



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Haldeman Creek MSTU Advisory Committee Meeting

AGENDA

November 8, 2018

4:00 PM

Chairman Roy Wilson

Joseph Adams, Jack Bonzelaar, James King, Kate Riley

1. Call to order and Roll Call

2. Pledge of Allegiance

3. Adoption of Agenda

4. Approval of Minutes

- a. October 4, 2018 Minutes(Attachment)

5. Community / Business – Presentations

6. Old Business

- a. Debris Clean Up – Capital Project Planning Division
- b. Scan of Creek Depths and Obstacles
- c. Redevelopment Plan – November 14, 2018 CRA Advisory Board Meeting
- d. 17 Ac Survey Results

7. New Business

- a. Channel Markers 22-15
- b. Celebration Park – Operating Hours /Impacts

8. Staff Report-

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

9. Correspondence and Communication

- a. Art Among the Blossoms (Attachment)
- b. Paddle Festival (Attachment)

10. Public Comment

11. Staff Comments

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

Phone: 239-643-1115

Online: www.bayshorecra.com



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12. Advisory Board General Communications

13. Next meeting date: To be determined

14. Adjournment



Creativity in Bloom

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HALDEMAN CREEK DREDGING MSTU ADVISORY COMMITTEE MINUTES OF THE OCTOBER 4, 2018 MEETING

The meeting of the Haldeman Creek Dredge MSTU Advisory Committee was called to order by Vice Chairman Jack Bonzelaar at 4:12 p.m. at the CRA/MSTU Office at 3570 Bayshore Drive Unit 102.

I. Roll Call

Present: Advisory Committee Members: Jack Bonzelaar, Jim King and Joe Adams present. Roy Wilson and Kate Riley had excused absences.

Call to Order: At 4:12 per quorum by Committee Vice Chair Jack Bonzelaar.

MSTU Staff Present: Shirley Garcia, Operations Coordinator; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director;

II. Pledge of Allegiance: Led by Vice Chair Jack Bonzelaar

III. Adoption of Agenda: Debris Clean up was moved to the next meeting because no staff from Stormwater Mgmt was available to attend. Motion to Adopt Amended Agenda by Jim King. Second by Joe Adams. Passed Unanimously

IV. Approval of Minutes: Motion to approve Minutes by Jim King. Second by Joe Adams. Passed Unanimously.

V. Community/Business--Presentations: There were no Community/Business Presentations.

VI. Old Business:

A. Keep Collier Beautiful (KCB) Recap: Keep Collier Beautiful with the City of Naples partnering for Haldeman Creek clean up was very successful. Staff gave a brief update on the amount of Styrofoam, metal, trash, etc that was removed from the mangroves with the Fire Department and CCSO Marine Patrol working with the City of Naples Natural Resources Dept, Katie Laakkonen. Katie had at least 30 volunteers along with Naples Land Yacht Harbor residents and Jack Bonzelaar as dedicated street captain to head up the dumpster site in the NLYH area. Between the (2) 30yard dumpsters the clean up tallied up 2.5 tons of debris. A great turnout for this volunteer clean up.

B. Office Lease Update: The Board of County Commissioners approved the office lease on Pineland Ave. across from ABC Liquor Store and next to TMobile. There will be enough office space for the staff as well as a meeting space for all of our meetings to be held there.



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- C. **Redevelopment Plan—Workshop Update:** The Redevelopment Draft Plan has been completed and we will bring it back on October 11th to the CRA Advisory Board to make any comments, revisions and be able to bring it back for the hearing process, Planning Board then the BCC to get adopted. Attached in the agenda is a brief overview of the draft plan and the 17 acre survey is out there as a link for everyone to be able to answer some brief questions.
- D. **Scan of the Creek:** We will review this at the next meeting since the FEMA contractor has not been able to clean up Haldeman and we cannot do a bathymetric Survey until that has been completed.

VII. New Business, Budget: None at this time

VIII. Staff Report:

- A. **Project List Update:** Tami highlighted a few points from the monthly project list update: Fire Suppression Phase II, this is upgrading the water lines on Becca and Pine St. which the CRA is partnering with the City of Naples to share costs. Thomasson Dr project is getting underway they reviewed the submitted CEI Svcs, they hope to choose a contractor on their next meeting. The boundary extension has been approved so we can extend the improvements to Orchid Lane. Food Truck Court is almost completed they have a November opening date, they submitted a plan to develop the lot across the street on Becca Ave for parking, Microbrewery has anticipated opening date on January 2019. The Vet clinic extension has a move in date of January 2019. Woodspring Suites is still under construction, the Public Storage will be completed soon, Starbucks interior fit out is almost complete. Racetrac has submitted the site plan and deviation process. Naples Haitian Church has done their Pre-app, they are extending their church. Naples Classic Cars are renovating, Sara Bay Marina has proposed to tear the existing building down and rebuild a new Marina. New Restaurant and Hooka Lounge has been proposed on the vacant building on the corner of Andrew Dr and Tamiami Trl E., Isles of Collier Preserve is ready to build on their final phase which will extend down past Bayshore Dr S. going all the way down to the water by Hamilton Harbor. The CRA bought a piece of property to turn it into a surface parking lot for the Community.
- B. **Financials:** Staff printed out the end of Year monthly financial report to distribute to the Committee for their review.
- C. **Maintenance Report:** Staff updated the Committee on the monthly maintenance report for all three boards, asked if anyone had any questions.

IX. Communication and Correspondence

- A. **Celebrating Safe Communities (Attachment)-** Every year the Sheriff's Office does a safe community event with an array of Divisions within the Sheriff's office attending. Come out, do a meet and greet with your Sheriff's Deputies.



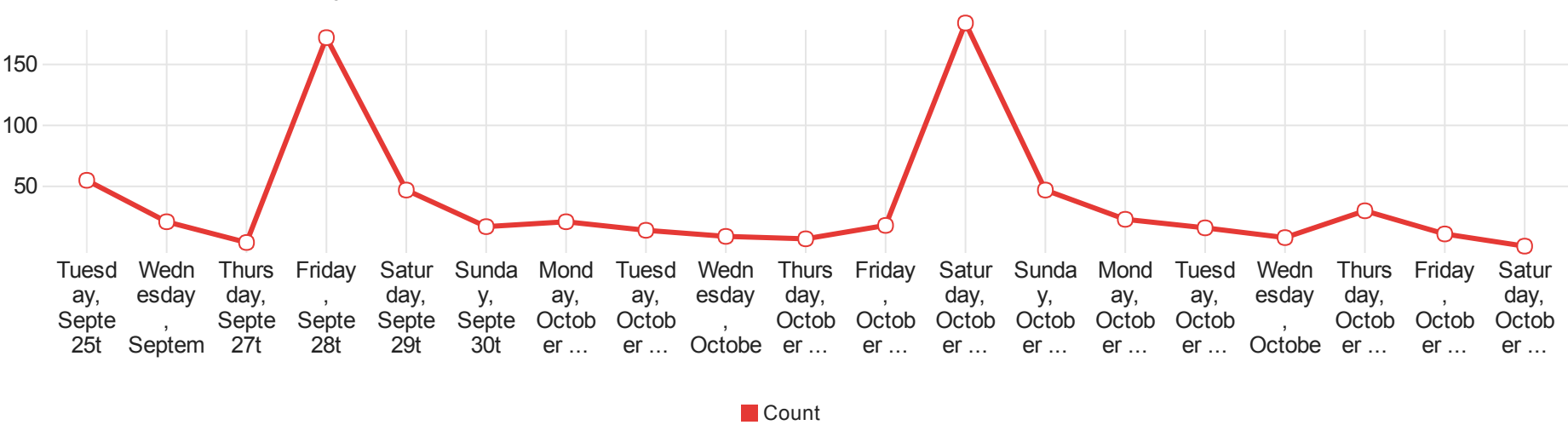
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- X. Public Comments:** Al Schantzen wanted to share how much blight are still located on the side streets and wanted to request there be a formal plan on attacking blight. The drug houses seem to be reproducing in the neighborhoods and wants to know what plan we have for eradicating the slum and blight. There were questions about the drainage easements why they haven't been cleaned up from Hurricane IRMA since they were told that would be cleaned up first no one has come out and removed the hurricane debris to date. There was a question about our residential rehab grant program why we never provide grants for that. Staff let everyone know that residential rehab grant program was given for years then the advisory board voted to start putting money in Commercial Grants fund since there was a lot of dilapidated commercial buildings in our area and there was not enough money to fund every grant that is a valid grant but we will try and get the money distributed in the future budget.
- XI. Staff Comments:** Debrah Forester asked why the neighborhoods cannot have a neighborhood watch committee, staff has hosted the CCSO Neighborhood Watch Training so the Captains of the streets could get their neighborhood watch signs and was told if they were not a gated community they were not allowed to get a sign on their street. Staff will investigate how to get the signs back on the side streets.
- XII. Advisory Committee General Communications:** Jim King expressed concern about the CRA spending all the money on Bayshore Dr and not on the side streets. The side streets are in such need, there are so many issues that need to be addressed on the side streets that he feels staff needs to spend more time looking at addressing these issues. The CRA Director brought up the redevelopment plan update and how that will incorporate the side streets and the necessary improvements. When the Gateway Triangle property sells the CRA this will free up some money in the budget to assist with necessary repairs to existing failing infrastructure.
- XIII. Next Meeting Date:** November 7, 2018.
- XIV. Adjournment:** 5:15pm

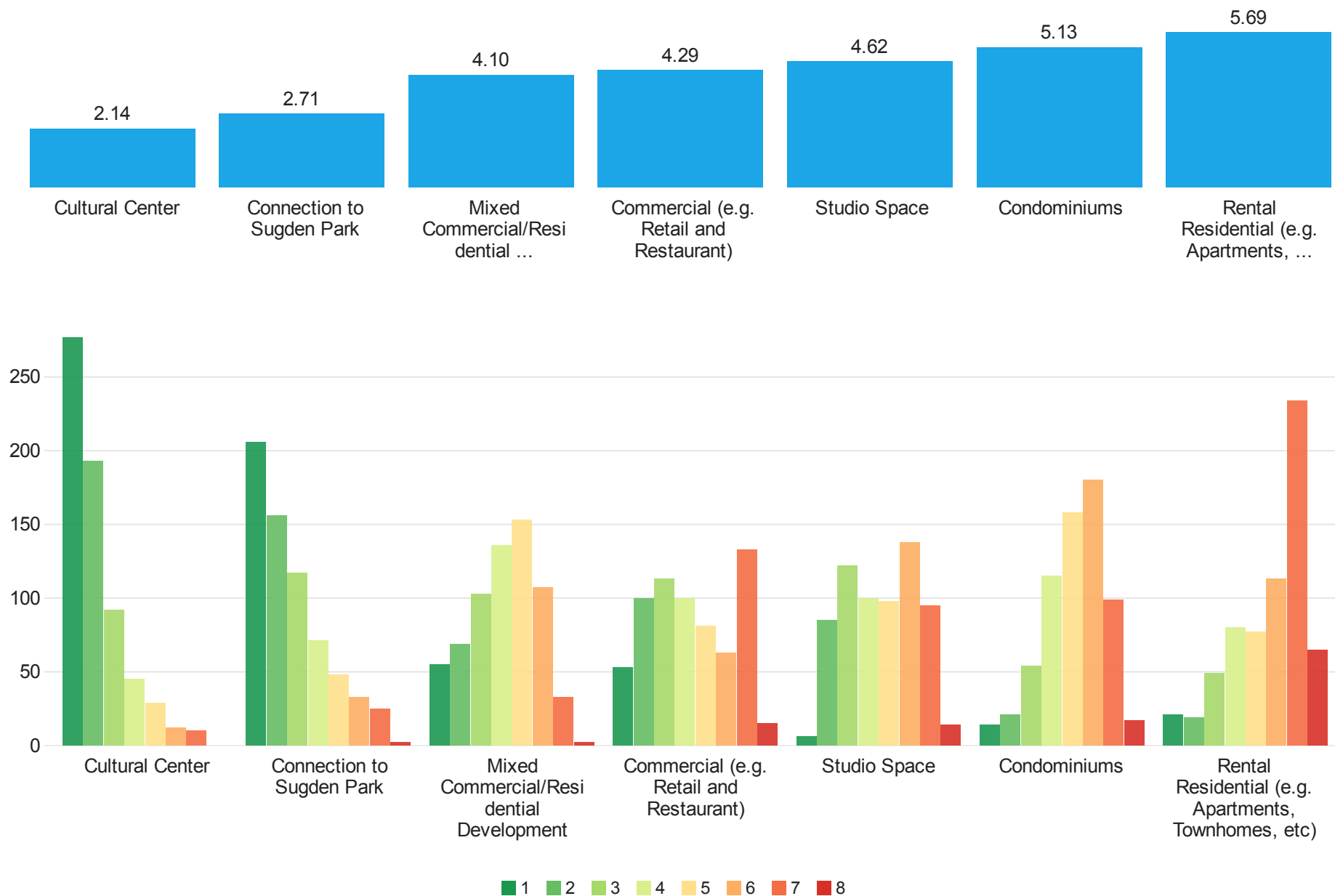
Approved by Jack Bonzelaar, MSTU Advisory Committee Vice Chairman.

OCTOBER 2018 SURVEY RESULTS

Response Frequency



Q1 - Please rank your priorities for the community?



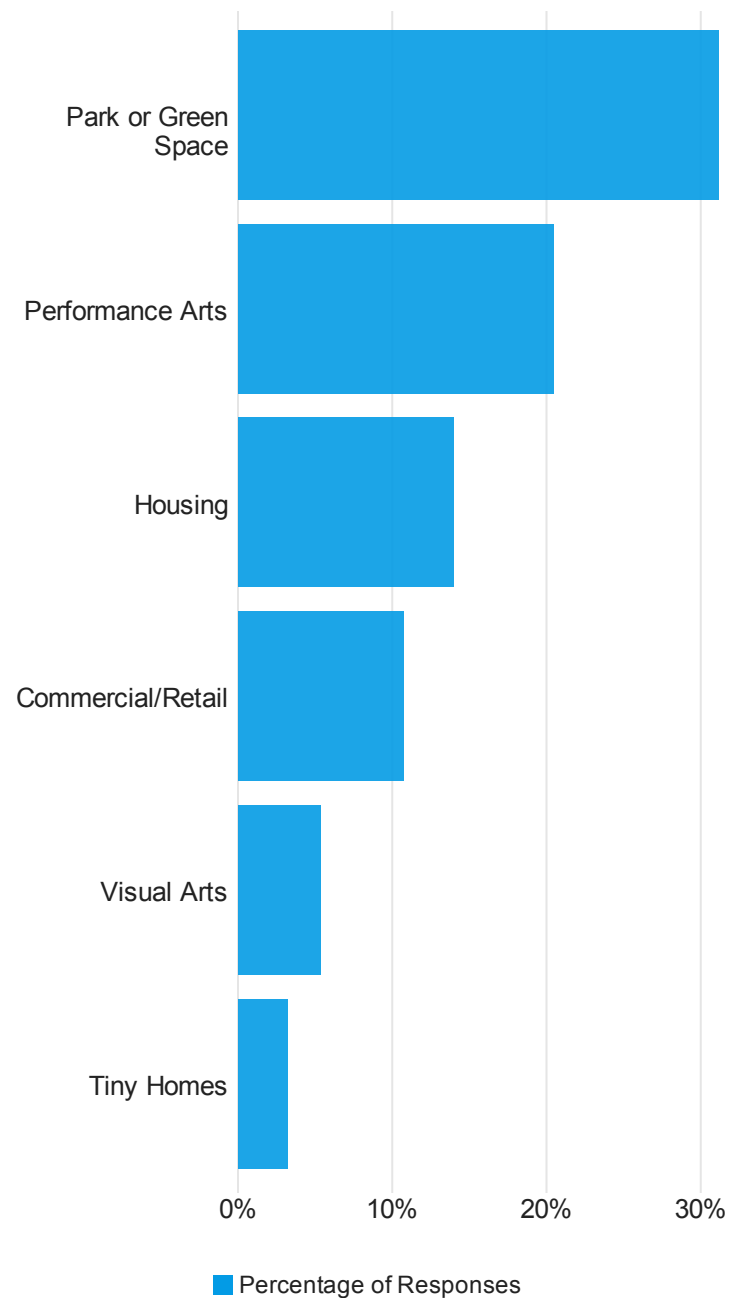
Q1 - Please rank your priorities for the community?

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

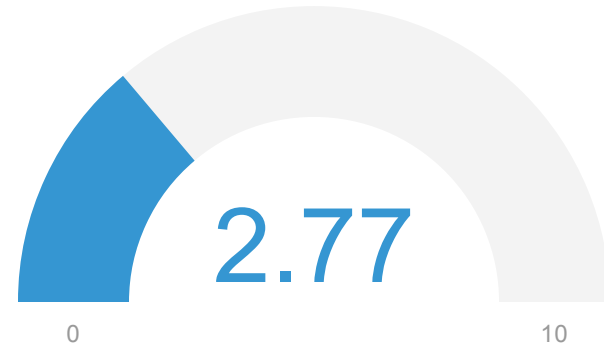


Q3 - On a scale of 0-10, please rate the importance of selling the parcel at the highest negotiated price versus the use of the space.

Vision/Use

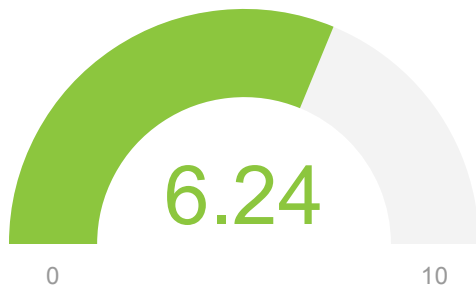


Price

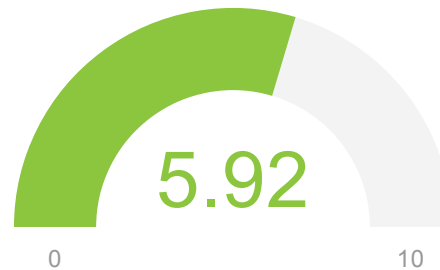


Q4 - On a scale of 0-10, how willing are you to allow the CRA to provide funds/incentives to ensure preferred use?

Tax Increment Funds



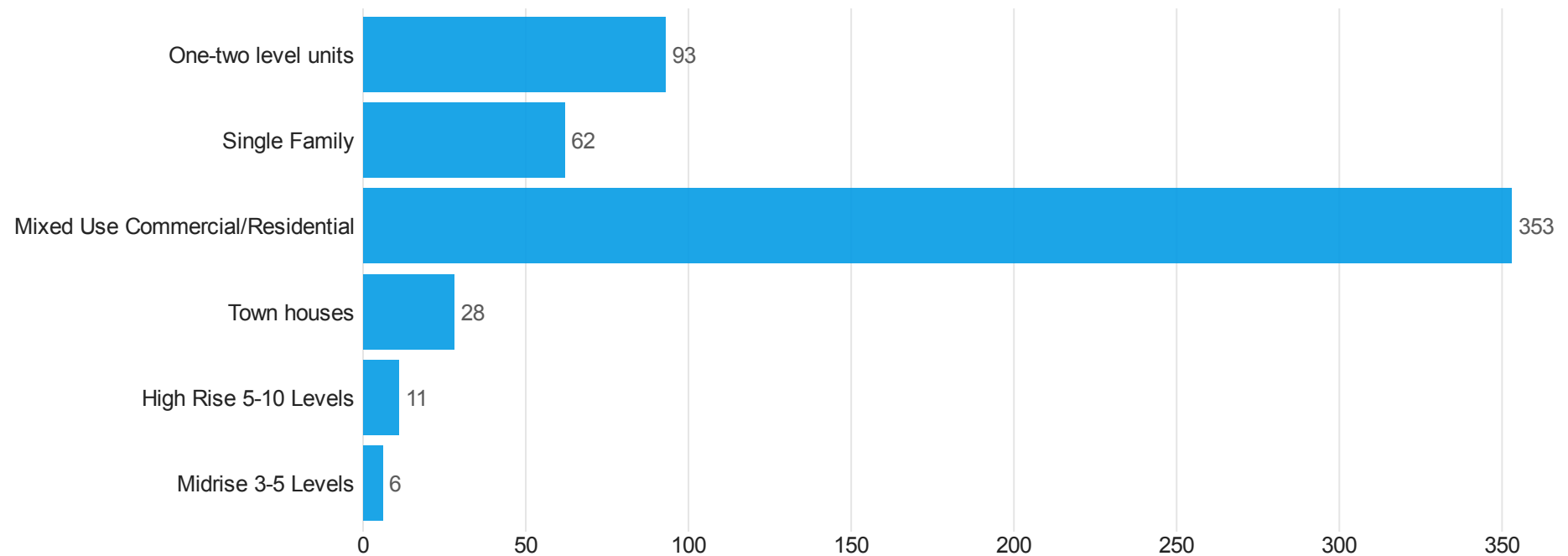
Impact Fees



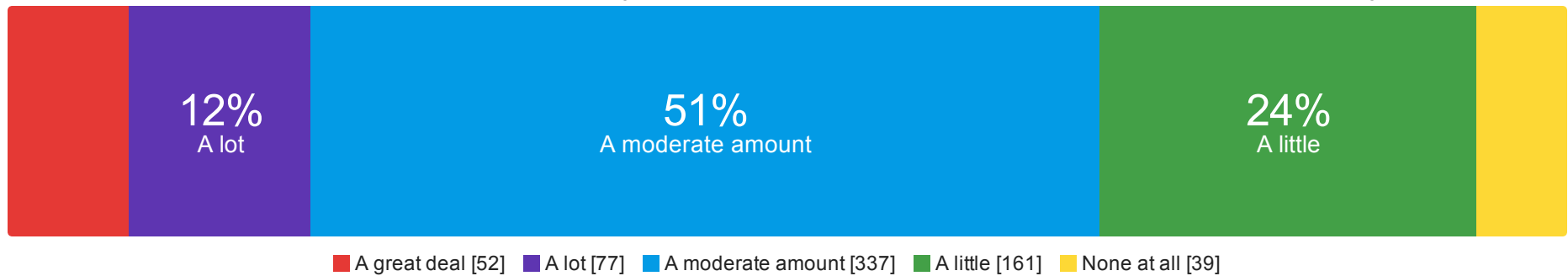
Free Land/Dictate what occurs with land



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?



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. 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. 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>

- 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:

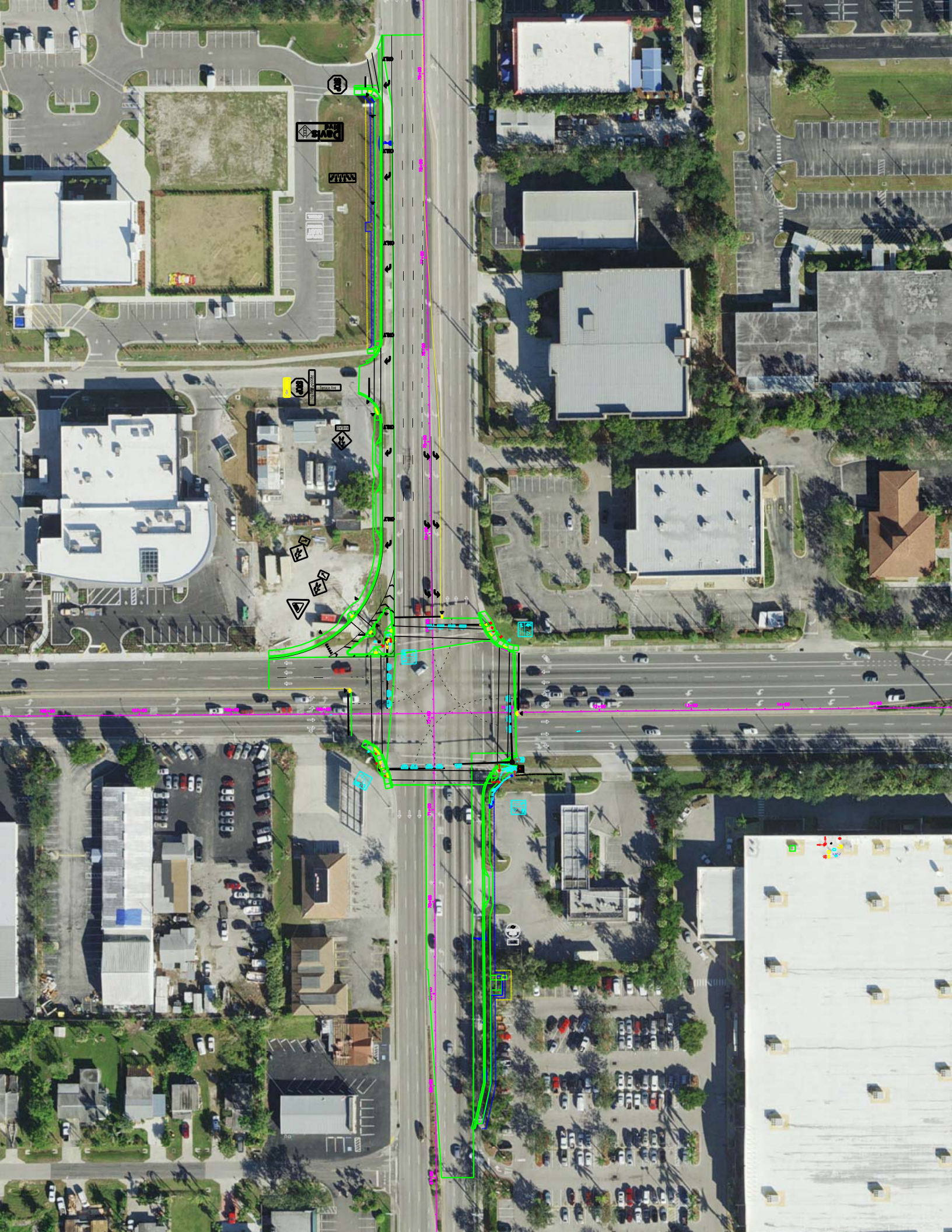
Compass Point is back on the market, 20 units, currently listed for sale 1.25 million.

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

Locations	Activity	Description/Issues	Date	Status,
			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	
Determined irrigation broke during Celebration Park construction	Project Mgr has irrigation company repair the broken lines	Need to turn on valve from computer to make sure they did not damage wires, Make determination weather the	10/30/2018	
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	
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	they 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	

Comm Item / Fund Ctr	BCC Adopt	Tot Adopt	Budget	Tot Amend	Budge Actual	Available
Grand Total-CI/FC	0	0	0	-637.74	637.74	
REVENUE Sub Total	-464400	-464400	-464400	-772.76	-463627.2	
REVENUE - OPERATING Sub-Total	-128200	-128200	-128200	0	-128200	
311100 CURRENT AD VALOREM TAXES	-124000	-124000	-124000	0	-124000	
361180 INVESTMENT INTEREST	-4200	-4200	-4200	0	-4200	
CONTRIBUTION AND TRANSFERS Sub-Total	-336200	-336200	-336200	-772.76	-335427.2	
486700 TRANSFER FROM TAX COLLECTOR	0	0	0	-772.76	772.76	
489200 CARRY FORWARD GENERAL	-342700	-342700	-342700	0	-342700	
489900 NEGATIVE 5% ESTIMATED REVENUES	6500	6500	6500	0	6500	
EXPENSE Sub Total	464400	464400	464400	135.02	464265	
OPERATING EXPENSE	25800	25800	25800	0	25800	
631400 ENGINEERING FEES	20000	20000	20000	0	20000	
634970 INDIRECT COST REIMBURSEMENT	700	700	700	0	700	
634999 OTHER CONTRACTUAL SERVICES	5000	5000	5000	0	5000	
645100 INSURANCE GENERAL	100	100	100	0	100	
TRANSFERS	11300	11300	11300	0	11300	
911870 TRANSFER TO 187 BAYSHORE/GATEWAY TRI.	11300	11300	11300	0	11300	
TRANSFER CONST	4400	4400	4400	135.02	4264.98	
930600 BUDGET TRANSFERS PROPERTY APPRAISER	1000	1000	1000	135.02	864.98	
930700 BUDGET TRANSFERS TAX COLLECTOR	3400	3400	3400	0	3400	
RESERVES	422900	422900	422900	0	422900	
993000 RESERVE FOR CAPITAL OUTLAY	422900	422900	422900	0	422900	

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!



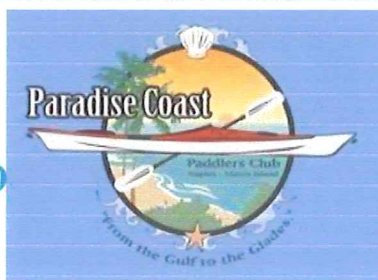
Paradise Coast Blueway Paddling Festival ***Celebrating Florida Paddlesports Month***

- **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





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Haldeman Creek MSTU Advisory Committee Meeting Calendar 2019

Meetings are held on the first Thursday of each month at 4:00 PM
unless otherwise notified

- January 10, 2019 - Third Thursday of the month due to New Year's holiday.
- February 7, 2019
- March 7, 2019
- April 4, 2019
- May 2, 2019
- June 6, 2019
- July 11, 2019 – Summer Break
- August 8, 2019 - Summer Break
- September 12, 2019- TBD
- October 3, 2019 - TBD
- November 7, 2019
- December 5, 2019

BCC Holiday Schedule 2019

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

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

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