

Bayshore Gateway Triangle Community Redevelopment Agency

AGENDA March 6, 2018 6:00 PM

Chairman Maurice Gutierrez Karen Beatty, Peter Dvorak, Larry Ingram, Ron Kezeske, Steve Main, Shane Shadis, Michael Sherman

- 1. Call to order and Roll Call
- 2. Pledge of Allegiance
- 3. Adoption of Agenda
- 4. Approval of Minutes
 - a. February 6, 2018 (attachment)
 - b. February 12, 2018 special meeting (attachment)
- 5. Community / Business Presentations
- 6. Old Business
 - a. Vacant Lots Staff update- Jennifer Belpedio, Assistant County Attorney
 - b. 17 Acres -Staff update
 - c. Redevelopment plan Staff update
 - d. Mini Triangle- Project continued until the March 1st CCPC hearing.
 - e. Murals -ad hoc committee- Laura Burns Mural vs Sign (Attachment)
 - f. RaceTrac- Staff update
 - f. 2017 Annual report -final (hand out)
 - g. 2018 Work plan -final (hand out)

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112 Phone: 239-643-1115

Online: www.bayshorecra.com

7. New Business

- a. C-Big Grant, (Exterior) Community Dental Health, Davis Blvd. (attachment)
- b. C-Big Grant, (Interior) Community Dental Health, Davis Blvd. (attachment)
- c. CDBG Grant submittal, Fire Suppression Phase 2 (attachment)

8. Staff Report

- a. Project update (attachment)
- b. Financials

9. Communication and Correspondence

- a. 17 acres -Naples Daily News (attachment)
- b. Keep Collier Beautiful -April 14, 2018 (attachment)
- 10. Public Comment
- 11. Staff Comments
- 12. Advisory Board General Communications
- 13. Next meeting date: April 3, 2108
- 14. Adjournment



Agenda item 4,a- February 6, 2018 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE FEBRUARY 6, 2018 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 p.m at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112

- **Roll Call**: Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Mike Sherman, Steve Main, Ron Kezeske, Shane Shadis, and Peter Dvorak. Excused Absence: Larry Ingram. Shane Shadis departed at 830pm and Ron Kezeske departed at 8:48. Meeting ran until 9:42p.m.
- **II.** CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; and Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant.
- **III.** Pledge of Allegiance: The Pledge of Allegiance was led by Chairman Gutierrez

IV. Advisory Board Election—Chair and Vice Chair:

- **A.** Chair: Chairman Gutierrez offered to step down if anyone else desired to take on the Chairman role. Steve Main made a motion to nominate Maurice Gutierrez as the Chairman. Second by Karen Beatty. Passed Unanimously.
- **B. Vice Chair:** Peter Dvorak stated that he would be willing to step down from Vice Chair should anyone else desire to take on the role. Maurice Gutierrez made a motion to nominate Peter Dvorak remain Vice Chair. Second by Steve Main. Passed Unanimously.
- C. Term Limits: Director Debrah Forester presented Collier County Ordinance 2009-16 and requested the CRA Board's official position on Term Limits so that it could be represented during the Joint CRA Board and Advisory Board in April. Ron Kezeske stated that in general he is for term limits, however finds them impractical in the particular scenario of the Bayshore CRA Advisory Board, since it is difficult to keep all seats filled. Stating it is better to have the seat filled than empty. Ron made a motion to not propose term limits and asked those who have been on the board to step aside if someone else were to apply. Karen inquired about where and how often the open Board positions are advertised. Debrah stated it is advertised on the Newspaper, on the BCC Agenda, and the County's Website. Karen requested it be advertised more frequently. Debrah re-asked for clarification on a recommendation to the Board. The Board agreed they do not want term limits at this point. Ron



Amended motion to add a yearly review of the issue. Second by Maurice Gutierrez. Passed Unanimously.

- V. <u>Adoption of Agenda</u>: Chairman Maurice requested the Agenda be amended by removing Vacant Lots from Old Business. Motion to approve amended agenda by Maurice. Second by Steve. Passed Unanimously.
- VI. <u>Adoption of Minutes</u>: Steve Main provided a few spelling errors that needed to be amended for the January minutes. Karan Beatty made a motion to approve the corrected Minutes. Second by Maurice Gutierrez. Passed Unanimously.

VII. <u>Community/ Business Presentations:</u>

- **A. Montessori Garden School:** Senior Project Manager Tami Scott introduced Marsha Orr of the Montessori Garden School. Marsha stated they have 3 staff members and 22 students. The school can accommodate up to 55 students. She gave a PowerPoint presentation about the school and the Montessori style of learning. She thanked the Board and the community for their assistance in getting the school started and invited them to visit.
- **B.** Mattamay Homes: Tami stated that there would be no presentation from Mattamay Homes as there continue to be schedule conflicts. She will try to get them to March meeting.
- C. Collier County Metropolitan Planning Organization (MPO) Bike/Ped Master Plan: Tami introduced Eric Ortman, Senior Planner of the Collier County MPO. Eric stated that there are approximately 400 MPOs in the United States. The Collier County MPO has completed several Master Plans in 1994/2006/ and 2012. This year they will be developing a new Master Plan and not just an update. The MPO wants to focus on the implementation of three specific goals: safety, increased connectivity, and accessibility to as many people as possible. He implored the community to fill out the survey, and give as much feedback as possible. Surveys were included in the Agenda Packet, at the door for community members, and can be found online on the Collier County MPO website. Points of interest from general discussion: the MPO is working on educating people on pedestrian safety but is not an enforcement agency. They are He did not have specifics for the working in tandem with Blue Zone. Bayshore/Gateway Triangle Area with him, but they are available at the MPO office. The primary area of focus in the Bayshore area at this time is US 41 near the Government Center.
- **D.** Tim Durham County Managers office—Guide to Sunshine law and Code of Ethics. Tami introduced Tim Durham to speak on the Sunshine Law and the Florida Code of Ethics. Tim requested to have his presentation moved after Jennifer Belpedio gave an update on the Love & Legacy lots.
- **E. Love & Legacy lots:** Jennifer Belpedio, Assistant County Attorney, is representing the CRA and has met with all the parties involved. She recently has spoken to William Rose, who is representing the investment of the group that is financing Cal Montenegro's lots. He has stated that they have put in a significant amount of time and money into the development and they don't want to lose the lots.



Three of the lots have been developed, sold, and are currently occupied. Ron requested the sequence of events that led to this occurrence as it should have been illegal to sell a title they no longer had possession of. Ron also requested a list of all of the CRAs properties. He stated multiple times that foreclosure was not a negotiation but an aggressive legal process. Ron and Peter went back and forth about their knowledge on foreclosures and the process. Maurice asked for a time line and expressed a desire to negotiate but that it has seemed an unlikely task in regard to these particular lots based on previous interactions. Jennifer assured the Board that she is now dealing with in the financial entity who has the authority to entire into an agreement. Maurice asked that nothing be done for 30 days and that the parties involved be represented at the next meeting with possible timing parameters, escrow and pricing scenarios, and title information. Jennifer recommended that the CRA support clearing the title for the 3 occupied homes and then negotiate an agreement on the remaining 15 lots.

VIII. Old Business:

- **A. 17 Acres—Staff Update:** Tami asked Debrah to give an update on the 17 Acres. Debrah noted that staff has been working with each developer to complete the negotiations to present to the CRAB on February 13. Due to the process, the details are not available until they become part of the public record and are published with the BCC Agenda on February 7. The CRA will have a special meeting on Monday, February 12th, 2018 to review the final proposals prior to the presentation to the CRAB. The BCC/CRA meeting is February 13th, 2018 meeting at 9a.m. at the Board Chambers on the main campus. The meeting is open to the public. Tim stated that it is a very big packet with tentative agreements, benchmarks, milestones, and accountabilities; the CRA should be pleased with the results.
- **B. Redevelopment Plan:** Debrah is working on the Notice to Proceed to consultants and hopes to have it sent out on February 7th, 2018. It is a 280 day contract, which would finish on 11/14/2018. The Redevelopment plan will set the course for the future. **C. Mini Triangle:** Tami stated that the Mini Triangle petition would be going before the Planning Commission on February 15th, 2018 at 9:00am. Debrah said once the

rezone and Comprehensive Plan amendments were approved and become effective, closing would be scheduled. Anticipated closing July of 2018.

D. Public Art: Karen Beatty gave a brief history of the Arts in the Bayshore area. Laura Burns of the United Arts Council followed with a PowerPoint presentation about the economic impact of the arts in general. A lengthy discussion in regard to the mural project in Bayshore ensued. Points of interest: there is an application that must be completed for all murals with approval of the Advisory Board prior to implementation. The mural must be in adherence to Collier County Ordinance 5.06.00 and 04.02.16. If changes to the code are necessary, they would need to be brought to the BCC as an amendment to the Land Development Code and approved by the BCC. The only regulation the CRA Advisory Board has the right to grant permission for is the deviation from is the size of the mural. Debrah inquired how the Board would like to



resolve enforcement issues when a mural is not in compliance—send Code Enforcement with a citation from the County, or draft a letter from the Advisory Board with the option of modification within a set time frame. Chairman Maurice stated he would reach out to the owner at the Gardenia and try to resolve the issues with the noncompliant mural and asked that no further action be taken. There was discussion regarding the Mermaid mural and the owner Amanda Jaron spoke regarding her mural and she requested that the Board work on managing the process and not the art. An adhoc committee was formed with members Laura Burns, Ms. Chevalier, and Paul Arsenault to review the murals and they will come back to the Advisory Board with recommendations. Debrah requested that they include suggestions on implementation and enforcement. The committee may further develop to work on developing public art master plan for the Bayshore area and be in charge of finding artist, funds, and presenting the applications and specifics to the CRA Advisory Board. Chairman Maurice would like a clearer definition between a mural and a sign. He also mentioned that there were obvious violations, but also gray areas and appreciated the formation of a group that can deal with the gray areas. Amanda Jaron also mentioned that she is working with Waste Management on permission to paint dumpsters.

E. Sunshine Law and Code of Ethics: Tim Durham, Executive Manager, reviewed selections from the Florida Commission on Ethics and the Sunshine Law that are pertinent to the CRA Advisory Board. Primarily, he emphasized that Board members have a responsibility to put their public position above their private position, that one cannot utilize their public position to benefit privately, what constitutes a voting conflict and how to best handle it, not accepting gifts or compensation for votes, and restrictions in communication outside Board meetings. Any questions in reference to the Florida Code of Ethics, the Sunshine Law, or other political ethical issues concerning Board members can be addressed by contacting Jeff Klatzkow, in the County Attorneys' Office. Board members were advised to make wise decisions to protect themselves.

IX. New Business:

- **A. Review of Annual Report:** Tami let the Board know that staff is on a 2nd draft of the report. It should be ready for review by the Board at the March meeting.
- **B. 2018 Work Plan:** Debrah verified with the Board their points of focus for 2018: Update of the Redevelopment Plan, closing on the Mini-Triangle, progression on the 17 Acre Cultural Center plans, and the Thomasson Dr. project.
- C. Vacant Parcel for sale—3321 Bayshore Drive: Tami mentioned a property that is possibly for sale. The owner approached the CRA directly to inquire about interest in purchase. The lot has not officially been put up for sale, ergo no asking price as of yet. If the Board is interested an appraisal can be done. Maurice and Peter suggested it would be an ideal location for parking concerns with the surrounding businesses, but agreed it would be impractical to get an appraisal for a property that is not yet up for sale. Debrah asked if they would like staff to ask the property owner if they would be willing to sell at appraised value. Peter made a



motion to have staff ask the potential seller if they would be willing to sell the property to the CRA for the appraised value. Karen Second. 5 Yeas: Peter, Karen, Maurice, Steve, Mike. Ron and Shane had already departed. Larry was not in attendance.

X. Project Updates: Project Manager's Report: Tami Scott, Senior Project Manager, highlighted a few projects. She mentioned that the previously voted on zoning issue for Wolcott Marines has since been determined to be unnecessary. She also mentioned the suggestion by Transportation to take out part of the median and put in a turn lane for the Mattamay Homes project. There was some clarification and discussion on the entrance/exit for the proposed Racetrac site. Debrah mentioned that Cirrus Point was off the project list but that staff had met today with Mr. King who is interested in developing the site. He is completing his due diligence of the site. He is looking for additional density but is seeking market rate units. He is interested in seeking units from the Bayshore Density pool and develop the site for market rate homes and removing the Affordable Housing requirement. Several questions of clarification to Debrah from Board in regards to the developer, the current ordinances, as well as the Blue Zone concept of integration. The Board reached a consensus of support of the project pending review of the details.

XI. Correspondence and Communications:

- **A. US 41 Corridor Study:** The final meeting for US Corridor Study will be on February 21, 2018.
- **B. Call for Artist Flyer:** A flyer for a juried Art Show on February 17th, 2018 from 10am to 3pm, at 3700 Bayshore Drive.
- **C. MPO Bike/Ped Master Plan Survey**—Debrah pointed out that the survey is in the agenda packet, as well as online.

XII. Advisory Board General Communications:

- **A. Racetrac:** Some general discussion about the Racetrac. Points of interest: Additional traffic, issues with easement, it is within the 500ft of another gas station, the need to change the timing on the stop light, working in conjunction with CVS, and the taxes on the parcel. Debrah reminded the Board that they are not being asked to weigh in on the decisions, but if they want to incorporate into code that all developers must present to the CRA Board, it can be worked into discussion for the Redevelopment Plan.
- **B.** Crime Update: Karen requested a crime update. Sheriff Mike Nelson will have a 6 month update at the next meeting.
- **C. Starbucks:** The Board inquired about why they have not heard anything on the Starbucks development. Tami gave a short, generalized accounting of the process by which something is brought to the Board's and/or Staff's attention.

- **D. Density Bonus:** The Board had several questions about Mattamay Homes and their inability to come to a Board meeting. Debrah informed them that they may need to look at the criteria for the Density Bonus and perhaps make it mandatory for developers to present to the CRA Advisory Board.
- **E. Meeting Format:** Peter inquired about how the staff formats the meetings and approves presentations. Tim suggested a Consent Agenda—items that are informative, in the packet, and can be brought forward for discussion if need be, otherwise they don't have to be brought up. Debrah suggested perhaps limiting the number of presentations to 2 a month and 10 minutes each. Peter requested that a financial update be include each month.

XIII. Staff Communication:

- **A. Haldeman Creek:** Sheriff Mike Nelson gave an update on missing Marker # 15. It is on the Sheriff's List for replacement. There are a total of 38 missing markers and marker #15 is low priority. Debrah let the Board know that Ashbritt would be looking at the creek this week and briefing the Haldeman Creek MSTU about what needs to be done for Irma clean up soon.
- **B.** Weekend Warriors: Sheriff Mike informed the Board that the Weekend Warriors had been in the Bayshore area over the previous weekend cleaning up liter. He also stated that they noticed a broken Traffic Counter which has been put on the top of the list to be fixed.

XIV. Citizen Comments:

- **A. Cleaning:** A community member asked for information on the happenings behind the CVS. Shirley mentioned the owner was having the lot cleaned due to multiple complaints.
- **B. Pickle Ball Coming:** 2200 people signed up for Pickle Ball this year in under 2 hours. Only 1500 could be accepted. The East Naples Community Park has 54 Pickle Ball Courts.

XII. <u>Next Meeting Date</u>:

- A. Special Meeting: Monday, February 12, 2018 at 6:00p.m.
- B. Regular Meeting: Tuesday, March 6, 2018 at 6:00p.m.

XIII.	<u>Adjournment</u> –	The meeting ad	journed at 9:4	42 pm by	Chairman M	Iaurice G	utierrez

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Agenda item 4b– February 12, 2018 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE FEBRUARY 12, 2018 MEETING

A special meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:04 p.m at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112

I. <u>Roll Call</u>: Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Mike Sherman, Steve Main, Shane Shadis, and Peter Dvorak. Excused Absence: Larry Ingram. Absent: Ron Kezeske.

<u>CRA Staff Present</u>: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Tim Durham, Executive Director; Naomi Hutcheson, Administrative Assistant.

- II. Pledge of Allegiance: The Pledge of Allegiance was led by Chairman Gutierrez
- III. <u>Adoption of Agenda</u>: Motion to Approve Agenda as is by Peter Dvorak. Second by Karen. Passed Unanimously.

IV. Old Business:

a. 17 Acre "Invitation to Negotiate"-Review of Final Proposal: Debrah gave a PowerPoint presentation covering all the primary points of interest for the CRA in regard to both the Arno and Benroc proposals for the 17 acres. GAI, an outside consultant was hired to research both parties and present a non-bias opinion. The report was included in the Agenda Packet. Both companies utilize the mixed used component of the zoning requirements with aggressive time tables. A Purchase and Sale Agreement Template is also included in the packet that provides terms of the contract including the deposit and when the deposit would be nonrefundable. After her presentation, Debrah opened it up for the Board to discuss and ask questions. Primary points of interest: the plan does not give sufficient resources for parking, the plan does not make the Cultural Arts Center mandatory, ergo the developer could have mixed use residential only, CAPA has hired professional fund raisers and utilized a number of national and international individuals to assist in the funding of the Cultural Arts Center and both developers assured the Board and the Community that they have plans to make the Cultural Arts Center their primary focus. The GAI report noted challenges with mixed use buildings and selling residential units, residential



units are easier to rent out then to sell. There were several concerns in regard to whether the developers were capable of closing and the possibility of sound issues from amphitheater were brought up several times but most local residents in attendance said they would be willing to tolerate noise for potential of arts center and more business to area.

- **Public Comments:** Most of the public comments and concerns mirrored those of the Board. Both developers spoke in regard to their vision as well as presenting multiple members of the international and national art scene to prove they were already planning for Cultural Arts over residential. Bill Dracker representing CAPA spoke as well as Maria Todaro from Phoenicia Festival of the Voice Foundation. The possibility of the mixed-use properties being used as rentals was discussed at length, with the majority being against it. Tim reminded this was only a suggestion of the GAI, not the developer, and that the CRA chose to enlist the services of the GAI to help protect the best interest of the community.
- VI. Advisory Board Comments: The CRA Board continued to discuss financials and the probability of the two developers to deliver and finalize a viable plan. Debrah reminded the Board that the 17 Acres proposals are going to the Board of County Commissioners (BCC) on Tuesday, February 13th, 2018 as item 14B on the agenda, with the hope that the BCC will chose a developer so that the initial 30 days can commence. If any of the CRA Board would like to speak they can go to the main government complex prior to the agenda item and sign up to speak as a community member. They will be given 3 min to speak to the Commissioners. Debrah and Tim will be at the meeting to present information to the BCC. Maurice asked if the Advisory Board should take a vote to recommend one of the proposals. Debrah said it was up to the Board and it they did she would verbally report it to the CRAB tomorrow at the meeting. Maurice said they had a quorum but that not all members were present. As Larry is out with an excused absence, the vote was allowed to proceed. The Board Voted 3:3 in the matter of Arno v. Banroc. Yeas: Karen Beatty, Maurice Gutierrez, Peter Dvorak. Nahs: Shane Shadis, Mike Sherman, and Steve Main.
- VII. Next Meeting: March 6th, 2018 at 6:00 p.m.
- **XII.** Adjournment The meeting was not official Adjourned, but at 7:50 the CRA Board and Community members began to vacate the building.

Chairman	Maurice Gutierrez	

5.06.00 - SIGN REGULATIONS AND STANDARDS BY LAND USE CLASSIFICATION

Definitions. The definitions of the following terms shall apply to the requirements of the Land Development Code, in particular this section 5.06.00, to be known as the "Collier County Sign Code."

Activated sign: Any sign which contains or uses for illumination any light, lighting device, or lights which change color, flash, or alternate; or change appearance of said sign or any part thereof automatically; any sign which contains moving parts as part of its normal operation, such as rotating signs, shall be considered an activated sign.

Awning sign: (aka canopy sign or marquee sign): A sign suspended from or forming part of a shelter supported partially or entirely by the exterior wall of a building or structure.

Canopy sign: (See Awning, sign.)

Changeable copy: A sign or portion of a sign upon which messages may be changed manually through the utilization of attachable letters, numbers, symbols and other similar graphics which are mounted in or on a track system.

Directory sign: A sign located at the entrance to a multiple-occupancy parcel or multiple parcels developed under a unified plan of development. This sign may be a freestanding (pole, monument or ground), awning, or wall sign.

Double-faced sign: A sign having two display surfaces, displaying the same copy on both faces, which are parallel and back-to-back and not more than 24 inches apart. Double-faced signs shall be measured by only one side if both sides display the same message/graphics.

Electric sign: Any sign containing electrical wiring, but not including signs illuminated by exterior light sources, such as floodlights.

Illuminated sign: An illuminated sign is one which either: (a) provides artificial light through exposed bulbs, lamps, or luminous tubes on the sign surface; (b) emits light through transparent or translucent material from a source within the sign; or (c) reflects light from a source intentionally directed upon it.

Institutional use: Five or more contiguous acres developed under unified ownership as part of a unified plan of development and used predominantly for educational, medical or governmental purposes.

Mansard sign: Any sign which is attached to a mansard-style roof with the face parallel to the structure to which it is attached and which does not project more than 18 inches from such structure, or above the roofline. Mansard signs shall be considered wall signs.

Marquee sign: (See Awning sign.)

Monument sign: A ground sign with low overall height. Typically, the base is nearly as wide as the sign itself.

Mural sign: A sign that is a painting or an artistic work comprised of photographs or arrangements of color that displays a commercial or noncommercial message, relies solely on the side of the building for rigid structural support, and is painted on the building or depicted on vinyl, fabric, or other similarly flexible materials that is held in place flush or flat against the surface of a building.

Nonconforming sign: Any sign or advertising structure lawfully in existence within Collier County on the date this ordinance became effective (November 14, 1991) or was subsequently amended, which by its height, area, location, use or structure does not conform to the requirements of the sign code. This definition shall not be construed to include signs specifically prohibited by this LDC.

On-premises sign: A sign displayed on a premises. A sign containing non-commercial speech is considered an on-premises sign.

Permanent sign: A sign which is affixed to a building or the ground in such a manner as to be immobile.

Projecting sign: Any sign which is attached to and which projects, more than 18 inches from the outside wall of any building or structure, excluding wall, marquee, and canopy signs.

Real estate sign: A ground or building sign erected on premises for sale, lease, or exchange.

Reasonable repairs and maintenance: The work necessary to keep the sign, including the sign structure, in a good state of repair; but shall not include replacement of materials in the sign structure or any change to the graphics or message displayed.

Roof sign: Any sign erected, constructed, or maintained either on the roof, or more than 18 inches above the roof of any building.

Sign: Any visual representation intended to advertise, identify, or communicate information to attract the attention of the public for any purpose and includes any symbols, letters, figures, illustrations, graphics or forms painted or otherwise affixed to any structure or device.

Sign area: The entire area within the periphery of a regular geometric form or combination of regular geometric forms comprising all of the display area of the sign and including all the elements of the matter displayed. Signs consisting of detached letters shall also be measured as defined above.

Sign face: The area, display surface, or part of a sign on which the graphic is placed.

Sign structure: Any structure which supports or is capable of supporting sign. This definition shall not include a building to which a sign is attached.

Temporary sign: A sign bearing a message which is displayed before, during and after an event, to which the sign relates, and which is scheduled to take place at a specific time and place.

Wall sign, fascia or parapet: A sign affixed in a manner to any exterior wall of a building or structure, and which is parallel to and projects not more than 18 inches from the building or structure wall, and which does not extend more than 18 inches above the roof line of the main building. Signs attached to parapet walls shall not exceed the height of the parapet wall.

Window sign: A window sign which is painted on, attached to, or visible through a window, excluding displays of merchandise.

4.02.16 Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area.

Signage. Signage shall be permitted as allowed by section 5.06.00 expect as otherwise regulated by this section for specific uses.

Murals. Murals are allowed as public art within the Bayshore Gateway Triangle Redevelopment Area subject to the following conditions:

- 1. Murals are only allowed on commercial, civic or institutional building
- 2. 2.Building must be located within the proposed Cultural District boundary, Community Redevelopment Agency Resolution 08-06, and cannot be located along U.S. 41.
- 3. One Mural is allowed per building.
- 4. Murals are permitted on sections of the building where there are no windows or doors or where the mural will not interfere with the building's architectural details.
- 5. The Mural cannot exceed 200 square feet unless specifically approved by the CRA Advisory Board
- 6. The mural shall not contain text for the purpose of advertising any business or commercial activity.
- 7. The mural cannot be temporary in nature and the building owner must commit to maintaining the mural.
- 8. Review and approval from the CRA AdvisoOry Board is required to ensure the mural complies with the conditions above and that the artwork complements the design of the building in color, shape, and location.

CBIG Grant Application for Approval

Property: Current Hobby Shop On Davis to be converted to Harbor Dental

Applicant: Kenton Kunstler

Application for Exterior

Bayshore Gateway Triangle CRA | Commercial Bullding Improvement Grant Information

Commercial Building Improvement Grant Program

The Commercial Building Improvement Grant Program (C-BIG) is a redevelopment initiative funded and administered by the Bayshore/Gateway Triangle Community Redevelopment Agency (CRA) as partial reimbursement for exterior and interior improvements to commercial buildings within the Redevelopment Area.

Overview of the Program

Tenants and owners of commercial properties for which property taxes are paid to the current year and which are located within the CRA boundaries may be eligible to receive C-BIG funding. Not-for-profit, 501 (c) (3) and other private entities such as churches, etc., are not eligible for C-BIG funding but may be eligible for grants through the Site Improvement Grant program.

The C-BIG program funds both exterior and interior improvements to qualified commercial buildings in the CRA. Funding for interior improvements is contingent upon grantees performing exterior improvements earning the maximum funding under the C-BIG program. All interior and exterior improvements must be approved by the CRA prior to commencing any C-BIG-funded projects. All exterior improvements must be visible to the public, either from the public right-of-way or some other highly visible location. Grantees generally receive C-BIG funds in about 45 days after CRA staff visit the site and review all paperwork (see Required Paperwork for Reimbursement) and verify grantee eligibility.

Applicant Eligibility

Applicants must own a business or a commercial building within the Redevelopment Area (See map in Appendix A). Eligibility criteria are as follows:

- Applicants who are business owners must have a valid occupational license at the time of application.
- Business owners who rent the building or unit space where their businesses are located must secure a signed Owner Authorization Form (attached) from the building owner to construct improvements.
- Business owners who rent the building or unit space where their businesses are located are <u>strongly encouraged</u> to have a lease guaranteeing a fixed rent.
- All property taxes on the site must be current.

Applicants may submit only one application a year. A business site—defined as the folio number (parcel ID) of business location—may receive up to three C-BIGs, not to exceed the maximum allowable amount in effect at the time of the first application, subject to availability of funds. Once a business site has received its maximum funding, it is no longer eligible for further C-BIG funding for the remaining life of the program (subject to CRA funding availability). This rule also applies to applicants in the same way: one



applicant may receive up to three C-BIGs up to the maximum amount permitted at the time of the first application.

Bids for Work

For each type of improvement to be funded, applicants must obtain a minimum of two bids by contractors from the list on the Collier County Contractor's Search page, located at http://apps2.colliergov.net/webapps/vision/ConCert/default.aspx. Bids from contractors not listed in this database will not be accepted for the C-BIG program. The grant amount will be equal the sum of the lowest bids (not to exceed \$50,000) by all contractors for each improvement though any contractor listed in the above database may be used.

Required Documentation for Reimbursement

Grant funds are disbursed after CRA staff verify the improvements are complete (this includes review of certificates of occupancy and/or permits from Collier County). To receive reimbursement, grantees must prove that payment for the improvements was paid to contractror(s) listed in the above datase by check or credit card in the name of the grantee. Under no circumstance will payment to unlicensed contractors or subcontractors be reimbursed. Grantees must provide receipts or invoices with the payment amount indicated clearly. No reimbursement will be disbursed for work paid for with cash.

Project Requirements

Exterior Improvements

In order to be approved, exterior improvements must result in one or more of the following: (1) increase in the aesthetic appeal of the area; (2) improvement to the functionality of the premises; (3) remedy of structural problems or code violations or (4) aid in business operation. The grantee will be reimbursed for exterior improvements at a 50 percent match, up to a maximum award of \$30,000. The following are examples of improvements eligible for grant funding.

Installation of or repair to:

- Stucco
- Doors
- Brick or textured pavement
- Exterior lighting
- Awnings
- Windows

- Stormwater enhancements
- Painting
- Masonry
- Landscaping (may require installation of irrigation)
- Shutters

- Electrical work related to exterior lighting
- Signs
- Fencing
- Roofing
- Any other improvements subject to CRA approval.



Examples of other improvements which qualify for grant funding include the following:

- Removal of deteriorated materials
- Parking lot improvements
- Building cleaning (sand blasting/pressure washing)
- Courtyard and outside dining design and development
- Enhancement of access (e.g. wheelchair ramps)

- Demolition required to build a new entrance to a building
- Remediation of code violations
- Architectural / engineering services
- Landscaping*
- Any other improvements subject to CRA approval.

*Landscaping with invasive pest plants listed by the Florida Exotic Pest Plant Council is strictly prohibited (this list available from CRA). Landscaping techniques as outlined in *Waterwise:* South Florida Landscapes, published by the South Florida Water Management District is encouraged; free copies of this manual are available at the CRA office. Special assistance for landscaping is available free of charge through Collier County Extension Services. Contact a master gardener by calling (239) 353-4244.

NOTE: Projects listed below are ineligible for C-BIG funding.

- The removal of architecturally important details;
- Installation of aluminum or vinyl siding;
- Improvements commenced prior to execution of agreement with CRA;
- Purchase or installation of statues or fountains;
- Property acquisition;
- · Any work by non-licensed contractors;
- Construction of free-standing buildings (including construction of new rooms to existing structures);
- Refinancing of debt;
- · Non-fixed improvements; and
- · Sweat equity.

Interior Improvements

Grantees who wish to improve the interior of approved commercial properties may be reimbursed for that work through the C-BIG program only if they earn the maximum dollar award for exterior improvements. Interior projects must be approved at the same time as exterior projects and will be reimbursed at a 50 percent match, up to a maximum award of \$20,000. A grantee who fails to perform enough exterior improvements to earn the maximum grant amount will forfeit all reimbursement for interior improvements. All documentation requirements for exterior improvements also apply to interior improvements (see **Bids for Work** and **Required Documentation for Reimbursement** above).



The following is a complete list of qualified interior improvements

- Asbestos removal
- Paint
- Electrical work to meet code requirements
- Plumbing to meet code requirements
- Termite damage repair

- Lighting improvements
- Improvements necessary for ADAcompliance
- Flooring upgrades and replacement
- Ceiling upgrades or repair.

No other interior improvements will be approved for funding.

Change Orders and Time Extensions

Change Orders to Increase Funding

After a C-BIG agreement is executed, if a grantee discovers flaws in the building related to approved exterior or interior improvements, a change order may be issued to increase funding not to exceed the maximum award available. Change orders must be requested in time for staff to process the request and secure approval (allow a minimum of one month prior to expiration of grant). IMPORTANT: change orders cannot be processed within the last two weeks of the grant period. Upon successfully completing work under the original C-BIG, grantees must wait one year and may then apply for additional funding for work unrelated to the original improvement[s].

Time Extensions

The CRA understands that redevelopment projects can take more time to complete than is originally anticipated. For grantees who cannot complete their projects within one year, time extensions may be granted. Grantees needing extensions must request the extension within two months of the grant's expiration. Note: no extensions can be granted within the last two weeks of the grant period. IMPORTANT: Grantees must verify that applications for permits were submitted to Collier County within four months after execution of the grant agreement and that construction of improvements commenced within six months after execution of the grant agreement.

Funding Levels and Matching Requirements

Base Funding

The base maximum grant award is \$50,000 with the following breakdown of funding:

- 1) \$30,000 in 50/50 matching funds for exterior improvements;
- 2) \$20,000 in 50/50 matching funds for interior improvements —absolutely no funding for interior improvements will be permitted if grantee does not perform a minimum of \$60,000 of exterior improvements.

Bayshore Gateway Triangle CRA | Commercial Building Improvement Grant Information

Grantee Project Summary & Evaluation (attach additional sheets as necessary)			
	Summary		
Describe the improvements made.	U		
See attached.			
List all vendors / contractors providing materials of	or services for this project with contact information.		
Vendor / Service Provider	Phone Number or Address or Website		
Structure One LLC	Charles 239-913-9088		
Awning-Aluminum Design	239 -430 -6200		
Top Notch Landscaping	239-777-8849		
Floors n' More Direct	239 - 285 - 6066		
Mapada in Duntla	aladia		
Makaela M. Kunstler Grantce Signature	Date		
Grantee Signature			
Oranice Signature	Date		
CRA Staff: Color photos of completed project from site v	/isit must be attached to this report.		

Bayshore Gateway Triangle CRA | Commercial Building Improvement Grant Information

EXTERIOR

INTERIOR

Payment Request				
On, the Collier County Community Redevelopment Agency approved funding in the amount of \$ to cover a portion of the costs listed below through the Commercial Building Improvement Grant program:				
Improvement	Cost			
Sgaring Arches/Medallions/Parking Lot	16,500			
Awning / Shutters	14,000			
Landscaping / Irrigation	. 15,000			
Wood-look tile/Walkway pavers	21,629			
Flooring and Tile	45,360			
Total	EX=\$67,129/IN=\$45,360 Tota \$ 112,489			
I hereby confirm that all items listed above have been completed as outlined in the Commercial Building Improvement Grant application submitted to the CRA and authorized by the CRA. Therefore, I am requesting the approved funding in the total amount of \$				
The foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Form was executed before me this day of the foregoing Payment Request Foregoing Payment				
FOLLOWING: (1) VENDOR/CONTRACTOR INVOICE / RECEIPT AND (2) COPY OF CANCELLED CHECK OR CREDIT CARD VALIDATION TO GRANTEE'S ACCOUNT FOR EVERY				



	31000) [(0,500)	782	10000	10000 121 X	12,00'S HANCE	7332 9024 12,605	ig lot) 3500		4314	32000	15000 122508 1510W	
	QUOTE COMPANY: QUOTE COMPANY 2 31000(allowance)			10,000 (allowance)	10,000 (allowance) The government of the governm	1 8580 10,805 MJ 10,000 MM (BOD,00 1. 5,00 UNDER (BOD,00	7332	3,500 (pavers and parking lot)		4314	2,000 32,000	Design: 1950 Landscaping: 10-20,000	
	PRICE FOR MATERIAL PRICE FOR LABOR		architecturaldepot.com 10 x 78.20 = 782+ tax(GVRO22FK)		Thoole Try TACINGOT (A) GWW	6.99/sqft (572 total sqft) 8/sqft FNMD (2.0) 62.0 f	6/sqft (564 total sqft) 3/sqft FNMD			3 at 838= 2,514 plus tax 1800	included $4.5/sqft \times 7100 sqft= 32,000 32,000$		
	MATERIAL		Round gable vent with keystone	raised seam aluminium color: napa champagne SR .37 E .80 DCSM Kynar 500 Color Palette		Ship-lap look porcelain tile with schluter trim ceremiche supergres:		Billy Bishoff Top Notch Landscaping		Hubbardton Forge Finish: 20 Natural Iron		Billy Bishoff Top Notch Landscaping 239-777-8849	
ATION BID	COMPANY COMPANY OPTION 2 FINMD - Carlos FINMD - Car Brothers		3,600	Gulf Coast Roofing Kleinburg Kevin Hill 289-7683 239-597-9007	Doug Hanks 239-465-7892	FNMD	FNMD	Structure One LLC Billy Bishoff Top Notch L	Structure One LLC Charles	Lighting First Lynn 887-4959	FNMD- Manny	Kristen Jeannin Billy Bishoff Metis Landscapes Top Notch Lan 239-738-0929 239-777-8849	
HARBOR DENTAL EXTERIOR RENOVATION BID	PORTION STANCTUREONE STANCTUREONE	a. cut soffet and square corners (arches) 6,500 b, demo crown detail 2,500	c, change stucce to smooth sand thirsh $35,000$ d. demo architectural medallion $>3,600$ e. install architectural medallion	ROOFING a. demo concrete roof tiles b. install raised seam AL roof	AWNING a. add metal awning and cables b. add bahama shutters	WOOD TILING a. clad pillars and face with tile	PAVERS Structure One.	PAVERS IN PARKING SPOTS a. remove, clean and reset	PARKING LOT Structure ord a. clean and seal 3,400 b. re-paint lines	ELECTRICAL a. move lights to center of pillars b. add light to center pillar	PAINTING	LANDSCAPING 15,000	

STANMAE

INTERIOR

CBIG Grant Application for Approval

Property: Current Hobby Shop On Davis to be converted to Harbor Dental

Applicant: Kenton Kunstler

Application for Interior



C-BIG Application (Detach and submit to CRA office.)					-			
		Applica	ant Info	rmation				
Grantee Name	Makaela Mo	unner Ki	unstler	, DMD/	Davis Comm	nunity D	ental Health	LIC
Grantee Address			Site Ad	-	2905 Davi Naples, Fl	s Blud		3 .
Daytime Phone	(239) 821 - 265	54	Alterna Phone	ite	(239) 285-	6066		
E-Mail Address	mmannerdmdc	gmail.	'om			9		
Do you own or le	ease the property?	ONU		Occupati (if applic	onal License No able)	Dentis DN	st 18739	
		Projec	et Info	rmation	l			
Describe the ex	isting conditions o	f the site (a	ttach ad	ditional s	heets if necessa	гу).		1.
Please see demolition plan Privious hobby shop Changing use to dental office. Outline the proposed improvements in detail (attach additional sheets if necessary).								
Please Sc		·	(ditidos)	additiona.	i bilooto il neces	вагу).	,	
REQUIRED ATTACHMENTS FROM APPLICANT: 1) One estimate each from <u>TWO</u> contractors for each project. These contractors <u>MUST</u> be listed in the online database http://apps2.colliergov.net/webapps/vision/ConCert/default.aspx 2) Business Owners: copy of occupational license.								
			CRA STA					
performed.	olor photos of each pr	oject to be	М	aximum g	ost of improvem grant award:		B B	
	erty Appraiser ID. of payment of proper	rty taxes.	Sig	nature;		Date	:	



Lessor / Owner Authorization for Improvements				
I, Makaela Manner Kunstler Unikown	er of the property located at <u>2905 Davis Blud</u>			
Naples FL 34104 , understand that MARCIAM, MUNISTIER, DMD, P.A., who has a valid				
lease for the above listed property, authorize said tenant to complete the improvements listed under				
Section 2 of the completed Commercial Build	ding Improvement Grant application and to request			
reimbursement funds from the Collier Count	y Community Redevelopment Agency.			
Makaela M. Kunstler Signature of Owner	2/28/18 Date			
Signature of Owner (if jointly owned)	Date			
STATE OF: FLORIDA				
COUNTY OF: COCUER	¥			
The foregoing Lessor / Owner Authorization of Peanuscu , 200 8 by Market	A Form was executed before me this day day			
is personally known by me				
OR who has produced	_ as proof of identity.			
Affix notarial seal A DAVIS COMMUNITY DENTA HEACTH, LLE AFRIPLOA LLE	Notary Public (Signature)			
JOHN P. WHITE Notary Public - State of FlorIda My Comm. Expires Jun 26, 2018 Commission # FF 136630 Bonded Through National Notary Assn.	Print Name of Notary Public Commission No: My Commission expires:			





Applicant Commitment of Resources			
I/we, Makaela Manner Kunstler DNDPA Davis Community, owner(s) / tenant(s) of the commercial property located at 2905 Davis Blue 34104, have the funding and all other capability necessary to begin the site improvements listed above and have the ability to complete all improvements within one year of the approval of the improvement grant by the Collier County Community Redevelopment Agency. I / we further affirm that payment for all work on approved improvements will come from accounts in my / our name(s) or the name(s) of entities registered in the State of Florida which I / we have incorporated or otherwise registered with the			
state (verification is required). Payment for impro			
this Grant Application is grounds for disqualification			
Signature of Tenant (if leased)	Date		
Signature of Tenant (if leased) (if jointly leased)	Date		
Malaela M. Zunstlas Signature of Owner	<u>2/27/18</u> Date		
Signature of Owner (if jointly owned)	Date		



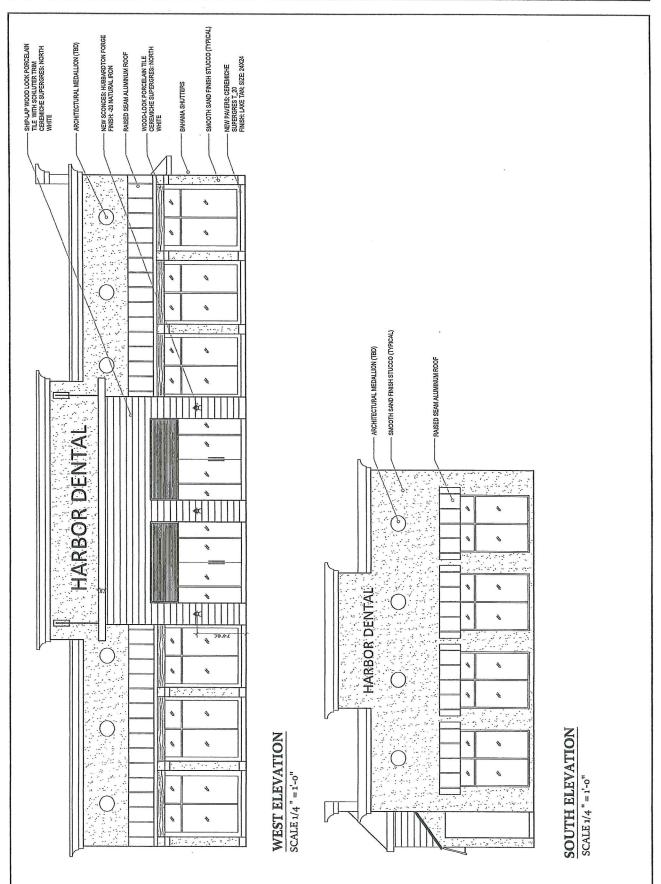


LATINDE DRAFT & DESIGN DOES NOT PROVIDE STRUCTURAL OR BUGNIEERING DRAWINGS, LATINDE DRAFT & DESIGN HAS BRANKINGS AS SUGGESTED SOLUTIONS FOR RESIGN INTENT, NOT FOR CONSTRUCTION.

SCALE: 1/4"= 1'-0"

DRAWN BY: LATITUDE DRAFT & DESIGN, LLC DATE: 11-30-17

SHEET NUMBER





Structure One LLC.

331 6th Street S. STructure one Naples, FL 34102
design • build • renovate
230_013_9088 239-913-9088 CBC1262119

Estimate

Date Estimate # 2/28/2018 1

Name / Address	
Dental Office	
2950 Davis Blvd.	
Naples, FL 34104	•

			Project
Description	Oty	Date	· · · · · · · · · · · · · · · · · · ·
	Qty	Rate	Total
Remove and replace medallions on building	9	400.00	3.600.00
Remove and dispose of crown above entry doors		2.500.00	2,500.00
Demo arches in front of building, reframe square and stucco as shown on plans		6.500.00	6.500.00
Clean and reset brick squares in parking lot and pressure clean concrete. Repaint parking stripes as necessary		3,900.00	3,900.00
Ŧ.	:	Total	\$16,500.00

ALUMINUM DESIGNS

3573 ENTERPRISE AVE. UNIT 75 NAPLES, FL 34104

ALUMINUMDESIGNS@AOL.COM ph. 239-430-6200 fax 239-430-0151

Estimate

Date	Estimate No.			
2/26/2018	1940-Mac			

CUSTOMER

HARBOR DENTAL 2905 DAVIS BLVD NAPLES, FL. 34102

Project					
Rate	Total				

Description	Qty	Rate	Total
HARBOR DENTAL - SHUTTERS / SUNSHADE			
FABRICATE, POWDERCOAT, AND INSTALL THE FOLLOWING ITEMS:			
PERIMETER FRAMING TO APPEAR AS A SUNSHADE ABOVE ENTRANCE. INCLUDES TWO(2) DECORATIVE SUPPORTS. PERIMETER MATERIAL SIZING TO BE 2" X 12", POWDERCOATED IN AMMA 2604 WITH STANDARD COLOR CHOICE. DECORATIVE SUPPORTS TO BE CUSTOM MADE. 36'-0" WITH 5'-8" RETURNS AT EACH SIDE.		5,100.00	5,100.00
TWO(2) BAHAMA STYLE SHUTTERS ABOVE ENTRANCE DOORS. PRICED AS STANDARD BAHAMA FRAMES WITH 2" SHUTTER BLADES. 11'-4" WIDE x 3'-6" HEIGHT ****add \$1400.00 total to upgrade shutters to a large profile frame and 4" "air-foil" blade.****	2	3,750.00	7,500.00

Total

\$12,600.00

\$ 14,000.00









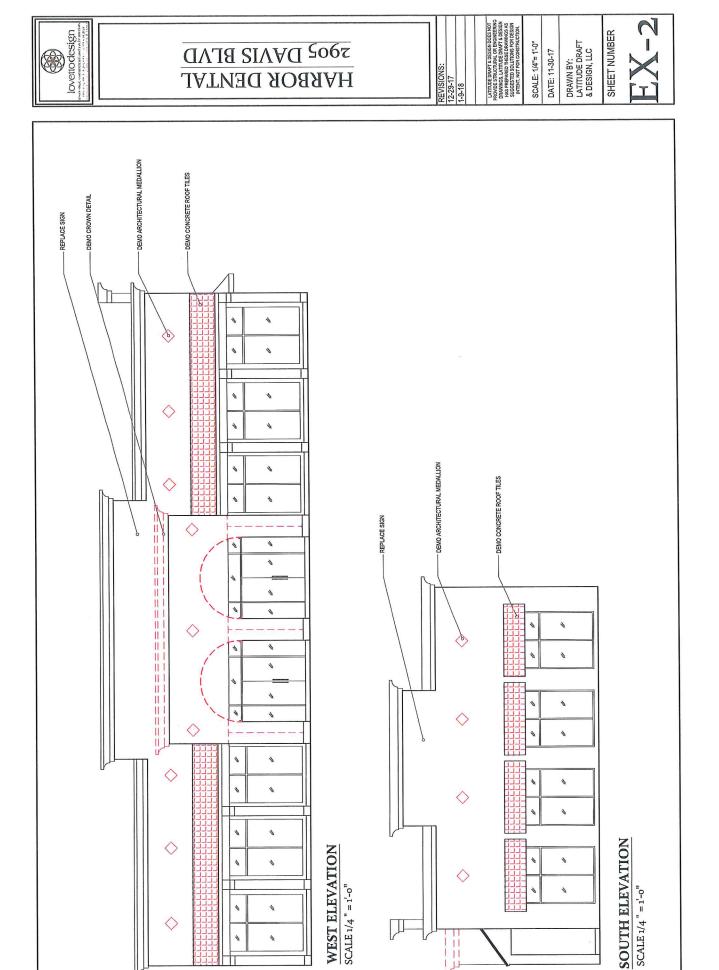


Over 23 Years Experience

www.TopNotchineFL.com

OWNER & OPERATOR BILL BISHOFF, JR. 239-777-8849

VISA VISA	239-777-8849
Customer Name: Mickaela Kunstler	Phone Number: 239-821-2654
Address: 2905 Davis Blud Naples FL, 34104	Email:
Job Description: Landscape Design & Clean Up	
Project Detail:	
Complete Removal of Oak infront of buil	ding off Davis Blud
- Removal of all plants & debris from walkway	off huilding to
Pavis Blud to property line trimming Oak	an Property line.
Kelocating large Advidia Palm to Island	I removing plants in Island
Installing 2 large Royal Palms BiB. 10	4-16 a.H.
Installing 20. Green button 25 gal. 6-1	0.4.
Installing 70 - Igal 35 - 3gal.	
Installing 70 - Igal 35 - 3gal. Installing 32 yds of crushed shell Staples where shell is being installed. Full claim as a second shell is being installed.	with drape cloth and
Staples where shell is being installed	
Full clean up on property cleaning up	hedges, furt,
Full clean up on property cleaning up light trimming on Palm trees, Spray blowing off. Trigation Repairs 1,500.00 balance for Pec Tech, Pous Parts at cost	for weeds edging
Topication Provide 150000 11	" - 55
Por Tech Phis Park at Cat	or Repairs 55 no
TECH TOOS FAITS ALL ESSE	
是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	
Consultation/ Start of Project/ Compl	etion of Project//
Payment Method:	
Price 15,600,00 Approval to Start	
DepositPayment Complete	



SCALE 1/4" = 1'-0"

FLOORS N MORE DIRECT 1034 PINE RIDGE ROAD NAPLES, FL 34108

Telephone: 239-643-3336 Fax: 239-643-6667

Page 1

ESTIMATE

Sold To

KUNSTLER, DR. MAKAELA 2905 DAVIS BLDV NAPLES, FL 34104 Ship To

KUNSTLER, DR. MAKAELA 2905 DAVIS BLDV NAPLES, FL 34104

Quote Date		Tele #1	PO Number		Quote Number		
03/01/18			INTERIOR		ES8107	719	
Inventory	Style/Item	Color/Desc	ription	Quantity	Quantity Units		Extension
MAT&LABOR	ZVP07 - M1007	WALNUT		2,600.00	SF	5.99	15,574.00
lvt to be	lvt to be installed in all office spaces						
MAT&LABOR	TRAVEL 12X48	NORTH WHIT		1,000.00	SF	14.99	14,990.00
floor installation in waiting room, and his and her baths.							
*includes 90 mil proflex underlayment.							
MAT&LABOR	MASLAND	BOMBEY		900.00	SF	8.00	7,200.00
walkwa	walkways, behind and infront of desk						
MAT&LABOR	TRAVEL 12X48	NORTH WHIT		400.00	SF	18.99	7,596.00
wall tile behind desk and hallways, including his and her baths							

- 03/01/18		9:47AM —
Sales Representative(s):	Material:	45,360.00
MARIO EVANS	Service:	0.00
	Misc. Charges:	0.00
,	Sales Tax:	2,721.60
	Misc. Tax:	0.00
	ESTIMATE TOTAL:	\$48,081.60
	₽	

FLOORS N MORE DIRECT 1034 PINE RIDGE ROAD NAPLES, FL 34108

Telephone: 239-643-3336 Fax: 239-643-6667

Page 1

ESTIMATE

Sold To

KUNSTLER, DR. MAKAELA 2905 DAVIS BLVD NAPLES, FL 34104

storefront pavers

Ship To

KUNSTLER, DR. MAKAELA 2905 DAVIS BLVD NAPLES, FL 34104

120.00 LF

15.00

1,800.00

9.024.00

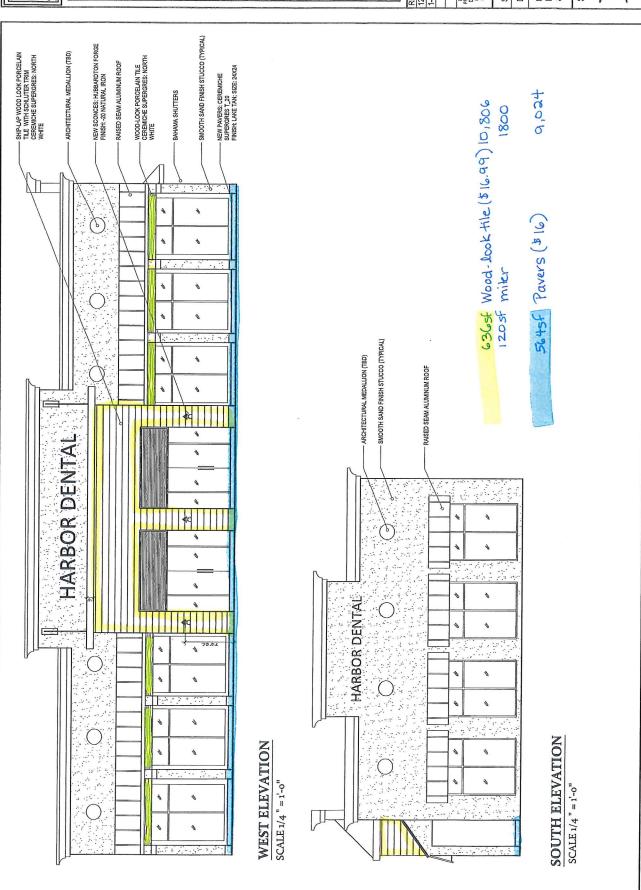
Quote Date		Tele #1		PO Number		Quote Number		
03/01/18				EXTERIOR		ES810718		
Inventory	Style/Item	C	Color/Descri	iption	Quantity U	Jnits	Price	Extension
MAT&LABOR	TRAVEL 12X48		ORTH WHITE	=	636.00 S	SF	16.99	10,805.64
claddinį	g of exterior of	building						

MAT&LABOR NORTH WHITE 12X48 MITER edges of north white porcelain to be mitered

MAT&LABOR SUPERGRES T20 LAKE TAN 24X24 564.00 SF 16.00

*Exterior remodel to be completed by Davis Triangle Redevelopment Commitee.

-03/01/18-9:42AM -Sales Representative(s): Material: 21,629.64 MARIO EVANS Service: 0.00 Misc. Charges: 0.00 Sales Tax: 1,297.78 Misc. Tax: 0.00 **ESTIMATE TOTAL:** \$22,927.42







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SCALE: 1/4"= 1'-0"

DATE: 11-30-17

DRAWN BY: LATITUDE DRAFT & DESIGN, LLC

EX-1 SHEET NUMBER

EXECUTIVE SUMMARY

Recommendation to approve an after-the-fact electronic grant application submittal in the amount of \$370,000 to the Collier County Community and Human Services FY 2018/2019 Housing and Urban Development (HUD) Community Development Block Grant (CDBG) for Phase 2 Fire Suppression project in the Bayshore Gateway Triangle Community Redevelopment Area.

OBJECTIVE: To improve water capacity and fire safety within the Bayshore Gateway Triangle Community Redevelopment Area (BGTCRA.

<u>CONSIDERATIONS</u>: The Collier County Housing, Human & Veteran Services Department (HHVS) recently announced the opening of the FY 2018/2019 grant application cycle for Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. The application period and continues through February 20, 2018 until 3PM.

Due to the short turnaround, staff secured the County Manager's approval to submit the grant application as is contemplated in CMA 5330, and is seeking Board approval after the fact.

The scope of the project will include the installation of new and/or upgraded existing fire control infrastructure (fire hydrants), water lines, and connections within the community. The BGTCRA is partnering with the City of Naples to implement this project. The application was submitted electronically.

FISCAL IMPACT: Total cost for the project is \$615,000. Although this grant application does not require a match; the BGTCRA is pledging a monetary match of \$25,000 and the City of Naples is committing \$220,000 (\$30,000 in-kind and \$190,000 in cash). The BGTCRA funds are budgeted within the BGTCRA Fund 187. If awarded, grant revenue in the amount of \$370,000 will be recognized through a Budget Amendment. The City of Naples will be invoiced and pay their portion directly.

GROWTH MANAGEMENT IMPACT: There is no impact to the Growth Management Plan related to this action.

ADVISORY BOARD RECOMMENDATION: Due to the grant deadline of February 20, 2018 the BGTCRA Advisory Board will be notified of this item at their March 6, 2018 regular meeting.

LEGAL CONSIDERATIONS: The Board will have the opportunity to accept or reject the funds if the grant is approved. Accordingly, this Office has no issue with respect to the legality of this request, which is appropriate for Board action and requires a majority vote for Board action. – JAB

RECOMMENDATION: Recommendation to approve an after-the-fact electronic grant application submittal in the amount of \$370,000 to the Housing, Human & Veterans Services FY 2018/2019 Housing and Urban Development (HUD) Community Development Block Grant (CDBG) for Phase 2 Fire Suppression project in the Bayshore Gateway Triangle Community Redevelopment Area.

Prepared By: Debrah Forester, CRA Director

Agenda item 9, a: PROJECT UPDATES

To: CRA Advisory Committee

From: Tami Scott Senior Project Manager

Date: March 6, 2018

• CRA PROJECTS

Redevelopment Plan update:

Staff kick off meeting was had on Friday March 2, 2018.

Invitation to Negotiate - 17 acres:

Developer selected "Arno Inc.". CRA Director and County Managers office have been working on the next steps. 30-day notice give February 30, 2018, deadline for 30-day notice is March 19th, final review with Community Redevelopment Agency Board (CRAB) April 10, 2018 meeting.

Karen Drive Stormwater:

Final Payment from the contractor has been submitted to the clerk's office for payment staff anticipates this will be processed in the next month and the project will be competing and signed off.

Fire Suppression System:

Project is complete approximately 6 weeks ahead of schedule, final payment submitted.

Trio Property:

Staff reached out to the developed last week for an update on the projects process. "We are currently looking at financing options, we expect to have our funding in place within the next 90 days."

Gateway Triangle purchase &development:

Project is moving forward, scheduled to head back to the planning board in April.

Cell Tower Relocation:

The BGTCRA staff is working with the County Manager's office to finalize the project scope (schedule of values, legal agreement and the project schedule).

Commercial Improvement Grants:

Staff has been in discussions with three property owners for CBIG grants, Harbor Dental, Bayshore Food Truck and Harbor Side Veterinary Clinic.

• BAYSHORE MSTU PROJECTS

Thomasson Drive:

100% final submittal package provided to staff, the Growth Management has provided comments, RWA is currently working on picking up the redlines.

Staff met with procurement to start the bidding process, three items that will need to go before the board, Expansion of the MSTU boundary, CEI services contract, invitation to bid.

HALDEMAN CREEK MSTU PROJECTS

Landscape project:

Exotics removal and mangrove trimming complete, Staff to discuss volunteer clean up vs. FEMA -MSTU Expenditure. Keep Collier Beautiful scheduled for April 14, 2018 will focus on the Creek cleanup as well as general clean up.

COMMERCIAL ACTIVITY

Food Truck Park:

Building Permits have been issued.

Ankrolab Microbrewery:

The property owner has applied for building permits and anticipates a construction start in March 2018, the build out is expected to take approximately 5-6 months.

Veterinary Clinic:

The storm water discharge easement has been granted to the property to facilitate tying the project run off into the designated storm water. Bob March is a long-time business owner in Naples and is expanding his veteran clinic to accommodate a larger building on Davis Blvd.



Wendy's:

A pre-application meeting was held December 19, 2017 for a facade upgrade to Wendy's restaurant located at 2601 Tamiami Trail East. The project consists of façade upgrade, parking lot upgrades and landscaping upgrades. CRA Staff has not discussed the possibility of a commercial improvement

Woodsprings Suites Hotel:

New Hotel has started 2600 Tamiami Trail East, Site clearing has started.

Starbucks:

Site is cleared and building is well under underway, location is at the corner of Tamiami Trail and Peters Avenue.

East Trail Lock Up:

New Storage facility 2277-2299 Tamiami Trail, Site clearing has started.

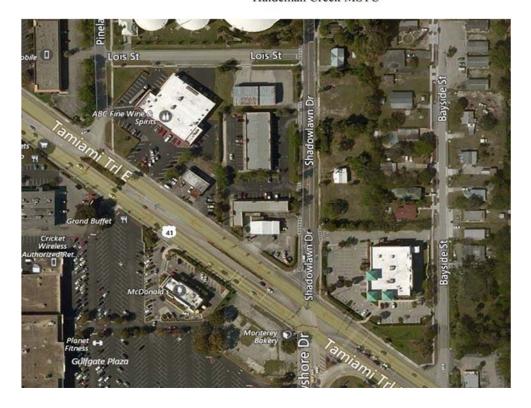


RaceTrac:

RaceTrac had a pre-app meeting with Growth Management Department on March 1, 2018 the proposed location is made up of several lots with road frontage on both Tamiami Trail and Shadow lawn Drive.

BGTCRA staff has requested a meeting with the developers. (See attached site plan, landscape plan and elevations)





RESIDENTIAL ACTIVITIES

Compass Point:

Phoenix Construction has submitted to GMD additional information for the compass point project located on Thomason Drive. (Next to Del's). The project is still awaiting DEP approval regarding the wetland area. The BGTCRA staff has reached out to the design professional to schedule a presentation.

Mattamy Homes:

Engineering staff scheduled for the February 6, 2018 meeting to update the Community on the project.

Sabal Bay PUD:

340 rental units Thomasson drive, project was approved at the January 18, 2018 CCPC hearing, next step is the BCC meeting scheduled for February 27, 2018.

KRG Courthouse Shadows:

A Pre-application meeting was healed on December 6, 2017for proposed amendment to the Growth Management plan to allow 300+- Multi –family residential dwelling units, Parcel within Activity center. No additional information.

Plan for theater, shops, apartments along Bayshore in East Naples advances

<u>Greg Stanley</u>, greg.stanley@naplesnews.com; 239-263-4738 Published 3:48 p.m. ET Feb. 13, 2018 | Updated 7:53 p.m. ET Feb. 13, 2018

After a last-minute withdrawal by a competing developer, Collier County commissioners voted unanimously Tuesday to push forward plans to sell 17 acres on Bayshore Drive in East Naples to Arno Inc. for a project that could transform the area.

Arno has proposed building up to 244 apartments and condos along with a new 1,000-seat theater and plaza of stores and restaurants. The project would include a walking path and bridge to Sugden Park.

The commission's vote triggered a 30-day period in which the county will accept alternative proposals before any sale. Commissioners will use that time to continue vetting Arno's proposal, making sure the project has enough financial backing and ironing out what will happen if funding can't be found to build the theater.

Commissioners are set to decide April 10 whether to sell the land.

The county has been trying to sell the site for years to a developer who would build an opera house and some mix of homes and stores.

The lot, which the county bought for \$5.35 million in 2006 as part of its efforts to remove trailers and spark investment, backs up against Sugden Park on the eastern side of Bayshore Drive between Lunar Street and Jeepers Drive. It has been vacant and was appraised at \$3.7 million last year.

The site received renewed interest in the fall when offers were made by two developers: Arno and Banroc Forge Development Group.

Both proposals include a theater and a mix of housing and shops. Commissioners and Bayshore redevelopment advisers had been split over the two plans.

The major differences between the two were:

- Banroc asked to build the theater in Sugden Park, leaving more space for housing along Bayshore Drive, but Arno would build the theater on site.
- Arno would offer units for rent, but Banroc would focus on owner-occupied housing.

Just hours before commissioners were set to decide between the two, Harry Bandinel, Banroc president, withdrew the offer.

With it clear that commissioners didn't support putting the theater in Sugden Park, Bandinel said he couldn't accomplish his vision for the project.

"I think the vision has been perverted," he said. "It's not what I wanted to do, and I will not be part of a project that's not what it was intended to be."

Arno de Villiers, president of Arno Inc., said he thinks the development will become the walkable center of the Bayshore community.

It's still unclear whether the project will include the theater, which would cost an estimated \$50 million to build.

The local nonprofit Cultural And Performing Arts Center is trying to raise the money to build the state-of-the-art theater, which would be home to Opera Naples.

Under an agreement between Arno and CAPA, Arno would donate the land for the theater if CAPA raises the money to construct it. Commissioners have asked Arno to finalize a timeline with CAPA to come up with the money.

If the theater is built, the development would include 175 market-rate apartments and condos selling for \$300,000 or less.

If CAPA is unable to fund the theater in the stated timeline, Arno has proposed adding 69 apartments or condos, bringing the total to 244.

Arno would pay the county \$3.5 million for the land. If the sale goes through in April, it would take an estimated two years to begin construction.

Karen Beatty, who lives in the area, urged commissioners to advance the project.

"We've waited long enough for this," Beatty said. "We have a viable proposal in front of us. The mix of rentals and places for sale will be perfect, and we need the commercial and retail centers."

Commissioner Donna Fiala said she was concerned that the housing units would be for rent.

"There's already so much rental in that area," Fiala said. "I suggest they don't build housing but a thriving center for the whole area."

Collier County Commissioner Andy Solis expressed concern about a mixed-use development with shops and apartments on the site.

"I'm concerned that it is too tight of a space to work," Solis said. "But if the financing is there and people are willing to invest in it, I won't second-guess it."









April 14 2018

Great American Cleanup

Collier County's "Bay Days"

8:00 AM-11:00 AM

KEEP AMERICA BEAUTIFUL

Volunteers Needed



Cleanup/Signup Sites:

Barefoot Beach, Delnor Wiggins Pass, Vanderbilt Beach
Lowdermilk Park, Naples Pier, Clam Pass, Rookery Bay NERR
Tiger Tail Beach, Golden Gate Canals, Isle of Capri,
Ten Thousand Islands National Wildlife Refuge, Naples Bay (NSYC),
Haldeman Creek, Immokalee, Naples Cruise Club Key Island,
FSW's Adopted Canal

Additional Sites Can be Added







Coordinated by Keep Collier Beautiful, Inc.

For more info: www.keepcollierbeautiful.com

239-580-8319 e-mail: jzimmerman1@embarqmail.com

Sponsorships available, Groups of more than 10 please pre-register (call or e-mail above), less than 10 go to site

