



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**Bayshore Gateway Triangle Community Redevelopment Agency**  
**AGENDA**

**Naples Botanical Garden Buehler Auditorium,  
4940 Bayshore Drive, Naples, FL 34112**

**Date: November 14, 2018**

Time: 6:00 PM

Chairman Maurice Gutierrez

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

- 1. Call to order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Approval of Minutes**
  - a. October 2, 2018 (Attachment)
  - b. October 11, 2018 (Attachment)
- 5. Community / Business – Presentations**
- 6. Old Business**
  - a. Draft Redevelopment Plan Update – Full Document available online at [www.bayshorecra.com](http://www.bayshorecra.com)
  - b. 17 Acres Survey Results (Attachment)
  - c. Land Purchase/Future Parking Lot – 3321 Bayshore Drive
  - d. Opera Naples/Linwood Lighting Update
  - e. Florida Redevelopment Association Conference
- 7. Other Agency's**
  - a. Public Utilities Code Enforcement – Jeremy Florin, Investigator
  - b. Collier County Sheriff Department
  - c. Collier County Code Enforcement – East Naples Task Force Meeting

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



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**8. New Business**

- a. 2019 Calendar
- b. Shane Shadis Resignation

**9. Staff Report**

- a. Project Manager's Report – Tami Scott (Attachment)
- b. Maintenance Report – Shirley Garcia (Attachment)
- c. Financials (Attachment)

**10. Communication and Correspondence**

- a. 17 Acre Survey article
- b. Art Among the Blossoms (Attached)
- c. Paddle Festival (Attached)
- d. Airport/Davis Transportation Improvements – Turn Lanes (Attached)

**11. Public Comment**

**12. Staff Comments**

**13. Advisory Board General Communications**

**14. Next meetings:**

- a. December 4, 2018

**15. Adjournment**



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## **Agenda item 4.a– October 2, 2018 meeting minutes**

### **BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE OCTOBER 2, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:10 p.m. at the Naples Botanical Garden Buehler Auditorium, 4820 Bayshore Drive, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Peter Dvorak, Larry Ingram, Dwight Oakley, Steve Main, and Steve Rigsbee. Excused absence: Karen Beatty, Shane Shadis, Michael Sherman  
**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Megi Roko, Executive Secretary; Sean Callahan, Executive Director of Corporate Business Operations.
- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez.
- III. **Adoption of Agenda:** Maurice Gutierrez made a motion to accept agenda as written. Second by Steve Main. Passed Unanimously.
- IV. **Adoption of Minutes:** Peter Dvorak, made a motion to accept July 10th minutes as drafted. Second by Steve Main. Passed Unanimously.
- V. **Community/Business- Presentations:**
  - A. **3091 Tamiami Tr Restaurant and Hookah Lounge Nicholas Matar:**  
Tami Scott, CRA Senior Project Manager introduced local business owner Nicholas Matar. Nick will be opening a 50-seat restaurant that will feature Mediterranean food, hookah and culture. The property has been vacant for 14 years and is expected to open by late December, if permitting is approved. Mr. Matar has hired Davidson Engineering to assist in the process and a pre-app meeting was held with the Growth Management Department. One issue is access to the site. At this time FDOT is not granting access from US41. Mr. Matar and his consultants are continuing the discussions with the CRA staff and FDOT to allow access from U.S. Route 41. There was discussion on traffic impacts on Andrew. The hours of operation will be 11a.m. to 1 a.m. Mr. Matar noted that no loud music will come from the business.
- VI. **Other Agency's:**
  - A. **Collier County Sheriff Department:** Debrah Forester introduced Mike Nelson for a community policing update. Deputy Nelson and his department



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successfully held a drown proof water safety event that helps children to swim. They also held a helmet fitting activity where they gave away helmets to community children and taught bike and pedestrian safety. Mike invited everyone to the “Celebrating Safe Communities” event held on October 8, 2018 from 6pm-8pm at Sugden Park. Deputy Nelson also revealed that the sheriff’s department and code enforcement worked hand in hand to remove illicit activity and sell the 4411 Rose Ave property.

- B. Collier County Code Enforcement:** Debrah Forester introduced Michael Ossorio, Code Enforcement Director. Mr. Ossorio explained the new code enforcement activity report located online that states information of code violations in our division on a monthly basis. Mr. Ossorio presented a new policy that records history of reoccurring violations. There is also a new program that will work with the community to educate on zoning violations to stay in compliance.

## **VII. Old Business:**

- A. Office Space:** The lease for Pineland was approved with the BCC, the contractor is working on the submittal for the build-out of the space. The existing office space is now on a month to month lease until the end of January. It can be extended until the end of March if necessary. The expected move in date is end January 2019.
- B. Land Purchase/Future Parking lot-3321 Bayshore Drive:** The CRA purchased a vacant lot and intends on developing as surface parking for the community. Staff solicited 5 quotes from engineering firms for a site development plan. The quotes include schematic design, design development, construction documents and submittal for the site developmental plan.
- C. Redevelopment Plan:** Tindale Oliver is drafting the Community Redevelopment Plan. Copies have been made available for the board to review and discuss the full plan on October 11<sup>th</sup> at the BGTCRA Advisory Board Special Meeting. Revisions were requested. This spurred the discussion of evaluating half way houses in the community and traffic concerns in the area. As the plan is reviewed, the vision for the community will be decided to then receive land development coaching. Subsequently involving the zoning department and FDOT to regulate the issues of half way houses and traffic issues in our area.
- i. Community Forum Results:** The redevelopment plan community forum results were provided.
  - ii. Mini Triangle Charette Update:** A report will be made available from Tindale Oliver regarding the discussions had with the owners and FDOT.
  - iii. 17 Acres Survey:** The 17 Acres Survey is live and is accessible online and will shut down on October 13<sup>th</sup>.



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**D. Linwood Street Lighting:** Opera Naples has requested from the CRA; funding to purchase and install security lighting on Linwood Street. The county recommended LED lighting for 6 street light fixtures that would be placed onto the poles FPNL owns and the expense would be \$500 annually in addition to a one-time transformer installation fee of \$1300. The estimate is based on a 10-year lease program. A motion was made by Steve Main; to support the CRA to enter into conversation with the Board of County Commissioners to allocate funds for the Linwood Street Lighting, Second by Peter Dvorak-passed unanimously.

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

**IX. Staff Report:**

**A. Project Manager Report:** Tami Scott, Senior Project Manager, highlighted several projects from the Project Managers Report a few of those noted included:

- i. The mini triangle property has resold and re-named as “Gateway of Naples” and the new owner has submitted a change to their matrix of square footage. Debrah Forester, has been working on an agreement with Crown Castle Cell Tower to terminate the lease with the CRA. A permit was submitted for their SDP and plans have been made to relocate to Kirkwood by March 2019.
- ii. The Fire Suppression System Phase 2 project was approved by CHS and the Board of County Commissioners. The CRA has partnered with the City of Naples to upgrade the waterlines on Becca Ave all the way down to Pine St. The City of Naples has retained Johnson Engineering and plans are at 60% with a completion date of approximately October 2018.
- iii. Thomasson Drive RFP packages were sent to procurement for both the CEI services and the Contractor. A total of 4 bids were received on the second solicitation. A qualification meeting is scheduled on October 10<sup>th</sup> with the selection committee.
- iv. Racetrac has submitted for a SDP and has undergone the first review process to which the CRA staff provided comments but Racetrac has yet to reach out. Jaime French, Growth Management Division Department Head, mentioned that Racetrac has encountered some issues with FDOT and may lose a gas line.
- v. Pre-app was held but a SDP has not yet been submitted. Sara Bay Marina has proposed a new building and a pre-app was held but no SDP has been submitted. A pre-app meeting proposing a new building was held for Sunbelt Equipment rental although no SDP has been submitted.
- vi. The Food Truck court is developing a parking lot with 65 spaces. Compass Point is back on the market and is listed at 1.25 million for 20 units.

**B. Maintenance Report:** Shirley Garcia, Operations Coordinator, will now be recording maintenance issues in our area on a monthly basis.



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- C. Financials:** The end of year report was provided, and Shirley Garcia is working on opening new purchase orders for the new fiscal year. Donna Lumbert was hired as a budget analyst for both Immokalee and Bayshore-Gateway Triangle CRA.
- X. Correspondence and Communications:** The Celebrating Safe Communities event for East Naples-District 3 will be held Monday, October 8, 2018 from 6pm-8pm at Sugden Regional Park. National Walk to School Day is October 10<sup>th</sup>.
- XI. Public Comments:** A community member requested to consider restricting the development of halfway houses in residential areas in the Master Plan. The CRA staff offered to reach out to state agency who issues the development permission of halfway houses.
- XII. Staff Communication:** Debrah Forester, CRA Director, mentions Naples Illustrated Magazine had an article featuring Bayshore Arts District. The 2019 January meeting will be scheduled on January 15<sup>th</sup> at the Naples Botanical Garden FGCU Buehler Auditorium.
- XIII. Advisory Board General Communication:**
- XII. Next Meeting Date:** October 11, 2018-CRA Advisory Board Special Meeting-Review of DRAFT Redevelopment Plan.
- XIII. Adjournment** – The meeting adjourned at 8:28 p.m.

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Chairman Maurice Gutierrez



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**Agenda item 4 b. —October 11, 2018 Special Meeting Minutes**  
**Bayshore Gateway Triangle Community Redevelopment Agency**  
**AGENDA**

Naples Botanical Garden, FGCU Buehler Auditorium,  
4940 Bayshore Dr, Naples, FL 34112

**Special Meeting October 11, 2018**  
6:04 PM

Chairman Maurice Gutierrez  
Karen Beatty, Peter Dvorak, Larry Ingram,  
Steve Main, Shane Shadis, Michael Sherman,  
Dwight Oakley, Steve Rigsbee

1. **Call to order and Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Steve Main (arrive 6:50), Larry Ingram (arrived 6:45), Steve Rigsbee, Peter Dvorak and Dwight Oakley. Excused Absence: Mike Sherman. Unexcused Absence: Shane Shadis

**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; and Megi Roko, Executive Secretary

2. **Pledge of Allegiance** Led by Chairman Maurice Gutierrez
3. **Adoption of Agenda** Peter Dvorak made a motion to adopt the Agenda as written. Second by Karen Beatty. Passed Unanimously.
4. **Old Business**
  - a. **Draft Redevelopment Plan Update- Review & Discussion-** Copies of The Draft Redevelopment Plan were distributed previously. The final Redevelopment Plan will be discussed at the November 14<sup>th</sup> meeting. Tindale Oliver's Evan Johnson presented a visual synopsis of The Draft Redevelopment Plan. Detailed strategies will be discussed in the future to provide pro-active solutions. All changes made to the plan will be provided at the upcoming meeting. Any additional comments should be provided to staff or to Evan Johnson by October 19<sup>th</sup>. The catalyst project site

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updates are being prepared for the Mini-Triangle and 17 acres and will be brought forward to the board at the December meeting.

5. **Public Comment:** Al Schantzen; a community member, requested that nuisance properties in the community be considered a priority for redevelopment as a health and safety issue. It was also requested to develop a program that removes blight within the community. Davidson Engineering's: Anna Weaver would like to see expanding and defining the transition areas in the LDC, and constructing a community plan of working with FDOT. Donna McGinnis; CEO of the Naples Botanical Garden, mentioned interest in collaborating with the CRA to improve landscape and the entrance sign and supports cultural plan and developing off-season events for the area. Other comments include access issues along US41 and the need to coordinate with FDOT.
6. **Staff Comments:** Tindale Oliver's: Evan Johnson mentions that although capital planning is not feasible past 10 years, a 5-year plan is most suitable to have the ability to revisit projects and update revenue. Senior Project Manager; Tami Scott emphasizes the importance of clarifying transition areas in LDC and providing a comprehensive list of codes that should be subject to changes.
7. **Advisory Board Comments:** Vice Chair: Peter Dvorak asked to include better communication and feedback received from commercial and residential residents in the community regarding incentives and benefits given to current and potential investors. It was also mentioned by board member Karen Beatty that property owners would benefit from having the knowledge of perceived changes as far as property value. Board member: Dwight Oakley requested to condense plan to a closer time frame rather than having such a long-term projection to have quicker results. Steve Rigsbee asked if it would be appropriate to use the CRA as a catalyst to acquire properties that do not meet the community's vision and to limit the quantity of halfway and safe houses. Chairman Maurice Gutierrez adds that he would prefer to add property acquisition of problematic areas to the budget as a capital improvement project. Vice Chair: Peter Dvorak mentions that it would be very beneficial for the CRA boundaries to include Sugden

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Park surrounding properties and to strengthen the connection to Sugden Park. Larry Ingram raised concerns regarding the current code and setback requirements. Commissioner Taylor asked what will spur commercial development in the community that would not cost an excessive amount of funds from the CRA from a short-term perspective. Evan Johnson mentions that capacity of critical infrastructure issues should always be a top priority and simplifying the codes would also assist in speeding the process up at a low cost.

8. **Next meeting date:** November 14, 2018
9. **Meeting Adjourned:** 8:07 PM

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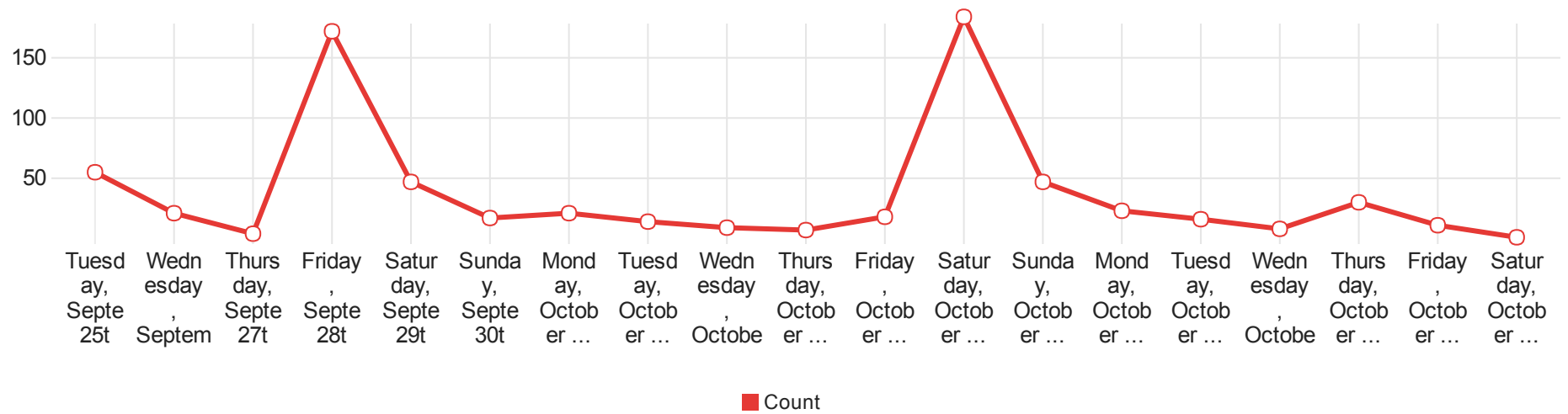
Chairman Maurice Gutierrez

# OCTOBER 2018 SURVEY RESULTS

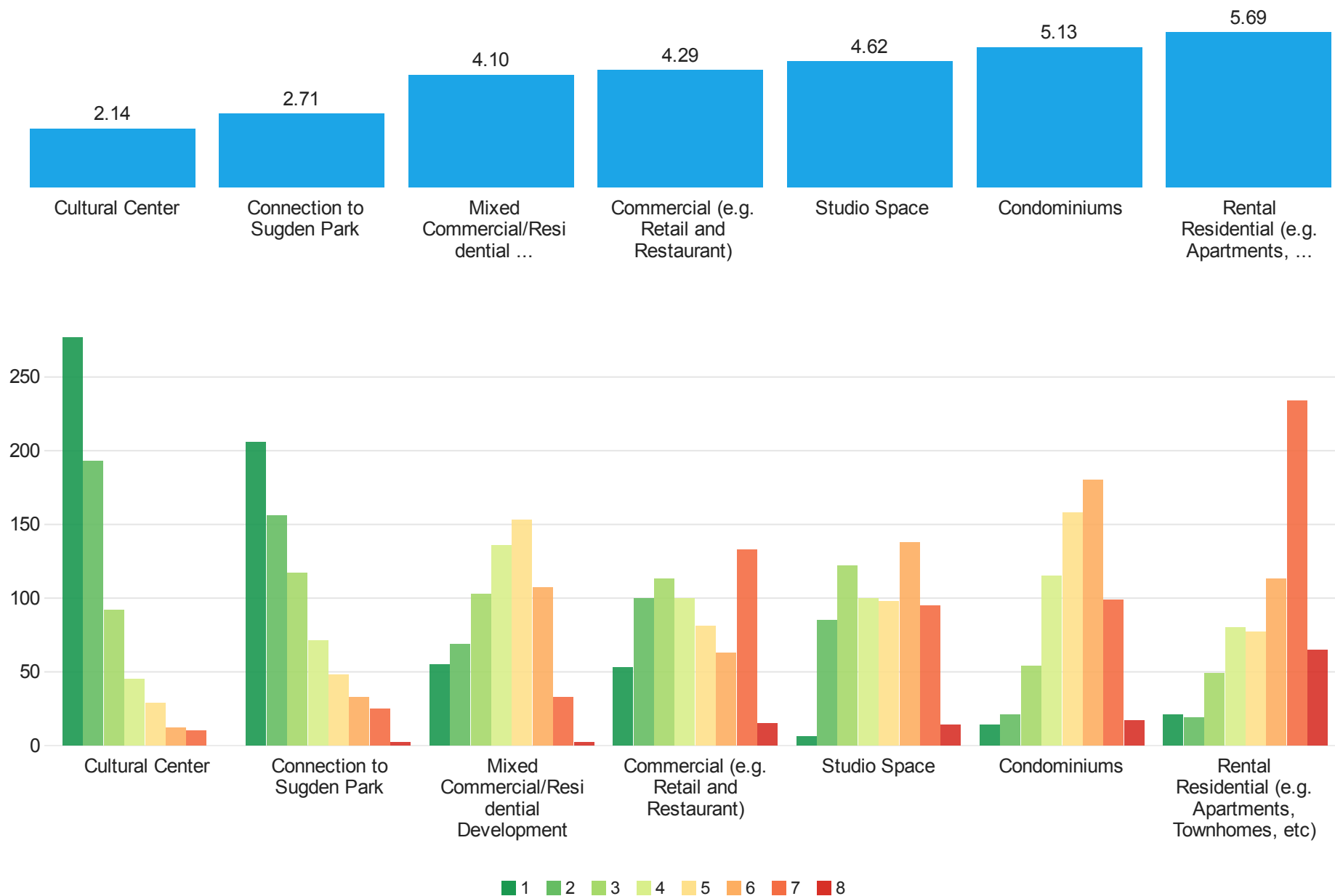
Agenda Item 6 b.

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## Response Frequency



## Q1 - Please rank your priorities for the community?



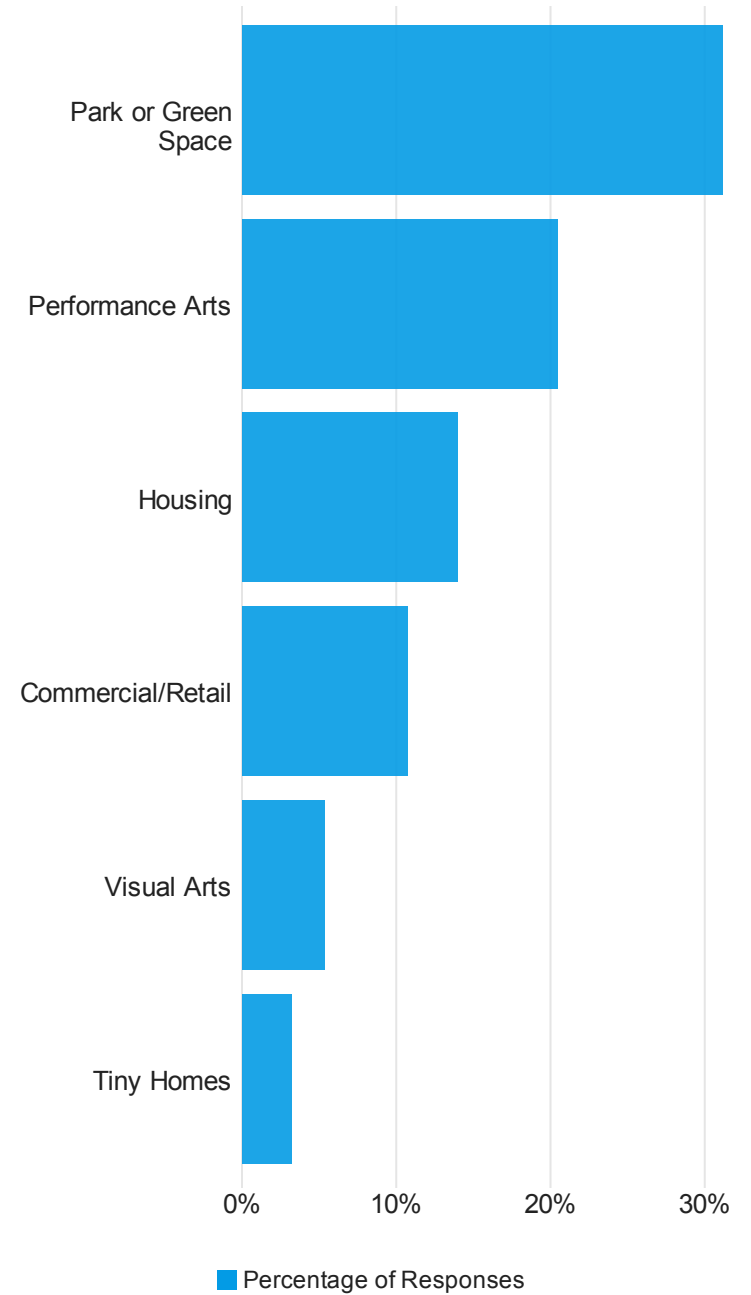
## Q1 - Please rank your priorities for the community?

Field	Mean	Standard Deviation	Variance	Responses	Sum
Connection to Sugden Park	2.71	1.71	2.94	658	1782.00
Cultural Center	2.14	1.37	1.88	658	1406.00
Rental Residential (e.g. Apartments, Townhomes, etc)	5.69	1.79	3.19	658	3747.00
Condominiums	5.13	1.49	2.22	658	3377.00
Mixed Commercial/Residential Development	4.10	1.64	2.70	658	2700.00
Studio Space	4.62	1.74	3.03	658	3037.00
Commercial (e.g. Retail and Restaurant)	4.29	2.03	4.11	658	2826.00

## Q1 - Other Responses



## Q1 - Other Topics



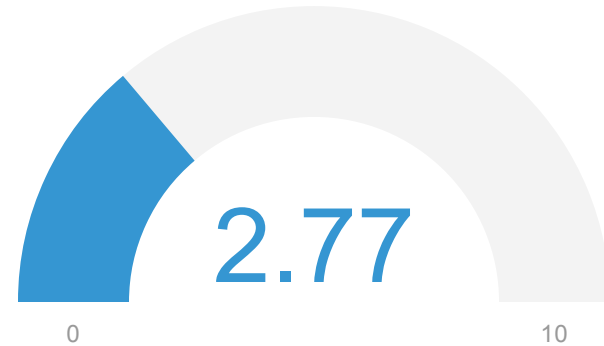


Q3 - On a scale of 0-10, please rate the importance of selling the parcel at the highest negotiated price versus the use of the space.

Vision/Use



Price



Q4 - On a scale of 0-10, how willing are you to allow the CRA to provide funds/incentives to ensure preferred use?

Tax Increment Funds



Impact Fees

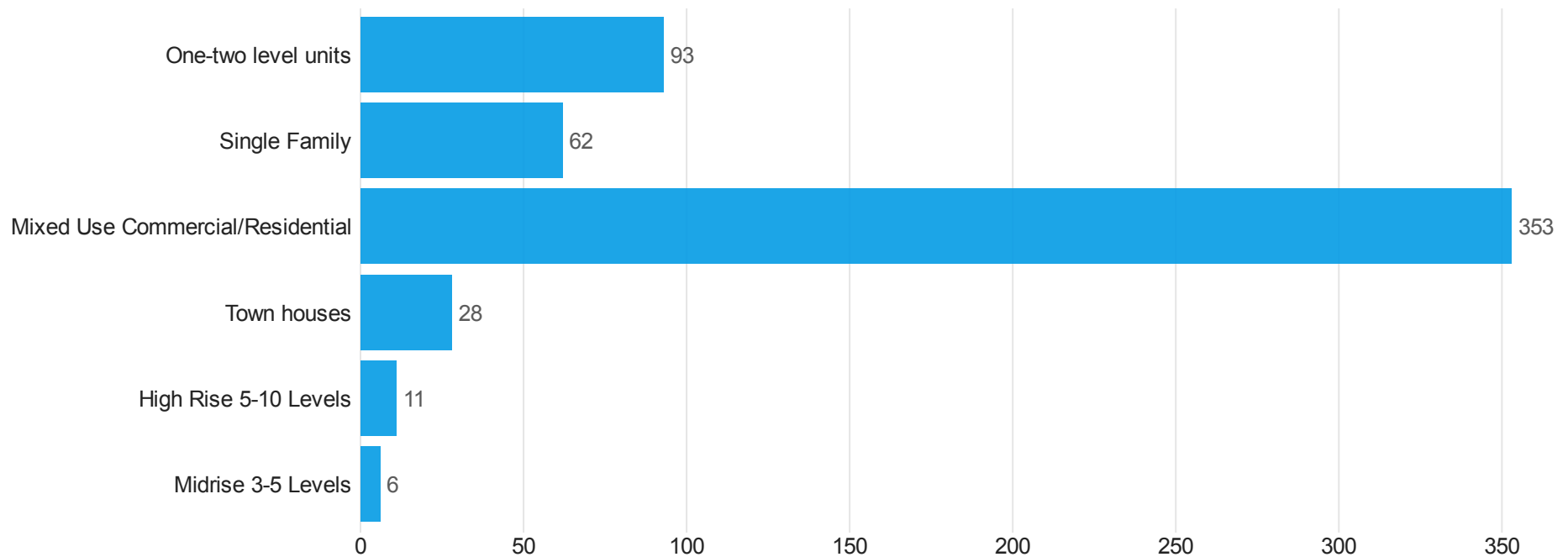


Free Land/Dictate what occurs with land

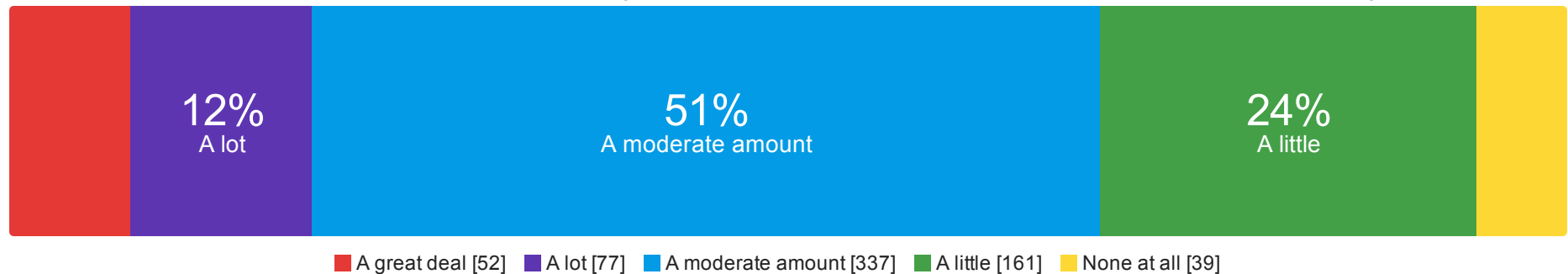




Q7 - What reflects the type of housing you would most like to see for the site?(Click image to see full size)



Q12 - How much additional traffic delay due to a new development on the site would you accept?





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CRA Advisory Board Meeting Calendar 2019

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

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

BCC Holiday Schedule 2019

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

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

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## Agenda Item 8 b.

**From:** [Shane Shadis](#)  
**To:** [ForesterDebrah](#)  
**Subject:** Resignation  
**Date:** Tuesday, November 6, 2018 11:00:21 PM

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It has been a great pleasure to serve on the Bayshore CRA. Unfortunately for personal reasons I will be unable to continue attending the meetings, therefore I will have to resign from my duties as a board member.

Thank you for your time!

Shane Shadis.

Sent from my Verizon iPhone

## **PROJECT UPDATES**

**Tami Scott Senior Project Manager**  
**November 2018**

### **CRA PROJECTS**

#### **Redevelopment Plan meetings:**

Redevelopment Plan Community forum. Presentation and survey posted on website:  
[www.bayshorecra.com](http://www.bayshorecra.com). Next Meeting November 14.

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

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

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

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

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

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

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

Planning Application and documents have been submitted on October 5, 2018 for GMD, the first set of comments have already been set to applicant on October 10, 2018.  
PL2018003059

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

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

### **Fire Suppression System Phase 2:**

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

### **CRA Office Space:**

Staff is waiting on the submittal of the permit to complete the build out of the space. There are some minor changes expected on the layout due to errors in measurements. Staff will review and approve new layout prior to permit submittal.

## **• BAYSHORE MSTU PROJECTS**

Thomasson Drive:

Bayshore Beautification Thomasson Drive Project - procurement schedule / process

### **Solicitation Number – 18-7386**

Solicitation Title – CEI Services for Thomasson Drive Beautification Project

Procurement Strategist – ~~Adam Northrup~~ Evelyn Colon

June 1, 2018 – Start Date

- ~~30 days posting period – July 1, 2018 –~~  
**Complete, required a second posting and solicitation**
- ~~Organization meeting – July 15, 2018 -~~  
**Complete, required a second organization meeting**
- ~~Selection committee scores and interviews –~~  
**October 31, 2018 selection committee selected AECOM**
- Contract Negotiation- November 2018
- Contract finalized- December 2018
- PM prepares material for BCC – January 1, 2019
- Board approval – January 24, 2019
- Notice to proceed- February 1, 2019

### **Solicitation Number – 18-7385**

Solicitation Title – Thomasson Drive Beautification Project

Procurement Strategist – Barbra Lance

January 1, 2019 - Start Date

- 30 days invitation to bid – February 1, 2019
- Organization meeting- February 15, 2019
- Selection committee scores and interviews - March 1, 2019
- Contract Negotiation- March 15, 2019
- Contract finalized- April 1, 2019

- PM prepares material for BCC -April 15, 2019
- Board approval – May 9, 2019
- Notice to proceed- June 1, 2019

- **HALDEMAN CREEK MSTU PROJECTS**

- **COMMERCIAL ACTIVITY**

**Food Truck Park:**

Construction complete, November of 2018 opening date.

**Ankrolab Microbrewery:**

Construction progressing, proposed January 2019 opening date.

**Veterinary Clinic:**

Construction progressing, shell complete, proposed March 2019 opening date.

**Multi-Tenant Commercial Building:**

Construction progressing, Shell complete, proposed January 2019 opening date.

**Wood Springs Suites Hotel:**

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

**Starbucks:**

OPEN

**RaceTrac:**

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

**East Trail Lock Up:**

Construction progressing, Shell complete, proposed January 2019 opening date.

**Naples Haitian Church:**

Proposed addition- pre-application held July 28, 2018- PL20180002131, No SDP has been submitted as of November 2, 2018.

**Naples Classic Car:**

Proposed renovations- pre-application held June 21, 2018, PL20180001929, No SDP has been submitted as of November 3, 2018.

**Sara Bay Marina:**

Proposed new building- pre-application held June 13, 2018, PL20180001854, No SDP has been submitted as of November 3, 2018.

**Sunbelt:**

Proposed new building- pre-application held June 6, 2018, PL20180001840, No SDP has been submitted as of November 3, 2018.

**Nicks Restaurant and Hookah Lounge:**

Renovation to existing structure- pre-application held August 2, 2018, PL20180002275, No SDP has been submitted as of November 3, 2018. Proprietor Nicholas (Nick) Matar

**Isle of Collier:**

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

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

~~Ian Moore, Land Development Manager~~

MINTO COMMUNITIES - USA

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

**Food Truck Parking lot:**

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

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

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

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

- CRA Question- Is this project strictly a milling and resurfacing, no changes to the medians, sidewalks, landscaping.
- Chris- Milling & resurfacing only, with minor other improvements (one driveway closure and one driveway modification).
- CRA question- I don't see any signing and pavement markings. Do we have bike



lanes on one or both sides of Davis Blvd?

- Chris- No bike lanes as there is not enough room for them. To get bike lanes within the project limits there only two options, buy right-of-way (which will be very costly due to the business impacts or due a lane diet and reduce capacity. Either option requires an Project Development & Environment Study which takes time and is outside the scope of a resurfacing project. If bike lanes are desired I suggest the requesters to get with the County and the MPO to prioritize it as a future project
- CRA Question -What is your schedule and where are you starting and stopping. Our office will inevitable get phone calls from businesses and residents.
- Chris- 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 Rd.

**Airport/Davis Intersection Improvements:**

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

**CRA parking lot:**

Staff has submitted a workorder to request a Purchase order be opened to retain the services of Trebilcock Consulting Solutions, Naples, FL 34110 to start the design process. Tami will schedule stakeholder meeting once Trebilcock has been retained.

• **RESIDENTIAL ACTIVITIES**

**Compass Point:**

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

**Mattamy Homes:**

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

**Cirrus Point:**

CRA staff is in contact with the new property owner and working on scheduling a meeting. The developer is Headwaters Development LLC principals/representatives are Kevin King, Paul Hatcher and Kim Pitts. Staff has been in contact with Ms. Pitts as of September 10, 2018.

## FALL

			Date	Status,
Locations	Activity	Description/Issues	10/1/2018	completed
CRA Owned Properties( See List below for addresses)	mowed/hedged	illegal dumping on karen lots	10/18/2018	<input checked="" type="checkbox"/>
Bayshore/Lunar Lights need repair	Southern Signal repaired	Lights had a break in the line had to troubleshoot to repair	10/19/2018	<input checked="" type="checkbox"/>
Irrigation lines on north end not working	Road maintenance, SG, Aaron worked on troubleshooting	need to get quote for upgrade the Controllers, possibly 8-10 thousand	10/18/2018	<input checked="" type="checkbox"/>
Determined irrigation broke during Celebration Park construction	Project Mgr has irrigation company repair the broken lines	Need to repair valve box and breaks on second valve, Need to turn on valve from computer to make sure they did not	10/30/2018	<input checked="" type="checkbox"/>
More Irrigation Breaks on side of Brewery, in front of Keewadin Parking lot	Ground Zero in process of repairing	Need to determine where the break is, digging to determine exact location	10/31/2018	<input checked="" type="checkbox"/>
Crosswalk Hawk Systems signals	Transportation Dept for signalization troubleshooting	County was unable to connect for troubleshooting any maintenance or malfunction	10/31/2018	<input checked="" type="checkbox"/>
Haldeman Creek Markers	there was a request to paint the markers for visualization at night	are not visible to boaters requesting they paint it neon night color 22-15 not visible	10/30/2018	
CRA Properties	Litter being dumped on properties	Mowing contractor picked up/removed but will charge any future incidents	11/1/2018	<input checked="" type="checkbox"/>
Irrigation on Bridge planters not working,	Trouble shoot with Larry and referred to Aaron to repair	Only one on West side of bridge working, all but 2 or 3 on East side of Bridge working	11/8/2018	<input checked="" type="checkbox"/>
MSTU approved upgrade of motorola controllers	requested quote from Dan Holman	received quotes less than \$8,000	11/8/2018	<input checked="" type="checkbox"/>

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# Agenda Item 9 c.

## Item 9 c. Financial Statement as of November 9, 2018

Commit Item / Fund Ctr	Adopted Budget	Amended Budget	Commitment	Actual	Available
Grand Total-CI/FC	\$ -	\$ -	\$ 243,042	\$ 59,578	\$ (302,621)
REVENUE Sub Total	\$ (3,913,200)	\$ (4,069,356)	\$ -	\$ (18,069)	\$ (4,051,287)
REVENUE - OPERATING Sub-Total	\$ (28,600)	\$ (28,600)	\$ -	\$ (18,069)	\$ (10,531)
361180 INVESTMENT INTEREST	\$ (28,600)	\$ (28,600)	\$ -	\$ -	\$ (28,600)
362190 LEASE FACILITIES	\$ -	\$ -	\$ -	\$ (18,069)	\$ 18,069
CONTRIBUTION AND TRANSFERS Sub-Total	\$ (3,884,600)	\$ (4,040,756)	\$ -	\$ -	\$ (4,040,756)
481001 TRANSFER FROM 001 GENERAL FUND	\$ (1,439,900)	\$ (1,439,900)	\$ -	\$ -	\$ (1,439,900)
481111 TRANSFER FROM 111 UNINC AREA MSTD GENERAL	\$ (326,000)	\$ (326,000)	\$ -	\$ -	\$ (326,000)
481163 TRANSFER FROM 163 BAYSHORE/AVALON BEAUTIFICATION	\$ (125,500)	\$ (125,500)	\$ -	\$ -	\$ (125,500)
481164 TRANSFER FROM 164 HALDEMAN CREEK	\$ (11,300)	\$ (11,300)	\$ -	\$ -	\$ (11,300)
481186 TRANSFER FROM 186 IMMOKALEE REDEVELOPMENT	\$ (74,100)	\$ (74,100)	\$ -	\$ -	\$ (74,100)
489200 CARRY FORWARD GENERAL	\$ (1,909,400)	\$ (1,909,400)	\$ -	\$ -	\$ (1,909,400)
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE	\$ -	\$ (156,156)	\$ -	\$ -	\$ (156,156)
489900 NEGATIVE 5% ESTIMATED REVENUES	\$ 1,600	\$ 1,600	\$ -	\$ -	\$ 1,600
EXPENSE Sub Total	\$ 3,913,200	\$ 4,069,356	\$ 243,042	\$ 77,647	\$ 3,748,666
PERSONAL SERVICE	\$ 490,800	\$ 490,800	\$ -	\$ 21,618	\$ 469,182
512100 REGULAR SALARIES	\$ 307,245	\$ 307,245	\$ -	\$ 18,692	\$ 288,553
OPERATING EXPENSE	\$ 929,100	\$ 1,085,256	\$ 218,535	\$ 56,029	\$ 810,692
631400 ENGINEERING FEES	\$ 150,000	\$ 150,000	\$ 21,800	\$ -	\$ 128,200
631600 APPRAISAL FEES	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000
634207 IT CAPITAL ALLOCATION	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000
634210 IT OFFICE AUTOMATION ALLOCATION	\$ 18,200	\$ 18,200	\$ -	\$ -	\$ 18,200
634212 IT MICROSOFT OFFICE ALLOCATION	\$ 300	\$ 300	\$ -	\$ -	\$ 300
634970 INDIRECT COST REIMBURSEMENT	\$ 53,600	\$ 53,600	\$ -	\$ -	\$ 53,600
634980 INTERDEPT PAYMENT FOR SERV	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ 6,000
634999 OTHER CONTRACTUAL SERVICES	\$ 597,000	\$ 726,826	\$ 123,595	\$ 45,925	\$ 557,305

640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ 6,000
641230 TELEPHONE ACCESS CHARGES	\$ 800	\$ 800	\$ -	\$ -	\$ 800
641700 CELLULAR TELEPHONE	\$ 1,300	\$ 1,300	\$ -	\$ -	\$ 1,300
641950 POSTAGE FREIGHT AND UPS	\$ 600	\$ 600	\$ -	\$ 5	\$ 595
643100 ELECTRICITY	\$ 3,000	\$ 3,000	\$ 1,393	\$ 107	\$ 1,500
643400 WATER AND SEWER	\$ 1,500	\$ 1,500	\$ 2,725	\$ -	\$ (1,225)
644100 RENT BUILDINGS	\$ 30,000	\$ 30,000	\$ 17,528	\$ 4,072	\$ 8,400
645100 INSURANCE GENERAL	\$ 2,800	\$ 2,800	\$ -	\$ -	\$ 2,800
646360 MAINTENANCE OF GROUNDS ALLOCATED	\$ 10,000	\$ 29,030	\$ 36,630	\$ 2,400	\$ (10,000)
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ 5,500
648170 MARKETING AND PROMOTIONAL	\$ 6,000	\$ 13,300	\$ 6,500	\$ 800	\$ 6,000
649100 LEGAL ADVERTISING	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -
651110 OFFICE SUPPLIES GENERAL	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000
651210 COPYING CHARGES	\$ 7,000	\$ 7,000	\$ 4,082	\$ 918	\$ 2,000
652920 COMPUTER SOFTWARE	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000
652990 OTHER OPERATING SUPPLIES	\$ 3,500	\$ 3,500	\$ 282	\$ 711	\$ 2,507
654210 DUES AND MEMBERSHIPS	\$ 4,000	\$ 4,000	\$ -	\$ 1,090	\$ 2,910
654360 OTHER TRAINING EDUCATIONAL EXPENSES	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 4,000
CAPITAL OUTLAY	\$ 26,500	\$ 26,500	\$ 24,507	\$ -	\$ 1,993
764110 AUTOS AND TRUCKS	\$ 26,500	\$ 26,500	\$ 24,507	\$ -	\$ 1,993
GRANTS AND DEBT SERVICE	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ 175,000
884200 RESIDENTIAL REHAB	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ 175,000
TRANSFERS	\$ 625,100	\$ 625,100	\$ -	\$ -	\$ 625,100
912870 TRANSFER TO 287 CRA LINE OF CREDIT	\$ 625,100	\$ 625,100	\$ -	\$ -	\$ 625,100
RESERVES	\$ 1,666,700	\$ 1,666,700	\$ -	\$ -	\$ 1,666,700
991000 RESERVE FOR CONTINGENCIES	\$ 122,900	\$ 122,900	\$ -	\$ -	\$ 122,900
993000 RESERVE FOR CAPITAL OUTLAY	\$ 1,543,800	\$ 1,543,800	\$ -	\$ -	\$ 1,543,800

# Ideas sought for redevelopment of site along Bayshore Drive in East Naples

[Patrick Riley](#), Naples Daily News Published 12:58 p.m. ET Oct. 5, 2018 | Updated 6:00 p.m. ET Oct. 11, 2018

When a developer this year backed out of buying a parcel of land long envisioned for a cultural center in East Naples, it was back to the drawing board for the agency charged with revitalizing the area.

Now the [Bayshore Gateway Triangle Community Redevelopment Agency](#) is surveying residents to see what their vision is for the 17-acre property in the redevelopment area along Bayshore Drive.

[The seven-question online survey](#) was designed to "get the gauge, the reading of the neighborhood," said Debrah Forester, director of the Community Redevelopment Agency.

The questionnaire was advertised primarily for those who live in the redevelopment area or own property there, but anyone can participate, she said.

**In May:** [CRA discusses housing, code enforcement, rather than murals](#)

Among other things, the survey asks participants to rank their priorities for the community: Is your top priority a cultural center or do you care more about a connection between the property and nearby Sugden Park? Where does having retail or restaurants rank for you?

It also asks residents what "cultural center" means to them. Among the choices: Is it a theater? A museum? A civic center? Or perhaps an art gallery?



A mural depicting various flowers decorates the side of Naples Beach and Bay Realty in the Bayshore Arts District of Naples, Florida on Monday, April 2, 2018. (Photo: Nicole Raucheisen/Naples Daily News)

The survey also wants participants to rate the importance of selling the property at the highest negotiated price vs. the use of the space.

The property — two parcels purchased in 2006 and 2008 for a total of \$5.35 million — is owned by the CRA, though the Collier County Commission is the official governing board of the agency. Last year, the property was appraised at \$3.69 million.

The survey also asks participants what type of housing they would like to see on the site, which backs up against Sugden Park on the eastern side of Bayshore Drive between Lunar Street and Jeepers Drive. Single family? Mixed use? High-rise? Town houses?

**In June:** [Developer backs out of theater-condos plan for Bayshore Drive](#)

**Previously:** [Plan for theater, shops, apartments along Bayshore advances](#)

Arno Inc., the developer that had been in talks with the county to buy the property before the developer's financing fell through this year, had proposed building apartments, condos and a theater on the site.

Forester said she has fielded "several calls from developers" about the property but has not received any official letters of intent so far.

"If someone's interested, we're certainly looking to have a discussion with them," she said.

For now, the Community Redevelopment Agency will continue updating its plan for the area and seek input from the public. The results from the survey, which is available on the [CRA's website](#) until Oct. 12, will be presented to the Bayshore Gateway Triangle CRA Advisory Board at its Nov. 6 meeting.

Arno backing out of buying the property put the Community Redevelopment Agency "kind of back in limbo," said Maurice Gutierrez, chairman of the CRA advisory board. However, he added, "Time is on our side."

"Obviously, we're back to square one as they say," he said. "But things happen."

The sale of a 5-acre CRA-owned site to Real Estate Partners International will help make the agency more financially flexible and give it "a lot more latitude," Gutierrez said.

"We've always been constrained by finances," he said.

**And:** [Bayshore murals bloom; county regulators fume](#)

Gutierrez added that working with the nonprofit Cultural and Performing Arts Center also could materialize. In the past, CAPA had proposed to help develop a visual and performing arts center on the site.

Under an agreement with the Cultural and Performing Arts Center, Arno would have donated the land for the structure if the center raised the money to build it.

"We may revisit the whole thing with CAPA," Gutierrez said.

CAPA Board President Bill Drackett said in an emailed statement that the organization "remains committed to working towards realizing the vision for a cultural village to be located at the Bayshore property" and will continue working with the CRA and County Commission "to do everything possible to bring this vision to fruition."

"However, we must have the continued support of our many cultural partners, donors and the broader community to achieve our longtime goal to bring a new cultural center to our community that will provide greatly needed gallery, rehearsal and performance space to local artists as well as affordable access to the arts to all," he wrote.

Gutierrez said it might be necessary to be creative with the property and "think outside the box."

One of his ideas includes swapping the 17-acre site with the county. The 17 acres could be added to Sugden Park, and the Community Redevelopment Agency could receive a site of similar size in the northeast corner of the park, where it might be easier to build a cultural center.

"It simply is a different way of achieving the same goal," he said.

Although he would be open to mixed use, Gutierrez said he does not want to see a "residential housing project" on the site.

"That will never fly with the board," he said.

*Connect with the reporter at [patrick.riley@naplesnews.com](mailto:patrick.riley@naplesnews.com) or on Twitter [@PatJRiley](https://twitter.com/PatJRiley).*

### **To take the survey:**

Go to [bayshorecra.com](https://bayshorecra.com) to take a community input survey about what to do with 17 acres along Bayshore Drive. A cultural arts center once was planned for the site.



That site is between Davis Boulevard to the north and U.S. 41 East to the south. The closing on that property — six parcels the CRA bought in 2009 for about \$6.39 million — is expected in April. The purchase price is about \$6.37 million.

As for the 17-acre property along Bayshore Drive, Gutierrez said he realizes the shape of the site presents some difficulties for would-be developers.



Area of Bayshore development. (Photo: Bayshore Gateway Triangle Community Redevelopment Agency)

To Gutierrez, some cultural center on the property is still a top priority, as is a connection to nearby Sugden Park.

"Whatever goes there is going to give back to the community," he said.

A group of artists floated the idea for an art hall on the property, where artists could display their work, Gutierrez said.

An arts component "would bring a lot of positive development to the Bayshore area," he said.

**More:** [Bayshore CRA allows two murals, puts moratorium on new ones until rules can be hashed out](#)

# GREEN DOOR NURSERY'S ART AMONG THE BLOSSOMS

ART AND CRAFT FAIR

SAT NOV  
17TH

3700 BAYSHORE DR

10AM - 3PM

*With A. Jaron Fine Jewelry*

FREE  
Event

ART VENDORS

FOOD TRUCKS

HELD IN THE BAYSHORE ARTS DISTRICT.  
FINE ART, POP ART, HANDMADE JEWELRY,  
LIVE ART, PERFORMANCES AND MORE!





## **Paradise Coast Blueway Paddling Festival** ***Celebrating Florida Paddlesports Month***

- **When:** Sunday, November 18, 2018 9 am – 3 pm
- **Where:** Sudgen Regional Park, 4284 Avalon Drive, Naples, Florida
- **Featuring:** Outfitters, Games, Races, Lessons, Demonstrations, Food, and music by JRobert.
- **Cost:** Free

For more information please visit: <http://friendsoftheparadisecoastblueway.org/>

### **THANK YOU!**

- Collier County Parks and Recreation
- Naples, Marco Island, Everglades Convention and Visitors Bureau
- Paradise Coast Blueway Committee
- Friends of the Paradise Coast Blueway
  - Florida Paddling Trail Association
  - Paradise Coast Paddlers Club

