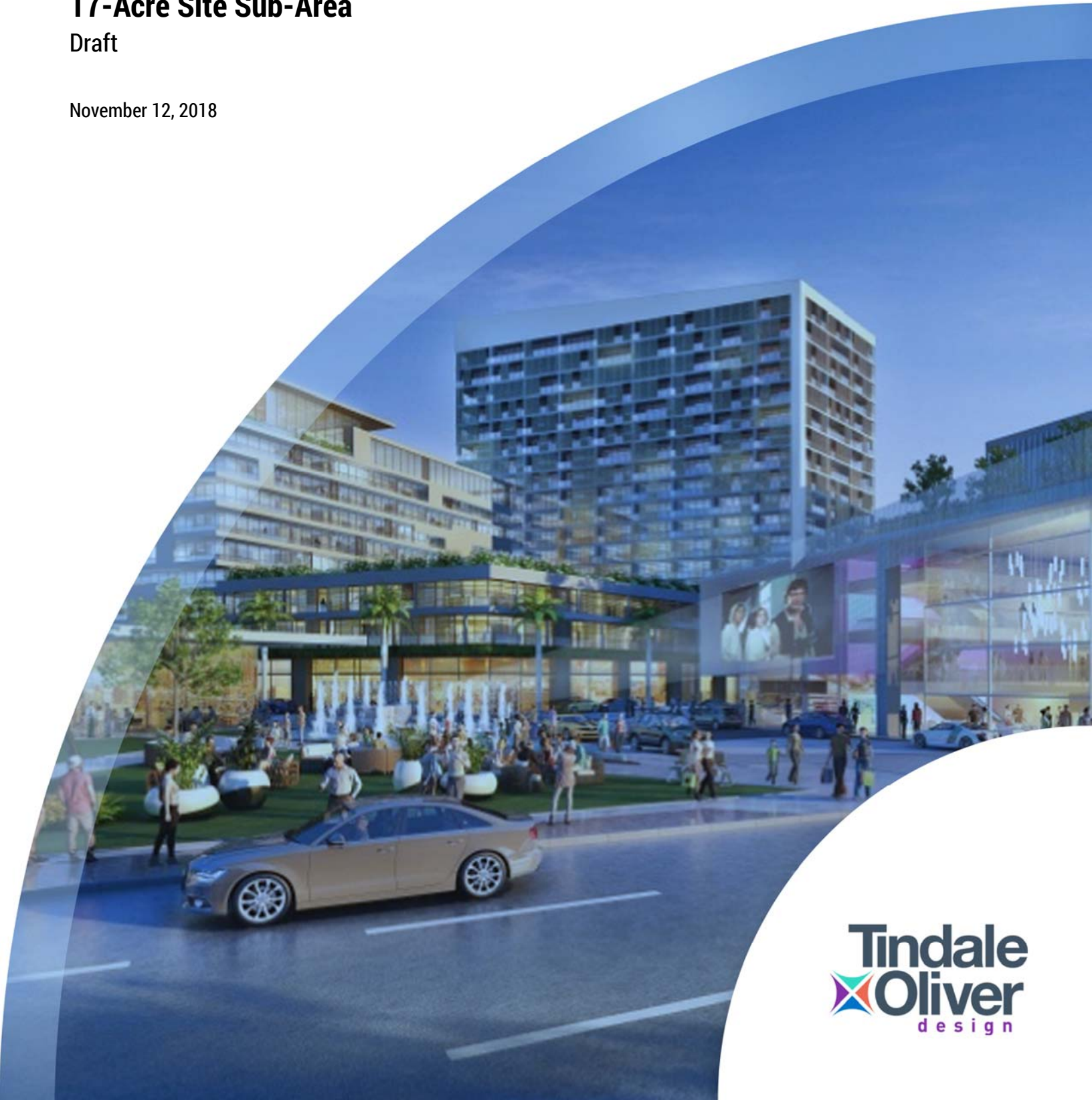
#### Structure/Process

- There is an opportunity for businesses to create an association to facilitate desired development in the area, possible for Mini Triangle area and other sub-areas such as properties along Kirkwood Avenue. This may also include associations that provide funding, such as a Municipal Service Taxing Unit.
- There is a need to understand the project planning cycles of agencies operating in the area making capital improvements, such as FDOT/Collier MPO and Collier County capital project planning; with this information, local area considerations may be better incorporated into the capital improvements process.
- The following are opportunities for the role of the CRA in facilitating development:
  - Convening/facilitation of property owners, owners looking to sell, and commercial brokers to communicate vision and facilitate desired development; there is a need to develop strategies for both general information and specific opportunities to take advantage of programs and funding mechanisms.
  - Facilitation with County/MPO/FDOT to ensure local community considerations are integrated into improvements.
  - Provide funding and incentives for desired development
  - Communication with residents, especially those that are hard to reach
  - Making investments as a signal to private sector developers
  - Facilitation of LDC amendments to promote desired development



## 17-Acre Site Sub-Area Draft

November 12, 2018





## 17-Acre Sub-Area

The Cultural Arts Village site (known as the “17-Acre Site” with an actual size of 17.89 acres, see Map 1-1) is a CRA-owned site in the Bayshore neighborhood (south of US 41) in the CRA area. This site has been identified as an opportunity for major catalyst development within the CRA area. As part of the general Redevelopment Plan update process, an additional task was added to provide more detailed planning and visioning for the 17-Acre Site and its surroundings. The general goals of this effort were to:

- Review existing conditions and former development proposals for the site
- Gather additional community input on the desired development for the site
- Use the information from the first two items to recommend access and connectivity improvements, land uses, and incentives to encourage desired development for the site

To realize these goals, this effort relied on mapping analysis, regulatory and development proposal research, interviews with public agency representatives, and a community survey.

The following provides a summary of issues/opportunities identified with corresponding recommendations and a concept map summarizing recommendations (Map 1). Many of the recommendations correspond to and can be coordinated with areas of focus and strategies identified in the general Redevelopment Plan (see the Plan section referenced after each recommendation).

## Recommendations

**Issue /Opportunity 1:** The 17-Acre site neighbors important green spaces and parks, including Collier County’s Sugden Regional Park and East Naples Community Park.

**Recommendation:** The development of the 17-Acre Site should prioritize park connectivity. Considerations include:

- Walking and biking connections between the site

and Sugden Regional Park

- Coordination of space and use for parks events; this aspect may also take into account any effort to expand the CRA boundary to include the County parks on its eastern boundary.
- Funding for improvements and maintenance on shared spaces
- Ensuring acceptable passive uses on the conservation easement in the park

**Related Redevelopment Plan Section:** 3.3

**Issue/Opportunity 2:** The 17-Acre Site includes an important opportunity to incorporate arts- and culture-oriented development to build on the Cultural District created by CRA Resolution No. 080-06. The community survey indicated a preference for a space for performing arts and theater, followed by an art gallery.

**Recommendation:** Evaluate ability of the site to support a larger performing arts space/gallery or if there should be smaller more locally oriented spaces.

**Related Redevelopment Plan Section:** 3.4

**Issue/Opportunity 3:** The surrounding land uses and zoning are highly residential and the community survey responses did not prioritize residential uses on the site.

**Recommendation:** The 17-Acre development should focus on non-residential uses, which might include performing arts space, a new CRA office, or neighborhood commercial/retail. Any residential provided on the site should be in the form of mixed-use commercial/residential. See built form and architectural examples on the following pages.

**Related Redevelopment Plan Sections:** 3.2 and 3.4



Map 1: Mini Triangle Area



**Issue /Opportunity 4:** A lack of commercial parking has been identified along Bayshore Drive to the north of the 17-Acre site and will be a consideration for the new development on the site itself.

**Recommendation:** Comprehensive improvements along Bayshore Drive (“Complete Streets” improvements) can provide on-street parking for businesses. The 17-Acre Site development effort should also consider parking opportunities such as a shared parking garage.

**Related Redevelopment Plan Section:** 3.5

**Issue/Opportunity 5:** General connectivity to the 17-Acre site will be an important consideration as it develops, particularly for walking and biking among neighborhood destinations.

**Recommendation:** Complete Streets improvements can enhance walkability and connectivity. These include improvements along Thomasson Drive, the roundabout addition at Bayshore Drive/Thomasson Drive, a potential Complete Streets improvement and road diet along Bayshore Drive, an evaluation of a bike/pedestrian easement along the Sugden drainage ditch, and a Jeepers Complete Street with park connection. Design improvements may also be done at key entryway intersections such as Thomasson Drive/ Dominion Drive to visually represent the area and its branding vision (see Map 1).

**Related Redevelopment Plan Section:** 3.5

**Issue/Opportunity 6:** There will likely be a need to provide incentives to incorporate desired community amenities into the 17-Acre development.

**Recommendation:** Tax Increment Finance (TIF) money, impact fee deferment, and land donation were all supported as incentive options in the community

survey and should be evaluated as incentive options for future development proposals.

**Related Redevelopment Plan Section:** 3.4

## Built Form Examples



*Celebration, FL*



*Winter Park, FL*



## Local Architectural Style Examples



*Modern design of The Garden School (Source: Corban Architecture/Planning/Sustainability, <http://www.davidcorban.com/the-garden-school/>)*



*Modern design of Ankrolab Brewing Co. (Source: Hlevel Architects, [http://hlevel.info/project/ankrolab\\_brewing\\_co/](http://hlevel.info/project/ankrolab_brewing_co/))*

To: Debrah Forester, Director, Bayshore/Gateway Triangle Community Redevelopment Agency

From: Evan Johnson, AICP, LEED AP, Project Manager, Tindale Oliver

Subject: Bayshore/Gateway Triangle CRA Plan Update, 17-Acre Site Sub-Area Assessment Memo - DRAFT

Date: November 13, 2018

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## 1.0 Introduction & Findings

The Cultural Arts Village site (known as the “17-Acre Site” with an actual size of 17.89 acres) is a CRA-owned site in the Bayshore neighborhood (south of US 41) in the CRA area. This site has been identified as an opportunity for major catalyst development within the CRA area. As part of the general Redevelopment Plan update process, an additional task was added to provide more detailed planning and visioning for the 17-Acre Site and its surroundings. The general goals of this effort were to:

- Review existing conditions and former development proposals for the site
- Gather additional community input on the desired development for the site
- Use the information from the first two items to recommend access and connectivity improvements, land uses, and incentives to encourage desired development for the site

To realize these goals, this effort relied on mapping analysis, regulatory and development proposal research, interviews with public agency representatives, and a community survey. The following provides a summary of findings and recommendations, accompanied by a corresponding concept map (Map 1-1) and character images. The remainder of this memo details the background analysis supporting these conclusions.

### Summary of findings and recommendations:

- Park connectivity is a key opportunity for development on the 17-Acre Site. Considerations for this topic include:
  - Walking and biking connections between the site and Sugden Regional Park (see Map 5-1)
  - Coordination of space and use for parks events; this aspect may also take into account any effort to expand the CRA boundary to include the County parks on its eastern boundary.
  - Funding for improvements and maintenance on shared spaces
  - Ensuring acceptable passive uses on the conservation easement in the park
- The 17-Acre Site includes an important opportunity to incorporate arts- and culture-oriented development to build on the Cultural District created by CRA Resolution No. 080-06. The survey indicates a community preference for performing arts and theater, followed by gallery space; a broader analysis is needed to determine market demand for a larger space or if there should be smaller more locally oriented arts spaces.
- Given the residentially focused surrounding land uses and the survey responses the de-prioritized residential on the site, the site use should focus more on non-residential. If residential is incorporated, it should be as mixed use commercial/residential that provides a

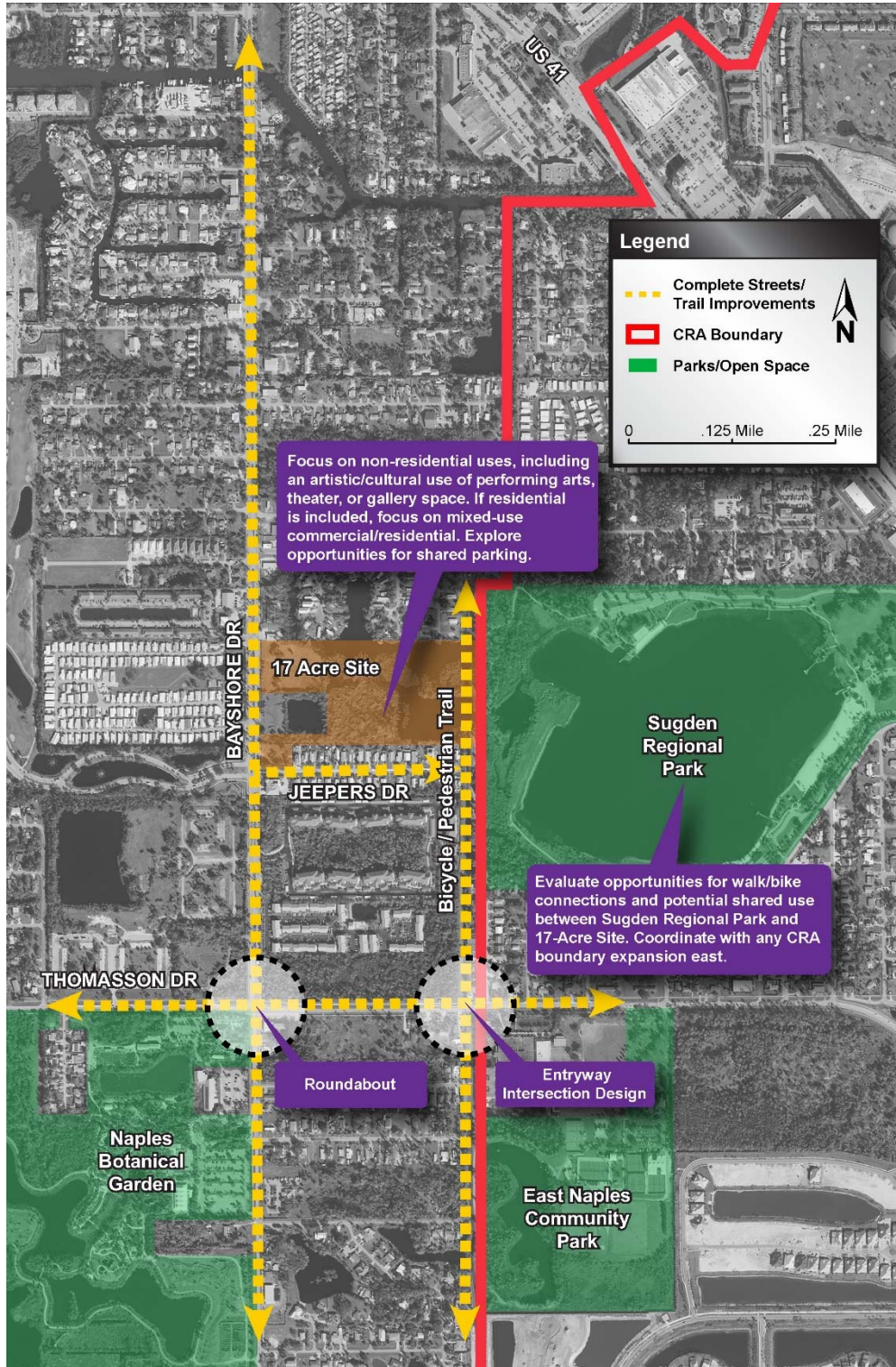
gradual transition in terms of densities/intensities and height to residential surrounding areas that include single-family neighborhoods.

- Parking is a key consideration for Bayshore Drive already to the north of the 17-Acre Site and will be an additional consideration for on-site development. This circumstance provides an opportunity to evaluate creative parking solutions, such as shared parking, and opportunities for a garage.
- General connectivity to the site will be important and can be enhanced for a variety of transportation types through Complete Streets improvements along Thomasson Drive, the roundabout addition at Bayshore Drive/Thomasson Drive, a potential Complete Streets improvement and road diet along Bayshore Drive, an evaluation of a bike/pedestrian easement along the Sugden drainage ditch, and a Jeepers Complete Street with park connection. Design improvements may also be done at key entryway intersections such as Thomasson Drive/Dominion Drive to visually represent the area and its branding vision (see Map 5-1).
- Incentive types that can be explored for site development include TIF money, impact fee deferment, and land donation.

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Map 1-1: 17-Acre Concept Diagram



Built form examples:



*Celebration, FL*



*Winter Park, FL*

Local architectural style examples:



*Modern design of The Garden School (Source: Corban Architecture/Planning/Sustainability, <http://www.davidcorban.com/the-garden-school/>)*



*Modern design of Ankrolab Brewing Co. (Source: Hlevel Architects, [http://hlevel.info/project/ankrolab\\_brewing\\_co/](http://hlevel.info/project/ankrolab_brewing_co/))*

## 2.0 Context

Reviewing the context of the 17-Acre Site illustrates its importance for catalyst redevelopment. As Map 2-1 shows, the site is near major destinations, including Sugden Regional Park, East Naples Community Park where the annual U.S. Open Pickleball Championship is currently held, and the Naples Botanical Garden. Bayshore Drive is the main roadway providing access to the site, which connects to Thomasson Drive to the south and US 41 to the north.



Map 2-1: 17-Acre Site Area Context



### 3.0 Background

#### Existing Public Resources/Assets Conditions

Bayshore Drive is a key thoroughfare in the area where the 17-Acre Site is located. FDOT's Florida Traffic Online (<https://tdaappsprod.dot.state.fl.us/fto/>) which updates traffic counts every April reports the AADT for Bayshore Drive between US 41 and Thomasson Drive at 13,400. The traffic consideration is important given the new development coming online, such as Mattamy homes, Isles of Collier Preserve, and development on the 17-Acre Site, as well as interest in a potential road diet along Bayshore Drive from four to two lanes. Note that County processes are in place to ensure that Level of Service is maintained at acceptable levels as changes and development are proposed.

Additionally, comprehensive beautification and roadway improvements are being implemented along Thomasson Drive and Hamilton Avenue, with a roundabout planned for the intersection of Bayshore Drive and Thomasson Drive. These improvements are funded by the Bayshore Beautification Municipal Service Taxing Unit (see the Existing Regulatory Conditions section below for more details).

Parking has also been identified as an issue for the commercial establishments along Bayshore Drive north of the 17-Acre site. A parking needs analysis conducted in 2017 along Bayshore Drive from Weeks Avenue to Thomasson Drive provided a preliminary evaluation of the road diet concept in conjunction with the provision of on-street parking to help meet demand. The study estimated the total number of existing parking spaces at 511 for businesses and residences. There is no on-street parking along Bayshore Drive or side streets, and none of the private parking is available to the public. There are "auxiliary parking zones" that are rear parking areas that can be acquired by either the CRA or business owners in the future. The analysis estimated that 131 additional on-site parking spaces are needed to service current demands. The study proposed a road diet from four to two lanes that would allow a Level of Service D to be maintained through 2040 and improve safety and conditions for all users. The typical section resulting from the road diet to include parallel parking, a traffic lane, and a bike lane in each direction would accommodate 178 parallel parking spaces (exceeding the amount needed to service current demand); additional spaces could be added if more driveways were shared.

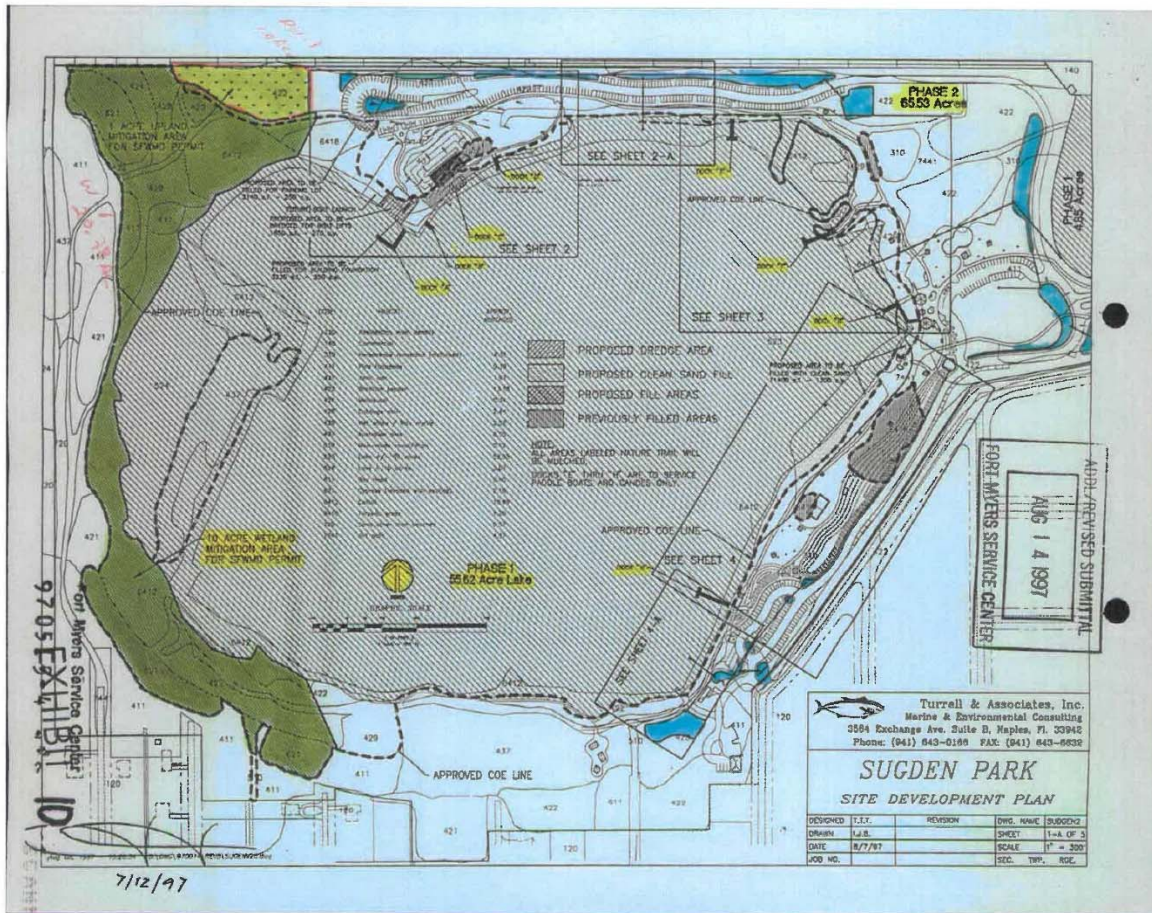
Improving connections to the surrounding parks is another important consideration for the 17-Acre Site area and the broader Bayshore neighborhood south of US 41 in the CRA area. There is currently one pedestrian connection between Bayshore Drive and East Naples Community Park to the south of the 17-Acre Site at Republic Drive. There may be additional opportunities to connect Bayshore Drive to the parks via other neighborhood streets (e.g., Jeepers), a pedestrian pathway included as part of the 17-Acre Site development plan (see the Arno Inc. example formerly proposed for the site), and a potential bike and pedestrian easement along the drainage ditch running parallel to Bayshore Drive to the east which would depend on considerations such as available right-of-way. This last idea was proposed as a greenway in the Bayshore Beautification MSTU Master Plan from 2011, but requires further study for feasibility.

The general idea of interconnecting the 17-Acre Site to Sugden Regional Park was supported in interviews with Collier County Parks & Recreation Division staff. This mainly related to passive park space and active transportation (e.g., walking, biking) connections and space for events. Key



considerations include funding any park upgrades/expansion and maintenance. Parks & Recreation may have interest in expanding regional park space, but has made plans for the completion of Big Corkscrew Island Regional Park which will likely be a priority in upcoming capital planning cycles. Connections made with the park also need to be aware of a conservation easement on the west side of the park that heavily restricts development in that area, but does allow for some passive uses (see Figure 3-1).

Figure 3-1: Conservation Easement at Sugden Regional Park



Note: Easement is shown in green.

Regarding utilities and other infrastructure, Jeepers Drive just south of the 17-Acre Site and side streets off of Bayshore Drive to the north are identified as areas that will require water main improvements (see Section 3.6 of the Redevelopment Plan). Since the entire CRA area currently has an Insurance Service Office (ISO) rating of 4, one of the highest ratings currently given out in the Greater Naples Fire District, these improvement needs are not likely to affect development substantially. Stormwater improvements and drainage are also a major consideration for this area; while a stormwater master plan was completed for the Bayshore neighborhood in 2011, this plan will need to be updated to better

reflect current stormwater improvement needs and prioritization. According to correspondence with Collier County Public Utilities Division staff, no major wastewater capacity needs have been identified at this time in the basin south of US 41.

### Existing Regulatory Conditions

Much of the zoning surrounding the 17-Acre Site in the Bayshore neighborhood is geared towards residential or some form of open space. The Bayshore neighborhood has base zoning (Map 3-1) and a Bayshore Mixed Use District Overlay (Map 3-2), as well as areas that are zoned PUD. Much of the base zoning for the area consists of single-family or multi-family residential with commercial along Bayshore Drive. Much of the overlay consists of residential uses ("BMUD" districts with an "R" code) and neighborhood commercial ("BMUD" districts with an "NC" code) for the areas along Bayshore Drive. The major PUD sites, aside from that of the 17-Acre site, include Mattamy homes (a residential PUD), Windstar (primarily residential with a golf course), the Naples Botanical Garden, and the Sabal Bay PUD (currently with 938 acres of approximately 2,415 total acres as residential, 50 acres allowing commercial uses, and 16 acres allowing recreation and village center uses; other uses are primarily preserve). Further information on the 17-Acre Site PUD and former private development plans are provided in the Private Development Efforts section.

The prevalence of residential indicates that a non-residential or mixed use focus on the 17-Acre Site might help achieve some balance of uses in the area. The land use decisions should also consider transitions between densities, intensities, and height differences.

Additionally, a focus on arts- and culture-oriented development has been identified in the Bayshore neighborhood with efforts such as CRA Resolution No. 08-60 that created a cultural district in the area. This arts and culture focus should be incorporated into the development discussion for the site as well. The Private Development Efforts section below shows how this was proposed in previous development plans for the site, and there are further insights from the CRA area community on this type of development in Section 4.0 of this memo.

In terms of funding roadway and right-of-way improvements, it is important to keep in mind that there is a dedicated funding source for these types of improvements in the Bayshore neighborhood through the Bayshore Beautification MSTU. The following describes in more detail how these MSTU funds can be used, according to Collier County Ordinance No. 2013-68:

*The MSTU is created for the purpose of:*

- 1) providing curbing, watering facilities, plantings and maintenance of rights-of-way of roadways within the MSTU; and*
- 2) providing traffic calming improvements, street and pedestrian lighting, sidewalks, driveways and drainage improvements where a health/ safety /welfare issue exists or are associated with a beautification project within the MSTU; and*
- 3) identifying the Bayshore community to include directional and way-finding signs, street furniture and associated amenities (benches, trash cans, bicycle racks, informational kiosks, etc.) within the MSTU; and*
- 4) pedestrian and bicycle mobility improvements (multi -modal pathways, boardwalks, scenic*

*pathways, nature walks, enhanced bicycle lanes, enhanced crosswalks and pedestrian bridges associated with such projects; and*

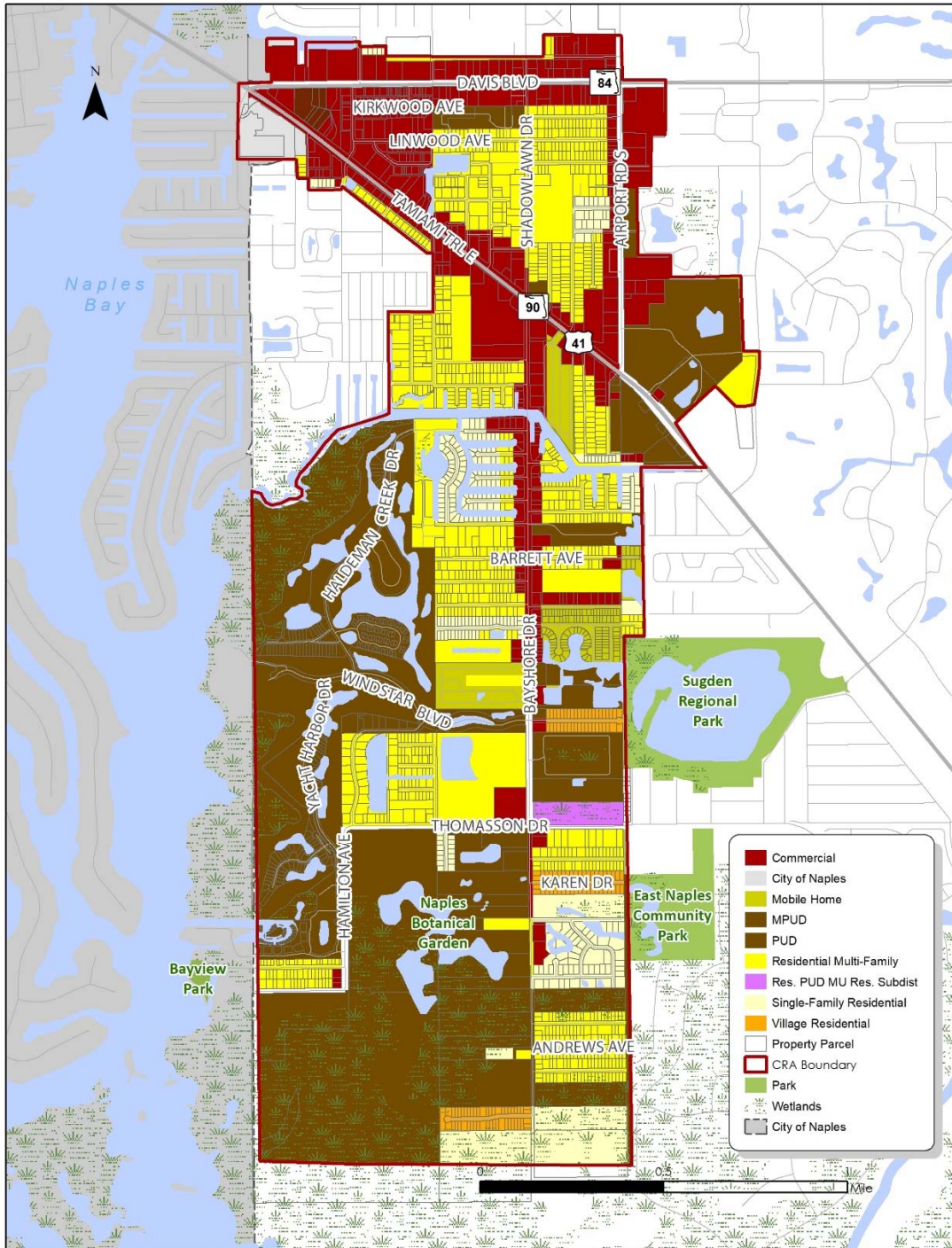
*5) beautification and maintenance of all other public areas within the MSTU as determined by The Bayshore Beautification MSTU Master Plan and by the Advisory Committee. The governing body of the MSTU shall be the Board of County Commissioners of Collier County, Florida.*

Revenues and revenue projections are discussed in more detail in Chapter 4 of the Redevelopment Plan.

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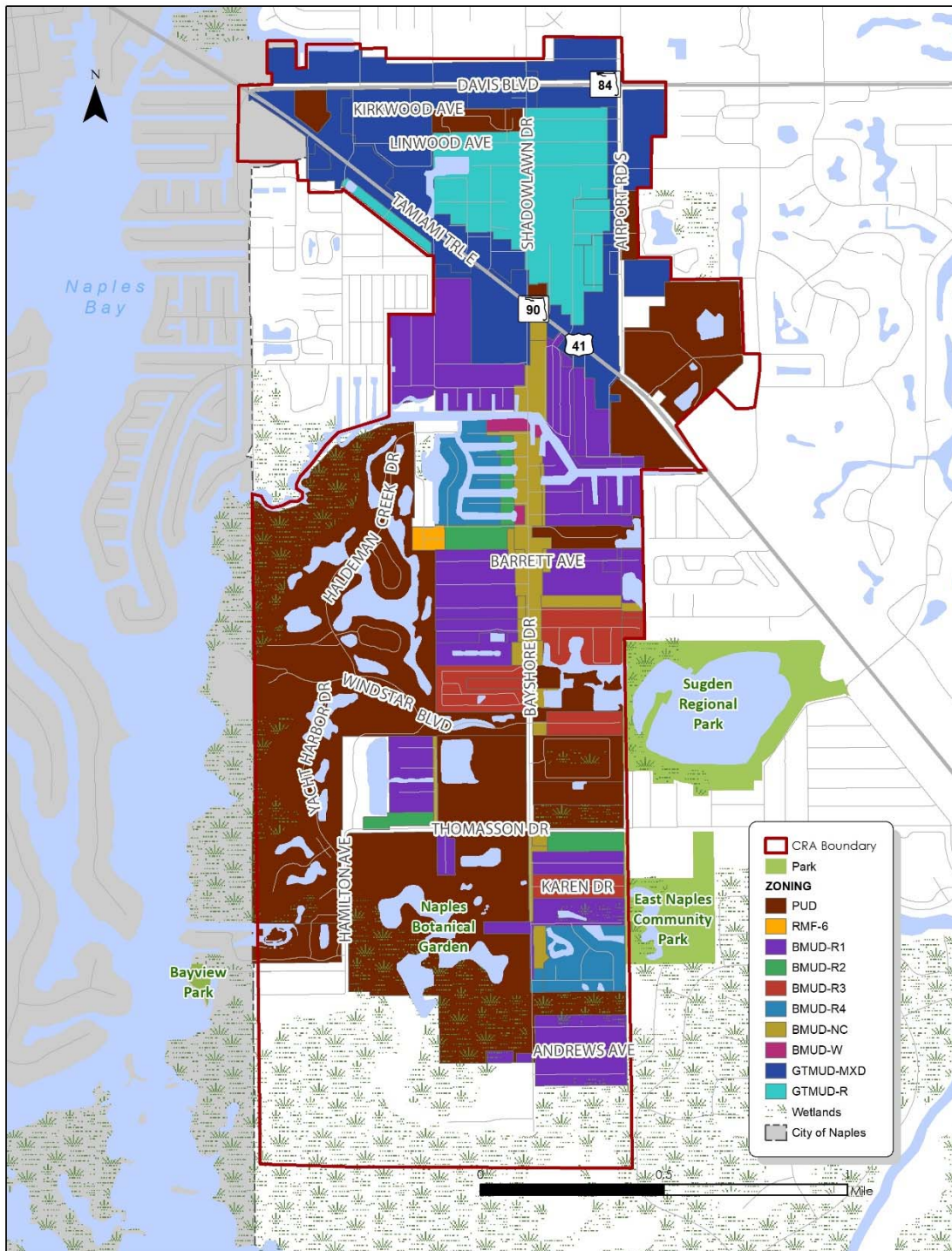


Map 3-1: Base Zoning Districts in CRA Area



Source: Collier County

Map 3-2: Overlay Zoning Districts in CRA Area



Source: Collier County



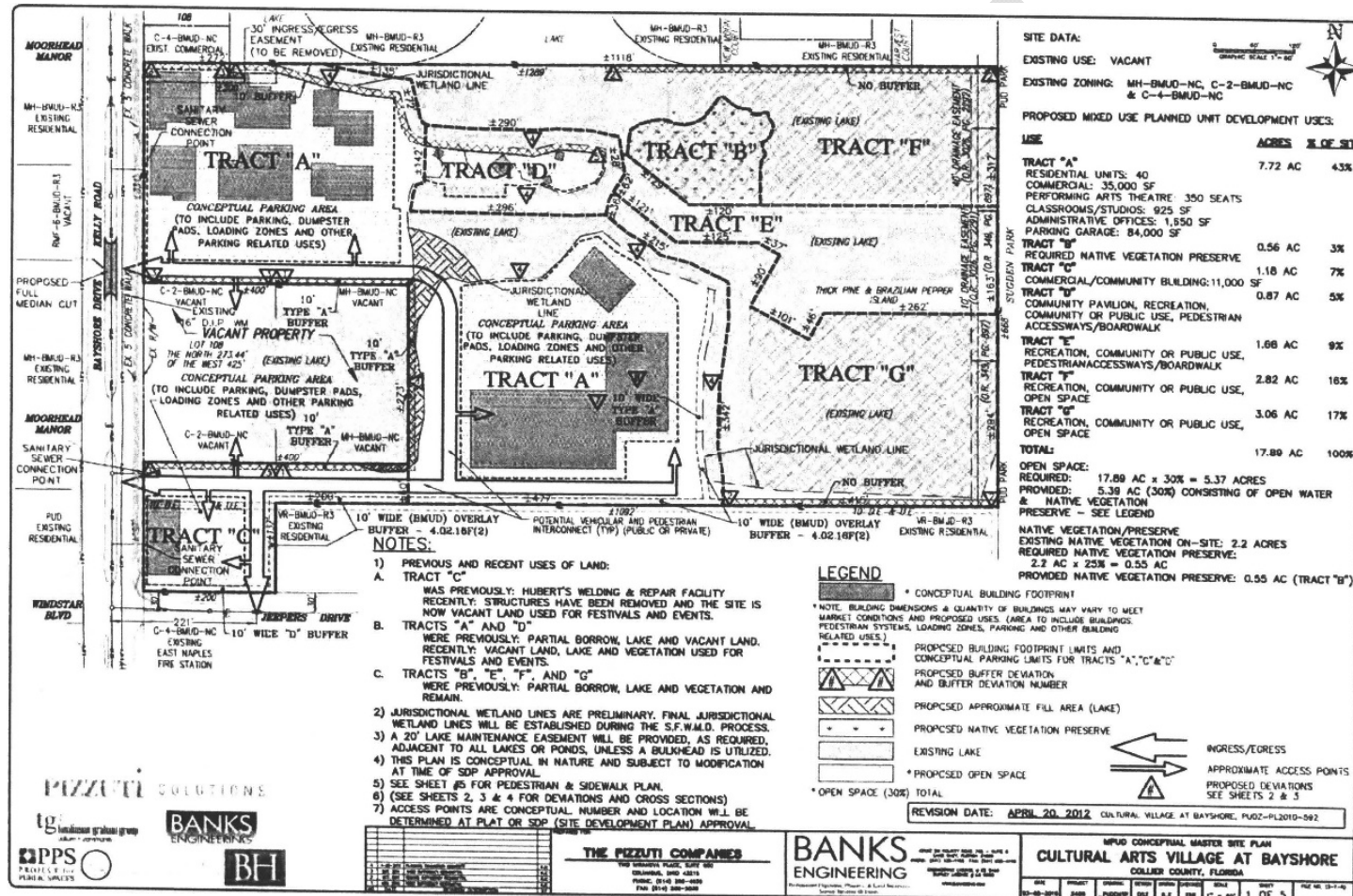
**Private Development Efforts**

Collier County Ordinance No. 12-21 created the Cultural Arts Village at Bayshore PUD in 2012 for the 17.89-acre site. It approved a maximum of 40 residential units; 48,575 square feet of commercial land use (office, retail, and medical office); 84,000 square feet of parking garage; and a 350-seat theater. Maximum actual building heights for both commercial use only and residential use only were approved at 56.0 feet, not to exceed three stories. For mixed use, an actual building height of 72.0 feet was allowed, not to exceed four stories. Figure 3-2 provides a use site plan and Figure 3-3 a pedestrian path site plan approved as part of the ordinance.

More detailed development proposals for the 17-Acre Site are currently under reconsideration due to the lack of financing of the most recent proposal from Arno Inc. Figure 3-4 shows the site plan for this proposal, which consisted of a Village component with 32 retail units on the first floor totaling 20,288 square feet and 117 residential units on the 2<sup>nd</sup> through 4<sup>th</sup> floors totaling 62,355 square feet. There were an additional 36 residential condos totaling 18,792 square feet, as well as a 986-seat auditorium. 584 out of 610 required parking spaces would have been provided, primarily through parking garages.

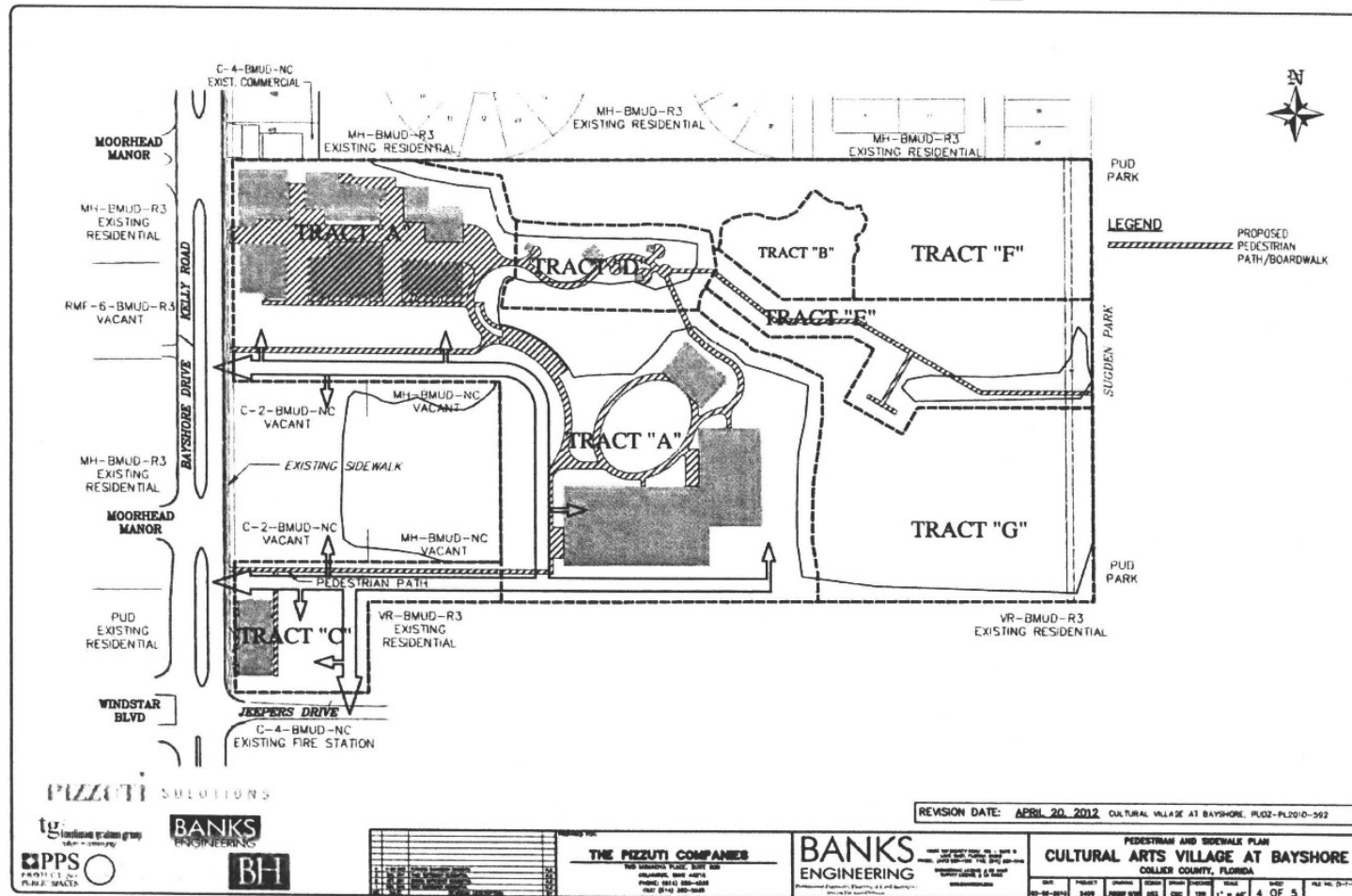
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Figure 3-2: Use Site Plan for Cultural Arts Village at Bayshore PUD



Source: Collier County Ordinance No. 12-21, p. 12

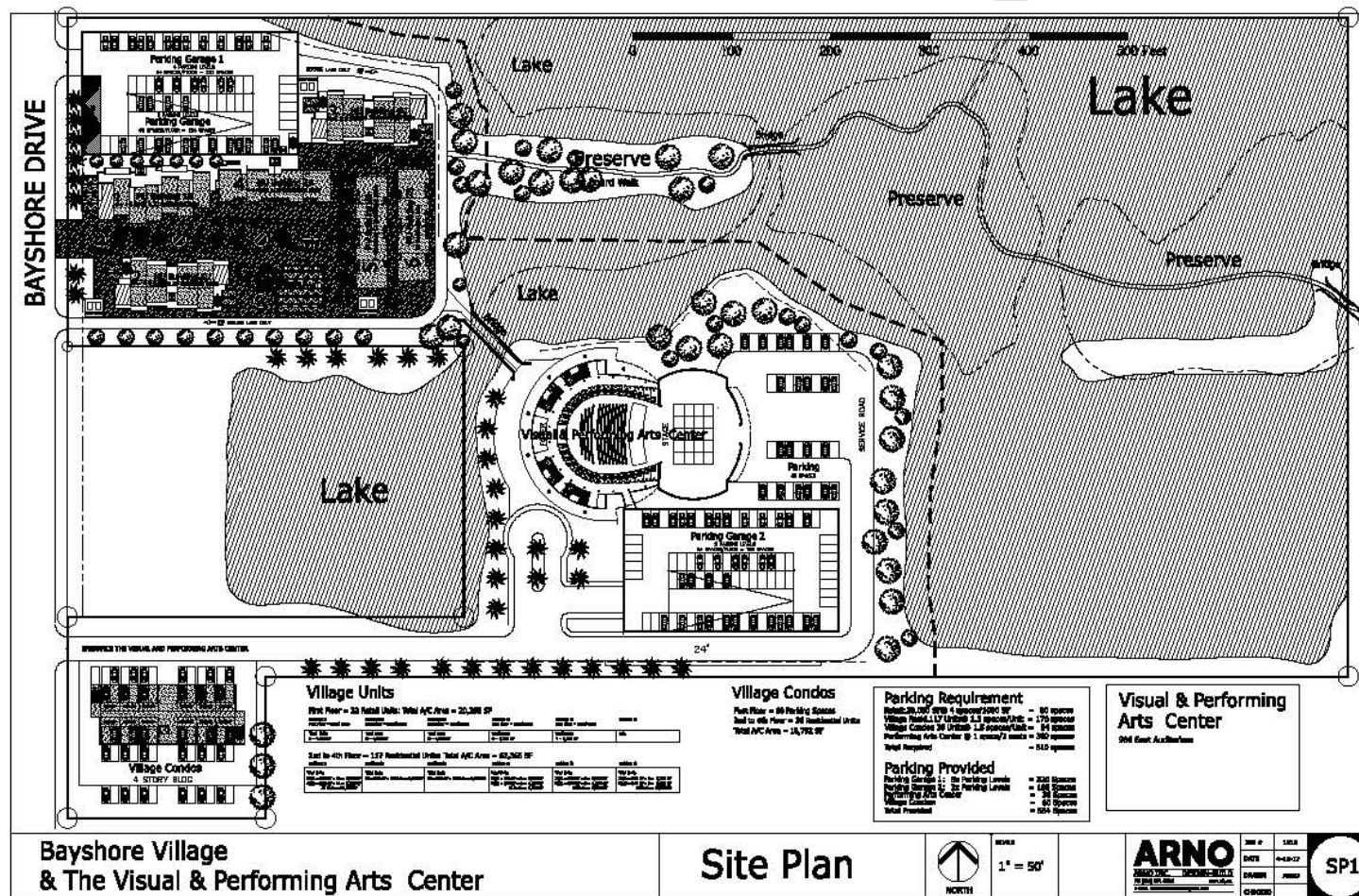
Figure 3-3: Pedestrian path Site Plan for Cultural Arts Village at Bayshore PUD



Source: Collier County Ordinance No. 12-21, p. 15



Figure 3-4: Arno Inc. Site Plan for the 17-Acre Site



Source: Arno Inc., 17-Acre Land Development Proposal

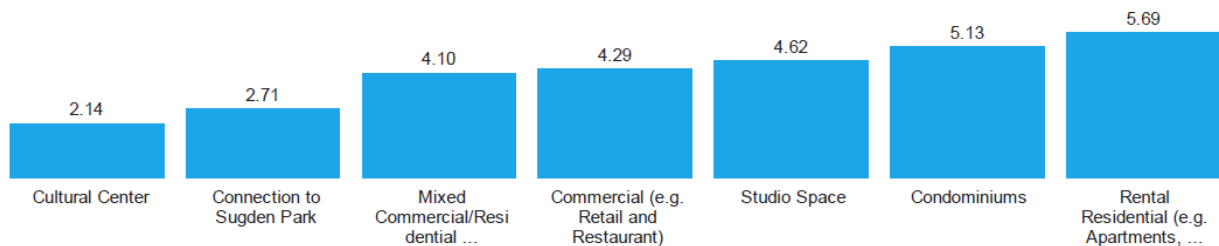


## 4.0 Community Survey Takeaways

An online community survey was conducted to gather additional input from the community on their development vision for the 17-Acre Site. Key takeaways from this effort include:

- The priorities for the community that ranked highest in terms of the 17-Acre Site were the provision of a cultural center and connecting to Sugden Park (see Figure 4-1).
- The “other” responses on this topic also prioritized parks/green space and performance arts, which each showed up in more than 20% of these responses.
- Theater and performing arts ranked highly in terms of type of cultural center; art gallery also scored highly (see Figure 4-2).
- Respondents generally said it was more important to attain the vision/desired use for the site than get the best price (importance of vision/desired use scored 7.07 on a scale of 0 to 10, while importance of price only scored 2.77).
- Most respondents preferred any residential to be mixed use commercial/residential (see Figure 4-3).
- There was preference indicated for all of the following incentives: Tax Increment Finance (TIF) money, impact fees, land donation/dictating what happens on the land; each scored approximately in the 6 to 7 range in terms of how willing respondents were to rely on these incentives on a scale of 0 to 10 (see Figure 4-4).
- A moderate amount of traffic delay would be acceptable to half of the respondents; approximately a quarter would accept just a little.

Figure 4-1: Average Ranking of Priorities for the Community



Note: Respondents ranked these ideas in order of importance along with an “other” category.

Figure 4-2: What Does a Cultural Center Mean to You? Select All that Apply.

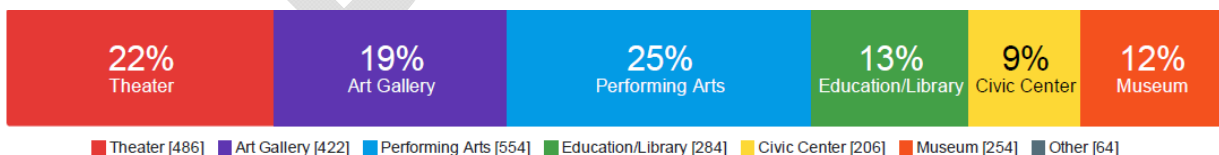


Figure 4-3: Preferred Type of Housing for the 17-Acre Site (by Number of Responses)

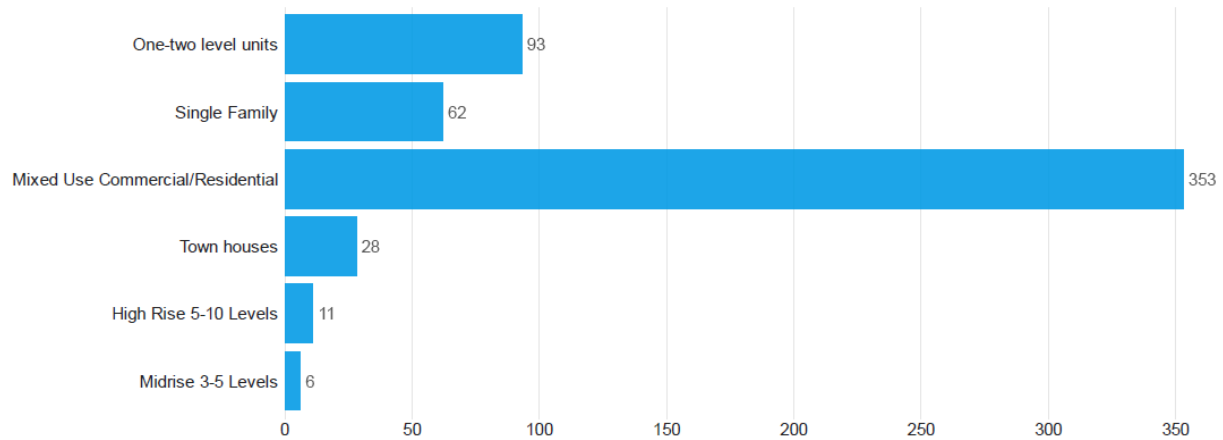


Figure 4-4: Willingness on a Scale of 0 to 10 to Rely on Certain Incentives to Ensure Preferred Use



To: Debrah Forester, Director, Bayshore/Gateway Triangle Community Redevelopment Agency  
From: Evan Johnson, AICP, LEED AP, Project Manager, Tindale Oliver  
Subject: Bayshore/Gateway Triangle CRA Plan Update, Case Studies  
Date: November 16, 2018

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The following case studies illustrate how certain strategies in the Bayshore/Gateway Triangle Redevelopment Plan might be implemented. For each case or related group of cases, the relevant Plan section is noted.

### Funding Transitional Structures – Section 3.2

The CRA's grant programs can provide funding for transitional elements such as fences and landscaping to promote buffers between incompatible uses. Tampa's Drew Park CRA, for example, provides up to 50% of project costs up to \$5,000 for decorative fencing meeting certain design standards on commercial properties.

### Artist Housing Example – Section 3.4

#### *Artist-Oriented Community Land Trust*

A key component of the vision for the CRA area is to foster arts and culture. One aspect of this effort would be to include providing affordable housing for artists, with a primary focus on for-purchase units. Community land trusts are a tool that can provide more affordable for-purchase unit prices over the long term. Typically, a non-profit corporation holds the title of the land and provides a long-term lease to a homebuyer with qualifying income; the price of the housing for the homebuyer is reduced because he/she is not purchasing the land where the property is located. The now owner of the home can then resell the property to a new buyer with qualifying income, with a price based on a formula that allows the seller to build equity but still maintains affordability for the new buyer. In this way, the subsidized land costs serve multiple homebuyers. Examples of community land trusts in Florida that have overseen for-purchase units include the South Florida Community Land Trust and the Bright Community Trust in Pinellas County.

Indianapolis provides an example of how a land trust can cater to artists with its Artist and Public Life Residency program in Garfield Park. The program was created through a partnership between the Big Car Collaborative (an arts organization) and Riley Area Development Corporation with support from the Indianapolis Neighborhood Housing Partnership. The partners bought and rehabilitated 10 vacant houses to sell to artists who apply to buy (part of the application focuses on how their creative practice will contribute to the community). Big Car and partners retain 51% ownership of the house, and the artists retain 49%. When an artist is ready to sell, Big Car and partners buy them out and sell the house to another artist at a subsidized price. Artists also are required to engage in certain community service activities as part of the agreement.

Case Information Source: Big Car Collaborative (2018) APLR Affordable Artist Housing, <http://www.biocar.org/project/aplr/>; Jen Kinney, Next City (April 13, 2017), Indianapolis Land Trust Specializes in Affordable Housing for Artists, <https://nextcity.org/daily/entry/land-trusts-indianapolis-housing-artists>.

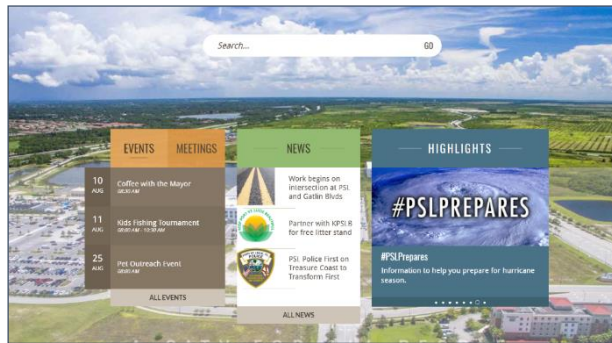
## Marketing, Branding, & Communication Examples – Section 3.4

The following examples highlight different types of information, structuring of information, and communication tools that can be applied to an updated marketing, branding, and information-sharing strategy for the Bayshore/Gateway Triangle CRA area.

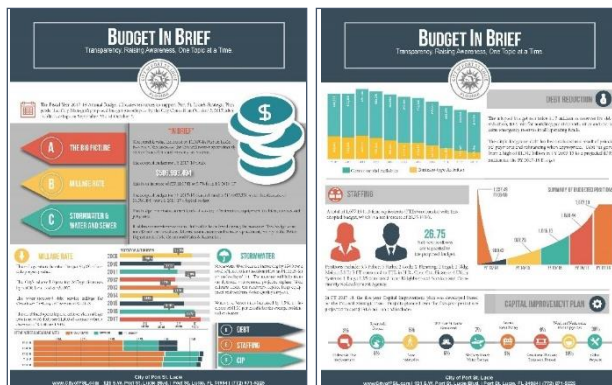
### City of Port St. Lucie

The City of Port St. Lucie was recently recognized by numerous entities for its efforts in marketing and communication and received an award from the Public Relations Society of America, Sunshine District, for its new website redesign. The new website includes strong use of visuals and major events, meetings, news, and highlights embedded directly on its landing page and links directly to social media accounts for the City. For the Bayshore/Gateway Triangle CRA, the use of newer technologies should be weighed with the most effective communication tools for reaching various communities within the CRA. For example, the public outreach process indicated that some members of the community may respond better to flyers than to social media.

Additionally, the City of Port St. Lucie has been recognized for its brochure graphics and publications such as “Budget in Brief,” highlighting how graphics and visuals can be used to more effectively communicate technical information about the jurisdiction.



The City of Port St. Lucie's website includes major events, meetings, news, and highlights embedded directly on its landing page. (Source: <http://www.cityofpsl.com/home>)



Graphic representation of budget information in the City of Port St. Lucie's “Budget in Brief.” (Source: City of Port St. Lucie, <http://www.cityofpsl.com/home/showdocument?id=3986>)



Case Information Source: City of Port St. Lucie (July 18, 2018), City of Port St. Lucie's Communications Efforts Win Multiple State, National Awards, <http://www.cityofpsl.com/Home/Components/News/News/3400/1749>.

## Gainesville CRA

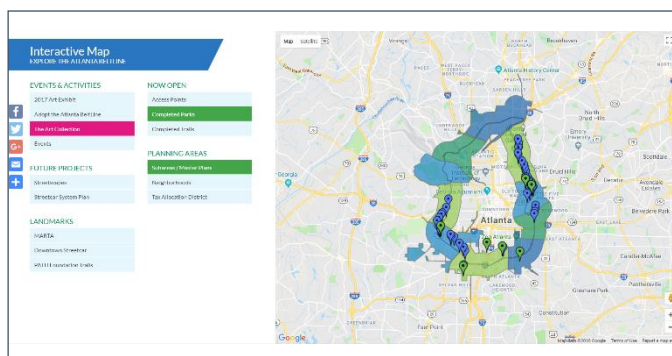
The Gainesville CRA Annual Report includes highly-visual representations of projects using maps and photos as well as information on how projects tie back to overall CRA principles ("layers") and broader themes of connectivity, scale, authenticity, partnerships, and health and safety. The Bayshore/Gateway Triangle CRA could adopt a similar visually-driven approach to its communications and show how projects and development tie back to overall CRA goals in documents such as an annual report.



Fifth Ave/Pleasant Street Heritage Trail description from Gainesville CRA 2017 Annual Report (pp. 18-19). (Source: Gainesville CRA <https://www.gainesvillecra.com/images/annual-reports/docs/FY2017.pdf>)

## Atlanta Beltline

The Atlanta Beltline website (<https://beltline.org/>) provides an example of how an interactive map can be used to communicate information. The Beltline's map includes layers for events and activities, future projects, landmarks, access points, completed parks, completed trails, and planning areas. A similar approach could be used by the Bayshore/Gateway Triangle CRA to highlight events, recent or forthcoming major developments and projects, and character areas.



Interactive map of Atlanta Beltline website. (Source: Atlanta Beltline <https://beltline.org/>)

## Arts Grants Examples – Section 3.4

### *Tampa Downtown Partnership Space Activation Grant Program*

The CRA-funded grant programs could fund murals and other public art, with consideration given to what principles or guidelines will be used to award funding. This approach has been taken in other jurisdictions. For example, the Tampa Downtown Partnership has a Public Space Activation Grant Program that provides funds for projects that enhance “the public realm through sensory experiences (i.e., art, color, sound, food, play, texture, engagement)”.

Projects must meet one or more of the following criteria:

- Relationship to the arts
- Originality/creativity
- Mission/purpose (of the Partnership)
- Relationship to Downtown Tampa
- Accessibility
- Playfulness
- Environmental impact

Applications are reviewed by the agency staff and a review committee. Criteria for the grant would need to account for code criteria to ensure that the efforts of the CRA and Code Enforcement are coordinated and working at cross purposes.



**Public Space Activation Grant**

**Applicant / Partners:**  
Channel District Community Alliance (CDCA)

**Artist:** Meghan Farrell Scallie

**Audience:**  
Channel District residents and visitors

**Duration:**  
Permanent installation completed between April 1-29, 2017

**MAVEN MURAL:**  
Channel District

Located on the side of one of the few remaining historic structures in the Channel District, the Maven Mural serves as a key ingredient in the Channel District Community Alliance (CDCA) mission to revitalize an arts presence in the community. The motivation and inspiration for the project comes from the rich heritage and history of the Channel District as a port of call for imports. The art depicts the transition from a simple "barnyard" to a port of call for imports. It stands as a side of a depiction of maritime progress from steam engines to modern ships and against a backdrop of a vintage newspaper which also includes Ebbury as one of the original names of the Channel District. It blends the historic profile of the neighborhood with the new modern image.

The concept was developed by Meghan Scallie, the principal at Traditional and Digital Arts, LLC in conjunction with volunteers from the CDCA who helped research and then install part of the mosaic of the mural as a volunteer community project.

PUBLIC ART COMMUNITY PROJECT	
\$2,500	Grant Award
\$5,500	Other Expenses
<b>\$8,000</b>	<b>Total Project Cost</b>

**TAMPA DOWNTOWN PARTNERSHIP**

*Maven Mural funded by the Tampa Downtown Partnership's Activation Grant Program.*  
(Source: Tampa Downtown Partnership, [http://www.tampasdowntown.com/wp-content/uploads/2016/12/Activation\\_Grant\\_Cut\\_Sheet\\_CDCA.pdf](http://www.tampasdowntown.com/wp-content/uploads/2016/12/Activation_Grant_Cut_Sheet_CDCA.pdf))

Case Information Source: Tampa Downtown Partnership (2018), 2018 Tampa Downtown Special Service District Grant: Public Space Activation Grant Program, <https://www.tampasdowntown.com/about-us/program-details/grant-program/>.

### ***Tapestries – Lakeland, an Un-Mural Art Exhibition***

This exhibition, which will run from November 2018 to January 2020, is commissioning local artists to create 60 paintings on large canvases (up to 10x12 ft) to display on walls as a temporary alternative to murals. Artwork is not required to have a specific theme, but it must fit the urban environment and be politically and ideologically neutral. Artists will be paid \$10 per square foot, with canvas tapestry and approved paint provided. The exhibition budget is \$50,000, with \$10,000 committed by the Lakeland CRA, \$10,000 committed by the Lakeland Downtown Development Authority, and \$5,000 committed by Citrus Connection–Lakeland Area Mass Transit District as part of “Arts in Transit.” Exhibition organizers are seeking \$25,000 in additional funding through corporate sponsorship and crowdfunding. The Bayshore/Gateway Triangle CRA could fund similar types of public art events through a public art grant program.

*Case Information Source: The Working Artist Studio/Gallery, Lakeland Artists Will Paint Sixty Un-Murals That Will be Installed on Buildings in Lakeland, <https://davidnelsoncollins.com/tapestries-lakeland-an-un-mural-art-exhibition/>.*

## **Housing Assistance and Incentives Examples – Section 3.4**

### ***Residential Renovation Grant***

As noted in the Assessment Memo, the use with the greatest number and share of structures most in need of upgrades in the Bayshore/Gateway Triangle CRA area are single-family residential units. One form of assistance for improving these structures as an alternative to redevelopment is to provide funds for structural improvements. Many CRAs in Florida offer grants, matching grants, or loans for structural improvements of residences. Examples include the following:

- Miami-Dade County, West Perrine CRA, Residential Rehabilitation Program – financial assistance to qualified resident-owners of detached single-family homes, townhomes, and duplexes in the CRA area for certain home repairs, including roof and gutter repairs, kitchen and bathroom repairs, etc.; grants are available in amounts up to \$15,000; applicants are expected to provide a match of 50% of the cost of improvement. Payments are made as reimbursements.
- Lakeland CRA, Downtown and Midtown Areas, Fix-It-Up Program – grants geared towards home repairs for owners of single-family homes, townhomes, and duplexes. Repairs include exterior structure improvements such as repair of eaves, fences, gutters, etc. Grants are \$5,000–\$25,000, depending on the level of repair.
- City of Ft. Lauderdale CRA, Northwest-Progresso-Flagler Heights Area, Residential Rehabilitation Forgivable Loan— loans for owners of single-family residences valued at less than \$300,000 and with a household income of 160% of area median income or less. Loans can be used to for repairs to correct code violations and address health and safety, including repairs related to electrical, plumbing, roofing, windows, AC/heating, and structural elements. The maximum award is \$75,000, and a cash contribution by the owner of 10% of the repair cost is required if costs exceed \$55,000 (based on costs exceeding that amount).

In the case of the Bayshore/Gateway Triangle CRA, it is recommended that a program target structural

improvements for single-family homes and include income as an eligibility consideration to ensure that lower income households are prioritized in receiving support.

*Case Information Source: West Perrine Community Redevelopment Agency (June 7, 2011), Board Memorandum: Commercial and Residential Rehabilitation Grant Programs, <http://www.miamidade.gov/govaction/legistarfiles/Matters/Y2011/110723.pdf>. Lakeland CRA, Fix-It-Up Program (Downtown & Midtown), <https://static1.squarespace.com/static/5930d7bce4fcb5becc66acb5/t/5b901fdd03ce64e07d718c56/1536172165990/Fix-It+Up+Program+Rev+9-04-18.pdf>. City of Fort Lauderdale CRA, Northwest-Progresso-Flagler Heights Community Redevelopment Area, Incentives Modification, <https://www.fortlauderdale.gov/home/showdocument?id=29743>.*

## Examples of Engagement in Temporary and Tactical Urbanism Events – Section 3.5

“Tactical urbanism” is a term used to describe temporary installations of built environment improvements as a means of piloting and raising awareness around the improvements. These types of projects and other temporary events can be used to pilot improvements desired in the CRA area. Engagement with the community to seek feedback is an important aspect to understand what elements of a temporary improvement did or did not work to inform any permanent improvements. The following are examples of installations, events, and outreach methods.

### ***Islington Street Lab Project – Portsmouth, NH***

Portsmouth Smart Growth for the 21<sup>st</sup> Century led this five-week tactical urbanism project in coordination with the City of Portsmouth, the West End Business Association, Mike Lydon (tactical urbanism expert), and several other partners.

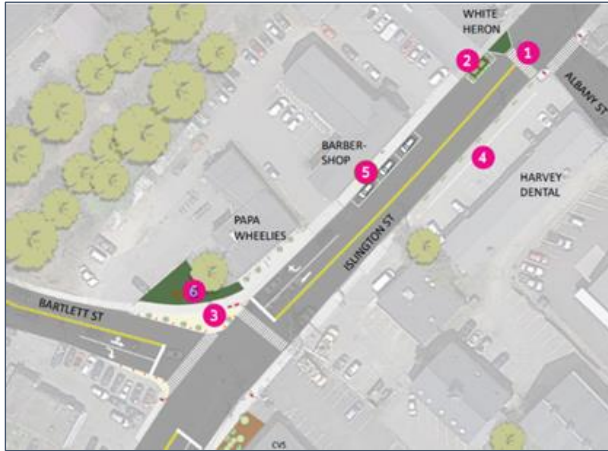
The project focused on a temporary transformation of a section of Islington St, which included the following elements (numbers correspond to image to the right):

1. Crosswalk
2. Parklet
3. Curb extension
4. Sidewalk boundary definition
5. On-street parking spaces
6. Other elements – signs, greenery, banners, crosswalk striping across curb cuts, markings for cars to share the road with bicycles (“sharrows”)

Public outreach for the project included public informational meetings and workshops in preparation with Mike Lydon, an online and paper survey to collect feedback, and meetings and materials to share results of the temporary installation. The survey indicated support for more temporary demonstrations of this type in the city and for making some or all of the temporary changes permanent, with support for follow-up low-cost interim installations.

The Bayshore/Gateway Triangle CRA potentially could use a similar approach in piloting and building awareness around Complete Street elements (e.g., buffers and on-street parking).





*Islington St Lab Elements and Design Plan*  
(Source: Portsmouth Smart Growth for the 21<sup>st</sup> Century, [http://ps21.info/wp-content/uploads/2016/07/PS21TU-report\\_update160714.pdf](http://ps21.info/wp-content/uploads/2016/07/PS21TU-report_update160714.pdf))

Case Information Source: Portsmouth Smart Growth for the 21<sup>st</sup> Century (July 2016), Islington Street Lab: A Tactical Urbanism Project in Portsmouth, NH, [http://ps21.info/wp-content/uploads/2016/07/PS21TU-report\\_update160714.pdf](http://ps21.info/wp-content/uploads/2016/07/PS21TU-report_update160714.pdf).

### ***Los Angeles County Metro Open Streets Program***

Open Streets events temporarily close streets to auto traffic, allowing for non-motorized transportation such as biking and walking. Los Angeles County Metro's Open Streets Grant Program has funded 21 events since 2014 in the greater Los Angeles area. Metro incorporates surveys to gather feedback from participants, businesses, and volunteers. In the case of a West Hollywood Open Streets event, a City Council report explains:

*As part of the grant processes, Metro is surveying participants, businesses and volunteers at Cycle Two Open Street events. This data will be used to analyze how Open Street events affect:*

- *Participants' and businesses perceptions about non-auto oriented transportation*
- *Transit ridership and perceptions*
- *Business sales as compared to a "typical" weekend day*

*Survey materials that will be used during the events include:*

- *Business Anecdotal Interview (administered on day of event)*
- *Business Owner Economic Benefits Interview (administered within one week of the event)*
- *Participants/Volunteer Anecdotal Interview (administered on day of event)*
- *Participant Metro Rail Survey (administered on day of event)*

These types of surveys can be adapted to information the CRA hopes to gather on its temporary improvements and can also be adapted to online platforms and promoted through regular CRA meetings.



*Metro Open Streets (Source: Los Angeles County Metro, <https://www.metro.net/projects/active-transportation/metro-open-streets-grant-program/>)*

Case Information Source: West Hollywood City Council (April 16, 2018), Update on West Hollywood's Ciclaviva Open Streets Event (City Council Consent Calendar Report), p. 5, [http://weho.granicus.com/MetaViewer.php?view\\_id=16&event\\_id=1032&meta\\_id=147108](http://weho.granicus.com/MetaViewer.php?view_id=16&event_id=1032&meta_id=147108).

### **City of West Palm Beach Community Redevelopment Agency Sunset Lounge Project**

The West Palm Beach CRA worked with the organizations 880 Cities and Better Block to reimagine the local Sunset Jazz Lounge venue and a nearby vacant lot. The engagement process included:

- Meeting with prominent community members to understand concerns about the site and neighborhood to inform public engagement materials
- Including a cultural anthropologist with ties to the community to act as a liaison between the CRA and community members, building relationships.
- Finding opportunities to engage community members where people already gather and at sponsored community concerts and block parties at the site. During these sponsored events, event organizers talked with attendees and also set up engaging visuals and interactive displays to gather feedback (such as voting on items with dot stickers).
- Following up with the community to report back findings.

The Bayshore/Gateway Triangle CRA could incorporate interactive displays and discussion approaches to gather feedback when temporary road improvements are in place, which may include a special concert or event to draw more people.



*Sunset Lounge Project (Source: 880 Cities, <https://www.880cities.org/building-community-trust-tactical-urbanism-lessons-west-palm-beach-fl/>)*

Case Information Source: Rossana Tundo (May 18, 2017), Building Community Trust through Tactical Urbanism – Lessons from West Palm Beach, FL, <https://www.880cities.org/building-community-trust-tactical-urbanism-lessons-west-palm-beach-fl/>.

## Alternative Vehicle Examples – Section 3.5

### *Electric Shuttles*

Tampa, Sarasota, and Naples are examples of jurisdictions that have started using low-speed electric shuttle systems. Slidr in Naples (<https://www.rideslidr.com/>) is an electric shuttle service that provides on-demand service with the use of an app. Rides are free of charge to riders, and costs are offset by advertising opportunities associated with the service. Note that shuttle vehicles with top speeds of 20–25 miles per hour (mph) are classified as low-speed vehicles in Florida Statutes, which limits them to roads with speed limits at or below 35 miles per hour under Section 316.2122 F.S.

### *Golf Carts*

The use of golf carts (motor vehicles created for use on golf courses and not exceeding speeds of 20 mph) on roadways is governed by Section 316.212, F.S. This statute places limitations on areas and roadways where golf carts may be operated (with strict limitations for operation on State roads), allowable times of operation, and age of operator, among other items. It also indicates the necessary equipment needed to operate a golf cart legally.

Section 130.4 of the Collier County Code of Ordinances designates the specific areas in Collier County where golf carts may be operated, including Goodland and Ave Maria, with additional parameters laid out. A golf cart study and ordinance are options to pursue in support of golf cart use in the CRA area.



*Slidr operating in Naples area*  
(Source: Paradise Coast,  
<https://www.paradisecoast.com/profile/slidr/1726>)

## Parking Example – Section 3.5

### *Downtown Naples*

Naples provides free garage parking in its Downtown area. Some garage spaces are sold through an in-lieu fee system through which Downtown establishments can pay a fee instead of building required parking spaces.



*Downtown Naples parking garage (Source: NaplesDowntown.com, <https://www.naplesdowntown.com/transportation.htm>)*



## ITEM -9b Project Managers Report

### **PROJECT UPDATES**

**Tami Scott Senior Project Manager**  
**December 2018**

### **CRA PROJECTS**

#### **Redevelopment Plan:**

Redevelopment Plan, final presentation given to the advisory board on November 14, 2018.

Plan is available on the Bayshore CRA website: [www.bayshorecra.com](http://www.bayshorecra.com)

#### **17 Acre Cultural Arts Village Site**

Community Input Survey on the priorities and vision for the site is available on the Bayshore CRA website: [www.bayshorecra.com](http://www.bayshorecra.com). Input received will be used to update the vision. The vision will be incorporated into the redevelopment plan.

#### **Mini Triangle Property:**

Property has resold and renamed, “Gateway of Naples” new owner has submitted for an insubstantial change – On August 31, 2018 GMD sent the applicant a letter indicating the approval letter was sent in error, a list of issues still needed to be resolved. Final approval is pending.

#### **Gateway Triangle purchase & development:**

PUD approved May 8, 2018 BCC meeting, Developer looking to potentially open a sales office in one of the vacant buildings. Final closing of property is anticipated for April 2019, 30 days after termination of cell tower lease with Crown Castle.

#### **Cell Tower Relocation: PL2018003059**

Planning Application and documents have been submitted on October 5, 2018 for GMD, the first set of comments have already been set to applicant on October 10, 2018.

PL2018003059

#### **Commercial Improvement Grants:**

Nick’s Restaurant / Hookah lounge has approached CRA staff to discuss a CBIG grant. Staff is working with the owner; however, the project is still preliminary in nature and no cost have been identified to determine the specifics of the grant. No plans have been submitted to GMD as of 11-28-18.

**Fire Suppression System Phase 2:**

Kickoff meeting held at the CHS on June 28, 2016, City of Naples has retained Johnson Engineering and plans are at 90% completed. Staff has meet with CHS and the clock has started on their end, Construction will start at the earliest, May of 2019 as project still need to be vetted through the procurement process.

**CRA Office Space:**

Staff is waiting on the submittal of the permit to complete the build out of the space, no documents have been submitted to GMD as of 11-28-18. There are some minor changes expected on the layout due to errors in measurements. CRA Staff has submitted a second plan for review and approve new layout prior to permit submittal.

- **BAYSHORE MSTU PROJECTS**

Thomasson Drive:

Bayshore Beautification Thomasson Drive Project - procurement schedule / process

**Solicitation Number – 18-7386**

Solicitation Title – CEI Services for Thomasson Drive Beautification Project

Procurement Strategist – ~~Adam Northrup~~ Evelyn Colon

June 1, 2018 – Start Date

- ~~30 days posting period – July 1, 2018 –~~  
**Complete, required a second posting and solicitation**
- ~~Organization meeting – July 15, 2018 -~~  
**Complete, required a second organization meeting**
- ~~Selection committee scores and interviews –~~  
**October 31, 2018 selection committee selected AECOM**
- Contract Negotiation- November 2018  
**Executive summary submitted to procurement on November 15, 2018**  
**Schedules for the first meeting in January to move forward with Contract Negotiation.**
- Contract finalized- December 2018
- PM prepares material for BCC – January 1, 2019
- Board approval – January 24, 2019
- Notice to proceed- February 1, 2019

**Solicitation Number – 18-7385**

Solicitation Title – Thomasson Drive Beautification Project

Procurement Strategist – Barbra Lance

January 1, 2019 - Start Date

- 30 days invitation to bid – February 1, 2019
- Organization meeting- February 15, 2019
- Selection committee scores and interviews - March 1, 2019
- Contract Negotiation- March 15, 2019
- Contract finalized- April 1, 2019
- PM prepares material for BCC -April 15, 2019
- Board approval – May 9, 2019
- Notice to proceed- June 1, 2019

- **HALDEMAN CREEK MSTU PROJECTS**

Collier County Stormwater staff has been working diligently with their contractor on the hurricane debris and vegetation trimming of the navigable waterway since the beginning of November and anticipate a few more weeks for completion.

- **COMMERCIAL ACTIVITY**

**Food Truck Park:**

Open

**Ankrolab Microbrewery:**

Construction progressing, property owner is anticipating a January 2019 opening date.

**Veterinary Clinic:**

Construction progressing, shell complete, property owner is anticipating a March 2019 opening date.

**Multi-Tenant Commercial Building:**

Construction progressing, Shell complete, property owner is anticipating a January 2019 opening date.

**Wood Springs Suites Hotel:**

Construction progressing, structure taking shape, three of the four floors of block have been completed. no scheduled completion dates.

**RaceTrac: PL20180000543**

The RaceTrac SDP is getting close to final approval with GMD. CRA staff has provided comments outlining some of the community's concerns, number of gas pumps, size of canopy, easement for public art and the right turn only onto Shadowlawn. RaceTrac representative have not responded to staff's comments. CRA staff is also working with transportation to discuss the RaceTrac provide a bus shelter. SDP PL201800000543. Project is close to final approval.

**East Trail Lock Up:**

Construction progressing, Shell complete, property owner is anticipating a January 2019 opening date.

**Naples Haitian Church: PL20180002131**

Proposed addition- pre-application held July 28, 2018- PL20180002131, No SDP has been submitted as of November 28, 2018.

**Naples Classic Car: PL20180001929**

Proposed renovations- pre-application held June 21, 2018, PL20180001929, No SDP has been submitted as of November 28, 2018.

**Sara Bay Marina: PL20180001854**

Proposed new building- pre-application held June 13, 2018, PL20180001854, No SDP has been submitted as of November 28, 2018.

**Sunbelt: PL20180001840**

Proposed new building- pre-application held June 6, 2018, PL20180001840, No SDP has been submitted as of November 28, 2018.

**Nicks Restaurant and Hookah Lounge: PL20180002275**

Renovation to existing structure- pre-application held August 2, 2018, PL20180002275, No SDP has been submitted as of November 28, 2018. Proprietor Nicholas (Nick) Matar

**Isle of Collier:**

The current project / submittal is for (earthwork only) should result in a 6-8-month construction period depending on several conditions.

New Land Development Manager Contact Brian Cale <bcale@mintousa.com

MINTO COMMUNITIES - USA

4280 Tamiami Trail E, Ste 203/204, Naples, FL, 34112

**Food Truck Parking lot: PL20180002689**

Proposed parking lot at the corner of Bayshore Dr. and Becca Avenue. Pre-application meeting held September 19, 2018, PL20180002689, plan calls for approximately 65 parking spaces using the entire site. Project was submitted October 29, 2018 for GMD review.

**Road Re-Surfacing project on Davis Boulevard:**

FDOT is starting a resurfacing project on Davis Boulevard, below are general questions staff asked the project manager. The BGTCRA contact for the project is

[Christopher.Mollitor@dot.state.fl.us](mailto:Christopher.Mollitor@dot.state.fl.us)

The contract schedule to start on November 18th, 2018, as for the limits of the project are From SR 90 (US 41) (Tamiami Trail) To Air Port Pulling



**Airport/Davis Intersection Improvements:**

County project - Both north and south will have a right turn added. CRA staff has requested the project manager attend a future meeting to present the plan. The project is not expected to start until after season.

**CRA parking lot:**

Staff has submitted a workorder to request a Purchase order be opened to retain the services of Trebilcock Consulting Solutions, Naples, FL 34110 to start the design process. Staff has submitted a Notice to Proceed to Trebilcock and a kick off meeting is being scheduled.

- **RESIDENTIAL ACTIVITIES**

**Compass Point:**

Compass Point is back on the market, approvals in place for 20 units, currently listed for sale at 1.25 million.

**Mattamy Homes: PL 20160000183**

Site work is well underway, perimeter privacy wall and landscaping being installed around the property.

Building permits are in the Collier County system, the developer anticipated to have preliminary acceptance 3/1/19. First structure will start immediately after permits have been approved. Total of 244 units.

**Cirrus Point:**

CRA staff met with Mr. Kevin King and Mr. Greg Wardenberg of Headwaters Development LLLP. The project is in the schematic design phase, the preliminary site plan includes 8 buildings, 4 stories with parking underneath each building. Each building will have 4 units per floor, 16 units per building for a grand total of 128 units. Approximate square footage is 1,500-2,500. This is a for sale market rate product.

*Note: All projects are submitted, vetted and approved through the Collier County Growth Management Department. All projects are public record and can researched through the Cityview public portal link.*

<http://cvportal.collier.net/CityViewWeb/Planning/Locator>

*Projects can be search by using the property address, folio number or application number which typically starts with a PL number.*

Item 9 c. November Financials

Commit Item / Fund Ctr	Adopted Budget	Amended Budget
Grand Total-CI/FC	0	0
361170 OVERNIGHT INTEREST	\$ -	\$ -
361180 INVESTMENT INTEREST	\$ (28,600)	\$ (28,600)
362190 LEASE FACILITIES	\$ -	\$ -
481001 TRANSFER FROM 001 GENERAL FUND	\$ (1,439,900)	\$ (1,439,900)
481111 TRANSFER FROM 111 UNINC AREA MSTD GENERAL	\$ (326,000)	\$ (326,000)
481163 TRANSFER FROM 163 BAYSHORE/AVALON BEAUTIFICA	\$ (125,500)	\$ (125,500)
481164 TRANSFER FROM 164 HALDEMAN CREEK	\$ (11,300)	\$ (11,300)
481186 TRANSFER FROM 186 IMMOKALEE REDEVELOPMENT	\$ (74,100)	\$ (74,100)
489200 CARRY FORWARD GENERAL	\$ (1,909,400)	\$ (1,909,400)
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE	\$ -	\$ (156,156)

631400 ENGINEERING FEES	\$ 150,000.0	\$ 150,000.0
631600 APPRAISAL FEES	\$ 5,000.0	\$ 5,000.0
634207 IT CAPITAL ALLOCATION	\$ 3,000.0	\$ 3,000.0
634210 IT OFFICE AUTOMATION ALLOCATION	\$ 18,200.0	\$ 18,200.0
634212 IT MICROSOFT OFFICE ALLOCATION	\$ 300.0	\$ 300.0
634970 INDIRECT COST REIMBURSEMENT	\$ 53,600.0	\$ 53,600.0
634980 INTERDEPT PAYMENT FOR SERV	\$ 6,000.0	\$ 6,000.0
634999 OTHER CONTRACTUAL SERVICES	\$ 597,000.0	\$ 726,825.5
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	\$ 6,000.0	\$ 6,000.0
641230 TELEPHONE ACCESS CHARGES	\$ 800.0	\$ 800.0
641700 CELLULAR TELEPHONE	\$ 1,300.0	\$ 1,300.0
641950 POSTAGE FREIGHT AND UPS	\$ 600.0	\$ 600.0
643100 ELECTRICITY	\$ 3,000.0	\$ 3,000.0
643400 WATER AND SEWER	\$ 1,500.0	\$ 1,500.0
644100 RENT BUILDINGS	\$ 30,000.0	\$ 30,000.0
645100 INSURANCE GENERAL	\$ 2,800.0	\$ 2,800.0
646360 MAINTENANCE OF GROUNDS ALLOCATED	\$ 10,000.0	\$ 29,030.0
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	\$ 5,500.0	\$ 5,500.0
648170 MARKETING AND PROMOTIONAL	\$ 6,000.0	\$ 13,300.0
649100 LEGAL ADVERTISING	\$ 4,000.0	\$ 4,000.0
651110 OFFICE SUPPLIES GENERAL	\$ 3,000.0	\$ 3,000.0
651210 COPYING CHARGES	\$ 7,000.0	\$ 7,000.0
652920 COMPUTER SOFTWARE	\$ 3,000.0	\$ 3,000.0
652990 OTHER OPERATING SUPPLIES	\$ 3,500.0	\$ 3,500.0
654210 DUES AND MEMBERSHIPS	\$ 4,000.0	\$ 4,000.0
654360 OTHER TRAINING EDUCATIONAL EXPENSES	\$ 4,000.0	\$ 4,000.0
764110 AUTOS AND TRUCKS	\$ 26,500.0	\$ 26,500.0
884200 RESIDENTIAL REHAB	\$ 175,000.0	\$ 175,000.0
912870 TRANSFER TO 287 CRA LINE OF CREDIT	\$ 625,100	\$ 625,100
991000 RESERVE FOR CONTINGENCIES	\$ 122,900	\$ 122,900
993000 RESERVE FOR CAPITAL OUTLAY	\$ 1,543,800	\$ 1,543,800

Commitment	Actual	Available
207336.17	140169.32	-347505.49
\$ -	\$ (592)	\$ 592
\$ -	\$ (3,711)	\$ (24,889)
\$ -	\$ (18,069)	\$ 18,069
\$ -	\$ -	\$ (1,439,900)
\$ -	\$ -	\$ (326,000)
\$ -	\$ -	\$ (125,500)
\$ -	\$ -	\$ (11,300)
\$ -	\$ -	\$ (74,100)
\$ -	\$ -	\$ (1,909,400)
\$ -	\$ -	\$ (156,156)

\$ 21,800.0	\$ -	\$ 128,200.0
\$ -	\$ -	\$ 5,000.0
\$ -	\$ -	\$ 3,000.0
\$ -	\$ -	\$ 18,200.0
\$ -	\$ -	\$ 300.0
\$ -	\$ 26,800.0	\$ 26,800.0
\$ -	\$ -	\$ 6,000.0
\$ 90,832.7	\$ 78,687.8	\$ 557,305.0
\$ -	\$ -	\$ 6,000.0
\$ -	\$ -	\$ 800.0
\$ -	\$ -	\$ 1,300.0
\$ -	\$ 5.1	\$ 594.9
\$ 1,312.2	\$ 187.8	\$ 1,500.0
\$ 2,349.2	\$ 375.8	\$ (1,225.0)
\$ 15,194.4	\$ 6,405.6	\$ 8,400.0
\$ -	\$ -	\$ 2,800.0
\$ 36,630.0	\$ 2,400.0	\$ (10,000.0)
\$ -	\$ -	\$ 5,500.0
\$ 6,500.0	\$ 800.0	\$ 6,000.0
\$ 4,000.0	\$ -	\$ -
\$ -	\$ -	\$ 3,000.0
\$ 3,929.5	\$ 1,070.5	\$ 2,000.0
\$ -	\$ -	\$ 3,000.0
\$ 281.2	\$ 712.2	\$ 2,506.7
\$ -	\$ 1,090.0	\$ 2,910.0
\$ -	\$ -	\$ 4,000.0
\$ 24,507.0	\$ -	\$ 1,993.0
\$ -	\$ -	\$ 175,000.0
\$ -	\$ -	\$ 625,100
\$ -	\$ -	\$ 122,900
\$ -	\$ -	\$ 1,543,800