Bayshore Beautification MSTU
AGENDA
December 5, 2018 - 5:00 PM
Chairman Maurice Gutierrez
Robert Messmer Sandra Arafet, George Douglas, Sheila Dimarco, James Bixler, Susan Crum

1. Call to Order Roll Call
2. Pledge of Allegiance
3. Adoption of Agenda
4. Approval of Minutes
   a. November 7, 2018 (Attachment)
5. Landscape Maintenance Report – Aaron Gross
6. Old Business
   a. Bayview Park – Parking Considerations- Barry Williams, Parks and Recreation Department
   b. Bayshore Drive Streetscape Renovation Improvements – Mike McGee
   c. Pavers – Staff Update
   d. Thomasson Drive – Staff Update
   e. Redevelopment Plan – Staff Update
   f. Irrigation Controllers – Staff Update
   g. Ankrolab Brewing – Staff Update
   h. 2019 Calendar (Attachment)
7. New Business
   a. April 2, 2019 – Joint Meeting
8. Staff Report
   a) Project Manager Report – Tami Scott (Attachment)
   b) Financials (Attachment)
   c) Code Enforcement November Report (Attachment)

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112
Phone: 239-643-1115
Online: www.bayshorecra.com
9. Corresponding and Communication
10. Public Comments
11. Staff Comments
12. Advisory Committee Comments
13. Next Meeting Date: January 9, 2019
14. Adjournment
Agenda Item 4a-November 7, 2018 meeting minutes

BAYSHORE BEAUTIFICATION MSTU MINUTES OF THE October 3, 2018 MEETING

The meeting of the Bayshore Beautification MSTU Advisory Committee was called to order by Chairman Maurice Gutierrez at 4:58 p.m. at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112.

I. Roll Call: Advisory Board Members Present: Chairman Maurice Gutierrez, Robert Messmer, Sandra Arafet, George Douglas, Sheila Dimarco, and Susan Crum. Excused Absence: James Bixler

MSTU Staff Present: Shirley Garcia, Operations Coordinator; Debrah Forester, CRA Director; and Megi Roko, Executive Secretary. Excused Absence: Tami Scott, Senior Project Manager.

II. Pledge of Allegiance: Led by Chairman Maurice Gutierrez.

III. Introduction of New Members: Susan Crum was introduced as one of the new members appointed by the BCC. James Bixler was also appointed but was unable to attend tonight’s meeting.

IV. Adoption of Agenda: Robert Messmer made a motion to approve the Agenda as amended. Second by Sandra Arafet. Passed Unanimously.

V. Adoption of Minutes: Sheila Dimarco made a motion to approve the October 7, 2018 Minutes as amended. Second by Sandra Arafet. Passed unanimously.

VI. Landscape Maintenance Report:
A. Update on Landscaping—Aaron Gross, Ground Zero Landscaping—All lateral line, main line, and valve repairs were completed by Aaron and Patrick Johnson, Celebration Food Truck Park Manager. Aaron continues to prune on the Boulevard and bridge. New plants will soon be planted in the bridge planters to add color to the area. He will monitor their condition closely due to irrigation issues. It was mentioned that our current system is inconsistent and heavily outdated but will be undergoing updates shortly. Coral creepers were placed in a number of planters. Lois Kelley, a community member, recommended using Florida native plants to eliminate current issues. Aaron also mentions he will be spraying all of the new plants with fertilizer by the end of the week.
B. Bromeliads Update: The Bromeliads located at the bus stop have been cleaned up and sprayed. Aaron will continue to spray until directed to transplant the Bromeliads to another location. More time was requested to explore all potential options. George Douglas made a motion to revisit the future of the Bromeliads at a future meeting. Sandra Arafet seconded the motion. Passed unanimously.

VII. Old Business:
A. Thomasson Drive-Staff Update: The CEI selection process was completed and AECOM was chosen. Staff anticipates bringing the item to the BCC on December 11 for approval to negotiate and then proceed with drafting a final contract by February. Improvements on Hamilton will impact the current parking taking place to service Bayview Park. The Parks and Recreation is revisiting the parking situation and will present parking options in December.

B. Redevelopment Plan-Staff Update: The CRA Advisory Board will be holding a meeting November 14th to discuss the final Redevelopment Plan. Hard copies will be distributed prior to that meeting.

C. 17 Acre Survey Results: Results of the survey were reviewed. Tindale Oliver will present a report of all findings at the CRA Advisory Board meeting in December.

VIII. New Business:
A. Ankrolab Brewing-Update and Request: Adam Kelley, owner of Ankrolab Brewing, requested permission to remove the tree currently in front of the property due to blocking entrance of the property. Sheila Dimarco made a motion to approve the removal of the tree. Robert Messmer seconded the motion. Passed unanimously. Adam also requested to review the landscape buffer for the property. He presented an official document from the county that states the petitioner be responsible for the construction and maintenance along the northern and eastern end of property. Adam also mentions that there is a pressurized sewer line along that end of the property that does not allow for bushes or trees to be planted. The CRA agreed to follow up with the Development Review Division. Adam hopes to open shortly after the new year.

B. Irrigation System-Upgrade Request: After meeting with the irrigation master controller from Collier County, it was determined that our current system is not up to current code standards and 2 boxes need to be upgraded. A quote was obtained that estimated a total cost of $5,000 per box. George Douglas made a motion to proceed with the box upgrades to not exceed $10,000. Sheila Dimarco seconded. Passed unanimously.

C. Christmas Decorations: The community Christmas décor will be installed during the upcoming weekend. Although a different vendor will be used, the scope of work will stay the same.

D. 2019 Calendar: The Board reviewed the 2019 calendar and decided taking August and September off. They will confirm at the next month’s meeting.
E. **Celebration Food Truck Park:** Patrick Johnson, Celebration Food Truck Park Manager, discussed the 10 ft strip of land within the County Right of Way that was required by code to be covered in sod. However, after discussing it with CRA staff, it was suggested perennial peanut would be a better option and would meet the code requirements since it was easier to maintain and be consistent with the rest of the food truck park area. Mr. Johnson was requesting that the CRA consider installing the plants and in exchange Celebration Food Truck Park will be responsible for maintaining the strip. Aaron Gross presented and explained 4 quotes that showed different options. The quotes were reviewed, and it was decided to combine quotes E446 and E445 which included perennial peanut and hedges. It was also agreed to draft a maintenance agreement in the future. Sandra Arafet made a motion to proceed with installation not exceeding $3300. George Douglas seconded the motion. Passed unanimously. Camille Kielty introduced herself as a new community business owner partner. Their business venture will be aligned with 360 Market and be presented as Celebration Park Adventures. It will include paddle board and kayak rentals. Camille and her partners are currently awaiting a zoning certificate to proceed further.

IX. **Staff Reports:**

A. **Project Manager Report:** Debrah Forester, CRA Director, highlighted several projects from the Project Managers Report. Issues were mentioned with the office space layout and its anticipated resolution. It was also stated that Starbucks had officially opened for business.

B. **Maintenance Report:** Shirley Garcia, Operations Coordinator, discussed the updates on the monthly maintenance report. It was mentioned that illegal dumping is taking place on vacant CRA lots. All lights along Bayshore Drive and Lunar Street were repaired and functioning. The irrigation lines were updated to include Celebration Park. The cross-walk has been repaired and is functioning. The Haldeman Creek markers will be discussed at the Haldeman Creek MSTU meeting.

C. **Financials:** A financial report was provided and briefly discussed.

D. **Other County Staff:** Michele Mosca, Principal Planner-Collier County Capital Project Planning Division, introduced herself and offered her assistance for any storm water needs the community might have in the future. John Johnson, Code Enforcement Investigator, introduced himself and extended support to the community as well.

X. **Correspondence and Communications:** Handouts were provided for the Art among the Blossoms and Paddle Festival and information was discussed. An aerial image of
the Davis/Airport Drive intersection improvements were provided for review and the Project Manager had been invited to discuss the project at the next meeting.

XI. Public Comments: Community member thanked the CRA for the help provided for a property issue.

XII. Staff Comments: An update on the potential future of the county wide cultural arts strategic plan was given. New ordinances were provided to The Bayshore Beautification MSTU Board.

XIII. Advisory Committee Comments: Stump on 4040 Bayshore Drive property was mentioned to not have been removed and requested to be eliminated from area.

XIV. Next Meeting Date: December 5, 2018

XV. Adjournment: 6:26 pm

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Chairman Maurice Gutierrez
Bayshore Beautification MSTU Advisory Committee Meeting Calendar 2019

Meetings are held on the first Wednesday of each month at 5:00 PM unless otherwise notified

- January 9, 2019 – 2nd Wednesday of the month due to New Year’s holiday.
- February 6, 2019
- March 6, 2019
- April 2, 2019 Joint CRA/MSTU/BCC Annual workshop- 9am
- April 3, 2019
- May 1, 2019
- June 5, 2019
- July 10, 2019 – TBD(summer break) 2nd Wednesday due to Independence Day
- August 7, 2019- TBD(summer break)
- September 11, 2019- TBD(summer break) 2nd Wednesday due to Labor Day
- October 2, 2019
- November 6, 2019
- December 4, 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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Online: www.bayshorecra.com
PROJECT UPDATES

Tami Scott Senior Project Manager
December 2018

CRA PROJECTS

Redevelopment Plan:
Redevelopment Plan, final presentation given to the advisory board on November 14, 2018. Plan is available on the Bayshore CRA website: www.bayshorecra.com

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

Commercial Improvement Grants:
Nick’s Restaurant / Hookah lounge has approached CRA staff to discuss a CBIG grant. Staff is working with the owner; however, the project is still preliminary in nature and no cost have been identified to determine the specifics of the grant. No plans have been submitted to GMD as of 11-28-18.
Fire Suppression System Phase 2:
Kickoff meeting held at the CHS on June 28, 2016, City of Naples has retained Johnson Engineering and plans are at 90% completed. Staff has meet with CHS and the clock has started on their end, Construction will start at the earliest, May of 2019 as project still need to be vetted through the procurement process.

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

• **BAYSHORE MSTU PROJECTS**
Thomasson Drive:
Bayshore Beautification Thomasson Drive Project - procurement schedule / process

**Solicitation Number – 18-7386**

Solicitation Title – CEI Services for Thomasson Drive Beautification Project
Procurement Strategist – Adam Northrup Evelyn Colon
June 1, 2018 – Start Date

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

**Solicitation Number – 18-7385**

Solicitation Title – Thomasson Drive Beautification Project
Procurement Strategist – Barbra Lance
January 1, 2019 - Start Date
• 30 days invitation to bid – February 1, 2019
• Organization meeting- February 15, 2019
• Selection committee scores and interviews - March 1, 2019
• Contract Negotiation- March 15, 2019
• Contract finalized- April 1, 2019
• PM prepares material for BCC -April 15, 2019
• Board approval – May 9, 2019
• Notice to proceed- June 1, 2019

• **HALDEMAN CREEK MSTU PROJECTS**

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

• **COMMERCIAL ACTIVITY**

**Food Truck Park:**
Open

**Ankrolab Microbrewery:**
Construction progressing, property owner is anticipating a January 2019 opening date.

**Veterinary Clinic:**
Construction progressing, shell complete, property owner is anticipating a March 2019 opening date.

**Multi-Tenant Commercial Building:**
Construction progressing, Shell complete, property owner is anticipating a January 2019 opening date.

**Wood Springs Suites Hotel:**
Construction progressing, structure taking shape, three of the four floors of block have been completed. no scheduled completion dates.

**RaceTrac: PL20180000543**
The RaceTrac SDP is getting close to final approval with GMD. CRA staff has provided comments outlining some of the community’s concerns, number of gas pumps, size of canopy, easement for public art and the right turn only onto Shadowlawn. RaceTrac representative have not responded to staff’s comments. CRA staff is also working with transportation to discuss the RaceTrac provide a bus shelter. SDP PL201800000543. Project is close to final approval.
East Trail Lock Up:
Construction progressing, Shell complete, property owner is anticipating a January 2019 opening date.

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

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

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

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

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

Isle of Collier:
The current project / submittal is for (earthwork only) should result in a 6-8-month construction period depending on several conditions.
New Land Development Manager Contact Brian Cale <bcale@mintousa.com>
MINTO COMMUNITIES - USA
4280 Tamiami Trail E, Ste 203/204, Naples, FL, 34112

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

Road Re-Surfacing project on Davis Boulevard:
FDOT is starting a resurfacing project on Davis Boulevard, below are general questions staff asked the project manager. The BGTCRA contact for the project is Christopher.Mollitor@dot.state.fl.us>
The contract schedule to start on November 18th, 2018, as for the limits of the project are From SR 90 (US 41) (Tamiami Trail) To Air Port Pulling
Airport/Davis Intersection Improvements:
County project - Both north and south will have a right turn added. CRA staff has requested the project manager attend a future meeting to present the plan. The project is not expected to start until after season.

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

**RESIDENTIAL ACTIVITIES**

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

Mattamy Homes: PL 20160000183
Site work is well underway, perimeter privacy wall and landscaping being installed around the property.

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

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

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

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

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

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<td>(5085 bayshore drive) 61838760001 rear of property near park ***<em><strong><strong><strong>Duplicate Case: CELU20180011299</strong></strong></strong></em></td>
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<tr>
<td>CELU20180014120</td>
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<td>11/12/2018</td>
<td>JohnJohnson</td>
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<td>JohnJohnson</td>
<td>71580220009 (vacant lot)</td>
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<td>CELU20180014212</td>
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<td>11/20/2018</td>
<td>JonHoagboon</td>
<td>2085 Tamiami Trl E</td>
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<td>10/25/2018</td>
<td>WilliamMarchand</td>
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<td>NA</td>
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<td>11/06/2018</td>
<td>JohnJohnson</td>
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<td>11/08/2018</td>
<td>JohnJohnson</td>
<td>4040 Bayshore Drive - 61836280004 Super Star Food Market</td>
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<td>Document No.</td>
<td>Status</td>
<td>Date</td>
<td>Complainant</td>
<td>Details</td>
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<td>11/14/2018</td>
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<td>3385 Bayshore Dr - 71781320009</td>
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<td>3049 Coco Ave - 7178120005</td>
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<td>11/15/2018</td>
<td>JohnJohnson</td>
<td>2668 Tamiami TRL E, Naples, FL 34112 (Gulfgate Plaza) Bravo Store Manager: Juan 239-234-5136, <a href="mailto:bravonaples@comcast.net">bravonaples@comcast.net</a></td>
<td></td>
</tr>
<tr>
<td>CENA20180014263</td>
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<td>11/15/2018</td>
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<td>WilliamMarchand</td>
<td>2805 Van Buren</td>
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<td>2675 Storter Ave Owner (239-777-4280)</td>
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<td>StephenAthey</td>
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<td>CEROW20180013546</td>
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<td>10/30/2018</td>
<td>MicheleMcgonagle</td>
<td>3065 TERRACE AVE</td>
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<td>10/22/2018</td>
<td>JohnJohnson</td>
<td>Outer Drive &amp; Thomasson Lane Near Abaco Bay on Bayshore Drive</td>
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<td>CES20180013729</td>
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<td>61837880005 - Vacant lot on south side of Bayshore near Holly</td>
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<td>11/05/2018</td>
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<td>JohnJohnson</td>
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