



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## Bayshore Gateway Triangle Community Redevelopment Agency

### AGENDA

April 3, 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. March 6, 2018 (attachment)
- 5. Community / Business – Presentations**
  - a. Mini Triangle- Presentation Bob Mulhere, FAICP Hole Montes (attachment)
- 6. Old Business**
  - a. Vacant Lots –Staff update
  - b. 17 Acres -Staff update
  - c. Redevelopment Plan – Staff update (schedule attachment)
  - d. Mural Review – Jaron fine Jewelry, 3784 Bayshore Drive (attachment)
  - e. Mural Review – Diana Sullivan, 3248 Bayshore Drive (attachment)
- 7. New Business**
  - a. Board Member Reappointment

Maurice Gutierrez  
Ronald Kezeske  
Michael Sherman
- 7. Staff Report**
  - a. Project update

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- b. Financials
- 8. Other Agency's**
  - a. Collier County Sheriff Department
  - b. Collier County Code Enforcement
- 9. Commination and Correspondence**
  - a. Keep Collier Beautiful -April 14, 2018 (attachment)
- 10. Public Comment**
- 11. Staff Comments**
- 12. Advisory Board General Communications**
- 13. Next meeting date:** May 1, 2108
- 14. Adjournment**



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## **Agenda item 4,a– March 6, 2018 meeting minutes**

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

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:03 p.m. at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Mike Sherman, Steve Main, Ron Kezeske, and Peter Dvorak. Excused Absence: Larry Ingram. Absent: Shane Shadis. Peter Dvorak left at 9:00p.m. meeting ran until 9:15p.m.  
**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; and Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant; Tim Durham, Executive Director of Corp Business Ops.
- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez
- III. **Adoption of Agenda:** Debrah Forester requested an amendment to the agenda that was originally sent out on Friday, March 1<sup>st</sup>, 2018 to add 5a and 7d. Debrah Forester also noted that Jennifer Belpedio, Assistant County Attorney will not be attending the meeting as noted on 6a. Motion to adopt amended Agenda by Chairman Maurice Gutierrez. Second by Steve Main. Passed Unanimously.
- IV. **Adoption of Minutes:**
  - A. **February 6, 2018:** Motion to approve minutes as is by Peter Dvorak. Second by Steve Main. Passed Unanimously.
  - B. **February 12, 2018 Special Meeting:** Motion to approve minutes as is by Peter Dvorak. Second by Steve Main. Passed Unanimously.
- V. **Community/ Business Presentations:**
  - A. **Dr. Robert March, Veterinary Clinic Davis Blvd.:** Tami Scott, Senior Project Manager, introduced Dr. Robert March who gave a brief history of his practice and its current facility. It was built in 1971 and his business has outgrown it. The new building on Davis Blvd. will be significantly larger, moving from 3000 sqft to 9000 sqft, to accommodate more staff and patients. Biggest issue with finalizing construction plans thus far is stormwater and a few minor things with Transportation Department. The exterior will be in the old Florida Style.



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**VI. Old Business:**

**A. Vacant Lots-Staff Update**—Debrah Forester stated, in Jennifer’s absence, that they had received a letter from Mr. Rose (the representative of the Lend Equity company) is negotiating with Cal Montenegro, owner of Love and Legacy. Mr. Rose would like to buy out Cal, and negotiate with the CRA to handle all the lots with the offer to pay \$5000 upfront to CRA and \$5000 at closing for each lot. It is an ongoing conversation and Mr. Rose will be here next month to answer questions. Ron Kezeske wanted to go on record that “if we accept \$10k, we are getting robbed.” Ron Kezeske also presented information he had compiled over the month while researching the issue. All documents appear to be signed by the same closing manager Peter Starling. Maurice Gutierrez stated he had looked back at previous meeting minutes and what decisions had and hadn’t been made regarding this situation. Ron Kezeske had a copy of the filed deed and stated that the restrictions were clearly stated and easily found on the deeds. Debrah Forester will take all the information from the various Board members and pass it on to Ms. Belpedio for her investigation.

**B. 17 Acres- Staff Update:**

Debrah Forester provided an update on the February 13th CRA Board (CRAB) presentation noting that Banroc Inc. withdrew their proposal the morning of the presentation. The CRAB approved moving forward on the 30-day approval process. Any alternate proposals are due by March 19<sup>th</sup>. The current proposal by Arno can be viewed in the CRA office. Maurice Gutierrez asked for clarification on the RFP process and Debrah and Tim attempted to clarify things with FL statutes. Peter Dvorak expressed that the CRA has not wavered from their original vision and has actively supported both potential developers. There was general discussion about both Arno and Banroc and the process up to the current point. Staff will continue to work with Arno Inc. and conduct additional due diligence to bring back Arno’s proposal and any alternative proposals to the April 10 CRAB meeting.

**C. Redevelopment Plan:** The meeting dates proposed by Debrah Forester were April 12<sup>th</sup> and 13<sup>th</sup>, with a format to include both small stakeholder focal group meetings and a general community meeting. The goal is to come up with an updated redevelopment plan and vision to cover the next 20 years. Maurice Gutierrez will be out of town April 12<sup>th</sup> through 20<sup>th</sup>. Pickle Ball Tournament begins April 22<sup>nd</sup> through 29<sup>th</sup>. Easter is April 1<sup>st</sup>. April 3<sup>rd</sup> is already a workshop day with the BCC and regular monthly meeting in evening. Alternative possible dates for the April Workshop were discussed. Debrah Forester will check with the consultants for alternate dates and asked the Board members to email her any other time restrictions. She will let them know the new dates for the meetings as soon as possible.

**D. Mini Triangle-** Debrah Forester reported that the rezoning petition will be continued until April Planning Commission hearing. There were several questions and much discussion about the mix of uses allowed and other details during the March Planning Commission meeting. Ms. Forester asked the committee if they would like to see the revisions before or after the Planning Commission meeting. The consensus





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of the committee was to request that the applicant attend the April Advisory Board meeting.

**E. Murals-ad hoc committee- Laura Burns – Mural v Sign (attachment):** Laura Burns gave a brief report on the current standings of the Public Arts Committee. They have reached out to St. Petersburg and Lakeland for assistance on how they have their programs set up. Paul Arsenault, member of the ad hoc committee, requested that if someone comes in wanting a mural, to have staff temporarily put them on hold until there is a firmly established system in place. The Ad Hoc Art Committee wants to uphold the current protocol, work towards a transparent process, and hopes to have an established direction to proceed. After discussion, Laura Burns suggested that the committee would provide recommendations in the next 6 weeks. Amanda Jaron also brought up that there will be a PBS special on her mural and that her Glitter Foundation will be having a food truck/dumpster painting event in tandem with Waste Management on the Keep Collier Beautiful (KCB) day. Mike Sherman asked about the Bayshore logo and Debrah Forester suggested to wait until the redevelopment plan stakeholders meetings to see what input was received and what direction the community would be developing in regard to the marketing, branding, and guidelines for the CRA logo. Paul Arsenault also mentioned that he has an ancient pot found in Bayshore with the old native patterns and that they should look at working history of the area into the theme.

**F. RaceTrac-Staff Update:** Tami Scott spoke about the progress on the RaceTrac site. The developers had done a presentation to the Committee in November 2017. Tami Scott has asked them to return for the April meeting with an update. The RaceTrac site plan was reviewed during the February 26<sup>th</sup>, 2018 HEX meeting but no formal decisions have been made. The primary point of concern for both the Committee and Transportation is the exit onto Shadowlawn. The Board discussed traffic, business, and economic impacts of impending site. Ms. Scott reported that the number of pumps has been brought down from 12 to 9. A community member recommended having a 3d model brought in instead of Elevations to assist in visualization. Tami Scott strongly urged the board to consider looking at the terms for future interactions with developers that require them to meet with Committee as part of the approval process.

**G. 2017 Annual Report-final:** Debrah Forester highlighted portions of the Annual Report and asked that the Board review it and email her with any comments prior to 3:00 pm Friday, March 9<sup>th</sup>, 2018. The report will be submitted to the BCC at the March 27, 2018 Board meeting.

**H. 2018 Work Plan-final:** Debrah Forester presented the work plan/priority list for 2018, including closing on CRA owned properties, completing the redevelopment plan update, grants, public art, marketing and branding, finding a suitable office facility, and website revisions.

**I. Budget:** Debrah passed out a Budget update to the Board showing current expenses so they could see where they were at fiscally prior to making decisions about C-Big



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Grants. The C-BIG Line item in 2017 was \$50k. They approved \$30k. She explained that currently all monies not spent go into a reserve. She noted she is discussing with the Budget office on how to carry them forward each year. A general discussion about the specifics of 2017 Budget and clarification about C-Big payments ensued. Peter Dvorak requested that a Balance Sheet including the assets of the CRA be provided. Ms. Forester will work with staff to have one at the next meeting.

**VII. New Business:**

- A. C-BIG Grant (Exterior) Community Dental Health, Davis Blvd** Shirley Garcia presented the information for the Community Dental Health requesting both an interior and exterior C-Big Grant. Dr. Makayla Kunstler gave a brief background on her business. She is looking to do pro-bono work to those in need in the area through the church across the street from her property. Peter Dvorak asked if Shirley Garcia had already verified that all paperwork was in order. She confirmed that all the paperwork was completed and she provided a recap of the process: once recommended by the Advisory Board it goes to the CRAB for approval. This application is requesting \$30k for an Exterior Grant. Motion to approve by Peter Dvorak. Second by Steve Main. Passed Unanimously.
- B. C-BIG Grant (Interior) Community Dental Health, Davis Blvd:** Dr. Kunstler is requesting a \$20K for an Interior C-BIG Grant. Motion to approve by Peter Dvorak. Second by Steve Main. Passed Unanimously.
- C. CDBG Grant submittal, Fire Suppression Phase 2:** Tami Scott provided an overview of the CDBG Grant submitted by staff for the Fire Suppression Phase 2 project. The CRA would be working in conjunction with the City of Naples. The City will provide the engineering as well as \$190k. The next suggested streets are Becca and Pine because these improvements will benefit the entire system. The application has already been submitted, but due to the time restraint between the announcement of the grant and the due date there was not enough time to obtain the CRA Advisory Board or CRAB approval prior to submission. The CRA staff has submitted an After the Fact (ATF) application approval request to the CRAB on March 27<sup>th</sup>, 2018 meeting agenda for approval. Debrah Forester requested the Board vote to support the CDBG Application and Shirley Garcia requested that the motion include allocating \$25k from the CRA funds as match for the project, as stated on the application. A motion was put forth by Steve Main. Second by Ron Kezeske. Passed Unanimously. Commissioner Taylor interjected that the CRA should be utilizing all available funds and resources towards the Fire Suppression Project, as there are many citizens in the Bayshore area without access to fire hydrants.
- D. C-BIG Grant, (Landscaping) Food Truck Court, Becca Ave:** Ken Smith was at the meeting on behalf of the owner to request support of the C-Big Grant for landscaping for Celebration Park -the food truck park. It will be a five to six month project set to start in 48 hours. They are asking for \$30k. Ron Kezeske made a



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motion to recommend approval of the application and award the \$30k. Second by Steve Main. Passed Unanimously

### **VIII. Staff Report**

- A. Project Update:** Tami Scott gave a brief update on the multiple projects going on at the CRA. Several Sites have been cleared and construction is underway, which is evident just by driving through the neighborhood. Peter Dvorak asked for an update on Courthouse Shadows property, Ms. Scott noted she was unaware of any further action but would reach out to again to Growth Management for an update. Mike Sherman asked about the Thomasson Drive project, Tami Scott briefly mentioned the boundary issue and informed him there would be more details provided tomorrow night, March 7<sup>th</sup>, 2018, at the MSTU meeting. General conversation points of interest: more strings need to be added to the Bonus Density program; the Blue Zone program and its impact on developments in the area, specifically with Mattamay Homes and Sabal Bay developments, and possible alterations to zoning that restrict walls.
- B. Financials:** Debrah Forester handed out a spreadsheet of the CRA Financials. to date, the 2018 Budget has \$951,900. Total Encumbrance to date is \$108k, with actuals at \$14k. The balance, excluding salaries, is \$352K. The board had several questions and requested that a monthly Balance Sheet be provided indicating all assets, grants, TIFs, Renter incomes, and revenues. Mike Sherman also requested a TIF projection for the next 4-5 years. Ms. Forester noted that part of the redevelopment plan update, the consultants will provide TIF projections

### **IX. Correspondence and Communications:**

- A. 17 Acres-Naples Daily News:** An article was included in the Agenda Packet that highlighted the February 13<sup>th</sup>, 2018 BCC meeting and their decisions on the 17-acres.
- B. Keep Collier Beautiful:** Shirley Garcia announced the Keep Collier Beautiful (KCB) work day on Saturday, April 14<sup>th</sup>, 2018 for Haldeman Creek. Individuals may sign up at the CRA office. Shirt Sizes are needed as well as a Land or Boat designation. On this same day, Amanda Jaron will be distributing treasure maps for her Glitter Foundation's "Trash to Treasure" event. There will be 5 locations, each with an artist painting a dumpster, a live musician, and a food truck.
- C. Immokalee Culinary Connection Day:** There was also a flyer included about the opening of the Florida Culinary Accelerator.

### **X. Public Comments:**

- A. Cattle Drive:** Commissioner Taylor informed everyone about the annual Cattle Drive in Immokalee at the Roberts Ranch Museum.



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- B. Lee Street:** Commissioner Taylor requested that the CRA look into working on Lee St. The CRA built a water retention pond and there are issues with screening between residential and commercial uses in the area. Staff will review and bring back a recommendation.
- C. Moorehead Manner:** Mike Patch president of the homeowners association for Moorehead Manner announced that the Manner will be starting much needed upgrades to their facilities, one of which includes a privacy wall around their perimeters.
- D. Bayshore Sign:** A community member inquired about the state of the Bayshore Logo sign and if the CRA had any plans for it. Maurice Gutierrez stated that it falls under the jurisdiction of the Bayshore Beautification MSTU and they are looking at replacement in 2018. Ms. Forester noted that the Bayshore logo and branding will be discussed at the April stakeholders meetings, after which plans for the sign will be further discussed.
- E. Street Signs:** A community member inquired as to when new street signs would be installed. Tami Scott informed them that it is proving more difficult than originally anticipated due to the size and style of the street signs, but that work is in progress to replace the missing signage.

**XI. Staff Communication:**

- A. Code Cases:** Eric Short from Code Enforcement provided information about the process a complaint takes from the time it is received until it reaches the magistrate. When a call is turned over to an officer, research is done to ensure that there is not already a case on file for the same offense at the same location. There is then a verification process to determine if it really is a code violation. The offender is served and given 1 week to 45 days to resolve the issue dependent on what needs to be done. Typically, from the time a code deviation is identified until it reaches the magistrate is 30 days. Code cases are dealt with on the first Friday or last Thursday of the month.
- B. Tiger Grant:** Tim Durham shared that the city of Immokalee was just awarded a \$13 million infrastructure grant.

**XII. Advisory Board General Communication**

- A. Mini Triangle:** Mike requested that the mini triangle be moved to Old Business for the next meeting and discussed in more detail as it will change everything and needs to be seriously considered when discussing the area's 20 year plan.
- B. Code Enforcement:** Karen requested that Code Enforcement be more proactive instead of waiting for code complaints.
- C. Joint Meeting:** The joint meeting between the CRA, Bayshore Beautification MSTU, Haldeman Creek MSTU, and the CRAB will be on April 3<sup>rd</sup> at 9am. They will be discussing term limits as well as any other pertinent issues the MSTUs and CRA may want to address with the CRAB.



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**D. Affordable Housing:** Commissioner Fiala brought up the overall issue with CRAs on a state level and requirements for affordable housing in the CRA Charter. Karen Beatty provided a list of affordable housing in the area, and Commissioner Fiala provided statistics that 45% of Collier County's Affordable Housing is in either South Naples or East Naples. The board on a whole agreed they do not want to accommodate more affordable housing in the area as they already have enough. Discussion on what CRA required in relationship to affordable housing and proposed legislative changes during continued. Tim Durham noted the 7 or 8 CRAs under investigation are municipal CRAs and not County CRAs. He added that he is tracking any proposed changes. He stated the most important thing was that CRAs must be in compliance with Chapter 163 and that while it is a state statute that CRAs have affordable housing, the core mission of a CRA is to eliminate bad environments. He asked: Does this board feel they have accomplished that goal? The most persuasive arguments are fact based with real time data to back them up.

Steve Main suggested a vote be taken to write a letter that the Bayshore CRA has a significant amount of affordable housing already and that they should not be required to build more until other areas share the responsibility. Ron Kezeske would like to go on the record for 3 points: 1. The vote should be put off until advertised to the community that it would be a topic of discussion. 2. A county attorney should be involved with the specifications and opinion in regard to the charter and where this CRA currently stands. 3. A clear delineation and definition of affordable housing should be established. He did not feel comfortable taking a vote on an issue he felt he did not have enough information on. He also asked if the affordable housing stipulations were an ongoing criteria to meet, or just in regards to the founding. Mike Sherman made a motion to write a letter to the BCC that until affordable housing is spread more evenly throughout the county, the Bayshore/Gateway Triangle Area should not be required to build more in their area. Mr. Kezeske stated for the record that he did not agree the vote should be taken, but per ordinances cannot abstain. The motion passed 4-1. Yeas: Karen Beatty, Mike Sherman, Maurice Gutierrez, and Steve Main. 1 Nay: Ron Kezeske. (Peter Dvorak left at 9:00 p.m.)

**XII. Next Meeting Date:** April 3, 2018 at 6:00 p.m.

**XIII. Adjournment** – The meeting adjourned at 9:15 p.m.



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Chairman Maurice Gutierrez

# Mini Triangle – Update

## Bayshore Gateway CRA Advisory Board (CRAAB) 4-3-18

- Project Team
- Jerry Starkey, Real Estate Partners International, LLC
- Fred Pezeshkan
- Bob Mulhere, FAICP, Hole Montes. Inc.
- Richard C. Grant, Grant Fridkin Pearson, P.A.
- Charles C. Whittington, Grant Fridkin Pearson, P.A.
- Barry E. Jones, P.E., Hole Montes, Inc.
- Norman Trebilcock, P.E., AICP, Transportation Consultant



# Mini Triangle SSGMPA & MPUD CRAAB Update 4-3-18







Naples Pier

Port Royal

Aqualane Shores

3rd Street Shopping

5th Ave Shopping

Old Naples

Naples Bay Resort

GATEWAY  
TRIANGLE  
PARCEL

Mini Gateway  
Triangle

- 5th Ave Shops: 4 minutes
- Beach: 6 minutes
- 3rd Street Shopping 7 minutes
- Port Royal: 9 Minutes
- Naples Private Airport: 7 Minutes
- Bentley, Rolls, Porsche, Mercedes, Maserati, Land Rover, Jaguar: 5 minutes



# **Mini Triangle SSGMPA & MPUD**

## **CRAAB Update 4-3-18**

- Site is +/- 5.33 acres in size**
- A Small Scale Growth Management Plan Amendment (SSGMPA) – Mini Triangle Mixed Use Subdistrict**
- A Mixed-Use Planned Unit Development (MPUD)**
- LDCA (exclusion from Airport Zone height limitations)**

Existing 196-foot (msl)  
Communication Tower

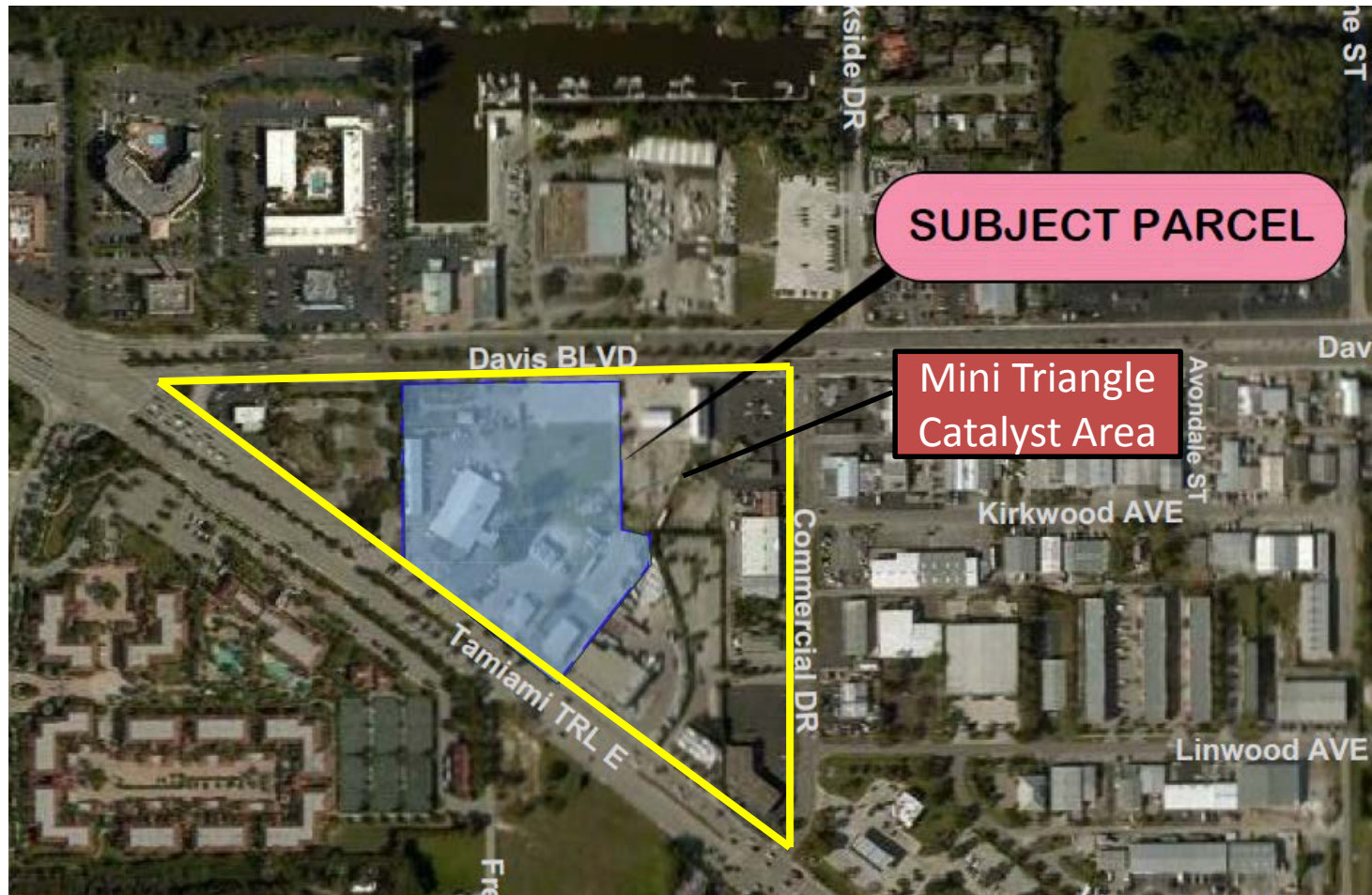








# Mini Triangle SSGMPA & MPUD





# Mini Triangle SSGMPA & MPUD

CRAAB Update 4-3-18

## Timeline:

- Dec. 2015, Collier County sought proposals
- CRA Board (BCC) selects Real Estate Partners International, LLC
- Contract for Purchase May of 2016
- County pre-application meeting Nov. 9, 2016
- Applications submitted Dec. 21, 2016
- Staff review (Dozens of meetings with staff, Naples Airport Authority, CRA, ENCA, Neighborhood Meeting) Dec. 2016 – Today (April 2018)
- CRA Advisory Board Nov. 7, 2017 (unanimous recommendation)
- CCPC Feb. 15, March 1, and April 5, 2018
- BCC May 4, 2018

# Mini Triangle SSGMPA & MPUD

## CRAAB Update 4-3-18

Originally MPUD included the following Use by right:

- 210 Multi-family residential dwelling units
- 152 hotel/ transient lodging
- 74,000 sf retail, restaurant, personal service and entertainment uses
- 60,000 sf office

These amounts could then be increased through the Conversion Table (which capped the number of vehicle trips) with a *simultaneous decrease* in amounts allowed for one or more of the other by right uses. (Other uses could also be achieved through this conversion process).

# Mini Triangle SSGMPA & MPUD

## CRAAB Update 4-3-18

### Summary of Revisions from CCPC Meetings

CCPC requested replacing Conversion Table with minimum and maximum land use allowances.

Table 1

Density and Intensity Minimums and Maximums							
	Multifamily (dwelling units)	Hotel (rooms)	Permitted Uses Section A.I.b. Uses 2 through 5 (square feet)	General/Medical Office Section A.I.b. Use 6 (square feet)	Assisted Living (dwelling units)	Self-Storage (square feet)	New Car Dealership (square feet)
Minimum	105	N/A	37,000 of at least two of permitted uses A.I.b. 2 through 5	30,000	N/A	N/A	N/A
Maximum	377	228	111,000	90,000	150 (FAR of 0.45)	60,000	30,000

Maximum trip cap still applies so developing one use at or near max required decrease of one or more other uses, but not below minimums required to ensure a catalytic mixed use community.

# **Mini Triangle SSGMPA & MPUD**

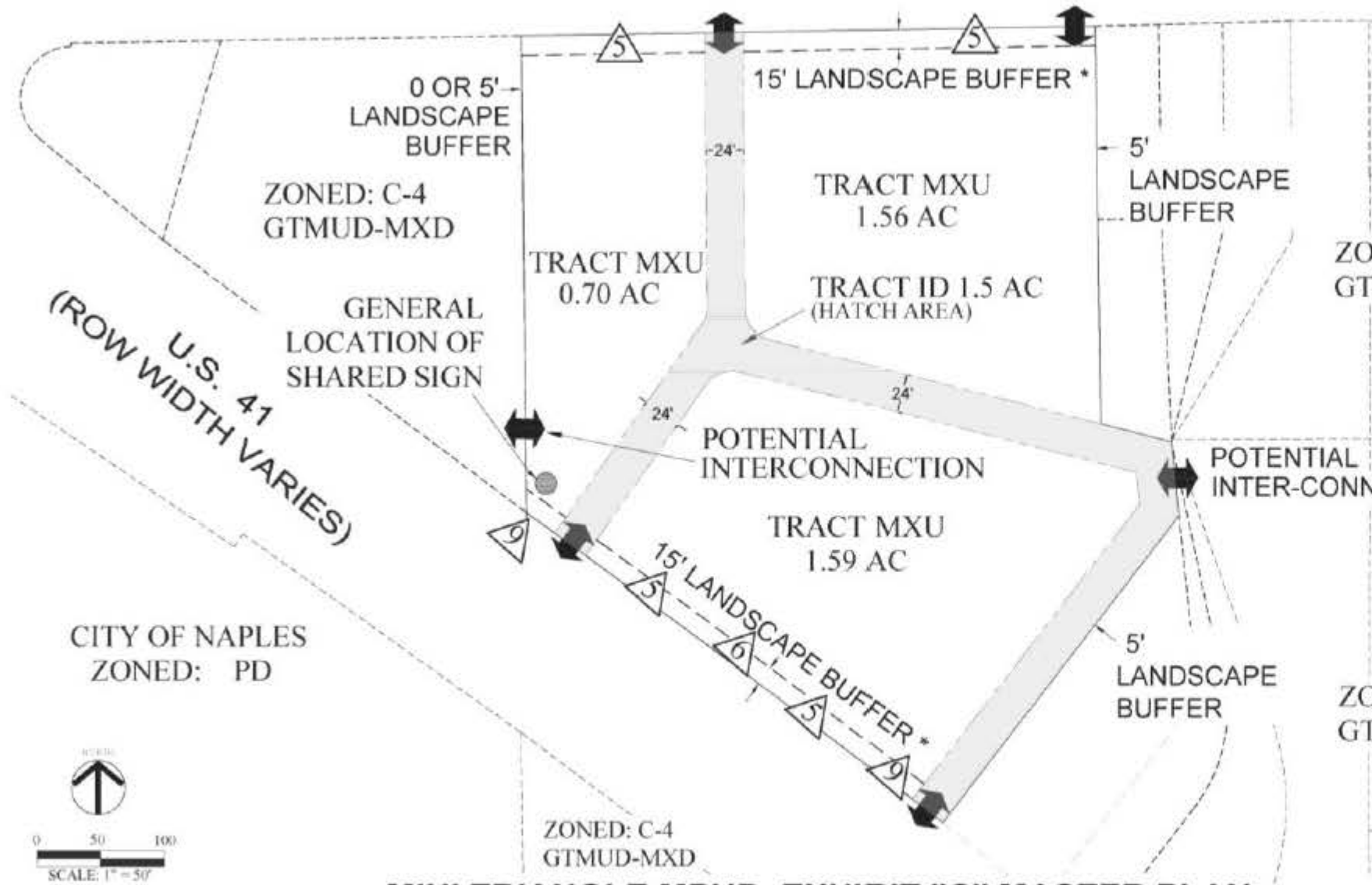
## **CRAAB Update 4-3-18**

### **Summary of Revisions from CCPC Meetings**

- Replaced Conversion Table with Table of Minimum and Maximum Uses
- Retained trip generation cap (628 two-way PM peak hour Net New Trips)
- Retained Overall max of 200,000 square feet of any combination of allowable commercial uses (cap not applicable to hotel).
- Provided increased minimum residential units – 105 units
- Provided increased minimum combined amount (and at least 2) of retail, restaurant, entertainment and personal service uses - 37,000 s.f.
- Provided increased minimum of general and/or medical office – 30,000 s.f. office
- Other than office and hotel, no single tenant stand-alone commercial uses are permitted in an individual building, unless the building is three stories or higher.
- Other than as may be allowed under the LDC for sales or special events, no outdoor storage of goods or merchandise of any kind is permitted.
- Surface parking shall not exceed 100 spaces, except that during construction, vacant portions of the MPUD may be used for temporary construction related parking.

ZONED: C-4-GTMUD-MXD

DAVIS BLVD (100' ROW)



# GATEWAY MINI TRIANGLE M-PUD SITE PLAN CONCEPT







**ZYSCOVICH**  
ARCHITECTS



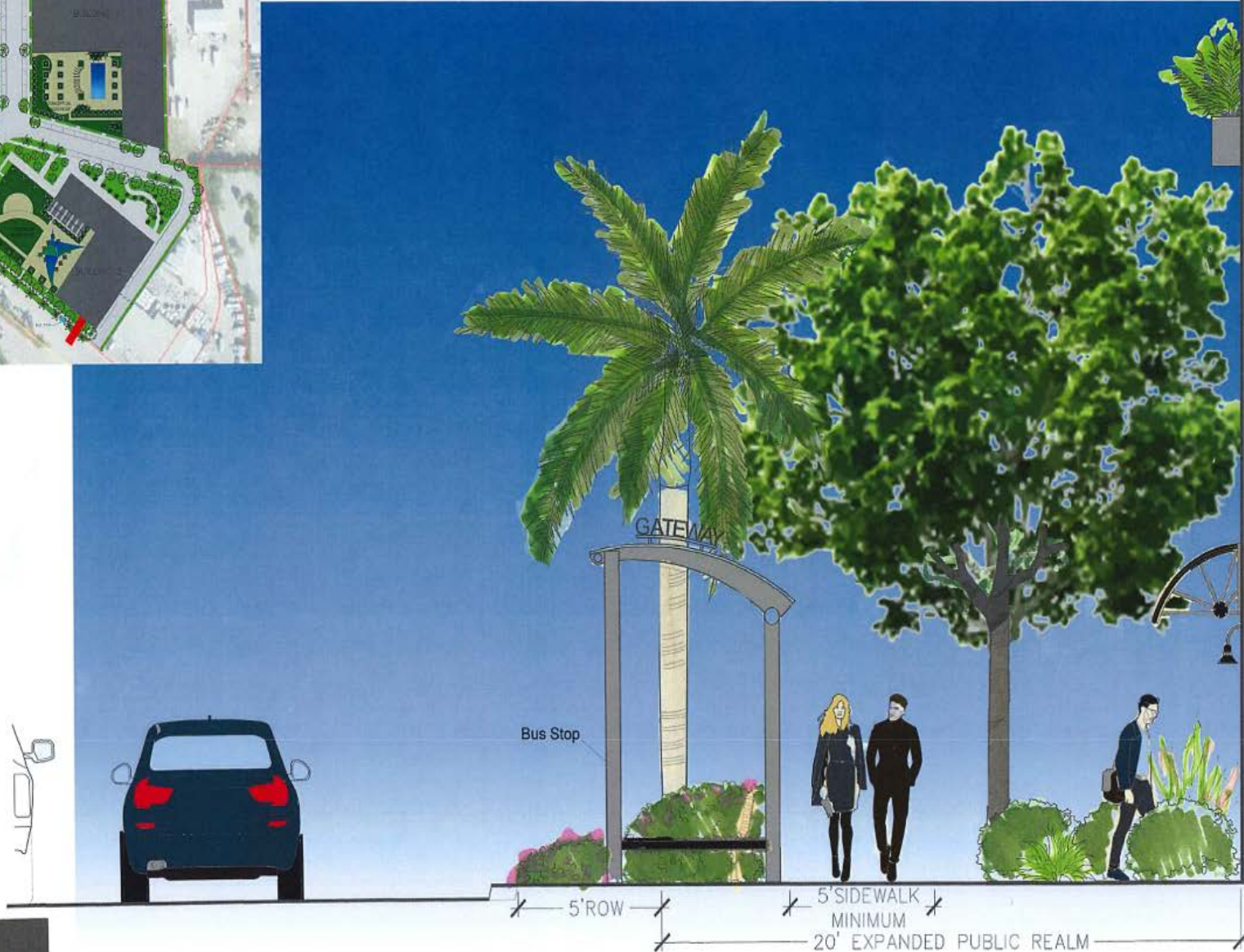






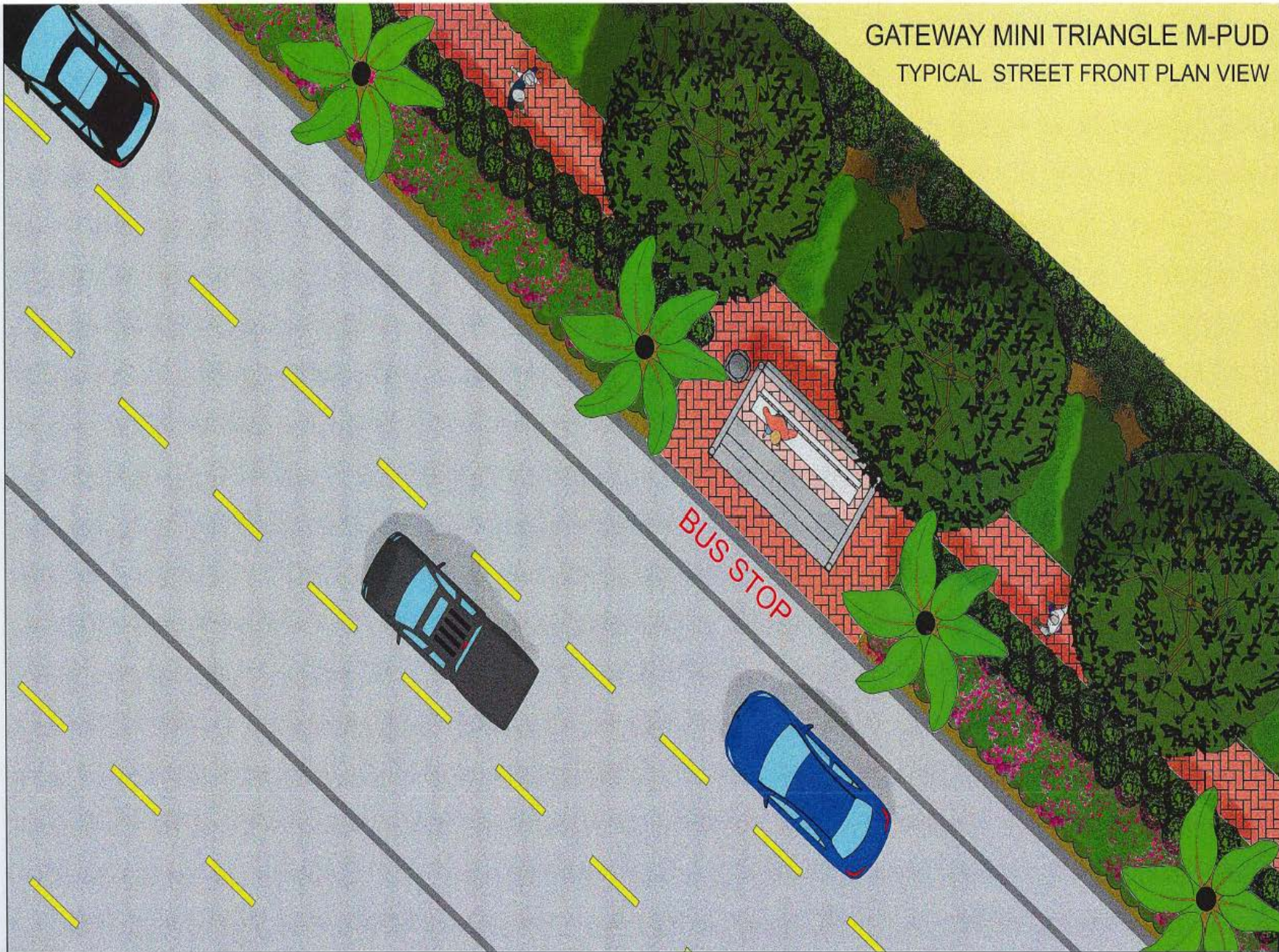


GATEWAY MINI TRIANGLE M-PUD TYPICAL STREET FRONT ELEVATION





GATEWAY MINI TRIANGLE M-PUD  
TYPICAL STREET FRONT PLAN VIEW



\*THE ABOVE IMAGE IS AN ARTIST RENDERING AND SUBJECT TO CHANGE.

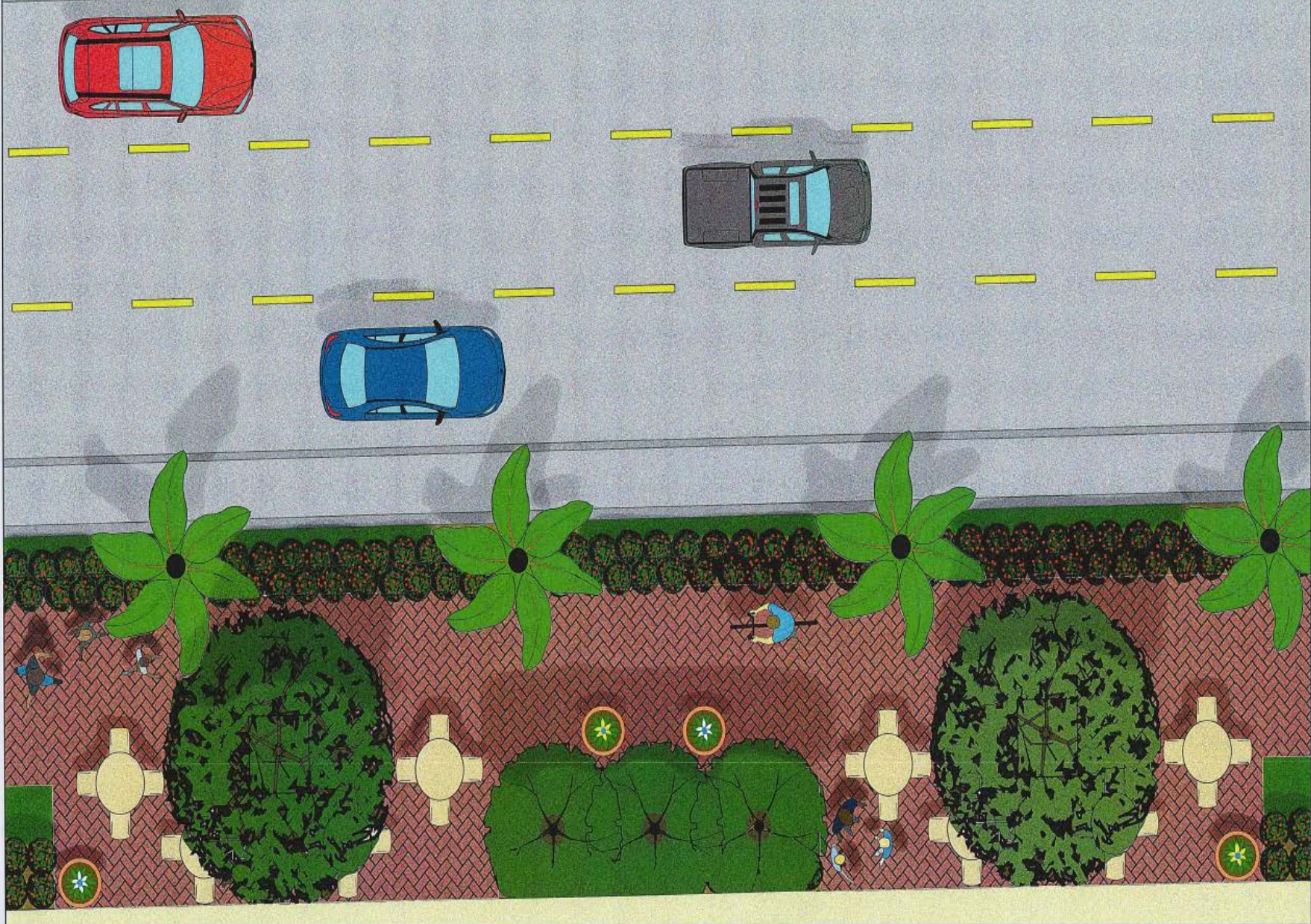


GATEWAY MINI TRIANGLE M-PUD OPTIONAL STREET FRONT ELEVATION





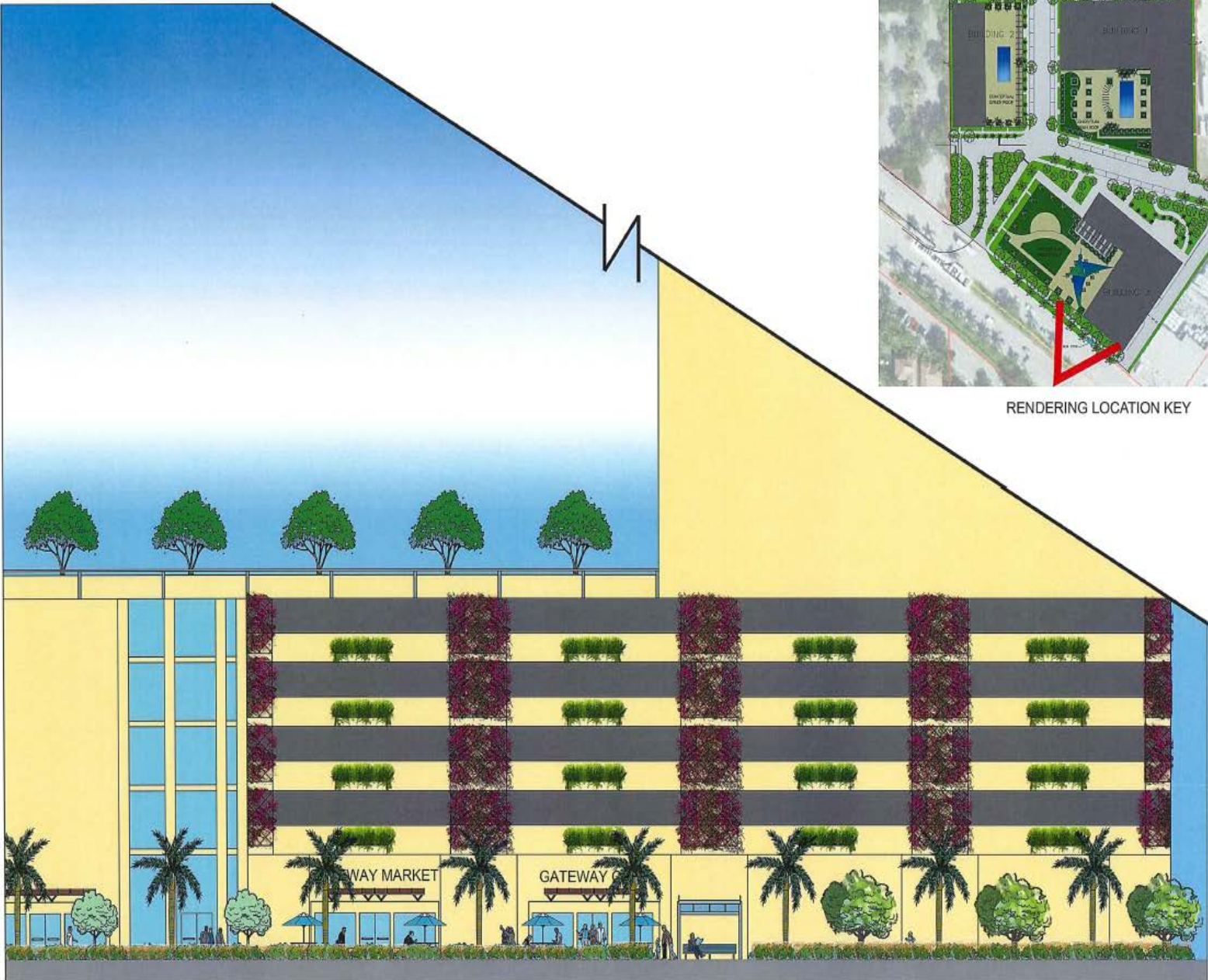
GATEWAY MINI TRIANGLE M-PUD OPTIONAL PROMENADE PLAN VIEW



\*THE ABOVE IMAGE IS AN ARTIST RENDERING AND SUBJECT TO CHANGE.



GATEWAY MINI TRIANGLE M-PUD TYPICAL GARAGE ELEVATION STREET VIEW



\*THE ABOVE IMAGE IS AN ARTIST RENDERING AND SUBJECT TO CHANGE.



# **Mini Triangle SSGMPA & MPUD CRAAB Update**

Questions?



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Haldeman Creek MSTU

## Redevelopment Plan Workshops

### Wednesday – April 25

11:30 to 12:00 **Room Set up** - Botanical Gardens, Conference room

BGTCRA staff and Tindal Oliver staff

2:30 to 2:30 **Kick off meeting**- Botanical Gardens, Conference room

working lunch meeting with Advisory Boards –

CRA, Bayshore Beautification MSTU, Haldeman Creek

3:00 to 5:00 **Stakeholder Meeting** – Botanical Gardens, Conference room

Commercial property owners, Business owners, real-estate professionals, Developers

### Thursday – April 26

8:00 to 9:00 **County Staff** - Transportation Conference room, 2685 South Horseshoe Drive, Suite 103

Transportation, Parks and Rec, transit, MPO

9:00 to 10:00 **County Staff** -Transportation Conference room, 2685 South Horseshoe Drive, Suite 103

Storm water, City of Naples- water sewer Capacity -Fire Suppression

10:30 to 12:00 **Stakeholder Meeting**- CRA office 3570 Bayshore Drive, Unit 102

Gateway Triangle Residents and Business Owner

1:00 to 1:30 **Room set up**- Botanical Gardens, Conference room

BGTCRA Staff

1:30 to 2:30 **Stakeholders Meeting**- Botanical Gardens, Conference room

Public art, tourism,

3:00 to 4:30 **Stakeholders Meeting** -Botanical Gardens, Conference room

Design professionals- Architects, Engineers, Landscape Architects, Planners

4:30 to 6:00 **Break**

BGTCRA staff

6:00 to 8:00 **Community Outreach Forum** - Botanical Gardens, Conference room

Public

### Friday – April 27

8:30 to 10:00 **County Staff** - Botanical Gardens, Conference room

Growth Management, Comp Planning, Zoning

10:00 to 11:00 **County Staff** - Botanical Gardens, Conference room

Parks and Recreation

11:30 to 1:00 **Boat Trip** – Haldeman Creek - County Staff

BGTCRA Staff, Consultant, CAO



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**ScottTami**

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**From:** amandajaron@gmail.com on behalf of Amanda Jaron <amanda@ajaron.com>  
**Sent:** Wednesday, March 28, 2018 4:15 PM  
**To:** ForesterDebrah; ScottTami; Eric Short  
**Cc:** GarciaShirley; lburns@UACCollier.org; Mike Coffee; AMANDA JARON  
**Subject:** The Aquamarine/Mermaid Building

THANK YOU Debrah, Tami & Shirley in your support of the  
#BayshoreArtsDistrict

I am certain with your guidance, we will help keep the magic of the  
mermaid and continue to lead the art movement here on Bayshore!

Amanda Jaron & The Aquamarine/Mermaid are proud to have brought  
the ART momentum back to our community!

**Additional Art History that preceeds The Mermaid**

Art in the District prior to the The Aquamarine/ Mermaid:

2011: Michelle Tricca:

<http://archive.naplesnews.com/lifestyle/neapolitan/mural-photographer-michelle-tricca-wins-first-neal-award-ep-391523495-334726351.html>

<http://archive.naplesnews.com/entertainment/diversity-mural-draws-crowd-to-bayshore-building-ep-391927548-334581151.html/>

UHaul Mural:



Anchor Bar Mural:





### What happens when Art & Community Come Together:

- **NAPLES DAILY NEWS :**

<https://www.naplesnews.com/story/entertainment/arts/2017/07/23/new-businesses-build-up-status-bayshore-arts-district/478491001/>

- **NATIONAL TV:** A JARON has passed the second round to be featured in this seasons episode:

<http://www.pbs.org/show/samantha-browns-places-love/>

- **OVERALL COMMUNITY INTEREST:**

1. **Negative:** N/A

2. **Positive:**

- National TV/Website
- **local:** The Mermaid has created a feeling of unity in the local Bayshore business community. Many business owners have introduced themselves with excitement for the positive change.
- **countless private citizens (local and international) coming to take photos daily:** Most recently stage 4 cancer crusader who loved the idea of hair/vine. Here is a picture of her making a wish to live long enough to be able to "grow her hair back" !!!!! **The magic of mermaids made her knock and ask to take a picture with her lucky pink ribbon**



purse.

## **ANSWERS to the CRA'S QUESTIONS BELOW:**

- **Application**

submitted as per request: 01/03/18 you have on file.



- Photo of overall building elevations with the



mural:

- Applicants name, address and business name on the photo:

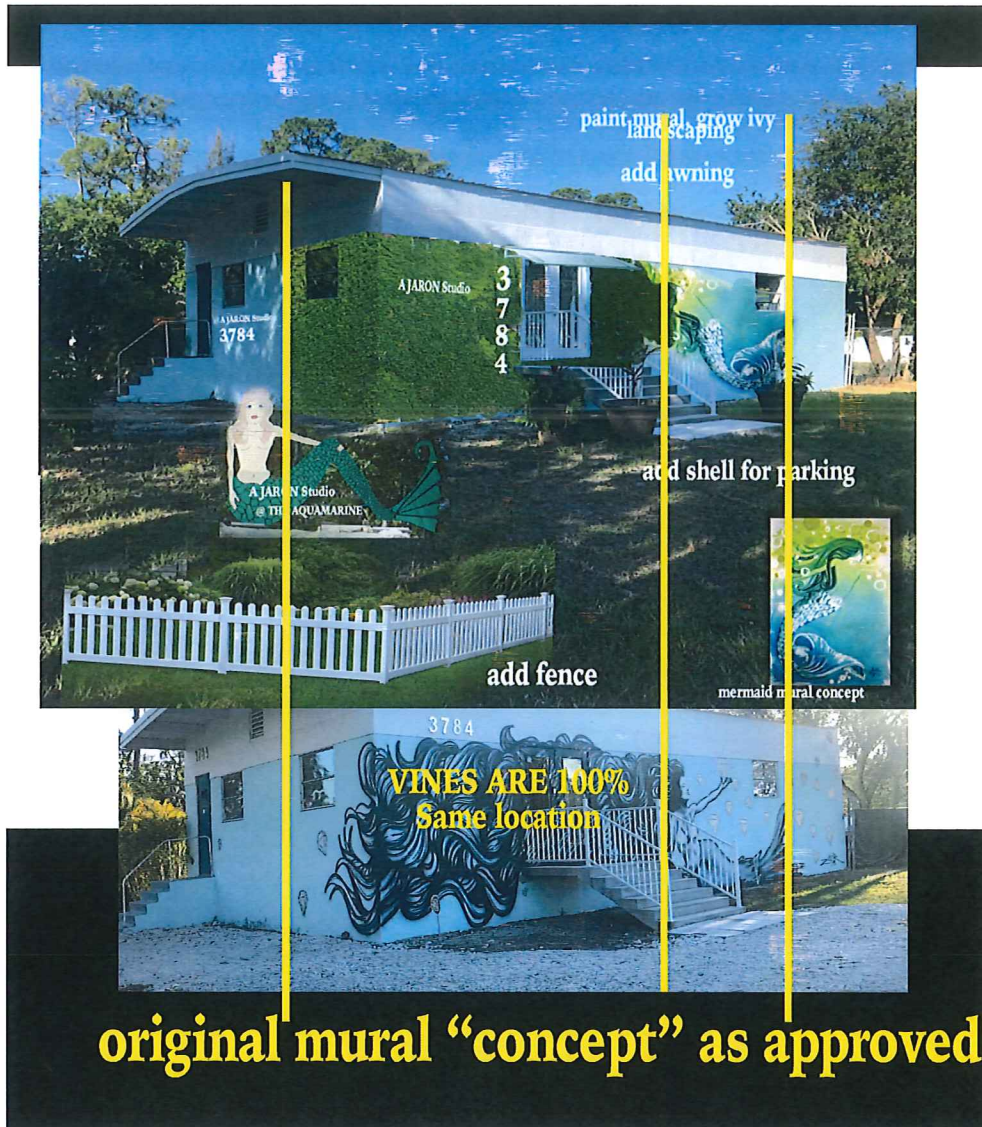
1. **Name:** Amanda Jaron
2. **Business:** A JARON Studio, LLC
3. **Address:** 3784 Bayshore Dr. Naples, FL 34112

- Property owners name, address , consent ( if different than applicant )

1. **Name:** Stephen Jaron (Chairman of MSTU Board)
2. **Business:** Echelon Equities, LLC
3. **Address:** 3784 Bayshore Dr. Naples, FL 34112

- Dimension on the drawing and or photo indicating the size of the mural:

1. **Size:** as it appears on building.
2. **If, referring to size as per code:** Size was not a determining factor in the original approval process
3. **If, inquiring about size as it refers to the original vs. actual:** see below that the mermaid is 100% the same size as proposed



#### • Timeline of completion:

1. mural was completed within weeks of "CONCEPT" APPROVAL from the CRA.
2. NOTE: the word "CONCEPT" on the original submission: It is ART, not a sign. I believe the artist was very true the the original concept.

#### Amanda Jaron's notes:

1. Amanda Jaron agreed to remove the #BAYSHOREART @AJARONSTUDIO - Even though, these "words" are **Techally virtual ADDRESSES & NOT Signage**. The placement of the "WORDS" clearly, shows the INTENT was NOT SIGNAGE, as the words hidden on the bottom of the mural behind the stairs are NOT VISIBLE for drivers passing by.
2. Amanda Jaron agrees to plant additional vines to grow on both sides of stairs

Sparkle on,



Amanda

---

Amanda Jaron

[www.ajaron.com](http://www.ajaron.com)

<https://www.facebook.com/a.jaron.jewelry>

[239-596-8610](tel:239-596-8610)

**A JARON Studio**

3784 Bayshore Dr Naples, FL 34112

1/2 mile North of Naples Botanical Gardens

The GLITTER Foundation, Inc

[www.theglitterfoundation.org](http://www.theglitterfoundation.org)

On Mon, Mar 26, 2018 at 5:02 PM, ScottTami <[Tami.Scott@colliercountyfl.gov](mailto:Tami.Scott@colliercountyfl.gov)> wrote:

Hi Amanda,

Yes, regardless of whether you are submitting what is existing or reverting back to what was shown to the board on 6-6-2017 please provide at a minimum the items shown as bullet points below. The more information you provide the less chance someone can come back after the fact, the review board should understand, who the applicant is, tenant or owner, where the mural is located on the building, the size of the mural, design intent, unique features ( landscape hair ) , substructure for vegetation, when the mural will be completed.

If there are unique features of your mural that will take additional time to complete then perhaps a deadline for that component can be suggested.

- Application
- Photo of overall building elevations with the mural
- Applicants name, address and business name on the photo
- Property owners name, address , consent ( if different than applicant )
- Dimension on the drawing and or photo indicating the size of the mural
- Time line of completion

We upload the agendas one week before the meeting so please provide the above information no later than the March 28<sup>th</sup>.

Any questions please feel free to call or e-mail.

Regards,

Tami Scott



---

**From:** GarciaShirley  
**Sent:** Monday, March 26, 2018 10:46 AM  
**To:** ScottTami <[Tami.Scott@colliercountyfl.gov](mailto:Tami.Scott@colliercountyfl.gov)>  
**Cc:** ForesterDebrah <[Debrah.Forester@colliercountyfl.gov](mailto:Debrah.Forester@colliercountyfl.gov)>  
**Subject:** FW: Confirming that I am on the agenda next month

Let Amanda know if she needs anything to fill out or bring in or send to you to get this approved by the CRA on April 3<sup>rd</sup>. She wants to submit this as is and see if the CRA Board approves as it is today or if they want her to change anything.

Thank you,

Shirley

---

**From:** [amandajaron@gmail.com](mailto:amandajaron@gmail.com) [<mailto:amandajaron@gmail.com>] **On Behalf Of** Amanda Jaron  
**Sent:** Monday, March 26, 2018 10:39 AM  
**To:** GarciaShirley <[Shirley.Garcia@colliercountyfl.gov](mailto:Shirley.Garcia@colliercountyfl.gov)>  
**Cc:** Jeff Scott <[jeffscottinnaples@gmail.com](mailto:jeffscottinnaples@gmail.com)>; STEVE SMITH <[steve5646@embargmail.com](mailto:steve5646@embargmail.com)>  
**Subject:** Confirming that I am on the agenda next month

Shirley,

I am just confirming that I am on the agenda to address the BOD for their vote.

I need to know, if I need to bring anything other than the Concept sketch you already have and picture or the current building.

Thanks.

Amanda

---

Amanda Jaron

[www.ajaron.com](http://www.ajaron.com)

<https://www.facebook.com/a.jaron.jewelry>

[239-596-8610](tel:239-596-8610)

**A JARON Studio**

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[1/2 mile](#) North of Naples Botanical Gardens

The GLITTER Foundation, Inc

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Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.



## REQUEST FOR MURAL

Bayshore Gateway Triangle Design Standards 4.02.16 Sec. H

### REQUESTER INFORMATION:

Property Owner information: <i>Amanda &amp; Steve Janon</i>	Address: <i>3784 Bayshore Dr</i>
Mural Location: <i>3784 Bayshore Dr</i>	Tenant Information:
Request Submitted by: <i>A. Janon</i>	Contact Phone/e-mail: <i>239-293-2932</i>
Property Owner Signature <i>[Signature]</i>	Tenant Signature (if applicable)

### MURAL INFORMATION:

Mural Rendering attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No(explain why)	<i>already complete</i>
Request mural completion(date):	
Type of Mural: <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary	Size of Mural: <input type="checkbox"/> 200 sq ft. or less <input checked="" type="checkbox"/> 200 sq ft nor more Please provide a Photograph of building indicating the proposed mural location and size.

CRA Board Recommendations(if any):	
Director or designee(Signature & Date)	
CRA Chairman (Signature & Date)	
CRA Advisory Board Meeting (Date) <input type="checkbox"/> Approved <input type="checkbox"/> Approved with conditions <input type="checkbox"/> Hold for future consideration on _____ <input type="checkbox"/> Denied	CRA Office: (Date) <input type="checkbox"/> Meeting Minutes attached
Conditions on Approval:	

signature of this application by property owner acknowledges they understand their responsibilities as a property owner and the condition outlined in section 4.02.16 Sec. H Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area.



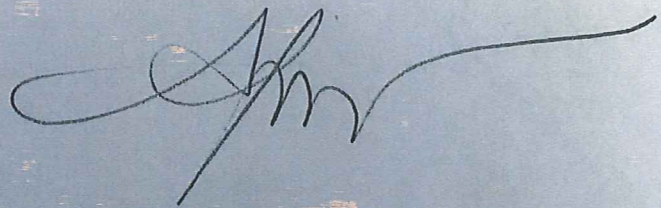
**\*Attached are the Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area 4.02.16**

H. 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 **buildings**.
2. **Building** must be located within the proposed Cultural District boundary, Community Redevelopment Agency Resolution 08-60, and cannot be located along U.S. 41.
3. One mural is allowed per **building**.
4. Murals are permitted on sections of **buildings** 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 Advisory 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.

(Ord. No. 06-08, § 3.J; Ord. No. 06-63, § 3.Q; Ord. No. 07-68, § 3.C; Ord. No. 12-39, § 3.C; Ord. No. 14-33, § 3.K; Ord. No. 16-22, § 3.C)

*Circled is Restrictions  
that should be reviewed  
as they are out of  
touch with current  
conditions*





## Advisory Board Application Form

Collier County Government  
3299 Tamiami Trail East, Suite 800  
Naples, FL 34112  
(239) 252-8400

Application was received on: 3/29/2018 1:32:03 PM.

**Name:** Maurice Gutierrez **Home Phone:** 2395710427

**Home Address:** 2736 Shoreview Dr

**City:** Naples **Zip Code:** 34112

### Phone Numbers

**Business:**

**E-Mail Address:** [diamondcarpetnaples@gmail.com](mailto:diamondcarpetnaples@gmail.com)

**Board or Committee:** Bayshore/Gateway Triangle Local Redevelopment Advisory Board

**Category:** Not indicated

**Place of Employment:** Diamond Carpet, Inc.

**How long have you lived in Collier County:** more than 15

**How many months out of the year do you reside in Collier County:** I am a year-round resident

**Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)?** No

Not Indicated

**Do you or your employer do business with the County?** No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

**Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board?** No

Not Indicated

Are you a registered voter in Collier County? ☒ Yes

Do you currently hold an elected office? ☐ No

Do you now serve, or have you ever served on a Collier County board or committee? ☒ Yes

I am presently Chairman of the Bayshore CRA Advisory Board and I am a member of the Bayshore MSTU Advisory Board.

Please list your community activities and positions held:

**Education:**

Associates Degree MDCC

**Experience / Background**

Business owner in Naples since 1978/Diamond Carpet, Inc.

**ADVISORY COMMITTEE APPLICANT  
ROUTING MEMORANDUM**

**FROM:** Wanda Rodriguez, Office of the County Attorney

**DATE:** March 29, 2018

**APPLICANT:**

Maurice Gutierrez  
2736 Shoreview Dr.  
Naples, FL 34112

**APPLYING FOR:** Bayshore/Gateway Triangle Local Redevelopment Advisory Board

---

We have one vacancy and three seats expiring on May 22, 2018 on the above referenced advisory committee. The vacancies were advertised and persons interested in serving on this committee were asked to submit an application for consideration.

**TO ELECTIONS OFFICE: Attn: Shavontae Dominique**

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: yes

Commission District: 4

---

**TO STAFF LIAISON: Attn: Debrah Forester**

**cc: Shirley Garcia**

The application submitted by Mr. Gutierrez is attached for your review. Please let me know, in writing, the recommendation for reappointment to the advisory committee. Your recommendation memo should include:

- \_\_\_\_\_ The names of all applicants considered for the vacancy or vacancies.
- \_\_\_\_\_ The committee's recommendation for appointment or non-appointment.
- \_\_\_\_\_ The category or area of qualification the applicant is to be appointed in.
- \_\_\_\_\_ If the applicant is a reappointment, please include attendance records for the past two years.

---

**TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez**

- \_\_\_\_\_ This applicant is **not** recommended for reappointment. –OR–
- \_\_\_\_\_ This applicant **is** recommended for reappointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

# Collier County Florida

## Comprehensive Annual Financial Report



**Year Ended  
September 30, 2017**



**COLLIER COUNTY, FLORIDA**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2017**

	General Fund	Bayshore Gateway Community Redevelopment Agency	Immokalee Community Redevelopment Agency	Other Governmental Funds	Total Governmental Funds
<b>ASSETS</b>					
Cash and investments	\$ 76,738,512	\$ 1,834,148	\$ 513,765	\$ 377,432,687	\$ 456,519,112
Cash with fiscal agent	-	-	-	11,592,085	11,592,085
Receivables:					
Interest	152,476	3,860	1,136	828,314	985,786
Trade, net	503,391	-	-	1,710,911	2,214,302
Notes	1,576,731	-	-	485,524	2,062,255
Impact Fee	-	-	-	5,415,909	5,415,909
Special assessments	-	-	-	1,405	1,405
Due from other funds	476,567	-	-	11,954,875	12,431,442
Due from other governments	2,878,059	-	-	18,533,292	21,411,351
Deposits	6,253	-	625	1,250	8,128
Inventory for resale	-	9,566,959	-	229,733	9,796,692
Inventory	1,357,822	-	-	802,254	2,160,076
Advances to other funds	416,000	-	-	337,701	753,701
Prepaid costs	35,763	-	-	-	35,763
Total assets	<u>\$ 84,141,574</u>	<u>\$ 11,404,967</u>	<u>\$ 515,526</u>	<u>\$ 429,325,940</u>	<u>\$ 525,388,007</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	\$ 8,591,918	\$ 114,152	\$ 24	\$ 12,223,874	\$ 20,929,968
Wages payable	9,068,790	13,595	10,310	2,106,366	11,199,061
Due to other funds	710,836	129,603	2,500	11,650,981	12,493,920
Due to other governments	2,401,867	150	-	5,063,162	7,465,179
Unearned revenues	20	-	-	365,713	365,733
Refundable deposits	1,100,948	1,500	-	62,935	1,165,383
Retainage payable	-	26,373	-	5,017,561	5,043,934
Advances from other funds	-	-	208,901	1,377,600	1,586,501
Total liabilities	<u>21,874,379</u>	<u>285,373</u>	<u>221,735</u>	<u>37,868,192</u>	<u>60,249,679</u>
Deferred inflows of resources:					
Unavailable revenue	<u>37,744</u>	<u>-</u>	<u>-</u>	<u>5,458,250</u>	<u>5,495,994</u>
Fund balances:					
Nonspendable	3,386,316	-	-	2,385,054	5,771,370
Restricted	2,439,787	11,119,594	293,791	317,033,646	330,886,818
Committed	-	-	-	32,758,821	32,758,821
Assigned	1,598,245	-	-	33,821,977	35,420,222
Unassigned	54,805,103	-	-	-	54,805,103
Total fund balances	<u>62,229,451</u>	<u>11,119,594</u>	<u>293,791</u>	<u>385,999,498</u>	<u>459,642,334</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 84,141,574</u>	<u>\$ 11,404,967</u>	<u>\$ 515,526</u>	<u>\$ 429,325,940</u>	<u>\$ 525,388,007</u>

The notes to the financial statements are an integral part of this statement.





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](http://www.keepcollierbeautiful.com)

**239-580-8319 e-mail: [jzimmerman1@embarqmail.com](mailto:jzimmerman1@embarqmail.com)**

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