Bayshore Gateway Triangle Community Redevelopment Agency

AGENDA

Naples Botanical Garden Buehler Auditorium,
4820 Bayshore Drive, Naples, FL 34112
March 5, 2019
Time: 6:00 PM

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

1. Call to order and Roll Call
2. Pledge of Allegiance
3. Adoption of Agenda
4. Approval of Minutes
   a. February 5, 2019 (Attachment)
5. Community / Business – Presentations
6. Other Agency’s
   a. Collier County Sheriff Department
   b. Collier County Code Enforcement (Attachment)
7. Old Business
   a. CDBG Grant- Fire Suppression Phase 3- (Action Item, Attachment)
   b. Sabal Shores Neighborhood Traffic Mgmt. Program (Attachment)
   c. Redevelopment Plan- CCPC meeting rescheduled to March 21, 2019
   e. 2020 Work Plan
8. New Business
   a. 2018 Annual Report
9. Staff Report
   a. Project Manager’s Report – Tami Scott (Attachment)
b. Financials (Attachment)
c. Maintenance Report (Attachment)
d. Board Vacancy (Gateway Triangle Resident)

10. Communication and Correspondence
   a. February 19th, 2019 Joint Workshop Summary (Attachment)

11. Public Comment

12. Staff Comments

13. Advisory Board General Communications

14. Next meetings:
   a. April 3, 2019

15. Adjournment
Agenda item 4.a– February 5, 2019 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE FEBRUARY 5, 2019 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:02 p.m.

I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Camille Keilty, Dwight Oakley, Steve Main, Karen Beatty, Michael Sherman, Larry Ingram and Steve Rigsbee.

**CRA Staff Present:** Sean Callahan, Executive Director of Corporate Business Operations; Debrah Forester, CRA Director; Tami Scott, Senior Project Manager; Shirley Garcia, Operations Coordinator; Megi Roko, Executive Secretary.

II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez.

III. **Adoption of Agenda:** Debrah Forester, CRA Director added Advisory Board Vacancy under Old Business. It was mentioned it will be also added into the upcoming meeting’s agenda for official action. Steve Main made a motion to adopt the agenda as amended. Camille Keilty seconded the motion, passed unanimously.

IV. **Approval of Minutes:** Steve Main clarified his motion made in the January minutes under Item 8b. adding the support he expressed with the 17 acres proposal was to continue discussions to see what will come to fruition. Camille Keilty made a motion to approve minutes as amended, seconded by Larry Ingram, passed unanimously.

V. **Community / Business - Presentations**

A. **Isles of Collier Preserve, Minto Communities- Michael Elgin**- Tami Scott, Senior Project Manager introduced Michael Elgin, Director of Community Development- Isles of Collier Preserve, Minto Communities. Mr. Elgin proceeded to inform the board of all the recent changes to the property and future plans. It was mentioned the only permit that has been pulled is a clean and fill permit. The initial cutting and logging of the property has officially been completed and grubbing will begin shortly. Concern was raised regarding the placement of the property entrance and exit and the impact of traffic to the area was discussed at length. A trespassing concern was also brought up that will be resolved by gating the property after the clearing ends. Dwight Oakley had asked while they are
doing construction if there was any way they could gate the access to prevent trespassers.

VI. **Other Agency’s:**

A. **Collier County Sheriff’s Department:** Cpl Gibson went over the monthly report of activities and mentioned how helpful the community has been providing valuable information. Cpl Gibson gave an update of the issues surrounding Celebration Food Truck Park parking lot and the filed complaints regarding a food truck parked in a handicap spot found to be false, she wanted to discourage false complaints as it takes away from the legitimate ones that they could be sending their resources to and address them much quicker.

B. **Collier County Code Enforcement:** John Johnson, Code Enforcement Investigator updated the board on the changes made to the Code Enforcement Activity Report. The Board expressed gratitude for the new layout and readability previously requested.

C. **Capital Project Planning:** Representatives were not present during the meeting but will be available during the upcoming Haldeman Creek MSTU Advisory Board Meeting.

VII. **Old Business:**

A. **Redevelopment Plan:** A draft of The Redevelopment Plan was given to the board for review. Debrah Forester, CRA Director presented newly developed changes that were requested. It was also mentioned The Redevelopment Plan is currently being reviewed and discussion is taking place with the CRA staff and the Growth Management Department of Collier County. Ms. Forester reviewed all the changes to The Redevelopment Plan and discussed the amended framework along with the process of review schedule. Steve Main questioned a portion of the concept map listed in the Redevelopment Plan that contained a wetland region which is now occupied under Sabal Bay property to which Ms. Forester will discuss with the Tindal Oliver consultant.

B. **17 Acres:** Ms. Forester informed the board of the follow-up meeting with Laura Burns, United Art Counsel CEO, CAPA, FGCU, and David Corbin that took place after the presentation at the last CRA meeting to continue the conversation. Additional correspondence from Karen Beatty and Commissioner Fiala was received and distributed for discussion. Ms. Beatty further discussed her viewpoint on the matter. Chairman Gutierrez requested more information on the proposal and expressed hope for receiving more offers. Mr. Main mentioned this proposal would take care of the undesired portion which consists of the wetlands that is unbuildable and expressed support of FGCU’s plan to continue the
conversation. Other members of the board expressed support of the FGCU proposal with hope of receiving more information on the conceptual plan. Chairman Gutierrez also thought a tradeoff between the Shadley property and the back end of the CRA property. He noted that the intent was always to provide something for the community and if they were going to give the property away they would have supported giving the land to the arts community. Karen Beatty noted the property was purchased for the citizens and the community is not interested in having a lot of housing on the site. David Corbin came forward to address the board and cleared up some arts, parking, and donation questions. He donated that is was not a donation. The concept plan includes approximately 10.8 acres for FGCU. The developer would donate the land to FGCU, Laura Burns mentions the United Arts Counsel has been apart of the arts and cultural aspect of the plan and they open to continue the dialogue. Commissioner Taylor mentioned some aspect of the county-wide Arts and Culture RFP and how it will play a part into the Bayshore Arts District. Ms. Forester gave some options on how to proceed with future opportunities.

C. **Love and Legacy Lots:** Ms. Forester noted that the County Attorney’s office began the quiet title action and the previous owners have filed against the CRA’s action. The County Attorney is handling the action.

D. **Opera Naples/Linwood Street Lights:** Ms. Forester noted the updated costs associated with the FPL lights for Linwood Avenue and noted the agreement between FPL and the BCC will be presented at the next BCC meeting.

E. **Sabal Shores Community Gathering Event:** The event was described, and the outcome was summarized. A community watch training event has been scheduled and a hand out was provided.

F. **Advisory Board Vacancy:** An advisory board vacancy has been noted and official action will be taking place at the upcoming BGTCRA advisory board meeting on February 19, 2019.

VIII. **New Business:** N/A

IX. **Staff Report:**

   A. **Project Manager Report:** Tami Scott, Senior Project Manager highlighted changes from the provided Project Managers Report that included addresses and maps of the current projects. It was mentioned that the popcorn shop had opened for business, and Naples Classic Car has submitted for the Site Development Plan. An update was given of the status of the Celebration Food Truck Park parking lot and a copy of the plan was provided that included lighting. The Courthouse Shadows had
submitted the PUD and pre-application meeting notes were provided. The Mattamy Homes sidewalk was discussed at length regarding size surrounding landscaping and lighting.

B. **Financial Report:** The financial report was provided for review.
C. **Maintenance Report:** The maintenance report was provided for review.

X. **Communications and Correspondence:**
   A. **Neighborhood Watch Training:** The next neighborhood watch meeting will be held on February 7th.
   B. **Dr. March Thank You Letter:** The letter was attached to the agenda packet and was discussed.
   C. **East Naples Community Park Master Plan:** The conceptual plan was provided and mentioned it will be moving forward in a phased approached.

XI. **Public Comments:** Commissioner Fiala mentioned East Naples and Sarasota were recognized as the two fastest growing areas and Mattamy Homes is the largest home building company in Canada and United States. Chris Edwards, community member questioned the status on the Bayshore Arts District as an opportunity zone. Staff noted the process and explained the criteria to qualify, which the BGTCRA didn’t meet the definition to qualify and currently there are no additional zones to be created. Al Schantzen thanked the board for the efforts provided to lessening blight.

XII. **Staff Comments:** Ms. Forester noted that due to scheduling conflicts, a CRA Advisory Board meeting is scheduled following the February 19 Joint Goals Workshop. Evan Johnson will be attending and presenting the updated memo on the Regulatory changes and final review of the Redevelopment Plan.

XIII. **Advisory Board General Communications:** Steve Rigsbee mentioned an issue on the hookah lounge property and Jaime French will bring the issue to the code enforcement team.

XIV. **Next Meeting Date:**
   A. February 19, 2019 - Joint Goals/Priority Workshop
   B. March 5, 2019 – CRA Advisory Board Meeting

XV. **Adjournment** – The meeting adjourned at 8:01 p.m.

__________________________________________
Chairman Maurice Gutierrez
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Case Code</th>
<th>Case Type</th>
<th>Description</th>
<th>Date Entered</th>
<th>Date Closed</th>
<th>Inspector</th>
<th>Location Description</th>
<th>Detailed Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CES20180014955</td>
<td>S</td>
<td>Signs</td>
<td>Closed</td>
<td>12/30/2018</td>
<td>12/10/2018</td>
<td>JohnJohnson</td>
<td>3668 Bayshore Dr</td>
<td>Very large political sign (Brian Cross). Complainant states that there are multiple residents on the property in the RV in the back yard, in the garage, etc. There is an extension cord (220V) running into the back for a washer/dryer.</td>
</tr>
<tr>
<td>CEV20180014930</td>
<td>V</td>
<td>Vehicles</td>
<td>Closed</td>
<td>12/03/2018</td>
<td>12/20/2018</td>
<td>JohnJohnson</td>
<td>3190 Cottage Grove Ave - 23371560007</td>
<td>Complainant: Harold (239) 384-9596. The construction of the house behind complainant's house is producing a lot of debris in and around the houses on Constitution Dr. In addition, the canal between the new and old homes is filling with debris.</td>
</tr>
<tr>
<td>CENA20180014942</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Closed</td>
<td>12/20/2018</td>
<td>12/18/2018</td>
<td>JohnJohnson</td>
<td>63 Constitution Drive</td>
<td>The construction of the house behind complainant's house is producing a lot of debris in and around the houses on Constitution Dr. In addition, the canal between the new and old homes is filling with debris.</td>
</tr>
<tr>
<td>CENA20180014951</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Closed</td>
<td>12/04/2018</td>
<td>12/21/2018</td>
<td>JohnJohnson</td>
<td>3200 Areca Ave - 718000000161</td>
<td>Weeds and litter to include a shopping cart.</td>
</tr>
<tr>
<td>CESA20180014959</td>
<td>SD</td>
<td>Site Development</td>
<td>Closed</td>
<td>12/05/2018</td>
<td>01/04/2019</td>
<td>JohnJohnson</td>
<td>Between the buildings on 3073 &amp; 3085 Coco.</td>
<td>Possible unpermitted accessory structure. Remodeling work being done with no permits, case referred to Contractor's Licensing and reviewed by Building Official as a code violation. Duplicate Refer to case # CES201813445</td>
</tr>
<tr>
<td>CESA20180014961</td>
<td>SD</td>
<td>Site Development</td>
<td>Closed</td>
<td>12/05/2018</td>
<td>12/05/2018</td>
<td>JohnJohnson</td>
<td>+520 Normandy Drive</td>
<td>Property on the east side of Sandpiper St &amp; south of Marlin Drive is not being maintained. The trees are encroaching into the road making it unsafe for opposing vehicles to pass. <em><strong><strong>D u p l i c a t e C a s e - CENA20180014283</strong></strong></em>******</td>
</tr>
<tr>
<td>CENA20180015092</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Closed</td>
<td>12/06/2018</td>
<td>12/10/2018</td>
<td>JohnJohnson</td>
<td>East side of Sandpiper Street and south of Marlin Drive. This is a Vacant property listed as Hack Living no Trust on appraiser database. No address is available.</td>
<td>Also the same property on Marlin Drive side has not been mowed &amp; weeds are over 2 foot high.</td>
</tr>
<tr>
<td>CEV20180015129</td>
<td>V</td>
<td>Vehicles</td>
<td>Closed</td>
<td>12/07/2018</td>
<td>01/10/2019</td>
<td>JohnJohnson</td>
<td>2564 weeks ave, Back of house to the left</td>
<td>A black truck has been parked in back yard with no tags for months. In easement between two property- county owned- Tree is too close to home and concerned when it falls it will cause damage. Caller was refer by other dept to call code enf to open case.</td>
</tr>
<tr>
<td>CENA20180015158</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Open</td>
<td>12/07/2018</td>
<td>12/07/2018</td>
<td>JohnJohnson</td>
<td>3423 Canal St (Corner of Areca and Canal)</td>
<td>Large downed trees on the property.</td>
</tr>
<tr>
<td>CENA20180015159</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Open</td>
<td>12/07/2018</td>
<td>12/07/2018</td>
<td>JohnJohnson</td>
<td>3423 Canal St</td>
<td>Exotics</td>
</tr>
<tr>
<td>CENA20180015160</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Open</td>
<td>12/07/2018</td>
<td>12/07/2018</td>
<td>JohnJohnson</td>
<td>3362 Canal St</td>
<td>Exotics</td>
</tr>
<tr>
<td>CENA20180015163</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Closed</td>
<td>12/07/2018</td>
<td>01/30/2019</td>
<td>JohnJohnson</td>
<td>3054 Coco Ave</td>
<td>Overgrown weeds on unimproved property.</td>
</tr>
<tr>
<td>CENA20180015168</td>
<td>N</td>
<td>Noise</td>
<td>Closed</td>
<td>12/09/2018</td>
<td>01/04/2019</td>
<td>JohnJohnson</td>
<td>90389360102</td>
<td>On Sunday December 9, around 8:45 am, a small bulldozer and one other machine moving and planing dirt next door to our building. We hear the beeping of the machine when moving backwards, and feel the ground vibrating.</td>
</tr>
<tr>
<td>CENA20180015313</td>
<td>V</td>
<td>Vehicles</td>
<td>Closed</td>
<td>12/12/2018</td>
<td>01/03/2019</td>
<td>JohnJohnson</td>
<td>526061200890, 2808 Thomasian Dr</td>
<td>Overgrown lot, invasive non-indigenous plants/trees.</td>
</tr>
<tr>
<td>CENA20180015320</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Closed</td>
<td>12/12/2018</td>
<td>12/12/2018</td>
<td>JohnJohnson</td>
<td>Bayshore area</td>
<td>There is a large RV parked at Dell's Store.</td>
</tr>
<tr>
<td>CEV20180015377</td>
<td>V</td>
<td>Vehicles</td>
<td>Closed</td>
<td>12/12/2018</td>
<td>01/04/2018</td>
<td>JohnJohnson</td>
<td>2620 365th Ave - 8</td>
<td>Multiple vehicles in the yard... &quot;Some w/o plates&quot;. Also parking in the street</td>
</tr>
<tr>
<td>CENA20180015411</td>
<td>NA</td>
<td>Nuisance Abatement</td>
<td>Closed</td>
<td>12/13/2018</td>
<td>12/04/2019</td>
<td>JohnJohnson</td>
<td>Corner of Becca &amp; Bayshore 2980 BECCA AVE - 298301200005</td>
<td>AIMS - Trash and litter accumulating at Celebration Park (Food truck park)</td>
</tr>
<tr>
<td>CESA20180015420</td>
<td>SD</td>
<td>Site Development</td>
<td>Open</td>
<td>12/13/2018</td>
<td>12/13/2018</td>
<td>JohnJohnson</td>
<td>61836240002 - 4058 Bayshore Dr Octane SU Apartments, Health Safety Welfare opened by Supervisor Ambach. Manager: Sukee 239-234-6058</td>
<td>Shed/structure used for live band...no permits on file for structure. Associated noise case CENB20180015382</td>
</tr>
<tr>
<td>CESA20180015432</td>
<td>SD</td>
<td>Site Development</td>
<td>Closed</td>
<td>12/13/2018</td>
<td>12/17/2018</td>
<td>JohnJohnson</td>
<td>3190 cottage grove avenue , 34112</td>
<td>RV in back of property has occupants living within, illegally. Electricity and sewer have also been hooked up illegally. **D u p l i c a t e C a s e - C E V 2 0 1 8 0 0 1 4 9 3 0 ******</td>
</tr>
</tbody>
</table>

Item 6b
CENA20180015435  NA  Nuisance Abatement  Closed  12/13/2018  01/15/2019  JohnJohnson  2977 ORANGE ST - 29830600004  Vacant lot to the north of 2997 Orange St.  
Cut vegetation and a cat scratching tree has been piled along the ROW at 3097 Coco  
Playing amplified music outside without an amplified sound permit.

CENA20180015449  NA  Nuisance Abatement  Closed  12/14/2018  01/25/2019  JohnJohnson  Complainant: Angel
BayShore & Eureka
Bitter-lunch truck litter on property need clean. Also causing alot traffic coming going.

CESD20180015491  SD  Site Development  Open  12/17/2018  JohnJohnson  2831 Becca Avenue. - 81271240003
Unpermitted improvements to lot.

CENA20180015500  NA  Nuisance Abatement  Closed  12/17/2018  12/17/2018  JohnJohnson  3049 Coco
Shopping cart in ROW at 3049 Coco

CENA20180015501  NA  Nuisance Abatement  Closed  12/17/2018  12/19/2018  JohnJohnson  71781280001 - 3097 Coco
Cut vegetation and a cat scratching tree has been piled along the ROW at 3097 Coco on both the Coco Ave & Basin Street sides.

CENA20180015515  N  Noise  Closed  12/17/2018  01/03/2019  JohnJohnson  2980 Becca Avenue - 29830800006
Playing amplified music outside without an amplified sound permit.

CENA20180015543  NA  Nuisance Abatement  Closed  12/18/2018  02/04/2019  JohnJohnson  Complainant: Henry (239) 777-4777
Complainant states tree(s) from neighboring lot blew over during Irma and into his yard. The trees still have not been removed & some of the root systems are nearly 10' in diameter.

CEV20180015670  V  Vehicles  Closed  12/21/2018  01/04/2019  JohnJohnson  61330040009 - 7027 HAMILTON AVE
On corner of Hamilton Harbor & Danfort  
Onwer has blinded unperable van to site & removed plates. Also has started developing site without permit(s) Only has permit for driveway install.

CENA20180015679  NA  Nuisance Abatement  Closed  12/21/2018  01/03/2019  JohnJohnson  On Bayshore near Riverview
Shopping cart with no wheels on ROW

CENA20180015763  NA  Nuisance Abatement  Open  12/26/2018  JohnJohnson  71782160006 - 3056 ARECA AVE Owner: David Woodworth (239-774-5060)  (realtyvoice@yahoo.com)
Fallen trees (causing fence damage), excessive vegetative debris, non-vegetative debris, & exotics on the back side of this vacant land.

CEPM20180015946  PM  Property Maintenance  Open  12/28/2018  JohnJohnson  4016 Harvest Ct - 53351840005  Owner: Mr. Monsur Ahmad (239-293-6122)
Mobile home is not being maintained. Caller states mobile home is falling apart and is infested with rats. Lot is also overgrown.

CEV20180016002  VR  Vegetation Requirements  Closed  12/31/2018  01/04/2019  JohnJohnson  At/Near Naples Bay Resort. Take a right onto Frederick St. The branches will be on the right
*******Duplicate Case - CENA20180014283********
Tree branches hanging down dangerously “like a daggerr” where people walk. The caller would like the branches cut down.******************

CEL20180016055  LU  Land Use  Closed  12/31/2018  02/22/2019  JohnJohnson  East of 2396 TAMIAMI TR L  
High grass and weeds, debris and garbage.

CENA20190000003  NA  Nuisance Abatement  Open  01/02/2019  JohnJohnson  4016 HARVEST CT  
Driveway has turned into an auto workshop with tented parking. Parking has spilled over onto lawn area and occasionally lines up on Andrews Ave.

CEV20190000099  V  Vehicles  Closed  01/03/2019  01/25/2019  JohnJohnson  3906 Andrews Ave. - 48783800000
A good size wood frame storage shed (?) has magically appeared in the owners rear yard over the weekend and Monday with finishing touches in process today. Concerns with building placement and "permitted" construction? Builder has accessed rear yard through private property at adjacent clear lot - 8085 Bayshore.

CESD20190000101  SD  Site Development  Closed  01/03/2019  01/04/2019  JohnJohnson  8255 Bayshore Dr  
Homeless tents in the back yard of a single family residence.

CESD20190000146  SD  Site Development  Open  01/04/2019  JohnJohnson  2348 Pineland Ave, Unit F -- 55700280007
Neighbor is planting trees/shrubs on the property line on the lot line and it is affecting the drainage ditches behind the property lines.

CEL20190000177  LU  Land Use  Closed  01/04/2019  01/08/2019  JohnJohnson  3339 Canel -- 71880000307  
Complaint of deck built without permits.

CESD20190000199  SD  Site Development  Closed  01/07/2019  01/14/2019  JohnJohnson  2821 Linda Dr  
Complaint of two concrete slabs built without Collier County permits- possible water being shed on a adjoining properties.

CEV20190000232  VR  Vegetation Requirements  Closed  01/07/2019  01/25/2019  JohnJohnson  2805 Linda Drive -- 55700280007  
Property Owner: Michael Rudzinski (239-571-0593 - mikerav2015@gmail.com)

CEN20180016048  PM  Property Maintenance  Open  01/08/2019  JohnJohnson  2805 Linda Drive - 55700280007  
Testing of deck built without permits.

CESD20190000241  SD  Site Development  Open  01/07/2019  JohnJohnson  *AIMs 7247*
Complaint of deck built without permits.

CESD20190000242  SD  Site Development  Open  01/07/2019  JohnJohnson  *AIMs 7247*
| CASE20190000244 | S | Signs | Closed | 01/07/2019 | 01/08/2019 | JohnJohnson | Entrance to Bayshore Drive in front of Gulf Gate Plaza. | I witnessed 2 snipe signs (H&R Block) in the ROW. |
| CESS20190000328 | SS | Snipe Signs | Closed | 01/09/2019 | 01/09/2019 | JohnJohnson | 41 East Trail & Peters intersection. | Snipe signs in the ROW. |
| CENA20190000400 | NA | Nuisance Abatement | Closed | 01/10/2019 | 01/11/2019 | JohnJohnson | 3061 Coco | 5 gallon paint cans on the right of way at 3061 Coco Ave. |
| CENA20190000401 | NA | Nuisance Abatement | Closed | 01/10/2019 | 01/15/2019 | JohnJohnson | 3339 Basin St. | Pile of yard trash in front of 3339 Basin St. that has been improperly placed and tagged by the County. It doesn't belong to the owner of 3339 Basin St. Some other nearby tenant placed it there and has not made the changes needed so that it will be picked up again. So it will likely just sit there indefinitely. |
| CESV20190000403 | V | Vehicles | Closed | 01/10/2019 | 01/15/2019 | JohnJohnson | Across the street from 3339 Basin St. | An abandoned Truck with boat on trailer sitting on the right of way across the street from 3339 Basin St. It has no tags. |
| CESD20190000482 | S | Site | Closed | 01/11/2019 | 01/15/2019 | JohnJohnson | Bayshore Drive in front of AMVETS. | I did witness multiple snipe signs in ROW on Bayshore. |
| CESD20190000501 | SD | Development | Closed | 01/11/2019 | 01/14/2019 | JohnJohnson | 2821 Linda | Complainants states builder machinery & show being used to excavate in ROW drainage easement. |
| CESV20190000507 | V | Vehicles | Closed | 01/12/2019 | 01/30/2019 | JohnJohnson | 3184 Areca - 71800000145 | Tractor trailer parked behind residential property on Areca. |
| CESS20190000519 | SS | Snipe Signs | Closed | 01/13/2019 | 01/14/2019 | JohnJohnson | Corner of Becca & Poplar | Snipe sign on ROW at corner of Becca & Poplar. |
| CESD20190000549 | SD | Development | Closed | 01/14/2019 | 01/15/2019 | JohnJohnson | Aprox 5136 Cocoa Ct (directly across canal from 3329 Bayshore) | Complainant states seawall damage from Irma may have been repaired without permit. Also states when repaired, a large, concreted over part was cut and dumped into the canal. The large piece of concrete has a large white post attached which is bent over and partially submerged. He is concerned for boater safety as others may not be aware of the concrete/post. |
| CESD20190000528 | SS | Snipe Signs | Closed | 01/16/2019 | 01/16/2019 | JohnJohnson | Becca Ave. | Snipe sign on Becca ROW. |
| CENA20190000633 | NA | Nuisance Abatement | Closed | 01/16/2019 | 01/29/2019 | JohnJohnson | 3000 Areca - 71782000001 | Alcoholic beverages, including long pieces of bamboo, are in the ROW.�� WM tagged them as being too long & not bundled. |
| CESV20190000727 | V | Vehicles | Closed | 01/17/2019 | 02/13/2019 | JohnJohnson | 3047 Becca Ave. | Tractor with a tarp over it with no license plates. |
| CESD20190000780 | SD | Development | Closed | 01/20/2019 | 01/30/2019 | John Johnson | (217 Pier E) Naples Land Yacht Harbor Palm Street East Naples | There is an inoperable, no windshield truck, not sure if the tag is valid on a vacant lot. |
| CESD20190000831 | SD | Development | Closed | 01/22/2019 | 01/30/2019 | JohnJohnson | 217 Pier E. | Raised concrete patio with slab was installed and is now cracking. Complainant is concerned this may cause more damage or injury. |
| CESD20190000848 | SD | Development | Closed | 01/23/2019 | 02/06/2019 | JohnJohnson | Mattamy Homes site development across the street from 3339 Basin St. | States slab was inspected 1/16/19 & they are to begin installation of mobile home tomorrow. |
| CESS2019000085 | S | Signs | Closed | 01/23/2019 | 01/25/2019 | JohnJohnson | Palm Street & Thomasson | Snipe signs. |
| CENA20190001042 | NA | Nuisance Abatement | Closed | 01/28/2019 | 02/13/2019 | JohnJohnson | 3096 Paves Ave | Trumbull - Raymond Staton 239-860-8566 rstaton@aol.com | 311 - ID 2357 - Contractor has unloaded brusses onto adjacent property. No fencing or other measures on the site. Project is no where near ready for roof work. |
| CESS20190001069 | S | Site | Closed | 01/28/2019 | 02/13/2019 | JohnJohnson | 2805 Linda Drive | Possible unpermitted electrical work. |
| CESD20190001115 | V | Vehicles | Closed | 01/29/2019 | 01/30/2019 | JohnJohnson | 3170 ARECA AVE | County investigators called for a mobile home.6/8/2019 I saw a commercial vehicle parked behind a residential building. |
| CESV2019001209 | V | Vehicles | Closed | 01/30/2019 | 02/01/2019 | JohnJohnson | 7900 block of Hamilton, on the corner of Danford | Commercial vehicle on blocks on a vacant lot blocking the view of traffic. |
| CENA2019001212 | NA | Nuisance Abatement | Closed | 01/30/2019 | 02/06/2019 | JohnJohnson | Public easement to the west side of 2030 Monroe Ave | Complainant states fence has been removed; “now filling in Right of Way with gravel to use as additional parking.” |
CEPM20190001225 PM Property Maintenance Open 01/30/2019 JohnJohnson 2634 Tamiami trail N Naples Florida 34103. Maintenance and laundry area. Tools and unmarked chemicals not in storage unit and exposed to elements and where anyone can get into. Unit D5 area, full of debris. Hoarding style. Park owners seem to not do anything yet charge rent.

CENA20190001307 NA Nuisance Abatement Closed 02/01/2019 02/04/2019 JohnJohnson 3010 Coco Shopping cart in ROW

CESS20190001308 S Signs Closed 02/01/2019 02/04/2019 JohnJohnson 2030 Monroe Ave Snipe signs in ROW

CENA20190001329 NA Nuisance Abatement Closed 02/03/2019 02/04/2019 JohnJohnson Bayshore Drive sidewalk near Shoreview Drive Shopping cart in ROW

CESS20190001331 SS Snipe Signs Closed 02/03/2019 02/04/2019 JohnJohnson Corner of Bayshore & Nickerson across from Del's Snipe sign in the ROW

CENA20190001332 NA Nuisance Abatement Closed 02/03/2019 02/04/2019 JohnJohnson Corner of Bayshore & Barrett. Shopping cart in the ROW

CEPE20190001412 PE Parking Enforcement Closed 02/05/2019 02/05/2019 JohnJohnson 2880 Becca Ave Food trucks are parking in the handicap spots. Caller will also call the Sheriff's office.

CENA20190001479 NA Nuisance Abatement Closed 02/06/2019 02/06/2019 JohnJohnson 2631 Becca Ave Shopping carts in the ROW

CELU20190001519 LU Land Use Open 02/07/2019 JohnJohnson East Naples including: 47 East Trail, Davis Blvd, Radio Road, Airport Road to Pine Ridge 2nd storter Ave Trash

CESS20190001567 SS Snipe Signs Closed 02/10/2019 02/13/2019 JohnJohnson 3145 Lunar Street, the intersection of Lunar & Bayshore, and in front of Celebration Park. Snipe signs in the ROW in East Naples.

CESS20190001568 SS Snipe Signs Closed 02/10/2019 02/13/2019 JohnJohnson Open House signs displayed before 10:00 & in the median. Snipe signs in the ROW

CELU20190001569 LU Land Use Open 02/11/2019 JohnJohnson 3092 Basin St - 7178160004 Collection of aluminum type of products forming a big stash in their back yard. This is apparently work related, as these tenants drive a truck with some of this product loaded up on it.

CEV20190001582 V Vehicles Closed 02/11/2019 02/13/2019 JohnJohnson 7027 Hamilton Ave. Inoperable vehicle on blocks without windshield onsite for 3 months.

CESS20190001608 S Signs Closed 02/12/2019 02/13/2019 JohnJohnson 5519660006 - 9995 TAMIAI TRL E - Car Wash, Gas, Dunkin Donuts... 5519600006 - 9995 TAMIAI TRL E - Car Wash, Gas, Dunkin Donuts... 5519600006 - 9995 TAMIAI TRL E - Car Wash, Gas, Dunkin Donuts... Supervisor: Rebecca Greeley (rgreely@ptcarwash.biz)

CESS20190001611 SS Snipe Signs Closed 02/12/2019 02/13/2019 JohnJohnson 9497 Bayshore Dr, Plantation Way, 3137 Bayshore Dr... Multiple unpermitted signs observed in the ROW.

CEV20190001672 V Vehicles Closed 02/13/2019 02/19/2019 JohnJohnson 3100 Areca Avenue - 718000022 Commercial trailer parked in the ROW.

CESS20190001677 SD Site Development Open 02/15/2019 JohnJohnson 4962 Palmetto Ct Blue tarp on roof & garage is falling apart.

CEAU20190001837 AU Accessory Use Open 02/19/2019 JohnJohnson 4790 Pine St - 00395040005 - Anna M Bailey (239-289-4228) Damaged fence.

CEV20190001898 V Vehicles Open 02/20/2019 JohnJohnson 2991 ARECA AVE - 7181760009 Vehicle with no license plate parked in front of residential property.

CESS20190001899 SS Snipe Signs Closed 02/20/2019 02/26/2019 JohnJohnson Bayshore area Multiple unpermitted signs observed in the ROW.

CESS20190001963 SS Snipe Signs Closed 02/21/2019 02/21/2019 JohnJohnson Bayshore area including Colonial & Van Buren. Multiple unpermitted signs observed in the ROW.

CENA20190001967 NA Nuisance Abatement Closed 02/21/2019 02/21/2019 JohnJohnson Intersection of Bayshore & Van Buren I witnessed a shopping cart in the ROW.

CEPM20190001986 PM Property Maintenance Closed 02/22/2019 02/25/2019 JohnJohnson 9 Rivard Rd - RIVARD VILLAS CONDOMINIUM UNIT 20 AKA MELALEUCA VILLAGE GP B There is a hoarder living at this home & the owner knows about it. Caller is concerned as you cant walk around inside because it is filled with boxes and "flammable" items. Caller is concerned as well that the house could burn down and affect her house since they are so close.

CEDA20190002019 SD Site Development Closed 02/22/2019 02/25/2019 JohnJohnson 7027 Hamilton Ave -- 6133004009 TV and large paint tub on the right of way on the Coco side. Might be a tenant moving out or not aware of how to handle the large items.

CENA20190002038 NA Nuisance Abatement Closed 02/22/2019 02/25/2019 JohnJohnson Corner of Bayshore & Coco --Mixed Use Property Multiple shopping carts in the ROW on Bayshore & Coco

CENA20190002043 NA Nuisance Abatement Open 02/25/2019 JohnJohnson 2385 BAYSHORE DR - 71781320009

Naples Mobile Home Park. Laundry facility area has open containers of un marked liquid that looks like antifreeze open, rusted metal all over the place. Unit D 5 I believe 2 doors west of laundry maintenance shed has debris all over behind unit. Rusted parts, building supplies and liquids with no covers. Hazard for spilling in ground and chemicals combining so close to homes.

7027 Hamilton Ave -- 6133004009 Tenant moving out or not aware of how to handle the large items.
<table>
<thead>
<tr>
<th>Case ID</th>
<th>Category</th>
<th>Action</th>
<th>Date</th>
<th>Caller</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEN20190002045</td>
<td>N</td>
<td>Open</td>
<td>02/25/19</td>
<td>JohnJohnson</td>
<td>230 Georgetown Blvd</td>
</tr>
<tr>
<td>CEM20190002056</td>
<td>PM</td>
<td>Open</td>
<td>02/25/19</td>
<td>JohnJohnson</td>
<td>2869 Shoreview Dr. - 48170600004</td>
</tr>
<tr>
<td>CESD20190002161</td>
<td>SD</td>
<td>Open</td>
<td>02/26/19</td>
<td>JohnJohnson</td>
<td>7027 Hamilton Ave - 61330040009</td>
</tr>
<tr>
<td>CENA20190002183</td>
<td>NA</td>
<td>Open</td>
<td>02/27/19</td>
<td>JohnJohnson</td>
<td>unimproved lot on the west side of 3177 Woodside - 48784480005</td>
</tr>
<tr>
<td>CENA20190002202</td>
<td>NA</td>
<td>Open</td>
<td>02/27/19</td>
<td>JohnJohnson</td>
<td>61841080008 - vacant lot between Barrett Ave and Van Buren</td>
</tr>
<tr>
<td>CESD20190002246</td>
<td>SD</td>
<td>Open</td>
<td>02/28/19</td>
<td>JohnJohnson</td>
<td>3190 Cottage Grove Ave</td>
</tr>
<tr>
<td>CEV20190002250</td>
<td>V</td>
<td>Open</td>
<td>02/28/19</td>
<td>JohnJohnson</td>
<td>3135 Cottage Grove Ave</td>
</tr>
<tr>
<td>CEV20190002255</td>
<td>V</td>
<td>Open</td>
<td>02/28/19</td>
<td>JohnJohnson</td>
<td>3070 Cottage Grove Ave</td>
</tr>
<tr>
<td>CEV20190002256</td>
<td>V</td>
<td>Open</td>
<td>02/28/19</td>
<td>JohnJohnson</td>
<td>3014 Cottage Grove Ave</td>
</tr>
</tbody>
</table>
| CESS20190002269 | SS           | Open   | 02/28/19 | JohnJohnson | Bayshore area                                    | Snipe signs in the ROW
The Neighborhood Traffic Management Program (NTMP) was created to ensure the safety of our Collier County neighborhoods from speeding drivers and to restore local streets to the residents.

Typical speeding complaints from homeowners living on residential streets in Collier County illustrate that a majority of motorists drive over the 30 mph speed limit. Those who exceed the speed limit come from all age groups. Why do they speed? The studies show that:

- Local residents drive faster on their local streets because they feel familiar and comfortable.
- Outsiders use local streets as short cuts to busy arterial roads.

Traffic conditions on residential streets can greatly affect neighborhood livability. When our streets are safe and pleasant, the quality of life is enhanced. When traffic problems become a daily occurrence, our sense of community and personal well-being are threatened. By addressing high vehicular speeds and cut-through volumes, traffic calming can increase both the real and perceived safety of pedestrians and bicyclists, and improve the quality of life within the neighborhood.

This revised NTMP was developed, specifically, by Collier County and the Traffic Calming Task Force. Its mission is to identify, qualify and address dangerous driving behaviors. Traffic calming may be defined as: The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users.

Note: This program was not designed as a regulatory arm for neighborhood control of internal traffic, which would then become an enforcement issue.
Goals:

It is the goal of the Collier County Neighborhood Traffic Management Program (NTMP) to establish procedures and techniques that will promote neighborhood livability. Although livability has no precise definition, it can be thought of as encompassing the following characteristics:

- The opportunity to walk or bike within the roadway area with a feeling of safety.
- The opportunity to interact socially with neighbors without traffic related distractions or threats.
- A sense of community and neighborhood identity.
- A balanced relationship between the multiple uses and needs of a neighborhood.

Objectives:

- To promote safe and pleasant conditions for residents, pedestrians, bicyclists, and motorists on neighborhood streets.
- To reduce vehicular speeding on local neighborhood streets.
- To preserve and enhance pedestrian and bicycle access to neighborhood destinations.
- To enhance a sense of community and neighborhood identity.
- To encourage citizen involvement in neighborhood traffic management activities.
- To provide a process that will address neighborhood traffic management requests.
Policies:

- Through traffic should be routed to the major roadways designated in the Transportation Element of the Collier County Growth Management Plan.
- Re-routed traffic that results from a traffic management project should be evaluated on a project-by-project basis.
- Emergency vehicle access should be preserved.
- Roadways as shown in Exhibit "A" are not eligible for the NTMP.
- Collier County shall employ a variety of traffic calming devices to achieve the NTMF's objectives. Such traffic calming devices shall be planned and designed in conformance with sound engineering and planning practices.
- To implement the NTMP, certain procedures shall be followed in processing neighborhood traffic management requests in accordance with applicable codes and related policies and within the limits of available resources. At a minimum, the procedures shall provide for:
  - Submittal of project proposals.
  - Evaluation of proposals by staff.
  - Citizen participation in plan development and evaluation.
  - Methods of temporarily testing traffic management plans when needed.
  - Communication of any test results and specific findings to area residents and affected neighborhood organizations before installation of permanent traffic calming devices.
  - Review and prioritization of traffic calming projects requiring funding.
  - Follow-up study and findings report.
The process in a nutshell:

- The NTMP Project Manager receives and reviews requests for traffic calming.

- The requests are then subjected to a qualifying process that includes field counts and observations, and input from citizens in the affected area(s).

- Working as a team and with the "three E's" process (education, enforcement, and engineering), citizens and staff derive solutions that may be implemented to address specific problems.

- Next it is determined who will fund the project.
  - Funding for the county road NTMP projects must be sensitive to the prioritization criteria. Qualified projects, approved for private road systems, are normally funded by HOA's or Municipal Service Benefit/Taxing Units (MSB/TU's). Homeowners requesting calming devices along dead-end streets are required to fund those installations.

- Once qualified, traffic calming projects are integrated into the existing schedule of county traffic calming projects.

- Following the installation of the project, county staff will begin its evaluation in order to review its effectiveness and impact.
The following sections address many of the regulatory issues raised during the development of the Bayshore Community Redevelopment Area (CRA) Redevelopment Plan:

- Naming of districts
- Land uses and use standards
- Commercial areas deviations
- Parking and driveways
- Streetwalls
- Building height transitions
- Potential incentives
- Drainage
- Additional concerns

Many of the sections include draft regulatory language (shown in italics) that can be incorporated into Collier County’s land development regulations after review and refinement. Other sections, such as development incentives outline regulatory alternatives and the concerns that should be addressed if the County pursues these alternatives.

The recommendations included within this document are the result of a preliminary review of the land development code and there are likely to be additions as a more detailed review is completed in subsequent phases.

### 1.0 Naming of the Districts

Despite the district names, the Bayshore and Gateway Triangle Mixed Use Overlay districts allow mixed-use development only in portions of the districts. This was noted as a point of confusion during the planning process. Renaming the districts as shown in Table 1-1 would eliminate the misconception that mixed-use development is allowed throughout the overlays. Currently in the code, the abbreviations of these districts are used at the beginning of the abbreviation of each subdistrict; for example, the Neighborhood Commercial subdistrict in the Bayshore Mixed Use District is abbreviated as BMUD-NC. This format can be retained with the changes, so this subdistrict would be abbreviated BDOD-NC.

**Table 1-1: Current and Proposed Overlay District Names**

<table>
<thead>
<tr>
<th>Current Overlay District Name</th>
<th>Proposed Overlay District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bayshore Mixed Use District (BMUD)</td>
<td>Bayshore Design Overlay District (BDOD)</td>
</tr>
<tr>
<td>Gateway Triangle Mixed Use District (GTMUD)</td>
<td>Gateway Triangle Design Overlay District (GTDOD)</td>
</tr>
</tbody>
</table>

### 2.0 Land Uses and Use Standards

**Residential Portions of GTMUD and BMUD Districts.** Within these areas, the County should consider developing standards for the following uses:
Accessory Storage Sheds. Existing setback requirements limit the ability to place storage sheds on certain residential lots within residential portions of the BMUD and GTMUD districts. Accessory structures behind single-family units and multi-family units must be setback at least 10 feet from the rear property line. Most rear setbacks are 15 feet, and some are even smaller (the rear setback for GTMUD-R is 8 feet for a single-family home). The lack of storage has resulted in outdoor storage that some residents have found to be unsightly. While the availability of storage sheds would not necessarily eliminate the issue, the flexibility to establish accessory storage sheds in certain setback areas could reduce the amount of outdoor storage. A reduction of the rear setback requirement for accessory buildings would increase the likelihood that there is room to place an accessory building. However, without clear design guidelines on such sheds, the sheds would likely create their own visual blight. Design guidelines could require accessory structures to have similar colors and materials as the primary structure. Bulk standards could establish the maximum height and floor area for sheds. This issue requires further discussion to ensure that relaxing setback requirements would lead to neighborhood enhancement.

Accessory Front Garages. Regarding the placement of accessory buildings in front of the primary building, this option generally is not allowed in residential BMUD and GTMUD areas except in single-family detached corner lots where accessory structures are located in the front yard with longer street frontage; these structures require a minimum setback of 10 feet from the rear property line and the same side setback as required by the primary structure (Section 4.02.16 C.2 of the Land Development Code - LDC). Detached accessory garages may be considered in front yards provided that:

- The structures are complementary (e.g., similar materials and architecture) to the principal structure; and
- Garage doors are perpendicular to the front property line or are setback no less than 20 feet from the front property line if facing the right-of-way to reduce the visual impact and ensure that there is room between the garage door and the sidewalk to accommodate a vehicle.

NOTE: During the February 19th Advisory Board Meeting there was a question as to whether an Accessory Dwelling Unit (as defined elsewhere in this document) could be built above a permitted accessory front garage. Currently the draft ADU language (below) does not permit this, but the language could be revised to allow for it. The biggest challenge in allowing for these units would be providing for required parking.

Accessory Dwelling Units. Accessory dwelling units (ADUs) can provide a valuable stock of affordable/workforce housing that would be compatible with existing residential neighborhoods. However, if a substantial number of the units are used for short-term vacation rentals, this can inflate housing costs substantially and reduce the availability of affordable housing. For this reason, and due to constraints, the State has placed on the regulation of short-term vacation rentals, these uses should be explored concurrently.

As an initial step, a definition of an ADU should be added to the code; it is recommended that this definition be distinct from that of a guesthouse given differences between them.
definition of an ADU should allow for its rental with a formal lease agreement (the code prohibits rental of guest houses). Additionally, a provision should be added to Section 5.03.03 that makes it clear that ADUs are not subject to the guesthouse regulations in this section, with reference to the ADU provisions; suggested regulatory language is provided below. Note that the following ordinance text is intended to be used as a starting point for future discussions.

5.05.## - Accessory Dwelling Units [Accessory dwelling units should be considered in conjunction with vacation rental provisions.]

A. Generally. Where authorized by zoning district standards, accessory dwelling units (ADUs) may be allowed as an accessory use to single-family detached dwelling units subject to minor site plan review and compliance with the standards in this section. Covered open porches, carports and detached single story garages may not be converted to ADUs, except when a converted garage retains at least two independently accessible parking spaces.

B. ADU Intent. Accessory dwelling units are small dwelling units that are sized and designed to accommodate one or two individuals who lease the property for periods of three (3) months or longer. They are considered accessory to a principal single-family dwelling and are not considered dwelling units when calculating density.

C. ADU Types. There are two types of ADUs:

1. Integrated ADUs. Integrated ADUs are units that are created by dividing space within a principal building, or by adding floor area to an existing building. Integrated ADUs may be accessed from within the principal building or from outside, according to the standards of this section.

2. Detached ADUs. Detached ADUs are units that are located inside of accessory buildings. The accessory building that includes a detached ADU may also include a garage.

D. Minimum Lot Areas Where Permitted. New ADUs are allowed only where the minimum lot area provided in Exhibit ##. Where an existing, legally established ADU does not meet the minimum standards, the Planning Director may authorize its continued use upon finding that the unit satisfies the criteria for approval of administrative relief established in Section ##.

[Develop and insert Exhibit ##, which establishes minimum lot areas for each type of ADU by base or overlay district.]

E. Owner Occupancy. [Owner occupancy is required as set out in this section but this is not essential.]

1. Either the principal residence or the accessory dwelling unit must be owner-occupied. Only one of the units is allowed to be rented to a non-owner, unless an exception is granted pursuant to the provisions of this Section.

1 Throughout this document “##” is used to indicate a section or exhibit number that should be assigned during the code drafting process.
2. A copy of the property’s homestead exemption from the Assessor shall be submitted to the Zoning Division Director or designee on or before March 1st of every odd-numbered year attesting to owner occupancy. These affidavits and a record of compliance with this requirement will be kept on file at the Zoning Division.

3. The Zoning Division Director or designee may grant an exception to the owner occupancy requirement for temporary absences of two (2) years or less when the owner submits acceptable reason of absence from the Naples/Collier County Area, which may include military service, work assignment, or health reasons. The Zoning Division Director or designee may grant one extension of up to one (1) additional year. This exception would allow both units to be rented to non-owners.

4. Purchasers of homes with an accessory dwelling unit must register with the Zoning Division Director or designee within sixty (60) days of purchase by submitting a notarized owner-occupancy affidavit.

5. If the provisions of this section are not met, the property owner shall cause the accessory dwelling unit to be vacated as a dwelling unit and/or remove the unit and return the property to its single-family dwelling status.

F. **Number of ADUs.** No parcel shall contain more than one (1) ADU. [Need to also include language to ensure that density increase to allow for ADU does not count as a second unit.]

G. **Maximum Floor Area of the ADU.** The floor area of a newly established ADU shall not exceed the 550 square feet of floor area. The floor area is measured as the area within the ADU itself and does not include areas of an accessory building that are used for other purposes, such as a detached garage or a workshop that is not incorporated into the ADU.

H. **Setbacks.** Buildings with internal or external ADUs shall comply with applicable minimum setbacks for principal structures. Where an ADU is established in an existing principal or accessory structure that fails to conform with applicable setbacks for a principal structure, an ADU may be established on the ground floor provided that the ADU is setback at least five (5) feet from the nearest property line. The provisions of this paragraph do not apply to ADUs existing at the time of adoption of this LDC.

I. **Height.** The height of a detached ADU shall not exceed fifteen (15) feet unless the ADU is established in a legally non-conforming accessory building. If the County wishes to allow upper floor garage apartments, the height could be increased to 24 feet, however this will result in some loss of privacy for adjacent property owners unless restrictions on windows and balcony locations are established.

J. **Building Code Compliance.** All ADUs shall comply with building code requirements for residences.

K. **Design Standards.** ADUs shall conform to the following design standards:
1. **Integrated ADUs.** Integrated ADUs shall not involve design modifications to the exterior of the principal building that make their presence obvious. Where exterior doors provide direct access to the integrated unit, such doors shall be designed, located, and configured in a manner that is typical for secondary access to a single-family building (e.g., side doors, French doors, etc.). External stairs are not allowed to provide access to a newly established second-story ADU. If a building is expanded to accommodate an ADU, the expansion shall be designed in a manner that is comparable to the principal building.

2. **Detached ADUs.** Detached ADUs shall be designed and configured in the following manner:

   a. Detached ADUs shall be permanently attached to a permanent foundation, shall comply with locally adopted building codes for detached single-family dwellings, shall be constructed of the same materials as the principal structure, and shall have rooflines and other design features that are consistent with those of the principal structure.

   b. Where an alley access exists, ADUs shall take vehicular access from the alley.

   c. The use of dormers shall be limited as follows:

      i. A dormer ridge or roof line shall not extend above the primary roof ridge.

      ii. The width of a dormer face shall not exceed the lesser of sixteen (16) feet or fifty (50) percent of the length of the wall plane upon which the dormer is located.

      iii. More than one dormer is allowed on a wall plane, provided that the total combined width of dormer faces does not exceed fifty (50) percent of the wall plane length.

      iv. The space between dormers shall not be less than the greater of one-half the width of the adjoining dormer, or one-half the average of the two dormers if they are different sizes.

      v. A dormer shall be set back a minimum of three (3) feet from the nearest building wall plane that runs perpendicular to the dormer face.

   d. Second floor windows of detached units or garage units shall face streets and alleys. Windows that face or overlook interior lot lines shall be located at least three and one-half (3.5) feet above the finished floor unless the Zoning Division Director or designee determines that other features are in place to protect the privacy of the adjacent lot's rear yard.

   e. Access to second floor units shall be from internal stairs, except that the Planning Director may approve external stairs if:

      i. External stairs parallel streets or alleys and are not located parallel to interior side property lines; or
ii. The Zoning Division Director or designee determines that other features are in place to protect the privacy of the adjacent lot’s rear yard.

f. Exterior second floor decks or balconies may not be located so they face or overlook the interior side property lines. Decks or balconies for an ADU shall face streets or alleys.

g. ADUs must be constructed on a fixed, permanent foundation. [The intent with this provision is to avoid use of mobile homes as ADUs.]

3. Parking for ADUs.

a. In addition to the parking requirements for the principal building set out in Section 4.05.01, one (1) off-street parking space shall be provided for the ADU.

i. Existing on-site, required parking must be retained but may be reconfigured.

ii. Parking spaces must be enclosed in a garage, under a carport, or on a pad surfaced with a pervious parking surface approved by the County Engineer.

5.05.## - Short-Term Vacation Rental

Note: This section includes preliminary language that could be considered for inclusion in the Collier County land development code to address short term vacation rentals. The CRA and County will coordinate with the Tourist Development Council on any options that are developed during the next phase of the project.

[Review in conjunction with ADUs. Note that “F.S. §509.032(7)(b) (2016) provides that a local law, ordinance, or regulation, adopted after June 1, 2011, may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This restricts the ability of local governments to regulate short-term rentals. However, Florida’s First District Court of Appeal in Bennett v. Walton County, 174 So. 3d 386 (Fla. 1st DCA 2015), presented a means to potentially and significantly legally impair the Airbnb and VRBO business model.” See Florida Bar Journal, February, 2017 Volume 91, No. 2, “Florida Community Associations Versus Airbnb and VRBO in Florida” by William P. Sklar and Jerry C. Edwards https://www.floridabar.org/news/tfb-journal/?durl=%2Fdivcom%2Fjn%2Fjnjournal01.nsf%2F8c9f13012b96736985256aa900624829%2F2f2db1463a73b15092852580b400568181

[Note: some jurisdictions distinguish between short-term room rental and short-term home rental.]

A. Generally. One short-term vacation rental (STVR) unit be allowed in any single-family dwelling unit in a [insert list of zoning districts] according to the standards of this section. [They can’t be prohibited, but Miami Beach limits STVRs to specific districts.]
B. **Purpose.** The provisions of this subsection are necessary to prevent unreasonable burdens on services and impacts on residential neighborhoods posed by vacation rental homes. Special regulation of these uses is necessary to ensure that they will be compatible with surrounding residential uses and will not act to harm and alter the neighborhoods in which they are located. Maintenance of existing residential neighborhoods is essential to its continued economic strength. It is the intent of this subsection to minimize the impact of vacation rentals on adjacent residences, and to minimize the impact of the commercial character of vacation rentals.

[Some jurisdictions limit the location and density of STVRs to limit their impacts on the neighborhood character and housing prices, but this may be challenged as an unlawful prohibition.]

C. **Registration.** Prior to establishing a STVR, the applicant shall submit an application for [insert applicable business license title]. The application shall specify the maximum number of occupants allowed in each individual vacation rental. The maximum number of occupants allowed in a vacation rental home shall not exceed the lesser of three (3) persons per on-site parking space, or two (2) persons plus two persons per bedroom.

D. **Appearance and Visibility.** The vacation rental home use shall not change the residential character of the outside of a dwelling unit, either by the use of colors, materials, signage, lighting; or by the construction of accessory structures or garages that are visible off-site and not of the same architectural character as the residence; or by the emission of noise, glare, flashing lights, vibrations, or odors not commonly experienced in residential areas.

E. **Parking.** All parking associated with a vacation rental home in a residential district shall comply with Section 4.05.00 [Insert parking section applicable to single family homes, and shall be on the same lot as the short-term vacation rental home.]. On-street parking abutting the lot may be used to satisfy the parking requirements of this paragraph.

F. **Local Contact Person / Property Manager.**
   1. A designated property manager, who may be the owner of the vacation rental home or the owner’s agent, shall reside in Collier County.
   2. The name, address, and telephone number(s) of the property manager shall be submitted to the Police and Fire Departments and visibly posted in the unit. Any change in the local contact person’s address or telephone number(s) shall be promptly furnished to said agencies.

G. **Guest Registration Log Required.** A guest registration log shall be maintained by the owner, including the names and home addresses of guests, guest’s license plate numbers if traveling by car, dates of stay and the room number of each guest. The log must be available for inspection by County officials upon request.
H. **Fire Extinguishers.** A at least one (1) fire extinguisher that is in good working order shall be maintained at all times on each floor of the premises of all vacation rental homes.

I. **Required Notices.** The following notices shall be posted in a conspicuous location inside the rental unit:
   1. A copy of the vacation rental permit;
   2. The name, address, and telephone number(s) of the property manager;
   3. The location of the fire extinguisher; and
   4. Information on the trash and curbside recycling programs.

J. **Permits.**
   1. The vacation rental home permit number is required to be clearly displayed on all advertisements and listings of the unit including online advertisements. For those vacation rental homes in existence on the effective date of this provision, the permit number will be distributed and must be displayed prior to any renewal of the unit’s business license.
   2. Vacation rental home permits shall be granted solely to the applicant and shall not be transferable to any other person or legal entity. The vacation rental home permit shall include a non-transferability clause and the use shall be terminated automatically upon the sale or change of ownership of the property for which a permit has been issued.

K. **Relationship to Other Ordinances.**
   1. Each short-term vacation home rental is subject to fees and taxes required for hotels, motels and other facilities providing short-term accommodations.
   2. Short-term vacation home rentals must meet the standards of the City’s adopted residential building codes, as amended from time to time.

**Brewpubs, Cideries, Micro-distilleries.** Add the following definitions to section 1.08.02 of the LDC and allow by right in the GTMUD-MXD and BMUD-NC districts subject to the conditions following the definitions:

**Definitions:**

**Brewpub:** A brewpub is:

**Option A:** An establishment where food, beer, and malt beverages are duly-licensed to be produced, sold and/or consumed on site subject to applicable State and local regulations. [This open definition may necessitate more detailed performance standards to limit scale of operations. Because the State limits brewpubs to 10,000 kegs (5,000 barrels or 155,000 gallons per year, a production cap is not needed.)]
Option B: Primarily an eating and drinking establishment (restaurant) with a small brewery on the premises which produces beer, ale, or other malt beverage, and where the majority of the beer produced is consumed on the premises. This classification allows a brewpub to sell beer at retail and/or act as wholesaler for beer of its own production for off-site consumption, subject to applicable State licenses. [This limits brewing to an accessory role in the business, which can be defined by area of operations or sales.]

Cidery: An establishment where food, beer, and beverages are duly-licensed to be produced, sold and/or consumed on site. [Note that the same options for brewpub apply to a cidery.]

Microbrewery: An establishment where beer and malt beverages are duly-licensed to be made on the premises and then sold or distributed, and which produces less than 15,000 barrels (465,000 U.S. gallons) of beer per year. [A numerical cap is established to limit scale of production.]

Micro-distillery: A duly-licensed establishment primarily engaged in on-site distillation of spirits in quantities not to exceed 75,000 gallons per year. The distillery operation processes the ingredients to make spirits by mashing, cooking, and fermenting. The micro-distillery operation does not include the production of any other alcoholic beverage.

Regional brewery: A duly-licensed brewery with an annual beer production of between 15,000 and 6,000,000 barrels. A regional brewery may include a taproom as an accessory use.

Taproom: A room that is ancillary to the production of beer at a brewery, cidery microbrewery, and brewpub where the public can purchase and/or consume alcoholic beverages on site subject to State and local regulations.

Tasting Room: A room that is ancillary to the production of spirits where the public can purchase and/or consume the spirits produced by the micro-distillery on site subject to State and local regulations.

Potential Use Standards:

Brewpubs and Cideries: In addition to the development standards of the applicable zoning district, general development standards, and use specific standards for restaurants and bars, an establishment that meets the definition of a brewpub shall comply with the following:

A. Revenue from food sales shall constitute more than 50 percent of the total business revenues;

B. No more than 50 percent of the total gross floor area of the establishment shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;

C. Where permitted by local ordinance, state and federal law, retail carryout sale of beer produced on the premises shall be allowed in specialty containers holding no more than...
a U.S. gallon (3,785 ml/128 US fluid ounces). These containers are commonly referred to as growlers;

D. Brewpubs may sell beer in keg containers larger than a U.S. gallon (3,785 ml/128 US fluid ounces) for the following purposes and in the following amounts:

1. An unlimited number of kegs for special events, the primary purpose of which is the exposition of beers brewed by brewpubs and microbreweries, which include the participation of at least three such brewers.

2. An unlimited number of kegs for City co-sponsored events where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event co-sponsors but is instead, dispensed by employees of the brewpub.

E. All mechanical equipment visible from the street (excluding alleys), an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;

F. Access and loading bays shall not face toward any street, excluding alleys;

G. Access and loading bays facing an adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials, other supplies and finished products into and out of the building;

H. Service trucks for the purpose of loading and unloading materials and equipment shall be restricted to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays.

I. No outdoor storage shall be allowed. This prohibition includes the use of portable storage units, cargo containers and tractor trailers.

**Microbreweries and Microdistilleries:** In addition to applicable development standards of the zoning district, general development standards, and use specific development standards for restaurant or retail uses, an establishment that meets the definition of a microbrewery shall comply with the following:

A. In the GCMXD district, this use shall be permitted only in conjunction with a restaurant, tap room, tasting room or retail sales and service:

B. No more than 75 percent of the total gross floor space of the establishment shall be used for the brewery function including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;

C. The façade and main entry of any accessory use(s) shall be oriented toward the street, excluding alleys, and, if located in a shopping center, to the common space where the public can access the use;

D. Pedestrian connections shall be provided between the public sidewalks and the primary entrance(s) to any accessory use(s).

E. All mechanical equipment visible from the street (excluding alleys), an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;

F. Access and loading bays are discouraged from facing toward any street, excluding alleys;
G. Access and loading bays facing any street, adjacent residential use or residential zoning
district, shall have the doors closed at all times, except during the movement of raw
materials, other supplies and finished products into and out of the building;

H. Service trucks for the purpose of loading and unloading materials and equipment shall
be restricted to between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday
and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;

I. No outdoor storage shall be allowed, including the use of portable storage units, cargo
containers and tractor trailers, except as follows: spent or used grain, which is a natural
byproduct of the brewing process, may be stored outdoors for a period of time not to
exceed 24 hours. The temporary storage area of spent or used grain shall be:

1. Designated on the approved site plan;
2. Permitted within the interior side or rear yard or within the minimum building
setbacks;
3. Prohibited within any yard abutting a residential use or residential zoning district;
4. Fully enclosed within a suitable container, secured and screened behind a solid,
opaque fence or wall measuring a minimum five feet in height.

J. Where provided, tasting or tap rooms, occupying a gross floor area of no less than 500
sq. ft.

Doggie Dining. The following sample ordinance text would enable Collier County to allow residents
to take their dogs with them when they visit certain restaurants with outdoor dining. While not
appropriate in all contexts, this option can enhance the ambiance of neighborhood restaurants and
promote community interaction.

#.##.## - Doggie Dining.

A. Purpose. Pursuant to section 509.233(2), Florida Statutes, there is hereby created in
Collier County, a local exemption procedure to certain provisions of the United States
Food and Drug Administration Food Code, as amended from time to time and as
adopted by the State of Florida Division of Hotels and Restaurants of the Department of
Business and professional Regulation, in order to allow patrons’ dogs within certain
designated outdoor portions of public food service establishments, which exemption
procedure may be known as the Dog Friendly Dining Program.

B. Definitions. As used in this section:

1. Division – the Division of Hotels and Restaurants of the State of Florida Department
of Business and Professional Regulation.
2. Dog – an animal of the subspecies canis lupus familiaris.
3. Outdoor Area – an area adjacent to a public food service establishment intended for
use by patrons of such public food service establishments, which area is not heated
or cooled in conjunction with the public food service establishment it serves and is
not enclosed by walls, doorways and closeable windows covering 100% of the
combined surface area of the vertical planes constituting the perimeter of the area.
4. **Public Food Service Establishment** – Any building, vehicle, place or structure where food is prepared, served or sold for immediate consumption on or in the vicinity of the premises, called for or taken out by customers or prepared prior to being delivered to another location for consumption.

C. **Permit Required, Applications.**

5. To protect the health, safety and general welfare of the public, a public food service establishment is prohibited from having any dog on its premises unless it possesses a valid permit issued in accordance with this section.

6. B. Applications for a permit under this section shall be made to the [permit issuing authority] on a form provided for such purpose by the County and shall include, along with any other such information deemed reasonably necessary by the [permit issuing authority] to implement and enforce the provisions of this section:

   a. The name, mailing address and telephone contact information of the permit applicant and the subject food service establishment.

   b. A diagram and description of the outdoor area to be designated as available to patrons' Dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs and restaurant equipment, if any; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of any other areas of outdoor dining not available for patrons' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and such other information reasonably required by the [permit issuing authority]. The diagram or plan shall be accurate and to scale but need not be prepared by a licensed design professional.

   c. A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.

   d. All application materials shall contain the appropriate license number for the subject public food service establishment issued by the division.

   e. A permit fee of fifty dollars ($50.00).

7. Each permit shall expire on the December 31 next following issuance, regardless of when issued.

8. The County reserves the right to deny the application for a permit under this section to any public food service establishment found to have violated the provisions of this section in three (3) or more instances during the twelve (12) months preceding the date of receipt of the permit application.

D. **General Regulations; Cooperation.** In order to protect the health, safety and general welfare of the public and pursuant to section 509.233, Florida Statutes, all permits issued pursuant to this section are subject to the following requirements:

1. All public food service establishment employees shall wash their hands promptly after touching, petting or otherwise handling any dog. Employees shall be prohibited from touching, petting or otherwise handling any dog while serving food or
beverages or handling tableware or before entering other parts of the public food service establishment.

2. Patrons in a designated outdoor area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.

3. Employees and patrons shall be instructed that they shall not allow dogs to come in to contact with services dishes, utensils, tableware, linens, paper products or any other items involved in food service operations.

4. Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control.

5. Dogs shall not be allowed on chairs, tables or other furnishings.

6. All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons. Spilled food and drink shall be removed from the floor or ground between seating of patrons.

7. Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.

8. At least one sign reminding employees of the applicable rules, including those contained in this part and those additional rules and regulations, if any, included as condition of a permit issued by the [permit issuing authority], shall be posted in a conspicuous location frequented by employees within the Public Food Service Establishment. The mandatory sign shall be not less than eight and one-half inches in width and eleven inches in height and printed in easily legible typeface of not less than twenty-point font size.

9. At least one sign reminding patrons of the applicable rules, including those contained in this part and those additional rules and regulations, if any, included as a condition of a permit issued by the [permit issuing authority], shall be posted in a conspicuous location within the designated outdoor portion of the public food service establishment. The mandatory sign shall be not less than eight and one-half inches in width and eleven inches in height and printed in easily legible typeface of not less than twenty-point font size.

10. At all times while the designated outdoor portion of the public food service establishment is available to patrons and their dogs, at least one sign shall be posted in a conspicuous and public location near the entrance to the designated outdoor portion of the public food service establishment, the purpose of which shall be to place patrons on notice that the designated outdoor portions of the public food service establishment is currently available to patrons accompanied by their dog or dogs. The mandatory sign shall be not less than eight and one-half inches in width and eleven inches in height and printed in easily legible typeface of not less than twenty-point font size.
11. Dogs shall not be permitted to travel through indoor or undesignated outdoor portions of the public food service establishment and ingress and egress to the entrance into or passage through any indoor or undesignated outdoor portion of the public food service establishment.

12. A permit issued pursuant to this section shall not be transferred to a subsequent owner upon the sale or transfer of a public food service establishment but shall expire automatically upon such sale or transfer. The subsequent owner shall be required to reapply for a permit pursuant to this section if such owner wishes to continue to accommodate patrons’ dogs. Permit must be displayed in a prominent location.

E. Enforcement, Penalty.

1. The provisions of this section are cumulative. Nothing herein shall be construed to permit any activity or condition which would constitute a nuisance or be contrary to any law or legal duty. Notwithstanding the issuance of a permit issued in accordance with this section, a public food service establishment may still be in violation of other provisions of law.

2. In accordance with section 509.233(6), Florida Statutes, the [permit issuing authority] shall accept and document complaints related to the doggie dining program within the County and shall timely report to the Division all such complaints and the City’s enforcement response to such complaint. The [permit issuing authority] shall also timely provide the Division with a copy of all approved applications and permits issued pursuant to this section.

3. The provisions of this section may be enforced by the [permit issuing authority]. Any person determined to have willfully failed to comply with any provision of this section shall be guilty of an offense punishable as provided in section ## of the County Code. Each dog on the premises of a public food service establishment in violation of this section shall constitute a separate offense. This penalty is in addition to any other remedy available to the County.

GTMUD-MXD District. While land uses authorized within the GTMUD district are generally appropriate with some exceptions noted below, many heavy commercial/light industrial uses are allowed by the underlying zoning districts. The County should consider adding the following uses and establishing the following design and operational standards to mitigate the impacts of these uses on residences allowed within the area:

Auto Repair. Neither “auto repair” nor “repair” are defined in section 1.08.02. Presumably, “repair”, which is listed as a permitted use in the BMUD-NC and the GTMUD-MXD includes auto repairs. Since auto repairs, along with allowed metal products fabrication and some research and development activities can be relatively intensive and noisy operation, these uses could be made more compatible if each of these uses were defined as industrial buildings and the following specific design and operations standards were added to the section 5.05.08-E.6.:

- **Garages and Loading Bays:** Within a GTMUD or BMUD [Consider broadening applicability.] district, industrial/factory buildings shall be designed so that garage or
loading bay openings do not face a residential zoning district located within 200 feet of the opening. Existing industrial/factory buildings that have garage or loading bay openings that face a residential zoning district that is located within 200 feet of a residential district shall remain closed during operations of the use, except when the opening is being used to move goods or vehicles into or out of the building.

**Outside Operations:** No outside operations are allowed within 400 feet of a residential district except for the purpose of moving items into or out of authorized outdoor storage areas.

**Expanded Neighborhood Commercial Areas.** The Redevelopment Plan promotes more urban-style development, including an increase in mixed-use designations, in Section 3.2, Objective 1, Strategy 1. Allowing the BMUD-NC designation along Bayshore Drive be extended an additional parcel in depth to allow more space for this type of development to occur would help achieve this objective. An equivalent of the BMUD-NC designation should be applied to parcels abutting the southern portion of Shadowlawn Drive (south of Shadowlawn Elementary) for a single lot depth to facilitate more mixed-use development in the Triangle area (see Map 2-1). Unlike the Bayshore corridor, the street patterns along Shadowlawn Drive are poorly suited to support compatible extension of commercial zoning or auxiliary parking beyond the lots facing the corridor. Developers will retain the option to apply for a PUD on sites to obtain mixed-use allowances. **NOTE:** During the February 19th Advisory Board Meeting some concern was noted over expanding the BMUD-NC into the Gulf Shores neighborhood (generally the parcels located along Shoreview Drive, Gulfview Drive, Riverview, Drive, and Lakeview Drive). The current recommended expansion of the BMUD-NC zoning would change the existing BMUD-R2 zoning category along those streets to BMUD-NC. Generally, this expansion would allow for 1-2 more parcels west from Bayshore Drive to be included. This proposed expansion should be discussed further during in the next phase of the project.

An additional issue that needs to be addressed as it relates to the development of properties designated BMUD-NC is access management (number and location of driveways and median cuts) for customers and employees, and locations for trash collection and deliveries. These issues have recently been identified due to the impacts of new developments on adjacent and abutting residential uses. It is recommended that new/revised standards are created to address these issues in future phases of the project.

**Repetitive Residential Design.** Participants in the CRA Plan process raised concerns about the need for standards to avoid repetitive housing design. While diverse design is not specifically addressed for residential units in section 4.02.16 (Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area), the section provides design guidance for several residential unit types. If the County determines that redundant design is an issue, it could address this by extending the applicability of some of the architectural and site design standards in section 5.05.08 to address multi-family and single-family attached residences. In particular, the County could apply the building design standards for façades/wall height transition elements, variation in massing, building design treatments, roof treatments in sections 5.05.08.D.3, 4, 5, and 10. Applicable provisions could be added to 4.02.16 rather than cross-referencing section 5.05.08.
Map 2-1: Comparison of Current Overlay Districts to Overlay Districts with Expansion of Neighborhood

Existing Overlays

Expanded BMUD-NC and Added GTMUD-NC
3.0 Commercial Areas Deviations

Administrative deviations by the County Manager are authorized for architectural and site design standards in Section 5.05.08, for landscaping buffering in section 10.02.03-A3 and for mixed-use plans in section 10.02.15-B. The mixed-use plan deviations, which are limited to mixed-use developments include front setbacks, architectural and site design standards, landscape and buffer requirements, and parking space requirements. In addition to allowing these deviations for mixed-use development in the GTMUD-MXD and BMUD-NC, the County should consider extending all of these deviation options to the same single use developments in these overlay developments as are permitted in Section 5.05.08. To achieve this, Section 10.02.15-B.1. could be amended as follows:

1. **Authority.** The County Manager or designee may grant administrative deviations for proposed developments requesting, or which have obtained, MUP approval through a public hearing process. The following administrative deviations may be granted for the above-referenced MUPs and for site plans for the uses listed in Section 5.05.08-G.4., providing such deviation requests demonstrate compliance with the applicable criteria.

The following uses from 5.05.08-G.4 are those recommended to be made eligible for deviations in 10.02.15-B.1. This would ease development generally for several community-oriented uses and smaller properties with a commercial zoning designation.

Section 5.05.08-G.4 uses:

- Assembly
- Educational
- Institutional
- Mixed use buildings (such as commercial/residential/office)
- Any other non-commercial building, or use, that is not listed under LDC section 5.05.08 E. Design standards for specific building types of this section, and due to its function, has specific requirements making meeting LDC section 5.05.08 standards unfeasible.

- Buildings located on property with a commercial zoning designation when submitted for Site Development Plan review except for the following:
  - Buildings with a gross building area of 10,000 square feet or more on the ground floor.
  - Multi-story buildings with a total gross building area of 20,000 square feet or more.
  - Project sites with more than one building where the aggregate gross building area is 20,000 square feet or more. Individual buildings within a project site that have been previously granted deviations where additional development causes an aggregation of building area 20,000 square feet or greater, must bring existing buildings up to the requirements of LDC section 5.05.08.

The deviations would also be expanded to the specific requirements listed under the following sections:

- LDC section 5.05.08 B.3. Alterations to an existing building.
- LDC section 5.05.08 E.2.d. for Self-storage buildings

Note that these uses and requirements are already listed for deviations from the architectural and site design standards in 5.05.08, the additional deviations would likely be geared primarily towards any additional requirements for front setbacks, landscape and buffer requirements, and parking space requirements.
There are several additional requirements to meet for Section 10.02.15-B.1 deviations. For setback deviations, the project must also meet the following conditions or circumstances:

- If constructed where otherwise required, the building(s) or structure(s) would conflict with regulatory standards for existing public utilities or encroach into an associated public utility easement, which cannot reasonably be relocated or vacated based on physical or legal restrictions, as applicable.
- The property has a unique or challenging parcel shape or boundary, such as a narrow lot frontage on the public street.

Additionally, “in order to administratively approve a front setback deviation, the proposed design shall create a connective and walkable environment by demonstrating a comparable relationship between proposed alternative building(s) location(s) and their associated pedestrian and vehicular pathways, and associated parking facilities and transit alternatives.”

To be eligible for landscape and buffer requirements, the project “must additionally provide a minimum of 110 percent of the open space requirement for mixed use projects in addition to other conditions that the County Manager or designee deems necessary.”

4.0 Parking and Driveways

The parking provisions and the provisions for deviations seem to be reasonable within the existing LDC. Parking ratios, provisions for off-site parking, provision for parking in the right-of-way, and flexibility provided within the CRA are reasonable, particularly if the recommendations above for deviations are incorporated. To expand the County’s flexibility to efficiently address the needs of infill development, the County may wish to explore the potential to establish parking mitigation fees that allow an applicant to pay into a parking fund that would be dedicated to the capital costs of providing additional parking to targeted areas within the CRA.

During development of the CRA Redevelopment Plan, participants raised concerns about limitations on the creation of circular driveways. Many, if not most of the lots in the area lack sufficient width to accommodate circular drives, which are permitted on lots with widths of 100 feet or greater. The maximum driveway width permitted in the Bayshore Gateway for single family residential lots is 18 feet measured at the right of way line. These requirements apply to the portion of the driveway located in the County right-of-way. Accommodating circular drives on narrow lots means that most of the front yard area would be paved, which creates both aesthetic and drainage issues. As a result, it is recommended to retain the existing requirements at this time.

5.0 Streetwalls

An additional concern raised during the Redevelopment Plan update process was the requirement of streetwalls for non-residential surface parking lots that abut the right-of-way of certain roadways, as set out in Section 4.02.16 E. 3. ii. of the LDC. This section indicates where streetwalls are applicable:

“Streetwalls shall be used when surface parking lots for non-residential uses abut the right-of-way of Bayshore Drive, Van Buren Avenue, Thomasson Drive in the BMUD and US 41, Davis Boulevard, and Commercial Drive in the mini-triangle portion of the GTMUD” (see Map 4-1).
The County should make the streetwall requirement more flexible by allowing a streetwall with smaller landscaping buffers or allowing buffers with no streetwall. If a streetwall is put in place without landscape buffers, then other amenities should be provided (e.g., shade elements, expanded sidewalks, murals, public art, etc.). Note that the CRA and MSTU are currently looking into a licensing agreement with property owners to take over installation and maintenance of buffer landscaping and walls to allow for a unified look.

Figure 4-1 shows a diagram of the current streetwall requirements. The following additional regulatory adjustments are recommended:

- Limit the wall height to three feet (current max height is 4 feet).
- Clarify the applicability of the streetwall and setback requirements to front parking (50% of total parking is allowed out front) and lots where parking as a primary use. The current code is unclear and could be interpreted many ways.
- If streetwall requirement is retained for front parking and lots where parking is a primary use, add exemption for existing parking between the building and the street for several developed sites and transitional provisions established.
- Consider including requirements for residential units to provide streetwalls. As the corridors change over time, there may be new residential developments with similar parking arrangements as commercial – for visual consistency it may make sense to have streetwalls along those frontages as well.
Figure 5-1: Streetwall Diagram of Current Regulations
Map 5-1: Roadways Where Streetwall Requirements of Section 4.02.16 E. 3. ii are Applicable

Note: requirements only apply to non-residential uses abutting right-of-way of highlighted roadways.
6.0 Building Height Transitions

During CRA Redevelopment Plan development, participants raised concerns about height transitions between the more intensive GTMUD and BMUD districts and surrounding residential neighborhoods. The main areas where this is likely to occur are:

- Between mixed-use or commercial development in the GTMUD-MXD district (which may be 56 feet in height and abutting development in the GTMUD-R district (which is limited to 35 feet in height); and
- Between mixed-use or commercial development in the BMUD-NC or BMUD-W districts (which may be 56 feet in height) and abutting development in the BMUD-R1 through BMUD-R4 districts (which is limited to 35 feet in height).

To address this, the County should consider adopting bulk plane provisions that require portions of buildings in the GTMUD-MXD, BMUD-NC or BMUD-W that abut a lot in the GTMUD-R, BMUD-R1, BMUD-R2, BMUD-R3 or BMUD-R4 district to be set back an additional 1 foot for each 1 foot in height that the applicable portion of the building exceeds 42 feet in height.

7.0 Potential Incentives

Density Pool Unit Eligibility Criteria and Approval Process. Currently, the Growth Management Plan identifies certain locations within the Bayshore Gateway Triangle Redevelopment Overlay in conjunction with certain project eligibility criteria that qualify a project for use of bonus density pool units. The LDC currently restricts the use of these units to mixed use projects in the BMUD-NC, BMUD-W, GTMUD-MXD (see LDC Sec. 10.02.15). The bonus density is calculated by deducting the base density of the underlying zoning district from the 12 unit maximum being sought; the difference in units per acre determines the bonus density allocation. The process currently requires both a public hearing with the Planning Commission and the Board of County Commissioners. Input from the Redevelopment Plan update process indicated a desire for a more formal CRA role in this review process when the density bonus is sought in the CRA.

Additionally, the Growth Management Plan requires properties having direct frontage on one or more of Bayshore Drive, Davis Boulevard, Airport- Pulling Road (west side only), or US 41 East to have a Planned Unit Development designation to be eligible for density pool units. It also requires that the project have a minimum acreage of 3 acres, constitute redevelopment of a site, and consist of all market-rate units.

The following changes are recommended:

- Remove the requirement that only redevelopment projects are eligible for density pool units. Units should be available for all new development (infill/greenfield/redevelopment) not just redevelopment projects.
- Remove the acreage requirements in the Growth Management Plan (GMP) and LDC for use of these units, including an exception to PUD acreage requirements for developments in the Bayshore Gateway Triangle Redevelopment Overlay (note that the PUD requirement would still be retained where applicable in the GMP); this change will allow for a mix of sizes of developments that can qualify for bonus density pool units, while still allowing the Planning Commission and County Commission a say in the development process by retaining the other PUD requirements where currently applicable.
- Remove mixed-use requirement to allow single-use residential projects in the BMUD-NC to also use these units; this change will allow for an additional option via higher density residential
developments to transition between commercial/mixed-use areas and lower density residential neighborhoods bordering these areas. In this way, higher density residential can act as a buffer.

- Remove, where currently applicable, the requirement that all units in a development must be market-rate. If a developer chose to build workforce/affordable housing in the area, they should still be eligible for bonus density pool units.
- It is recommended that the Advisory Board be formally included in the approval process for more tailored decision-making to the area and that the public hearing requirements be removed to make the process more administrative in nature.
- Consideration should be given to tying additional bonus density from the Density Pool to the provision of community amenities. The County may wish to consider the provision of density and/or height bonuses in exchange for the provision of additional amenities within a development, such as surplus structured parking that could be made available for parking mitigation purposes or surplus community spaces, such as expanded sidewalks, courtyards, plazas or pocket parks. In evaluating these incentives, the County may:
  - Allow densities or heights in excess of those allowed by right in the current ordinance;
  - Require that densities or heights over a portion of what is currently allowed be earned by provision of amenities (e.g., if current height is 42 feet, then 35 feet allowed by right and 7 feet could be earned through incentives); or
  - A combination of the above.

The first approach would provide the greatest fiscal incentive for infill development but may not be appropriate for all portions of the Bayshore CRA. Prior to deciding on one of the above approaches, the County should determine how much flexibility exists for increased heights or densities and identify the greatest public needs for which bonus densities or heights may be granted. Coordination with local property owners and developers would be needed to establish the relative values of desired improvements and the density bonuses.

**Other Density Bonus Considerations**

In addition to the availability of the Density Bonus Pool, the other density bonus currently available within the Bayshore Gateway CRA is the Affordable Housing Density Bonus Program (AHDBP). Following the refinement of the criteria associated with the density pool units described in the previous section, consideration could be given to adjusting the AHDBP, to make it more attractive to build affordable/attainable housing units within the Bayshore Gateway CRA. Some potential ideas for adjustments could include the following:

- Remove one-unit reduction of base density in the Coastal High Hazard Area (CHHA) to encourage use of affordable housing density bonus; these provisions can be made in conjunction with a review and any needed modification of housing design provisions to ensure a certain level of resilient building quality in the CHHA.
- Allow for applicants within the CRA to use the bonus density pool to get up to 12 units or the affordable-workforce housing density bonus to get up to 12 units. To further incentivize building affordable housing, the programs could be combined to allow up to 24 units per acre if you use both the bonus density pool and affordable-workforce housing density bonus programs. The bonus density pool would be used for the first additional units and the affordable-workforce housing bonus density program for the next 12.
- Make the affordable-workforce housing density bonus a ministerial process (staff approval only, no formal public hearing) to encourage its use. **NOTE:** During Advisory Board Meeting of
February 19th, this recommendation was not well-supported. Preference was that these bonuses would only be permitted through the public hearing process.

Any potential changes to the AHDBP should be closely coordinated with Community & Human Services Division to ensure integration with their efforts on implementing the Community Housing Plan.

8.0 Drainage

The CRA area has some local streets with sufficient right-of-way to safely accommodate additional on-street or head-in parking. Some of these streets rely on swales to accommodate stormwater management needs. The County should explore opportunities to replace swales with green infrastructure alternatives that could accommodate parking and the stormwater functions of the existing swales. In evaluating this alternative, the County will need to balance the benefits of additional parking supplies with the capital and maintenance costs for the green infrastructure. Green infrastructure can include, but is not limited to:

(a) Green infrastructure (GI) for planting areas includes:

1. Bioswales;

2. Bioretention cells;
3. Constructed wetlands;
4. Dry detention basins;
5. Stormwater planters; and
(b) Green infrastructure that does not require planting includes:

1. Infiltration Trenches;

2. Cisterns and underground stormwater chambers, constructed for detention;

3. Blue roofs; or

4. Retention ponds.
(c) Design and construction of hardscape surfaces, including but not limited to parking spaces, drive aisles, walkways, and gathering spaces with pervious paving.

(d) Alternative green infrastructure designs that the City Engineer determines will safely and efficiently manage stormwater.

9.0 Additional Concerns

The following additional regulatory concerns have been raised during the development of the CRA Plan:

Site Development Plan Review Process. The CRA Area Redevelopment Plan amendment process highlighted the desire for better incorporation of the CRA staff and Advisory Board into the site development plan review process. It is important to balance deliberative review with strong reliance on the LDC (and amendments to the LDC to achieve as much of the development vision as possible), which helps avoid excessive deliberative decision-making and a resulting slow-down of the process. To this end, in conjunction with the other LDC amendments for development requirements listed in this memo, the CRA should be included in public notice requirements when a property within the CRA area is rezoned or requires a public hearing process for other reasons; the CRA should receive the same notice that adjacent property owners receive. This notice will allow CRA staff to invite applicants to an Advisory Board meeting to discuss proposals prior to public hearing.

Heavy Commercial/Industrial Uses. The current GMP provisions for the Bayshore/Gateway Triangle Redevelopment Overlay allow for uses permitted under existing zoning districts to continue (development and redevelop) unless the zoning overlay is amended to restrict those uses. As noted elsewhere in this document, the current zoning overlay allows for all permitted uses associated with the base zoning districts as long as the zoning overlay’s dimensional standards are met. It is recommended that the overlay and/or the GMP be amended to restrict those industrial-oriented uses (particularly under the C-5 zoning district) that may be incompatible with the vision of the Bayshore Gateway CRA.

Housing Unit Size. The VR district does not establish a minimum floor area for dwelling units, which would appear to allow the development of tiny houses at the maximum allowable densities in each zoning district. However, Collier County code Sec. 22-231, requires that a dwelling unit “shall contain at least 250 of habitable square feet for the first occupant and at least 200 additional habitable square feet of floor area additional occupant”. The County should consider including references to this section under the VR zoning district. The County should also assess how it wants to address permitting tiny homes or other small residential products, as this provision may be conflict.

Gated Communities. Concerns raised about gated communities include two distinct issues: whether to allow private roads with or without gates and whether to allow the construction of walls around residential developments. Both of these issues are significant policy issues that involve discussions that extend beyond the boundaries of the CRA. The private streets discussion should address the issues of design and long-term maintenance of private streets, in addition to the issues of limiting public access and providing adequate connectivity to foster automotive, bike and pedestrian mobility. The walled neighborhood discussion should focus on design, connectivity and mobility concerns.

Overlay District Applicability. A need for clarity on the applicability of Bayshore Gateway Triangle Mixed Use District Overlays in relation to the base zoning districts arose from the LDC update process. To this end, the Purpose and Intent sections from Section 2.03.07 for these overlays should be added to
Section 4.02.16, which includes the design criteria for these overlays. Language should be added to these sections to indicate that the regulations in these sections should support and be consistent with the CRA Area Redevelopment Plan and vision.

The following information provides more explanation on the relationship between these overlays and base zoning districts. The LDRs establish the land uses allowed within each BMUD and GTMUD subdistrict, paragraph 3 of section 2.03.07 allows the property owner to choose between overlay and base zoning standards for uses and densities subject to the design standards established in Sections 4.02.16. Paragraph 3 states that:

“Development in the activity center is governed by requirements of the underlying zoning district and the mixed-use activity center subdistrict requirements in the FLUE, except for site development standards as stated in section 4.02.16 of the LDC.”

and

“Property owners within the BMUD may establish uses, densities and intensities in accordance with the LDC regulations of the underlying zoning classification, or may elect to develop/redevelop under the provisions of the applicable BMUD Subdistrict. In either instance, the BMUD site development standards as provided for in section 4.02.16 shall apply.”

While the language is not clear, the first provision is intended to state that Section 4.02.16 replaces most base district lot development standards (e.g., lot width, yards/setbacks, floor areas, building separation and building height). The second provision above allows the property owner to choose between the base district and the overlay district for applicable uses and densities. The use limitations of the overlay district should prevail over the base zoning where there are conflicts. Because the densities established in section 4.02.16 for the BMUD-R1, BMUD-R2, BMUD-R3, BMUD-R-4 and GTMUD-R subdistricts defer to the base district zoning densities of most residential lots are subject to base district densities. There are only 6 lots within the BMUD and GTMXD districts that are affected by density provisions of the second provision above. These lots front on Bayshore Drive within the BMUD-NC subdistrict and have RMF-6 base zoning. For these parcels, the property owner can choose between the 6 dwelling units per acre allowed by the base zoning or 12 dwelling units per acre allowed by the overlay district (note that the 12-unit maximum is obtained through density bonus provisions).

While the practical effect of the above provisions is minimal, the confusion could be reduced by revising Section 2.03.07 l.3. as follows:

3. Relationship to the Underlying Zoning Classification and Collier County Growth Management Plan.

a. The purpose of the BMUD is to fulfill the goals, objectives and policies of the Collier County Growth Management Plan (GMP), as may be amended. Specifically, the BMUD implements the provisions of section V.F, Bayshore Gateway Triangle Redevelopment Overlay, of the Future Land Use Element. Portions of the Bayshore Overlay District coincide with Mixed Use Activity Center #16 designated in the Future Land Use Element (FLUE) of the Collier County GMP. Development in the activity center is governed by requirements of the underlying zoning district and the mixed-use activity center subdistrict requirements in the FLUE,
except where site development standards are established in section 4.02.16 of the LDC, they shall prevail over conflicting base district standards.

b. Property owners within the BMUD may establish densities in accordance with the LDC regulations of the underlying zoning classification or may elect to develop/redevelop under the provisions of the applicable BMUD Subdistrict. In either instance, BMUD site development shall comply with the design standards for development established in section 4.02.16.
PROJECT UPDATES

Tami Scott Senior Project Manager
March 2019

• CRA PROJECTS

Redevelopment Plan:
Adoption process underway: Tentative date for Planning Commission Hearing is March 7th and a March 26th BCC and CRA Public Hearing and CRA meeting. TOD is working on finalizing the Plan based on final comments received by staff. Plan is available on the Bayshore CRA website: www.bayshorecra.com

17 Acre Cultural Arts Village Site:
4265, 5315 Bayshore Drive, Folio 6440960103
FGCU proposal being reviewed by staff. Continued discussion anticipated at the April 2 Joint workshop with CRA and Advisory Boards. Community Input Survey results on the priorities and vision for the site is available on the Bayshore CRA website: www.bayshorecra.com.

Mini Triangle Property:
1807 Tamiami Trail East, Folio 00386840007
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:
1936 Davis Boulevard, Folio 77510240008
1965, 1991 Tamiami Trail East
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 30 days following the decommissioning and removal of cell tower. Crown Castle is pending approval by the FAA for the replacement tower at Kirkwood Site.

Cell Tower Relocation: PL2018003059
1936 Davis Boulevard, Folio 77510240008
1965, 1991 Tamiami Trail East
SDPI approved by County on January 4 to locate one new tower on Kirkwood. Crown Castle is working with GMD on revised approval to implement an alternative plan for two towers if FAA doesn’t grant the height request for one tower.

Fire Suppression System- Phase 2:
Phase 2 includes Becca Avenue and Pine Street
Project documents have been sent to the Collier County procurement department, CRA staff is waiting for the Environmental report from Community and Human Services (CHS ) to proceed.
Fire Suppression System- Phase 3:
CRA staff has submitted a grant application for Fire Suppression Phase 3- Phase 3 includes Areca Ave., Coco Ave, Basin Street, Canal Street and Captains Cove. Interview with CHS scheduled for March 1, 2019.

CRA Office Space:
2348 Pineland Avenue Unit 6, Folio 56150040003
CRA Staff has worked with the contractor’s design professional to finalize a revised floor plan. The construction documents were submitted on January 7, 2019 for a building permit (permit number PRBD20181268829). As of 1-28-2019 no building permit has been issued. CRA has requested a third extension on current lease space to continue to rent until April 30, 2019.

Master Pump Station 306:
Thomasson Avenue and Thomasson Drive
Public Utilities is starting a new Master Pump Station 306 Renovation/Relocation project.

Wayne Karlovich, P.E.
Senior Project Manager
Public Utilities Department
Wayne.Karlovich@colliercountyfl.gov - Phone: (239) 252-5372
**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 – 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 negotiation to start on February 26, 2019
- PM prepares material for BCC March 2019
- Board approval – April 2019
- Notice to proceed- May 2019

**Solicitation Number – 18-7385**

Solicitation Title – Thomasson Drive Beautification Project
Procurement Strategist – Barbra Lance
March 1, 2019 - Start Date (update of phasing plan required from RWA)

- 30 days invitation to bid – April 1, 2019
- Organization meeting- April 15, 2019
- Selection committee scores and interviews - May1, 2019
- Contract Negotiation- May 15, 2019
- Contract finalized- June 1, 2019
- PM prepares material for BCC – June 15, 2019
- Board approval – July 9, 2019
- Notice to proceed- July 30, 2019
• **HALDEMAN CREEK MSTU PROJECTS**

**Bathymetric Survey and Data Review**

At the February 7, 2019 meeting the Board reviewed and approved a proposal from Humiston and Moore Engineers to provide a Bathymetric Survey of the existing conditions. The survey data will be used to compared to the 2006 /2007 post dredge information with the current conditions. The information will be used for discussions to move forward with permitting if dredging is required.

• **COMMERCIAL ACTIVITY**

**Best Popcorn Company:**
6023 Bayshore Drive, Folio 77821440005
“Best Popcorn Company” is officially open, hours of operation are Wednesday through Sunday 12:00 – 6:00.

**Ankrolab Microbrewery:**
3555 Bayshore Drive, Folio 6184320001
Construction progressing, property owner is anticipating a March 2019 opening date.
Harborside Veterinary Clinic:  
2662 Davis Boulevard, Folio 70820200007  
Construction progressing, shell complete, property owner is anticipating a March 2019 opening date.

Davis Place, Multi-Tenant Commercial Building:  
2669 Davis Boulevard, Folio 61833560002  
Construction progressing, shell complete, property owner is anticipating a March 2019 opening date.

Wood Springs Suites Hotel:  
2600 Tamiami Trail East, Folio 61835000007  
Construction progressing, structure taking shape, all four floors of exterior block walls have been completed, roof has started. No scheduled completion dates.

RaceTrac: PL20180000543  
2891 Tamiami Trail East, Folio 61834720003  
Collier County has approved the RaceTrac project of the corner of Tamiami Trail and Shadowlawn has been approved. Work is scheduled to commence in April of 2019.

Approximate time line:  
Demo (4/1)  
Site work (4/15-7/15)  
Structure (6/15-10/15)  
Construction line / length of project - Target open date approximately 10/15-11/15.

Jon Janssen | Lead Engineering Project Manager  
RaceTrac | racetrac.com | 200 Galleria Parkway SE, Suite 900, Atlanta, GA 30339  
c 678.986.3240 o 770.431.7600 x 1065

East Trail Lock Up:  
2295 Tamiami Trail East, Folio 00388760004  
Project near completion, property owner is anticipating a February 2019 opening date.

Naples Haitian Church: PL20180002131  
5085 Bayshore Drive, Folio 61838760001  
Proposed addition- pre-application held July 28, 2018- PL20180002131, No SDP has been submitted as of January 28, 2019.

Naples Classic Car: PL20180001929  
3045 Davis Boulevard, Folio 70720240002  
Proposed renovations- pre-application held June 21, 2018, PL20180001929, SDP was submitted on January 24, 2019 and is under review.

Sara Bay Marina/ Naples Bay Marina: PL20180001854  
3470 Bayshore Drive, Folio 48173280007  
New name – Naples Bay Marina. Proposed new building- pre-application held June 13, 2018, PL20180001854, No SDP has been submitted as of January 28, 2019.
**Sunbelt: PL20180001840**  
**2560 Davis Boulevard, Folio 6183920105**  
Proposed new building- pre-application held June 6, 2018, PL20180001840, No SDP has been submitted as of January 28, 2019.

**Nicks Restaurant and Hookah Lounge: PL20180002275**  
**3091 Tamiami Trail East, Folio 82640520007**  
Renovation to existing structure- pre-application held August 2, 2018, PL20180002275, No SDP has been submitted as of January 28, 2019. Proprietor Nicholas (Nick) Matar

**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 January 28, 2019.

**Isle of collier:**  
**Project is South end of Bayshore, north of Holly Avenue, Folio 61837880005**  
The current project is for (earthwork only) should result in a 6-8-month construction period completion date is schedule for week of April 22, 2019.

New contact information-
Michael Elgin – Melgin@mintousa.com  
Director of Community Development  
MINTO COMMUNITIES - USA  
4280 Tamiami Trail E, Ste 203/204, Naples, FL, 34112  
T-239-896-1402  
C-239-351-6951

**Food Truck Parking lot: PL20180002689**  
**2831 Becca Avenue, Folio 81271240003**  
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, documents are under review, second review comments from Collier County Growth Management Department were issued January 24, 2019. The CCPC hearing has not been scheduled to date, the planning department anticipate it will be on the May or June Agenda.

**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>  
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:
3321 Bayshore Drive, Folio 71780880003
Staff is working on plan options with Trebilcock Consulting Solutions, Naples, FL 34110.

- RESIDENTIAL ACTIVITIES

Courthouse Shadows: PL20180003659
3290 Tamiami Trail East, Folio 28750000028
Courthouse Shadows has resubmitted for a GMPA (Growth Management Plan Amendment) and a PUDA (planned unit development amendment). The pre-application meeting is scheduled for Tuesday, January 15, 2019 at 9:00 am.
Proposed small scale amendment to the Growth Management Plan to allow a maximum of 300 residential dwelling units within the Courthouse shadows CPUD. The existing box retail buildings will be demolished, the commercial priorities abutting Tamiami Trail East will remain. Application for GMPA (Growth Management Plan Amendment) has been submitted as of 2-11-2019.

GENERAL PROJECT CONTACT INFORMATION

A. Name of Applicant Mark S. Jenkins-Senior Vice President
   Company KRG COURTHOUSE SHADOWS LLC
   Address 30 S. Meridian St., Suite 1100
   City Indianapolis State IN Zip Code 46204 Phone Number 317-578-5165

B. Name of Agent * D. Wayne Arnold, AICP
   • THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION.
   Company Q. Grady Minor and Associates, P.A.
   Address 3800 Via Del Rey
   City Bonita Springs State Florida Zip Code 34134

B1. Name of Agent * Richard D. Yovanovich
   • THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION. Company Coleman, Yovanovich and Koester, P.A.
   Address 3800 Via Del Rey
   City Bonita Springs State Florida Zip Code 34134

C. Name of Owner (s) of Record _KRG Courthouse Shadows LLC
   Address 30 S. Meridian St., Suite 1100
   City Indianapolis State IN Zip Code 46204 Phone Number 317-577-5600
**Compass Point:**
**3040 Thomasson Drive, Folio 52600280003**
Compass Point has resubmitted for the final SDP, approving place for 20 units, currently listed for sale at 1.25 million.

**Meridian Landing:**
**2801 Thomasson Drive, Folio 61840560008**
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.

**Mattamy Homes: PL 20160000183**
**2765 Thomasson Drive, 61836520007**
Perimeter privacy wall and landscaping being installed around the property. Infrastructure is underway. 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.

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

[http://cvportal.collier.net/CityViewWeb/Planning/Locator](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.
<table>
<thead>
<tr>
<th>Comm Item / Fund Ctrl</th>
<th>BCC Adopt Budget</th>
<th>Tot Adopt Budget</th>
<th>CarryF Amend</th>
<th>Amend</th>
<th>Tot Amend Budget</th>
<th>Commitment</th>
<th>Actual</th>
<th>Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Total-CI/FC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REVENUE Sub Total</td>
<td>-3,913,200</td>
<td>-3,913,200</td>
<td>-156,156</td>
<td></td>
<td>-4,069,356</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>481001 TRANS FRM 001 GEN FD</td>
<td>-1,459,900</td>
<td>-1,459,900</td>
<td>-156,156</td>
<td></td>
<td>-1,616,056</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>481111 TRANS FRM 111 UNINC</td>
<td>-326,000</td>
<td>-326,000</td>
<td>-156,156</td>
<td></td>
<td>-482,156</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>481163 TRANS FRM 163 BAYSPO</td>
<td>-125,500</td>
<td>-125,500</td>
<td>-156,156</td>
<td></td>
<td>-281,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>481164 TRANS FRM 164 HALDEM</td>
<td>-11,300</td>
<td>-11,300</td>
<td>-156,156</td>
<td></td>
<td>-127,456</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>481186 TRANS FRM 186 IMM RE</td>
<td>-74,100</td>
<td>-74,100</td>
<td>-156,156</td>
<td></td>
<td>-250,256</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>489200 CARRY FORWARD GENERAL</td>
<td>-1,909,400</td>
<td>-1,909,400</td>
<td>-156,156</td>
<td></td>
<td>-2,065,956</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>489201 CARRY FORWARD OF ENC</td>
<td>-156,156</td>
<td>-156,156</td>
<td>-156,156</td>
<td></td>
<td>-468,468</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>489900 NEG 5% EST REV</td>
<td>1,600</td>
<td>1,600</td>
<td>1,600</td>
<td></td>
<td>1,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXPENSE Sub Total</td>
<td>3,913,200</td>
<td>3,913,200</td>
<td>156,156</td>
<td></td>
<td>4,069,356</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PERSONAL SERVICE</td>
<td>490,800</td>
<td>490,800</td>
<td>490,800</td>
<td></td>
<td>490,800</td>
<td>42,683</td>
<td>113,454</td>
<td>334,662</td>
</tr>
<tr>
<td>OPERATING EXPENSE</td>
<td>929,100</td>
<td>929,100</td>
<td>156,156</td>
<td>-3,000</td>
<td>1,082,256</td>
<td>148,844</td>
<td>185,123</td>
<td>748,288</td>
</tr>
<tr>
<td>631400 ENGINEERING FEES</td>
<td>150,000</td>
<td>150,000</td>
<td>150,000</td>
<td></td>
<td>218,800</td>
<td>500</td>
<td>127,700</td>
<td></td>
</tr>
<tr>
<td>631600 APPRAISAL FEES</td>
<td>5,000</td>
<td>5,000</td>
<td>5,000</td>
<td></td>
<td>5,000</td>
<td>0</td>
<td>5,000</td>
<td></td>
</tr>
<tr>
<td>634207 IT CAPITAL ALLOCATION</td>
<td>3,000</td>
<td>3,000</td>
<td>3,000</td>
<td></td>
<td>2,250</td>
<td>750</td>
<td></td>
<td></td>
</tr>
<tr>
<td>634210 IT OFFICE AUTOMATION</td>
<td>18,200</td>
<td>18,200</td>
<td>18,200</td>
<td></td>
<td>13,650</td>
<td>4,550</td>
<td></td>
<td></td>
</tr>
<tr>
<td>634212 IT MS OFFICE ALLOCAT</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td></td>
<td>300</td>
<td>300</td>
<td></td>
<td></td>
</tr>
<tr>
<td>634970 INDIRECT COST REIMBURSEMENT</td>
<td>53,600</td>
<td>53,600</td>
<td>53,600</td>
<td></td>
<td>26,800</td>
<td>26,800</td>
<td></td>
<td></td>
</tr>
<tr>
<td>634980 INTERDEPT PAYMENT FOR SERV</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td></td>
<td>6,000</td>
<td>6,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>634999 OTHER CONTRACTUAL SERVICES</td>
<td>597,000</td>
<td>597,000</td>
<td>129,826</td>
<td>-3,000</td>
<td>723,826</td>
<td>51,934</td>
<td>117,586</td>
<td>554,305</td>
</tr>
<tr>
<td>640300 TRAVEL PROF DEV</td>
<td>6,000</td>
<td>6,000</td>
<td>6,000</td>
<td></td>
<td>6,000</td>
<td>1202</td>
<td>4,798</td>
<td></td>
</tr>
<tr>
<td>641230 TELEPHONE ACCESS CHARGES</td>
<td>800</td>
<td>800</td>
<td>800</td>
<td></td>
<td>800</td>
<td>800</td>
<td></td>
<td></td>
</tr>
<tr>
<td>641700 CELLULAR TELEPHONE</td>
<td>1,300</td>
<td>1,300</td>
<td>1,300</td>
<td></td>
<td>1,300</td>
<td>209</td>
<td>1,091</td>
<td></td>
</tr>
<tr>
<td>641950 POSTAGE FREIGHT AND UPS</td>
<td>600</td>
<td>600</td>
<td>600</td>
<td></td>
<td>600</td>
<td>79</td>
<td>521</td>
<td></td>
</tr>
<tr>
<td>643100 ELECTRICITY</td>
<td>3,000</td>
<td>3,000</td>
<td>3,000</td>
<td></td>
<td>3,000</td>
<td>1,146</td>
<td>354</td>
<td>1,500</td>
</tr>
<tr>
<td>643400 WATER AND SEWER</td>
<td>1,500</td>
<td>1,500</td>
<td>1,500</td>
<td></td>
<td>1,500</td>
<td>1,955</td>
<td>770</td>
<td>-1,225</td>
</tr>
<tr>
<td>644100 RENT BUILDINGS</td>
<td>30,000</td>
<td>30,000</td>
<td>30,000</td>
<td></td>
<td>30,000</td>
<td>8,194</td>
<td>13,406</td>
<td>8,400</td>
</tr>
<tr>
<td>645100 INSURANCE GENERAL</td>
<td>2,800</td>
<td>2,800</td>
<td>2,800</td>
<td></td>
<td>2,800</td>
<td>2,100</td>
<td>700</td>
<td></td>
</tr>
<tr>
<td>646360 MAINT OF GROUND</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td></td>
<td>19,030</td>
<td>29,030</td>
<td>33,030</td>
<td>-10,000</td>
</tr>
<tr>
<td>646440 FLEET MAINT PARTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>170</td>
<td>-170</td>
<td></td>
</tr>
<tr>
<td>646451 LIGHTING MAINTENANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,000</td>
<td></td>
<td>-1,000</td>
</tr>
<tr>
<td>647110 PRINTING AND OR BIND</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5,500</td>
<td></td>
<td>5,500</td>
</tr>
<tr>
<td>648170 MARKETING AND PROMOTIONAL</td>
<td>6,000</td>
<td>6,000</td>
<td>7,300</td>
<td></td>
<td>13,300</td>
<td>4,813</td>
<td>2,488</td>
<td>6,000</td>
</tr>
<tr>
<td>649030 CLERKS RECORDING FEES ETC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>53</td>
<td>-53</td>
<td></td>
</tr>
<tr>
<td>649100 LEGAL ADVERTISING</td>
<td>4,000</td>
<td>4,000</td>
<td>4,000</td>
<td></td>
<td>4,000</td>
<td>4,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>651110 OFFICE SUPPLIES GENERAL</td>
<td>3,000</td>
<td>3,000</td>
<td>3,000</td>
<td></td>
<td>3,000</td>
<td>214</td>
<td>2,786</td>
<td></td>
</tr>
<tr>
<td>651210 COPYING CHARGES</td>
<td>7,000</td>
<td>7,000</td>
<td>7,000</td>
<td></td>
<td>7,000</td>
<td>2,699</td>
<td>2,301</td>
<td>2,000</td>
</tr>
<tr>
<td>651910 MINOR OFFICE EQUIPMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>157</td>
<td>-157</td>
<td></td>
</tr>
<tr>
<td>651950 MINOR DATA PROCESS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>742</td>
<td>-742</td>
<td></td>
</tr>
<tr>
<td>652490 FUEL AND LUB ISF</td>
<td>43</td>
<td>43</td>
<td>43</td>
<td></td>
<td>43</td>
<td>-43</td>
<td></td>
<td></td>
</tr>
<tr>
<td>652920 COMPUTER SOFTWARE</td>
<td>3,000</td>
<td>3,000</td>
<td>3,000</td>
<td></td>
<td>3,000</td>
<td>3,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>652990 OTHER OPERATING SUPPLIES</td>
<td>3,500</td>
<td>3,500</td>
<td>3,500</td>
<td></td>
<td>3,500</td>
<td>273</td>
<td>1,747</td>
<td>1,480</td>
</tr>
<tr>
<td>A</td>
<td>B</td>
<td>C</td>
<td>D</td>
<td>E</td>
<td>F</td>
<td>G</td>
<td>H</td>
<td>I</td>
</tr>
<tr>
<td>-------------------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
</tr>
<tr>
<td>52 654210 DUES AND MEMBERSHIPS</td>
<td>4,000</td>
<td>4,000</td>
<td>4,000</td>
<td>3,007</td>
<td>993</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>53 654360 OTHER TRAINING EDUCA</td>
<td>4,000</td>
<td>4,000</td>
<td>4,000</td>
<td>997</td>
<td>3,003</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>54 CAPITAL OUTLAY</td>
<td>26,500</td>
<td>26,500</td>
<td>3,000</td>
<td>29,500</td>
<td>25,793</td>
<td>3,706</td>
<td></td>
<td></td>
</tr>
<tr>
<td>55 764110 AUTOS AND TRUCKS</td>
<td>26,500</td>
<td>26,500</td>
<td>26,500</td>
<td>24,507</td>
<td>1,993</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>56 649000 DATA PROCESSING EQUIPMENT</td>
<td>3,000</td>
<td>3,000</td>
<td>3,000</td>
<td>1,287</td>
<td>1,713</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>57 GRANTS AND DEBT SERVICE</td>
<td>175,000</td>
<td>175,000</td>
<td>175,000</td>
<td>46,830</td>
<td>128,170</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>58 884200 RESIDENTIAL REHAB</td>
<td>175,000</td>
<td>175,000</td>
<td>175,000</td>
<td>46,830</td>
<td>128,170</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>59 TRANSFERS</td>
<td>625,100</td>
<td>625,100</td>
<td>625,100</td>
<td>221,000</td>
<td>404100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 912870 TRANS TO 287 CRA</td>
<td>625,100</td>
<td>625,100</td>
<td>625,100</td>
<td>221,000</td>
<td>404100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>61 RESERVES</td>
<td>1,666,700</td>
<td>1,666,700</td>
<td>1,666,700</td>
<td>1,666,700</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>62 991000 RESERVE FOR CONTINGENCIES</td>
<td>122,900</td>
<td>122,900</td>
<td>122,900</td>
<td>122,900</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>63 993000 RESERVE FOR CAPITAL OUTLAY</td>
<td>1,543,800</td>
<td>1,543,800</td>
<td>1,543,800</td>
<td>1,543,800</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Locations</td>
<td>Activity</td>
<td>Description/Issues</td>
<td>Date</td>
<td>Results</td>
<td>completion date</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------</td>
<td>------------------</td>
<td>-------------------------------------------------------------------------------------</td>
<td>----------------</td>
<td>---------------------</td>
<td>-----------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>vacant lot between Barrett/Van Buren</td>
<td>assigned to John Johnson</td>
<td>Reports of many homeless coming in and out, tons of garbage can smell it down Bayshore Dr</td>
<td>2/27/2019</td>
<td>Opened Code Case</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigation repairs</td>
<td>assigned to Aaron</td>
<td>Median 5 has some breaks, Ground Zero is repairing</td>
<td>2/6/2019</td>
<td>In process</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRA Owned Properties</td>
<td>Assigned Shirley</td>
<td>will contact Facilities to post the property Collier County no dumping allowed, Karen Dr, New Moon and Harvest Ct.</td>
<td>2/7/2019</td>
<td>In process</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Areca Ave</td>
<td>Assigned Shirley</td>
<td>Will post Neighborhood Watch Sign for Areca Ave</td>
<td>2/15/2019</td>
<td>In process</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Agenda item 4, b- February 19, 2019 Meeting Minutes
Bayshore Gateway Triangle Community Redevelopment Agency

AGENDA
Naples Botanical Garden Buehler Auditorium,
4820 Bayshore Drive, Naples, FL 34112
Meeting February 19, 2019
6:30 PM

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

1. **Call to order and Roll Call:** Meeting was called to order at 6:39pm by Maurice Gutierrez
Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Steve Main, Dwight Oakley and Mike Sherman. Excused Absence: Larry Ingram and Camille Keilty.

**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Sean Callahan, Executive Director of Corporate Business Operations; Donna Lumbert, Budget Analyst; Megi Roko, Executive Secretary.

2. **Pledge of Allegiance** Led by Chairman Maurice Gutierrez

3. **Adoption of Agenda** Steve Main made a motion to adopt the Agenda. Second by Dwight Oakley. Passed Unanimously.

4. **Old Business**
   a. **Review Proposed Regulatory Opportunities Memo/Land Development Code - Evan Johnson, Tindale Oliver (Attached):** Evan went through the latest version of the Land Development Code changes, he mentioned the items are only recommendations not yet approved. Any changes will go through the public hearing process, first to the Planning Commission and the Board of County Commissioners to be codified. These concepts are scheduled to be presented at the Planning Commission on April 18. Some of the changes include allowing accessory units to be rented based on criteria, establishing Brewpubs and Micro-distilleries adding design and operational standards for more intense commercial uses currently allowed, expanding neighborhood commercial in some areas with buffers between uses. Another suggestion was to have a Growth Management employee be assigned to the CRA as a liaison, to assure consistency in applying the code.
b. **Redevelopment Plan** – Debrah Forester explained the composition of the redevelopment plan. There is one agency and one redevelopment plan with two component areas. The attachment provide in the package focuses on Section 1 of the revised plan, which is the general description of the redevelopment program, since the Immokalee redevelopment area is also included in the Plan, minor changes were necessary in this section to bring the plan up to current conditions. Recommendation to approve the amended redevelopment plan made by Steve Main, Dwight Oakley second the motion. Approved unanimously.

5. **New Business:** Debrah Forester explained that there was one vacancy for member at large and two candidates. Ballots were distributed, and the Board was asked to vote for one of the two applicants. The two-candidate introduced themselves:
   a. **Al Schantzen application for Member At Large Advisory Board Position**- Al gave a brief statement about himself and asked if anyone had any questions.
   b. **Jeff Scott Application for Member At Large Advisory Board Position**- Jeff gave a brief statement about himself and asked if anyone had any questions.

c. **Resignation for Steve Rigsbee – Gateway Triangle Resident Position.** Ms. Forester noted the recent resignation of Steve Rigsbee and stated the County Attorney has posted the vacant position. The Board expressed their gratitude for Mr. Rigsbee involvement.

   Debrah Forester informed the Board know that the vote tallied for Advisory Board Member was Al Schantzen, and thanked Jeff Scott for his interest and for attending tonight’s meeting. It was noted that Mr. Scott doesn’t qualify for the Gateway Triangle Resident position.

6. **Public Comment:**

7. **Staff Comments:** Ms. Forester gave a brief overview of Proposed F.S. 163 changes 2019 Legislative Session that would negatively impact CRA’s with a sunset of 2039.

8. **Advisory Board Comments:**

9. **Next meeting date:** March 05, 2019

10. **Meeting Adjourned at 8:08 pm.**

_________________________________
Chairman Maurice Gutierrez
Discussion Summary
February 19, 2019 Joint Workshop

Bayshore Gateway Triangle Advisor Board
Bayshore Beautification MSTU Advisory Board
Haldeman Creek MSTU Advisory Board

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

1. The Joint Workshop was called to order by BGTCRA Vice Chairman, Steve Main at 5:05 p.m.

2. Pledge of Allegiance

3. Introductions: Members present
   a. Haldeman Creek member: Kate Riley, Joe Adams (late)
   b. Bayshore Beautification member: George Douglas, Jim Bixler, Sandra Arafet, Bob Messmer, Susan Crum, Sheila Dimarco
   c. BGTCRA Advisory Board member: Steve Main, Karen Beatty, Mike Sherman, Dwight Oakley, Maurice Gutierrez (late).

   **CRA Staff Present:** Sean Callahan, Executive Director of Corporate Business Operations; Debrah Forester, CRA Director; Donna Lumbert, Budget Analyst; Tami Scott, Senior Project Manager; Shirley Garcia, Operations Coordinator; Megi Roko, Executive Secretary.

4. **2018 and 2019 Accomplishments:** Debrah Forester went through each of the accomplishments identified by staff and listed on the handout and asked committee members if they had any comments or additions:
   a. BGTCRA – Steve Main noted the Cell Tower Agreement should be listed. Items discussed included the new CRA parking lot and how that would be managed. Tami Scott mentioned that staff is reviewing options and that will be brought back in the future.
   b. Bayshore Beautification MSTU - Discussion regarding the condition of the entrance pagoda sign related to branding the community was discussed and what could be done both short and long-term. The sign was funded through the MSTU Karen Beatty noted the need to market and brand the community and the welcome sign into the community needs to be improved. Ms. Forester, noted that one of the concepts that has developed through the redevelopment plan update is bringing all three groups
together to discuss joint projects and the welcome sign is an example. Replacement of the sign might be a partnership between MSTU and the CRA. Also noted were the tiles in center planter on the bridge needs to be refurbished.

5. **Proposed Work Plan 2019/2020:** Debrah Forester went through projects for the coming year and noted some of the projects are multi-year projects for each Board and asked committee members if they had any comments or additions:
   a. Debrah Forester noted that under Land Development Code Amendments staff would like to bring forward changes to the allocation of the Bayshore Density Pool shortly after the adoption of the redevelopment plan, since there are several projects that may be seeking the density units in the future and the CRA currently has no criteria of how they are assigned.
   b. Sugden Park Connection – discussion on several options in addition to the 17 Acre site for potential connections including Jeepers and Lunar.
   c. Improving the Entrance sign will be added. Short-term solution, pressure wash and remove the sailboat and look at replacing with the new logo. Long-term incorporate the design into the Public Arts Master Plan and improve the branding of the community. Also, it was noted that Mattamy Homes was interested in providing a new sign but the concepts that originally provided was not supported by the MSTU Advisory Board. Staff will contact them again.
   d. Lighting the Royal Palms near the Bridge. Jim Bixler suggested installing them in November and keeping them on until June. Consensus was reached to write the scope of work next year to achieve the additional time frame.
   e. It was noted that the Crape Myrtle tree located at the intersection of US41 and Bayshore was not the correct tree at that location. It doesn’t bloom during season. Staff will confirm if that tree is located within the Bayshore Beautification MSTU and will have it evaluated.
   f. Maurice Gutierrez mentioned the previous concept of doing a mosaic fish tile on the bridge and working with the businesses to purchase the title. Debrah Forester reminded the committee of the Collier County Strategic Plan and the timing with the hopes that Bayshore would be able to participate in the planning efforts and follow-up with the development of the Public Arts Master Plan.
   g. Kate Riley noted that the Bathymetric Survey and possible maintenance dredge would be positive for everyone on the creek, since the permit that would be obtained by the County would allow residents the ability to dredge at the same time, saving individuals time and money.

6. **Public Comment:** Al Schantzen asked about the Community Safety and if it could be done on other side streets including some other traffic calming improvements. He also suggested some vinyl wraps that are not permanent to address some unsightly poles and other things that could help look more attractive. Dwight Oakley brought up the East Naples Community Park Master Plan that was distributed at the last
He noted his concern on the park turning its back to the street and placing all the parking along Thomasson Drive. Sean Callahan noted that those concerns have been raised and there would be additional opportunity to review the plans. Karen Beatty mentioned a program held in Lake Park, where homes are selected every month recognizing their appearance and suggested the CRA consider a similar program. Homeowners would receive a yard sign recognizing the homes that make a positive statement in the neighborhood, and it may encourage others to make improvements.

7. Staff Comments: Debrah Forester, CRA Director mentioned to everyone that each of the work plans will be brought to the individual committees to vote on for future projects.

8. Advisory Board General Communications

9. Adjournment

**Adjournment** – The meeting adjourned at 6:30 p.m.