

MEETING LOCATION: NAPLES BOTANICAL GARDENS/AUDITORIUM

Bayshore Gateway Triangle Community Redevelopment Agency

AGENDA June 5, 2018 6:00 PM

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

- 1. Call to order and Roll Call
 - a. Dwight Oakley new member introduction
- 2. Pledge of Allegiance
- 3. Adoption of Agenda
- 4. Approval of Minutes
 - a. May 5, 2018 (attachment)
- 5. Community / Business Presentations
 - a. Affordable Housing Commissioner Taylor (Attachment)
- 6. Old Business
 - a. Vacant Lots Staff update
 - b. 17 Acres Staff update
 - c. Redevelopment Plan Staff update (Attachment Community Focus
 Meeting Mapping Exercise Results)
 - d. Fire Suppression Conditional Award Letter
 - e. Linwood Pond Site Findings and Discussion (Attachment)
 - f. Website Update/Social Media
 - g. RFP Public Art (Attachment TDC Action Item)

7. New Business

a. CBIG Grant – Dr. Robert March 2662 Davis Blvd. (Attachment)

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

Online: www.bayshorecra.com



- b. Office Space Lease Consideration
- c. CRA Grant Program Guidelines Discussion (Attachment)
- d. Opera Naples Safety Lighting Request (Attachment)
- e. Application for appointment Gateway Triangle Resident (Attachment)

8. Staff Report

- a. Project list update by Staff
- b. Financials

9. Other Agency's

- a. Collier County Sheriff Department
- b. Collier County Code Enforcement
- 10. Commination and Correspondence
- 11. Public Comment
- 12. Staff Comments
 - a. Walking Audit Report Presentation moved to October 2 meeting
- 13. Advisory Board General Communications
- **14.** Next meeting date: July 10, 2108 (second Tuesday of the month)
- 15. Adjournment

Online: www.bayshorecra.com



Agenda item 4,a-May 1, 2018 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE MAY 1, 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 (Left at 8:27), Mike Sherman, Steve Main (Arrived at 6:05), Shane Shadis (Arrived at 6:03pm, left at 7:30pm) 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.; and Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant; Tim Durham, Executive Director of Corp Business Ops.

- II. <u>Pledge of Allegiance:</u> The Pledge of Allegiance was led by Chairman Gutierrez
- III. <u>Adoption of Agenda</u>: Motion to adopt agenda as is by Peter Dvorak. Second by Karen Beatty. Pass Unanimously. (Was noted at end of meeting that there was a mistype in the Next Meeting Date. It should be June 5, 2018, not June 5, 2108)
- IV. <u>Adoption of Minutes</u>: Peter Dvorak requested the minutes from April 3rd, 2018—VII Old Business, A: Vacant Lots—be amended to clarify the motion presented by Steve Main. Instead of the current verbiage that indicates a willingness to accept additional monies per lot or reclaim the properties, the motion should only indicate that the Advisory Board voted to enact the reverter clause and reclaim the titles. Motion to accept minutes as amended by Peter Dvorak. Second by Karen Beatty. Passed Unanimously.

V. Community Presentation:

A. Mattamay Homes-Mack, from Mattamay Homes was introduced by Senior Project Manager Tami Scott. This was the 3rd time Mattamay presented to the CRA Advisory Board (CRA). Presentation included: layouts and images of the project site plan, number of units, and types of units. Pre-selling hopefully by end of the year, with the first block of units schedule for completion early to mid- 2019. Selling price from just above to just below \$300k range. There will be both Coach homes and 4-plex Townhomes. Demolition to begin next week. The entire project is expected to take 3-5 years. Negotiations still in progress with the post office



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU

Haldeman Creek MSTU

regarding placement of mailboxes. Each unit will have a one or two car garage with additional spaces for guest available throughout development. A 6ft concrete wall will surround the development. During construction Mattamay asks that the Sherriff's Department assist in making sure that kids stay safely out of the construction zone, especially coming into their summer break. They have already discussed with CRA staff a willingness to work in concert during construction of their property and the Thomasson Drive/Hamilton Drive MSTU project. They have also agreed to maintain landscaping on their wall on the Bayshore side. The wall will be staggered with inlets for benches, public art, etc. A general history of Mattamay Homes developments was given, and several questions were asked for clarification on units, irrigation, trees, floor plans, and the market.

VI. Old Business:

A. Vacant Lots: Jennifer Belpedio, Assistant County Attorney and attorney J. Thomas Conroy III,—representative of the lending company—presented the progress of their negotiations regarding 15 vacant lots with questionable titles. The lots are on Karen, Lunar, Harvest, and Full Moon. Ms. Belpedio gave Commissioner Taylor a spreadsheet showing the history of the Love & Legacy Lots for the record and informed the Board that their current options were to accept \$15k per lot and transfer the titles to Mr. Conway's firm, or to take the matter to the Board of County Commissioners (BCC) for a Quiet Title Action, wherein the BCC will decide who owns the lots. Mr. Conway gave a brief history of the situation, how he and his firm came to be involved and their position on the subject. They may be willing to go as high as \$18k per lot, but since the original sale price was only \$15k per lot, in combination with the amount of money his firm has already lost and put into this project, he was unwilling to go higher or consider a profit share percentage. Mr. Conway noted that Cal Montenargo is no longer involved in the negotiations. The CRA in general highly disagreed with the amount presented and would still like to look into reverting the titles back to the CRA. Mr. Conway mentioned he could easily find developers on a reasonable timeline which would result in property taxes for the CRA, instead of time and money spent on a lawsuit. A suggestion that the 6 currently developed lots on Karen be given to Mr. Conway's company for \$15k each and the other 9 be taken back—or remain in limb—until proof can be established that the parcels can be developed in a timely manner. Then re-negotiations would start on the remaining 9 parcels. Mr. Conway seemed willing to entertain this idea. Mr. Conway and Ms. Belpedio will continue their negotiations and report back to the CRA at next month's meeting. Mr. Conway mentioned he liked the idea of the 6 parcels now at \$15k each to develop on a timeline, and if they do not perform adequately they would forfeit the remaining 9 parcels. Ms. Belpedio reminded the CRA Advisory Board that they were not there to solve the problem that night, but to get a better feel for the CRA's thoughts and



- opinions so that her and Mr. Conway could continue to work on the best solution for all parties involved.
- B. Code Enforcement: Jamie French, Deputy Department Head of the Growth Management Department (GMD), spoke in conjunction with Mike Ossorio on Code Enforcements (Code) role in both Collier County in general and the Bayshore/Gateway Triangle District in specific. Presentation included: statistics, process for reported incidents, online options, staffing breakdown, and department core values and purpose. Code Enforcement Department has requested additional staff and have requested one new officer be assigned to Bayshore CRA. Points of interest: It is illegal for Code to site and enforce building code violations sans verification and coordination with the Building Officials. Code is allowed to be proactive on Health and Safety issues only. Primary focus is on educating the community and assisting in bringing it up to code standards. Enforcement must be done through the Sherriff's Department. All codes brought forward must be researched and have an acceptable case close solution that will not end in a lawsuit. Code is utilizing a new system that allows them to track reoccurring issues/offenders/complaint calls and time restraint issues. The Bayshore/Gateway Triangle district is down to approximately 500 calls for 2017 in comparison to 2600 in 2012. Code assists with neighborhood cleans and additional clean ups can be scheduled. Code Officers will come with dumpsters to assist in clean-up, (Shane Shadis left during presentation at 7:30). The board inquired about duplexes, backyards, docks, and other violations that can be viewed from the water, certain angles from the street, or one's property. It is illegal for Code to look into people's backyards. The offense must be obviously seen from the curb, otherwise it must go through the Sherriff's Department. Code will verify position on violations seen from waterways, as it would require a Code Official to be in a boat, which the department does not have. Commissioner Penny Taylor informed the community that they can request a ride along with Code Enforcement or the Sherriff's Department. These are generally twice a month and considered an educational experience in looking for appropriate and pertinent violations.
- C. Public Art: Laura Burns was unable to attend and present the Ad-hoc Art Committee's progress. Debrah Forester, Director of the CRA, notified the CRA that they would be looking into hiring an Art Consultant to deal with the public art issue in Bayshore. Staff will continue working towards a long term Public Art plan of operation and implementation.
- **D.** 17 Acres-Staff Update: Debrah gave an update on the 17-acre Cultural District project. She has sent a Memo to the BCC and an email to the CRA Board about the change in financial partners with Arno. While doing Due Dilligence on the previous financials, it was determined changing partners was the best solution for the project. A handout of the financer and developer was included in the Agenda Packet. The Cultural and Performing Arts (CAPA) group, along with others in the Naples' cultural arts community, met today to talk through the schedule of events



and progress of funding for the proposed Cultural Arts Center. The Purchase and Sales Agreement will hopefully be on the BCC June 26, 2018 Agenda.

- E. Redevelopment Plan: Debrah updated the Board on the progress since the Redevelopment Workshops last week. Tindall Oliver is working on compiling the feedback received with additional information garnered through contacting attendees. If anyone has additional input, please email the CRA and staff will forward to the consultants. There was some discussion on requesting lowering the speed limit to 30mph on Bayshore Drive.
- F. CDBG Grant-Fire Suppression Phase 2: A letter was included in the Agenda Packet stating that the CRA was not awarded the CDBG grant needed to fund the Fire Suppression project. Additional funds are being looked into. Tim Durham, Executive Director of Corporate Businesses mentioned the project continues to be on the County's State funding request list.
- **G.** Walking Audit Report: The Blue Zone Walking Audit Report was included in the Agenda Packet for CRA members to review and come back next month with any questions or comments.
- H. Trio Project: Mike Sherman asked for clarification on the Trio/Mini-Triangle projects. From his observations, the community response to the Trio pulling out is that no development will be happening. Debrah Forester clarified that CRA staff has no specifics on Trio yet, but the CRA Mini-Triangle project is still active and scheduled to go before the BCC on May 8, 2018 for the rezoning. Peter Dvorak said the community has nothing to worry about. Once the Mini-Triangle project breaks ground and gets a few stories built, developers will come. Ms. Forester also mentioned there would be a meeting on moving the cell tower this week.

VII. New Business:

- A. Advisory Board Application-Dwight Oakley (Action Item): There are currently two openings on the CRA Advisory Board. Dwight Oakley has submitted an application for consideration (included in Agenda Packet). He is both a Bayshore Resident and Business Owner. Committee members had many positive things to say about Mr. Oakley. Steve Main made a motion to accept Dwight Oakley's Application for the CRA Advisory Board and to Recommend his Appointment by the BCC. Karen Beatty Second. Passed by all CRA members present. Debrah Forester stated the appointment would go before the BCC on May22, 2018.
- **B. Budget Review:** Debrah Forester went over the CRA Budget, which was included in the Agenda Packet. Points of interest: A new car for the CRA office, a job bank full-time position, increased budgeting for contracted services—i.e. Art Consultant, and increased funding for grant program. The CRA was asked for a millage rate recommendation for staff to take to BCC. Steve Main made a motion to keep a millage neutral position. Peter Dvorak second. Passed by all Board members present.



C. Website Update/Community Outreach: Debrah Forester has collected 3 quotes from vendors to clean up and update the website. Once it is brought up to date, the staff will have the website updated twice a month with updates on projects as well as Agenda Packets from meetings. Other social media options are being looked at as well in an effort to keep the community informed. (Karen Beatty left at 8:27)

VIII. Staff Report

- A. Project Manager Report: Tami mentioned that the Project Manager Report was included in the packet. Points of interest: Thomasson Drive has its Procurement Package, and has gone out to bid on construction and CEI services. The Microbrewery has its Groundbreaking Ceremony Monday, May 7, 2018 at 3:30 pm and is scheduled for completion late November 2018.
- **B. Financials:** A basic financial update was distributed to the Board. Debrah Forester recognized that it was not exactly what the Board was looking for, but once staff overcomes a few technical issues, they should have an easily updated, satisfactory product.

IX. Other Agency's

A. Sherriff Department: Office Mike Nelson brought in statistics for the Bayshore District garnered from the General Crimes Bureau Criminal Investigations Division, District 3. While he could not distribute copies of the report, the numbers indicated a significant decrease in criminal activity for the Bayshore District in the last 2 years. Permission was granted to publish the statistics in the Minutes. No open cases were included.

	CALLS	HOME BURGLARIES	CAR BREAK-IN	TRAFFIC
2016	331	11	5	90
2017	116	12	5	17
2018	10	4	0	

B. Code Enforcement: John Johnson from Code Enforcement gave an update of a few outstanding code cases, and the community and board provided a few items for him to check on.

X. <u>Correspondence and Communications:</u>

A. Advisory Board Vacancy—Gateway Triangle Resident/Business Owner: Debrah Forester noted that if they received an application for a Board position and the individual did not completely fulfil the parameters of the position, the CRA Advisory Board could request the BCC to allow the applicant to take a seat. A community member from the Gateway Triangle was in attendance and requested an application. Shirley Garcia will speak with him after the meeting regarding the application process.

XI. Public Comments:

- A. Water retention pond: Commissioner Penny Taylor requested the CRA look into what can be done to modify the view around the retention pond. Debrah Forester informed her that staff is researching the history of the project.
- B. Wang Center Lighting: A community member brought up the lighting going towards the Wang Center is not sufficient. Commissioner Donna Fiala said it was a safety issue and could potentially be covered through a CDBG grant. Debrah Forester informed everyone that this CDBG grants were closed for new applications, but that it could be looked at next year and that maybe in the interim they can find a feasible solution, like offering a special grant to a non-profit.
- C. Stormwater: Community Member Steve Rigsby inquired as to the possibility of getting a grant to cover the culvert ditches that flood Andrew Drive. Commissioner Taylor said that the Commissioners had passed a Stormwater utility fee, that allows proactive stormwater and flooding maintenance and she will bring the issue of Andrew Drive up to the GMD. Another community member brought up that multiple homes on Linwood have been regularly destroyed by flooding. John Johnson from Code mentioned that the area in general is very low, resulting in higher flood insurance. However, FEMA has Mitigation Grants for long-term protection of homes from the elements, and that it is possible to receive a grant that could assist in lifting the home. Debrah Forester requested that anyone interested give their information to the CRA staff and further information on the process could be discussed.
- **D.** Sewage pumps: A community member was distraught about the work being done on Harbor Lane because she was worried it was going to damage the homes. Shirley Garcia assured her that they are working on the pump lift stations to avoid future sewage issues and that the engineers have everything figured out so that no damage will be incurred to private property. She gave the community member the card of the project manager for her to contact with any further concerns.
- E. Halfway House: Mr. Rigsby also mentioned that between St. Matthews, the Methadone Clinic, and multiple half way houses, it has overwhelmed the neighborhood and requested for someone to look into a way to more evenly distribute them throughout the area.
- **F.** Animals and Lighting: Mr. Rigsby also mentioned that when he originally purchased in the Gateway Triangle the homes were surrounded by forest with a variety of animals. Now the only animals are rats and there is too much light pollution. John Johnson from Code said they are looking into possible solutions for the light pollution.
- G. Code/Zone Changes: A community member who also works for GMD mentioned how contradictory the code and zoning is for the area and how restricted she is on what she can and cannot do with her property. Debrah Forester suggested she write up her thoughts and staff can forward on to the consultants working on the



redevelopment plan update. Tami Scott mentioned how encouraged she was by GMD and their willingness to jump start the district by altering Code and Land Development Code (LDC).

XII.	Staff Communication: None
XIII.	Advisory Board General Communication: None
XII.	Next Meeting Date: June 5, 2018 at 6:00 p.m.
XIII.	Adjournment - The meeting adjourned at 9:10pm

Chairman Maurice Gutierrez

Affordable Housing CRA Meeting June 5, 2018



Collier County Community Housing Plan

Cost Burdened

- Spending more than 30% of grass household income on housing related expenses
- housing, along with their spending Drives people out of county for power

>61.4% Jobs pay < \$33,250/yr ... fact

▶57,567 HH Cost Burdened ... fact

Rental Rates UP 15% in Just last year ... fact

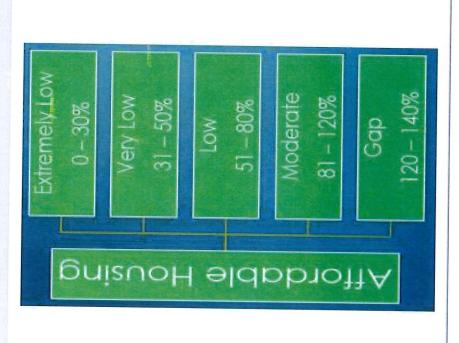
Affordable Housing as it's #1 Public Policy Issue ... The Chamber has identified the lack of fact

Why should we care? Here are some statistics

Facts:

- 30% of Arthrex workforce lives outside of Collier County
- 19% of Collier County Public School employees live outside of the County
- 17% of the Collier County Sheriff's Office employees live outside the county
- 15.9% of Collier County Government employees commute from other counties

Census data tells us that approximately 40,000 people commute daily from outside Collier County (around 17%).



In Collier County, affordable housing specifically includes the following income level targets for the area, and are based on income categories determined by the Secretary of the U.S. Department of Housing and Urban Development:

- (a) "Extremely low income" means households whose incomes do not exceed 30 percent of the median income.
- (b) "Very low income" means households whose incomes do not exceed 50 percent of the median income
- (c) "Low income" means households whose incomes are more than 50 percent but do not exceed 80 percent of the median income
- (d) Moderate income" means households whose incomes are more than 80 percent but do not exceed 120 percent of the median income
- (e) "Gap income" means households whose incomes are more than 120 percent but do not exceed 140 percent of the median income

Collier County Community Housing Plan- Page 15

Median Income in Collier County \$75,000 Collier County Median Price of Homes in Collier County \$440,000 Average Rent 2/2 in Collier County \$1,265/mo

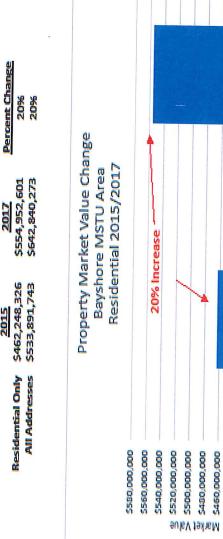
Income Scale & Percentage Category	Annual Income Per Household of 3	Occupation
Extremely Low Income 0-30%	\$0 - \$22,500	Minimum Wage Employees (i.e. Waiter, retail clerk)
Very Low Income 31-50%	\$23,250 - \$37,500	Lab Technician, Nurses Assistant, maintenance Worker, Administrative Assistant
Low Income 51%-80%	\$38,250 - \$60,000	Teacher, Sheriff, Firefighter, EMT, Paramedic I
Moderate 81%-120%	\$60,750 – 90,000	Paramedic II, Paramedic/Firefighter Company Officer
Gap 120%-140%	\$90,000 - \$105,000	Chief – Emergency Medical Services, Administrative Services Department Head

rents: 1/1=\$1,420; 2/2=\$1,720; 3/2=\$1,840 60 Units ESP Preferance 32 Units Gap Preferance Affordabilty Restrictions None None None None None None None None **GMP and PUD Amendments Required** GMP Amendment in Process. PUD **PUD Amendment Required** Rezoning to Condo No Plans Submitted Under Constuction Under Constuction **Under Constuction** Under Construction Collier County Rental Apartments Comment No SDP Central Naples Central Naples North Naples Golden Gate North Naples East Naples East Naples Ave Maria East Naples East Naples East Naples can not determine Completion Estimated 2022 2018 2020 2021 2020 2022 2022 2022 Completed to date 0 80 0 0 0 0 0 0 80 0 0 0 Construction # Under Orchid Run Apts **Market Comparison ** 1/1=\$1988 2/2=\$2522 3/2=\$2708 216 240 1264 304 200 0 Possible # Approved Units 340 250 304 296 2747 320 304 250 200 0 0 "in Process" 304 296 250 4268 264 320 382 304 425 300 400 Totals Livingston Rd/GG Pkwy Residential Subdist Under Addison Place (Addies Corner PUD) Legacy Naples New Hope Ministries The Crest (in Vecentian PUD) Ave Maria Apartments **Briarwood Apartments** 175 Alligator Alley PUD nspira at Lely Resort Pine Ridge Commons Courthouse Shadows Springs @ Sabal Bay Journey's End Wilano Lakes

Year Market Value			lax Koll Summary Information	rell rell reller
	Value	Percent Increase 2017 over 2015	Taxable Value	Percent Increase 2017 over 2015
		City of Naples	es	
,				
\$27,471,643,277	43,277	18.17%	\$21,745,659,238	18.71%
\$23,247,294,157	94,157		\$18,318,354,095	

Bayshore MSTU Area 2015/2017 Market Value Change

locidoméni Onla	2013	2017	Percen
	のとり、イキカングイロ	2224,952,601	e.
All Addresses	\$533,891,743	\$642,840,273	





Source: Collier County Property Appraiser 2-21-18

2017

Wear

2002

\$440,000,000 \$420,000,000 \$400,000,000

Mean Retirement Income for Collier County Seniors

02: POPULATION 60 YEARS AND OVER IN THE UNITED STATES	2011-2013 American Community Survey 3-Year Estimates	Collier County, Florida	ibject 60 years and over	Estimate Margin of Error	ION-ADJUSTED DOLLARS)	900 1-1+ 888 69		+				+		1		4		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	121,158 +1-977	7.5%		
S0102: POPULATIO	MA C102-1102		Subject		IE PAST 12 MONTHS (IN 2015 INFLAT	Households	With earnings	Mean earnings (dollars)	With Social Security income	Mean Social Security income (dollars)	With Supplemental Security Income	Mean Supplemental Security Income (dollars)	With cash public assistance income	Mean cash public assistance income (dollars)	With retirement income	Mean retirement income (dollars)	With Food Stamp/SNAP benefits	POVERTY STATUS IN THE PAST 12 MONTHS	Population for whom poverty status is determined	Below 100 percent of the poverty level	100 to 149 percent of the poverty level	At or above 150 percent of the poverty level

Median Income in Collier County \$75,000 Collier County Median Price of Homes in Collier County \$440,000 Average Rent 2/2 in Collier County \$1,265/mo

Income Scale &	Annual Income	
Percentage Category	Household of 3	Occupation
Extremely Low Income 0-30%	\$0 - \$22,500	Minimum Wage Employees (i.e. Waiter, retail clerk)
Very Low Income 31-50%	\$23,250 - \$37,500	Lab Technician, Nurses Assistant, maintenance Worker, Administrative Assistant
Low Income 51%-80%	\$38,250 - \$60,000	Teacher, Sheriff, Firefighter, EMT, Paramedic I
Moderate 81%-120%	\$60,750 – 90,000	Paramedic II, Paramedic/Firefighter Company Officer
Gap 120%-140%	\$90,000 - \$105,000	Chief – Emergency Medical Services, Administrative Services Department Head





Overlay District (BMUD)with a use designation as Cirrus Pointe is in the Bayshore Mixed Use

The base zoning is also available which is Residential Multi-Family - 6 (RMF-6)

Development (RPUD) which was first granted in 2005 The current zoning is Residential Planned Unit

	RMF-6	BMUD-R2	RPUD
			2005/2008
Uses:	Single Family,	Houses,	108 Multi-
	Duplexes, Multi-Rowhouse,	Rowhouse,	family
	family,	Apartment,	
	townhouses,	Educational	
	family care	plant.	
	facilities,		
Height	35 feet	35 feet	40 feet or 3
			habitable
			floors over
			parking
Minimum	600 1-story; 800 750 -	750 - 1100	1,526 feet
Size	2-story	feet	
Front	25 feet	25 feet	15 feat
Setback			
Side	7.5 feet	7.5 feet	7.5 - 11.25 fact
Setback			
Property	20 feet to	15 feet to 15'/25' from	15'/25' from
Setback	property line	prop line	rear prop line
The state of the s			

2005 & 2008

1.3 PROPERTY OWNERSHIP

The subject property is owned by K.I.C., Inc., a Florida Corporation, 1300 Third Street, Suite 300, Naples, Florida 34102. The property is under purchase contract by James Fields, 15544 Monterosso Lane #2, Naples, Florida 34110.

2005 & 2008

Affordable Housing Project Within the Urban Coastal Fringe Subdistrict Base Density

dwelling units/acre dwelling units/acre ~ 무 Affordable Housing Density Bonus Maximum Permitted Density Traffic Congestion Area

dwelling units/acre dwelling units/acre

Maximum permitted units = 9.92 acres x 11 dwelling units/acre = 109 units Requested density = 10.89 dwelling units/acre Requested dwelling units = 108

acres. The number of affordable Units constructed by 🔼 🕦 30 percent of the total number [50-60%] _, representing ___ 32 9.92 Developer shall be _ Property is_

construct up to 32 44 affordable units, not to exceed 40 % of the approved Developer Agreements. The Developer hereby agrees that he it shall residential density as affordable-workforce housing units, which Units shall be sold in ۲i

2008 [61-80%] The Collier County Housing Development Corporation (CCHDC) has a contract with the Cirrus Pointe Development.

responsible for localing and securing qualified individuals The proposed Cirrus Pointe Development was a 106 unit CCHDC would own the 32 affordable housing units and designated for moderate to low income residents. contract with a developer to build the units. Upon condominium construction project, with 32 units completion, the CCHDC would manage and be to purchase the affordable units.

in HOME funds to the CCHDC, which in turn gave the funds On December 15, 2005, Collier County awarded \$320,000 to the Developer for the land acquisition of the Cirrus Pointe Development.

TIMFLINE

affordable housing project at the intersection of October 5, 2004, the CCHDC contacted Collier County regarding funding opportunities for an Thomasson and Bayshore Drives (aka Cirrus

December 21, 2005, Collier County made the \$320,000 payment to the CCHDC;

CCHDC and Cirrus Pointe Developer to recover April 13, 2010, Item 16K1 recommended the BCC approve filing a lawsuit against the the \$320,000. November 9, 2010: The lawsuit against the Cirrus Pointe Developer is still ongoing;

for Voluntary Reduction for Ineligible Expenditures FY2011-2012 and FY 2012-2013. The amendments from FY2012-2013 funds. The change will impact original agreement and advising the County the received written notice from HUD with a Request April 9, 2013: On October 16, 2012, the County entire amount of \$320,000 would be deducted increase HOME project funds by \$160,000 in HOME Program stipulating a change to the the availability of HOME program funds for FY2011-2012 and reduce FY2012-2013 by \$160,000.

Owner-Occupied or Rental. For affordable Inder the current 2005 & 2008 Cirrus Pointe RPUD the developer could provide either rental units the following apply: Rental workforce housing less than 50 percent of median income, otherwise considered to be "very-low income". Rental workforce housing from 51 percent—60 percent of median income, otherwise considered to be "low income".

\$1.5 M on April 16, 2018 to KHD Development Cirrus Pointe sold for General Partnership Questions

ITEM 6. OLD BUSINESS: C. REDEVELOPMENT PLAN UPDATE



Bayshore/Gateway Triangle CRA Redevelopment Plan Update Tentative Schedule - June 5, 2018

	/coccoscopy	
Meeting	Meeting Focus	Tentative Dates
CRA Advisory Board	 Draft Existing Conditions/Plan Framework Report 	July 10.2018
Community Outreach Forum	Draft Existing Conditions/Plan Framework ReportDraft Redevelopment Plan Recommendations	September 2018
CRA Advisory Board Special Meeting	Draft Redevelopment Plan	October 11, 2018
Planning Commission	 Draft Redevelopment Plan Land Development Code Changes 	November 15, 2018
Planning Commission (optional)	2nd Review of Draft Redevelopment Plan and Land Development Code Changes	December 6, 2018
CRA Executive Board of Directors, Board of County Commissioners	 Redevelopment Plan Approval Land Development Code Changes Approval 	January 8, 2019

Potential Community Outreach Forum Dates

September 6

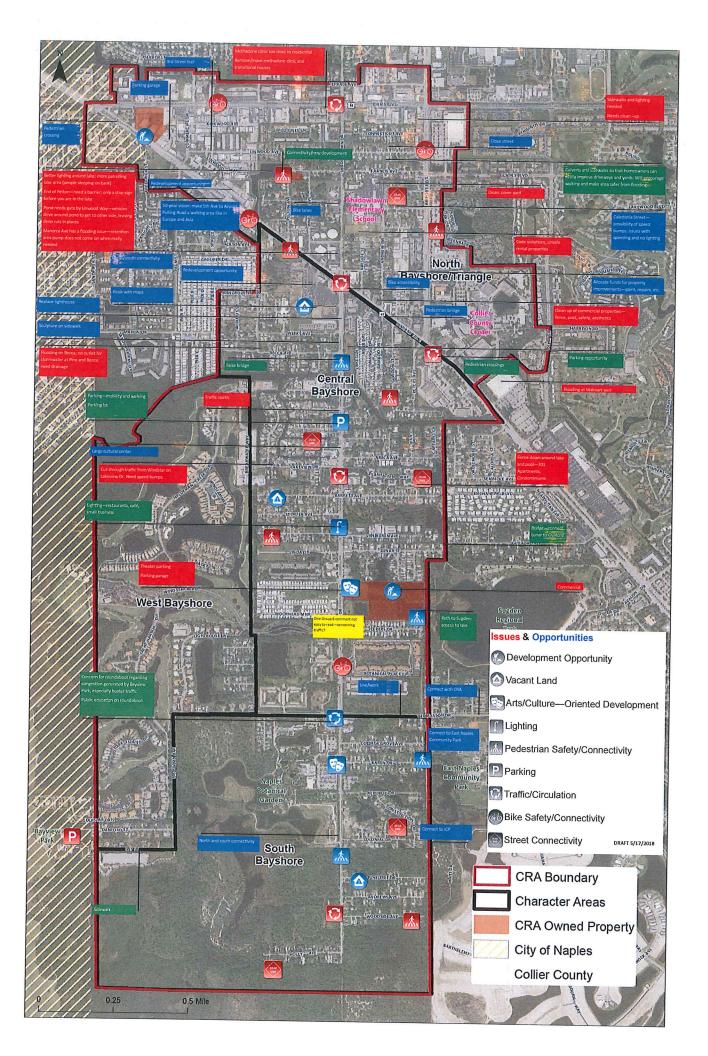
September 18

September 20

Special Meeting off the CRA Advisory Board

October 11

Contract Extension Request - Additional 60 days to January 25, 2018



ITEM 6. OLD BUSINESS:

D. FIRE SUPPRESSION



May 8, 2018

Ms. Debrah Forester Bayshore CRA 3570 Bayshore Drive, Unit 102 Naples, FL 34112

Dear Ms. Forester:

Bayshore CRA received a letter of denial in early April regarding your application for CDBG funding in the 2018-2019 HUD Annual Application Cycle.

Collier County was recently notified of an increase in HUD funding allocations for CDBG, HOME and ESG programs. CONGRATULATIONS! Your request is now CONDITIONALLY APPROVED for FY2018-2019 funding for \$227,960 for Bayshore CRA Fire Suppression System Phase II pending Board approval of the Annual Action Plan, and further project development (including finalizing scope and review of compliance elements) and several additional administrative steps.

Staff is recommending your project as a proposed activity for the FY2018-2019 grant application cycle. The FY2018-2019 HUD Annual Action Plan, along with the proposed activities, is currently scheduled to be advertised for a 30-day public comment period from May 26, 2018 to June 26, 2018. Staff has scheduled the Annual Action Plan (Plan) for the June 26, 2018 Board of County Commissioners meeting.

Community and Human Services staff will contact you soon to begin your level 2 financial review, scope and contract agreement development. If there are any remaining questions from the application process they will be addressed during this time. Please note these funds will NOT be available until after October 1, 2018. In addition,

PLEASE REMEMBER NO WORK CAN BEGIN THAT WILL BE REIMBURSED BY THE GRANT UNTIL AFTER THE NOTICE TO PROCEED IS ISSUED.

Should you have any questions or need more information, please feel free to contact me at (239) 252-6287 or email at <u>Kimberley.Grant@colliercountyfl.gov</u>

Sincerely,

Kimberley Grant, Director

Cc: Cormac Giblin, Housing and Grant Development Manager

Kristi Sonntag, Federal and State Grants Manager

Cynthia Kemner, Compliance Supervisor Maggie Lopez, Accounting Supervisor



ITEM 6. OLD BUSINESS: E. LINWOOD POND SITE



MEMO

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

To:

Debrah Forester, AICP, CRA Director

From:

Naomi Hutcheson, CRA Admin. Asst.

Date:

May 30, 2018

Subject:

Gateway Triangle Stormwater Improvement Projects

Per your request, the following is a timeline of the Gateway Triangle Stormwater (SW) Improvement Projects, and the Gateway Triangle Neighborhood Pond Pathway. There were multiple projects, covered by multiple entities, from 1999-2016

From 1999 until 2005 the Board of County Commissioners (BCC) in conjunction first with the City of Naples Sewer and Water Management Department, and eventually the County's Stormwater Management Department (SMD), made efforts to install and maintain a drainage system for the Gateway Triangle. This included the acquisition of property, the forming of a 2.25 acre drainage pond, outlet controls and backflow prevention. It was noted by all that this would not be enough for the area but a good starting point.

In 2006 the Bayshore Gateway Triangle Community Redevelopment Area (CRA) overtook the project. Phase I included the piping for the drainage system, acquisition of land parcels, and box culvert in the Gateway Triangle.

Phase II included expanding the pond to 3.98 acres, weir and control 2.25ft NGVD-2.75ft NGVD, swales, installing gravity underground storm sewer culverts on Kirkwood Ave and increase gravity storm sewers on Commercial Dr. and Linwood Ave.

Tertiary Phases included streets that were bypassed in Phase II. & South Florida Water Management District (SFWMD) had approved several funding sources for Phase I & II, but informed the CRA it was responsible for Tertiary projects, extending timelines and completion dates.

Pineland & Lois were not covered appropriately in the first tertiary project. After severe flooding during Hurricane Faye, Pineland & Karen Drive SW Projects were identified and outlined. CDBG was approved but unforeseen issues pushed back the timeline, resulting in the loss of funding. Karen Drive was removed from plans to be considered at a later time. Pineland was eventually funded in 2016.

Pond pathways were discussed at Community Workshops from 2008-2011. Surveys indicate the neighborhood wanted a closed, private pathway and recreation area around the pond, with vegetation to mask the commercial sector, and a fence around the retention pond. However consensus was not reached. Design plans by Johnson Engineering in 2009 received conflicting opinions. Funding sources were explored via other county departments and multiple grants. A Florida Recreational Development Assistance Program (FRDAP) grant was applied for and denied in 2011. SMD & the Department of Transportation (DOT) are unable to assist with funding because it is not a Right-of-Way (ROW) or drainage issue. Parks & Recreation and the FRDAP funding were denied due to community's desire for a

closed neighborhood recreational area instead of a county park. No viable reason could be found for a county department or grant program to fund regular landscaping maintenance for a private recreational area on county owned property being utilized for a stormwater retention pond. In 2011, CRA staff and the BCC decided to put the conversation on hold until the completion of all SW projects in the area with hopes that the community could come to an accord on plans and budgeting once the finalized land layout was established.

There are no recorded or documented discussions of pond pathway since FRDAP denial in 2011, with the exception of occasional residential complaints during monthly meetings. Bushes were left in the Winifred/Pelton area in 2013 in an effort to be a "good neighbor", despite recommendation from SMD and consultants. All other vegetation in area was removed during construction process and not replanted because of standard operating procedures, and a lack of commitment to insure drainage issues are not incurred due to vegetation build up.

Suggestions to form an MSTU to fund the project and subsequent maintenance were not well received by community. Lack of funding and construction technicalities resulted in Tertiary projects' set-backs. All projects were not completed until FY 2016/2017. CRA staff has overturned several times since 2011. Current staff was unaware of previously drawn up plans and conversations regarding the pathway, so did not revisit the topic once SW Projects in Gateway Triangle area were completed.

The county maintains the grounds around the retention pond and mows approximately every 60 days. Should residents decide to install additional amenities, they would be solely responsible for the maintenance upkeep. SFWMD & SMD, have restriction/guidelines on landscaping installation and maintenance near drainage systems they do not become clogged and to minimize water pollutants.

Should a business owner voluntarily choose to plant vegetation on their property line in an effort to mask their business, it would be the responsibility of the business owner to regularly maintain the landscaping and vegetation to appropriate county and state standards.

Please review the following timeline and let me know if there is more that you require.

1999	5/11/99 BCC purchases 2.5 acres for stormwater (SW) retention pond
2001	SMD retrofit installation of several outlet controls and backflow prevention valves on downstream end.
2002	2/6/2002 Application submitted for Community Development Block Grant (CDBG) for Gateway Triangle SW Improvements
2003	BCC Purchase additional parcel to expand SW detention
	9/2/2003 CRA Minutes-Linwood/Kirkland connectivity issues brought before BCC
	11/4/2003 CRA Minutes- Linwood Drainage Project stopped due to Impact Fees. Gateway SW Pond still to continue.
	12/2/2003 CRA Minutes-A discussion about what lands had been purchased for Stormwater and Drainage, possible other parcels for purchase, as well as a discussion on the TIFs for those parcels.
	12/16/2003 BCC Contract with HDR Engineering
2004	12/14/2004 Amendment #1 for Additional consultants, plans, permits \$156,0171.40
2005	HDR Timeline for Project Design and Permitting.
	1/6/2005 NTP Phase I-Bid Award-Contract 07-4183 \$1,048,565.50 Phase I to include south of Linwood and West of Pine Street.
	1/6/2005-6/21/2006 Projected Project Dates
	3/5/2005 Correspondence-CRA Funding needed for construction on Linwood, Shadowlawn, and Commercial.
	3/18/2005 Construction on Linwood improvements delayed due to lack of commitment from CRA to fund construction.
	05/10/2005 Amendment #2-change hourly rates
	05/11/2005 CRA update annual goals to reflect Gateway SW Plan
	5/25/2005 Amendment # 3-Parts of Linwood, Avondale, Kirkwood, Francis, Pine, Commercial missed during Phase I plans.
	6/14/2005 Amendment #3-additional surveys, designs, permitting \$207, 795.
	8/2/2005 CRA Minutes-A discussion on coordinating Linwood Drainage with the Sherriff's Office, Jail and Shadowlawn Elementary School.

9/27/2005 Chairman Coyle in BCC meeting states "Stormwater problem that involves the entire mini-triangle. . . responsibility of the county to resolve." Commissioner Kuck agreed.

12/21/2005 Mitigation Initiative Evaluation Score Sheet

2006 FY 2006 SFWMD awards \$100,000 to Gateway Triangle SW Improvement Plan.

5/2006 Executive Summary, Phase I Construction Awarded to DNH. 2 options for soil fill redistribution.

5/17/2006 Change Order for less than amount, request market analysis.

6/21/2006 2.9 acre Stormwater Management Pond with Control Structure and Weir 2.25ft NGVD complete

7/26/2006 Meeting Notes, SMD—Updates, discussion of budgeting concerns, changes to Phase 2 & 3. Piping to south done first. Recommended moving pipes on Linwood to North side away from commercial, but decided against due to community informing engineers of rainwater distribution.

9/26/2006 BCC approves purchase of additional land for SW project.

7 Executive Summary-Approval of 1,277 sq ft drainage and utility easement. \$10,089.20

1/30/2007 Notice to Proceed (NTP)-Phase II Projected Timeline 1/30/2007 to 12/2008

2/27/2007 Executive Summary--Change Order #2-Details of previous amendments and change order. Approve supplemental engineering designs and surveys for \$162,560.

3/16/2007 NTP for HDR Construction. Completion date set for 12/31/2008

10/17/2007 Public Meeting to discuss Gateway Triangle SW Plan

10/23/2007 BCC approves design by SMD

Executive Summary—FY 2007/2008 SFWMD awards \$800,000 to Gateway Triangle SW projects.

1/9/2008 News Article--\$1.2M awarded to Collier County SW. SFWMD and Big Cypress Basin (BCB) to contribute \$200k (In addition to \$800k awarded in 2007) toward the \$4.5M Gateway Triangle Stormwater Project

Phase I completed. 6.4 acre stormwater detention lake that facilitated quick drainage of the commercial section of Gateway Triangle.

Disaster Recovery Initiative (DRI)/CDBG Application for Phase II

4

2007

2008

DRI/CDBG Project Scope for Phase II

Executive Summary-funding agreement Phase II with SFWMD for \$100k.

3/25/2008 Executive Summary to adopt a resolution amending and clarifying SMD funding and maintenance parameters.

Phase II Contract # 10-5366 awarded \$2,963,920

9/4/2008 Fee Estimate from Johnson Engineering for pathway design

10/6/2008 NTP for Johnson Engineering to Design a pathway and recreational area for the Gateway Triangle around the retention pond.

11/2008 Q Grady Minor Drainage Study

12/1/2008 Johnson Engineering Pathway Design \$17,564.20

2009

Design Report for Phase I & II Gateway Triangle Storm Water Improvement. Tertiary and other improvements are responsibility of CRA and neighborhood. BCC Suggestion Gateway Triangle form an MSTU to fund any additional improvements not laid out in the approved plan by Collier County entities. [BCC, SMD, DOT, and Road & Bridge Maintenance (R&B)]

1/16/2009 BCC Joint meeting. Pathway discussions on hold until completion of all Stormwater Pond/Improvement projects in area.

1/29/2009 Public meeting to discuss Gateway Triangle Drainage

2/2009 RWA Phase II Project Site Plan

2/2009 Executive Summary-Funding Agreement-SFWMD and BCB partial funding of project at \$200k

2/10/2009 BCB partial funding approved by BCC

3/10/2009 Notification from R&B that they would not maintain area surrounding pond.

3/10/2009 Public Meeting Summary for Pond Pathway

3/19/2009 Public Meeting on Gateway Drainage

3/2009 Change to work order, BID/RFP# 06-3969 completion date changed from 4/16/2009 to 9/30/2009

4/7/2009 Pond pathway funding and maintenance issues discussed at monthly CRA Meeting.

4/17/2009 Correspondence—Technical and Time line set backs

5/2009 Q. Grady Minor Drainage Study

5/29/2009 Plan Analysis & SMD Recommendations

6/4/2009 Extension for Phase II Planning completion date

10/6/2009 CRA Minutes—Phase II biding to begin this year

10/12/2009 NTP Q Grady Minor. Plans do not include any vegetation or pathway

11/5/2009 SMD letter clarifying maintenance responsibilities for Shadowlawn/Francis

11/20/2009 Award Bid to Steven & Layton Inc

12/2/2009 Application Environmental Resource Permit Modification (ERPM) Approved.

12/25/2009 ERPM change of pond size.

2010 1/5/2010 CRA Minutes-Phase II done, discussion moved to streetscape designs. Designs presented, contractor Boorman & Associates \$6775.

1/20/2010 BCC/CRA Joint meeting-pathway mentioned in summary of previous years activities. Pond Pathway/recreational area to be looked at and decided on after completion of all SW projects in that area are complete.

7/7/2007 Public Meeting-Hand out detailing construction expectations.

3/10/2010 Tertiary SW Project Contract No 06-3969, NTP Engineering.

4/21/2010 Email to Linwood Business Owners—Piping system for pond begins. Road work on Linwood Ave for several weeks.

8/9/2010 Public Notice—Construction on 41 begins

10/2010 CDBG/DRI Grant awarded for \$2.7 million

2011 1/2011 Resolution to apply for FRDAP Grant to fund the pathway

1/2011 FRDAP Grant denied for funding of pathway and recreation area.

2/14/2011 BCC Public meeting to notify public of construction start date

2/16/2011 NTP Gateway Triangle Tertiary Stormwater Improvement Plan.

3/5/2011 Director Memo—Linwood Resurfacing Proposal. Work with DOT to resurface Linwood. \$12,341

3/9/2011 Approved Better Roads, Inc to resurface Linwood Way and Linwood Ave because of increased wear due to construction. Negotiated thermoplastic-torch down, which has a 5 year life expectancy.

Street	Width	Length	Price
Linwood Way	20ft	1040ft	14,853.79
Linwood Ave	20ft	3806ft	54,359.16

8/19/2011 Begin work on US 41. 6 week, 3 phase process of piping throughout the Gateway Triangle Area and cutting across US 41

10/3/2011 Construction Bidding Approval aligns with Grant-Sue Trone

10/17/2011 NTP Tertiary Project. Project completion date 9/30/2012

11/10/2011 Public Notice, Invitation to Bid, Bid # 11-5705 & Bid Tabulation. Pathway not included in any plans.

11/27/2011 BCC Change Order #6. Approved cut through US 41 and settlement with RWA (completed 3/2012)

12/2011 Contract No $11\mbox{-}5705$ Bid Award to DN Higgins for \$1,731,977 for Gateway Triangle Tertiary SW Project.

Phase II Completed including 1.5 acre expansion of pond, installation of hydraulic pumps with 2 underground discharge pipe. Resurfacing of Linwood Ave and Commercial Drive. Linwood Way resurfacing financed by County, CRA, and Transportation Department totally \$12,341.00

Executive Summary—Tertiary Contract Awarded to DNH \$1,731,977

2012 5/1/2012 CEI NTP Tertiary construction.

2/11/2013 "Good Neighbor" policy for bushes on the north end in the Winifred/Pelton Area. Recommendation to clear bushes due to standard procedures in SW Maintenance, but agreement to leave bushes as is per request of a resident in an effort to be a "Good Neighbor".

2/13/2013 Gateway Triangle SW Tertiary Project completed.

3/5/2013 CRA Minutes-Tertiary complete, retention of engineer to assist with residential concerns.

5/7/2013 CRA Minutes-Issues discovered with project. Commissioner Fiala suggest SMD presentation at CRA monthly meeting

9/10/2013 Engineers researching issues with Pineland and Lois. County contracts show the City of Naples did not complete their portion of the work. City of Naples paperwork shows the section mentioned was under the CRA or County responsibility.

10/17/2013 Construction material proposal for Pineland SW Improvement Project. Pineland was missed during Tertiary project. A new SW Plan was developed just for this street.

11/5/2013 Pineland not draining appropriately, and potential funding being researched.

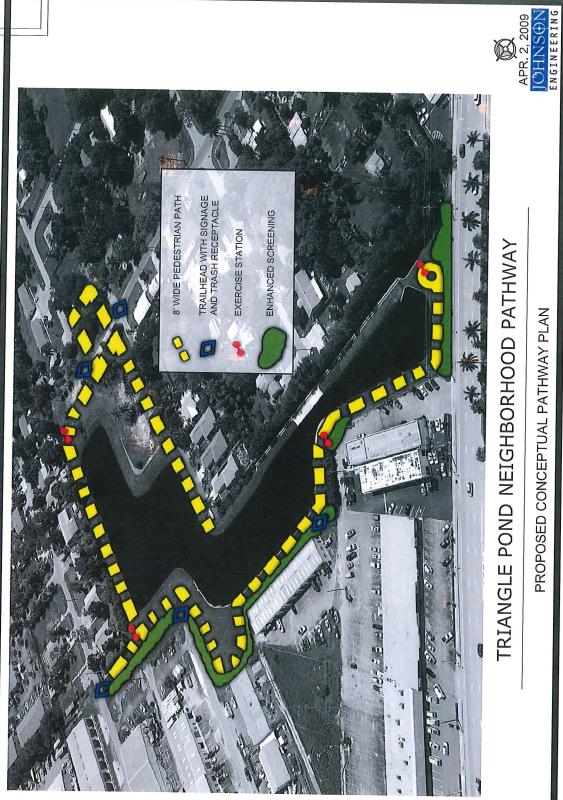
2014 1/7/2014 CRA Minutes-Motion to apply for DRI Grant for Pineland SW. Grant was denied.

2015 1/6/2015-CRA Minutes-Approval of CDBG for Pineland SW.

2016 1/5/2016 CRA Minutes-Pineland off schedule. Delays resulted in timeline failure for CDBG. Project transferred to a DRI Grant for Pineland. Karen Drive no longer covered by any grant. CRA to cover monetary short falls.

4/5/2016 CRA Minutes-CDBG Approval for Pineland. Pineland SW Project on schedule.

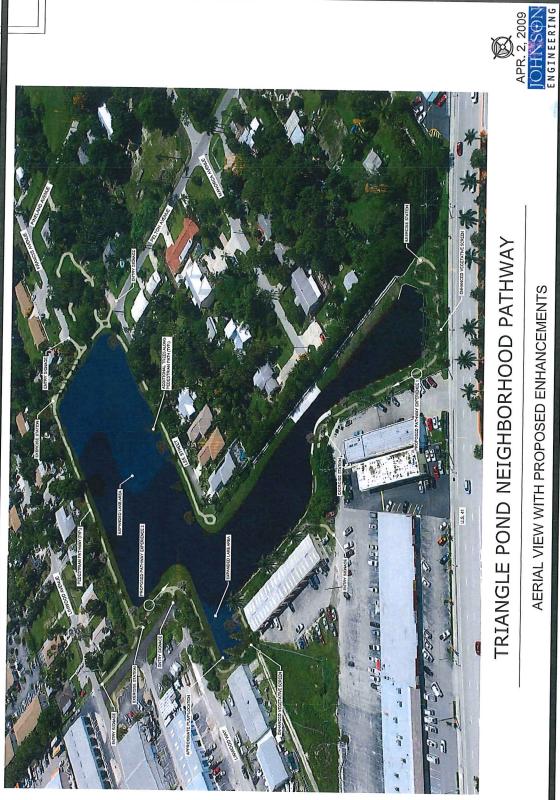
6/2016 June Minutes—SW projects progressing as they should. No mention of Gateway SW in any other minutes available for this year.



TRIANGLE POND NEIGHBORHOOD PATHWAY

PROPOSED CONCEPTUAL PATHWAY PLAN





TRIANGLE POND NEIGHBORHOOD PATHWAY

AERIAL VIEW WITH PROPOSED ENHANCEMENTS







PROPOSED PATHWAY EXPERIENCE 2



PROPOSED PATHWAY EXPERIENCE 1



TRIANGLE POND NEIGHBORHOOD PATHWAY

SITE EXPERIENCES











FURNISHINGS: METAL TRASH RECEPTACLE

LIGHTING: LOW LEVEL PATH

SIGNAGE: WOOD SIGN WITH PLANTINGS PHOTO SOUNCE, WWW. ROLLINGS INC.















TRIANGLE POND NEIGHBORHOOD PATHWAY

PROPOSED SITE AMENITY OPTIONS



Gateway Triangle Stormwater Pond Pathway

Engineers Opinion of Probable Cost

PART 1 - GENERAL

ITEM				
Mobilization, ±5% of total (See note 1)	\(\frac{1}{2}\)	-	\$27,000,00	\$27,000,00
N. H. MASTACO	2	-	00.000, 120	00.000, 124
Silt Fence	<u>"</u>	5.820	\$1.40	\$8 148 00
				00.0-1.00
Landscape Screening - Trees and Shrubs (See note 2)	Ь	1.260	\$125.00	\$157 500 00
		2011	00.01.	00.00.
Sod (BAHIA)	S L	6610	\$1.00	\$6,610,00
			00:	0.00

\$199,258.00

ESTIMATED SUBTOTAL

PART 2 - PATHWAY

ITEM	UNIT	EST QTY	EST UNIT COST	EST ITEM COST
Stabilized Subgrade - Main Pathway and Entrances (12" LBR 40)	SY	l o	\$2.00	\$4.458.00
Turf Block Pathway - Main Pathway and Entrances (See note 3)	SF	20,060	\$5.75	\$115,345.00
Stabilized Subgrade - Francis Avenue Loop (12" LBR 40)	SY	356	\$2.00	\$712.00
Turf Block Pathway - Francis Avenue Loop (See note 3)	SF	3,200		\$18,400.00
Stabilized Subgrade - Lee Street Extension (12" LBR 40)	λS	405		\$810.00
Turf Block Pathway - Lee Street Extension (See note 3)	SF	3,640		\$20,930.00
		ESTIMA	ESTIMATED SUBTOTAL	\$160,655.00

PART 3 - AMENITIES

ITEM	TIND	ESTOTY	FST INIT COST	FST ITEM COST
Entry Signs	EA	IΨΩ	\$2,000,00	\$10.000.00
Pathway Lighting - Main Pathway and Entrances (spaced at 20' intervals, staggered)	EA	128		\$96,000.00
Pathway Lighting - Francis Avenue Loop (spaced at 20' intervals, staggered)	EA	20	\$750.00	\$15,000.00
Pathway Lighting - Lee Street Extension (spaced at 20' intervals, staggered)	EA	22	\$750.00	\$16,500.00
Exercise Stations (10 stations divided between 4 locations)	EA	10	\$4,500.00	\$45,000,00
Mulched Exercise Area	ζ	20	\$40.00	\$800.00
Trash Receptacles	EA	5	\$500.00	\$2,500.00
		ESTIMAT	ESTIMATED SUBTOTAL	\$185,800.00

TOTAL



Gateway Triangle Stormwater Pond Pathway

Engineers Opinion of Probable Cost

NOTES

- 1) Mobilization includes clearing, grubbing, path preparation, permits, monitoring, staking, and closeout
- Landscape Screening includes the installation of native trees and shrubs, so ongoing irrigation should not be required. Short term initial irrigation at the time of planting is included in this estimate. 5
- 3) Turf block installation will include turf block, backfill, grass seed, and fertilizer.

ITEM 6. OLD BUSINESS: G. RFP – PUBLIC ART (TDC ACTION ITEM)

EXECUTIVE SUMMARY

Recommendation to initiate a process to create a Strategic Plan to guide the future development of arts and culture activities in Collier County.

<u>OBJECTIVE:</u> To create a long-range strategic plan to guide arts and culture development and programming throughout the community, thereby leveraging funds, deconflicting efforts, and promoting Collier County as an arts and culture destination.

CONSIDERATIONS: As recently shared with the Board of County Commissioners by the United Arts Council, the Arts & Economic Prosperity 5 national economic impact study found that the nonprofit arts and culture industry generates \$107.7 million in annual economic activity in Collier County, supporting 2,923 full-time equivalent jobs and generating \$10.8 million in local and state government revenues. Arts and culture is both a tourism generator and an economic generator for our community. Visit Florida has also reported that 65% of visitors to Florida participate in culturally based activities during their visit.

Several arts and culture organizations in Collier County are in various stages of development or expansion plans, and several have shown support for a long-range plan of development of future arts and culture facilities, special events and new and existing arts and culture programming. A well-constructed long-rang plan will help to identify what is currently place, what is needed for expanding our arts and culture offerings and what funding sources could be available to support that future growth. A strategic plan for arts and culture will also help to avoid duplicating efforts in facilities, programming fund raising and guide both government and the private sector in providing a unified community vision resulting in establishing Collier County as an arts and culture destination.

Discussions have already taken place with United Arts Council of Collier County, TheatreZone, Artis-Naples, Opera Naples, CAPA Cultural and Performing Arts Center, Naples Art Association, Collier Citizens Council, The Naples Players, Marco Island Center for the Arts, Gulfshore Playhouse, Naples Botanical Garden, Naples Zoo, Classic Chamber Concerts, Friends of the Library, Stay in May, Corkscrew Swamp Sanctuary & Blair Audubon Center, and The Marco Players. These discussions have resulted in strong support for a long-range arts and culture strategic plan for Collier County.

Interested organizations agree that a ten-year plan is needed, with at least five-year updates. The scope of such a plan should include (though not be limited to) the following:

- 1. Quantify and then communicate to stakeholder groups in the arts and culture community and to our residents the importance of the arts to the local economy and the community's quality of life.
- 2. Evaluate the importance of the arts to our community and what level of private sector support can be expected with government support as needed.
- 3. Develop an inventory of existing arts and culture offerings and their locations.
- 4. Evaluate current venue capacity for sustainability and future growth of arts and culture in our community.
- 5. Conduct a needs assessment for performing and visual arts spaces and examine revitalizing existing spaces or the development of new ones.
- 6. Facilitate organizations to share and collaborate use of current and future performing and visual arts venues.



- 7. Evaluate the concept of cross-overs, wherein the arts are coupled with locales or events that are not solely arts-related, thereby exposing arts and culture new audiences.
- 8. Evaluate creating a "cultural headquarters" in Collier County that would serve as a central resource for expanding current offerings and planning future arts and culture venues and programming for the community.

The Collier County Community Foundation has agreed to present the concept of the arts and culture strategic plan to donors that may have an interest in supporting this initiative. The cost of hiring a consultant to guide the planning process is estimated to be approximately \$100,000 depending on the scope of the work and the length of time to develop that plan. Collier County would be in a position to provide some matching funds for that strategic plan development.

<u>FISCAL IMPACT:</u> There are currently some reserve funds in Fund 193 (Non-County Owned Museums grants) that could be designated for assisting in the strategic plan development, preferably as a match to privately raised funding, not to exceed \$50,000. Use of these funds would require Board approval and a budget amendment to move these funds to Fund 184.

GROWTH MANAGEMENT IMPACT: No growth management impact is associated with this action.

<u>LEGAL CONSIDERATIONS</u>: This item has been reviewed by the County Attorney, raises no legal issue at this time, and requires majority vote for approval. -JAK

<u>RECOMMENDATION:</u> Recommendation to initiate a process to create a Strategic Plan to guide the future development of arts and culture activities in Collier County.

Prepared by: Commissioner Penny Taylor



ITEM 7. NEW BUSINESS: A. CBIG GRANT – DR. ROBERT MARCH

ATTACHMENTS:

- CBIG GRANTS TO DATE AND BUDGET
- APPLICATION:

 DR. ROBERT MARCH,
 HARBORSIDE ANIMAL CLINIC

 2662 DAVIS BLVD.

BAYSHORE GATEWAY TRIANGLE COMMERCIAL IMPROVEMENT GRANT Status June 2018

Budget 2017	\$50,000			
Project Name	Amount Awarded	Date Awarded	Amount Paid	Outstanding
Leightons Garage	\$3,822.90	5/23/2017		Paid/ Reguest Processed
El Rincon	\$9,999.50	10/24/2017		2000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Western Bike Shop	\$16,830.00			\$16,830.00
Total	\$30,652.40			\$26.829.50
Budget 2018	\$75,000			
Project Name	Amount Awarded	BCC Date	Amount Paid	Completion Date
Real Macaw	\$5,286.00	1/9/2018		
Outstanding 2017	\$26,829.50			
Food Truck Parcel-2018-2	\$30,000.00	6/12/2018		
Total	\$62,115.50			
Available Funds	\$12,884.50			
				2
Proposed Budget 2019	\$175,000			
		CRA Advisory Board		
New Project Name	Amount requested	Recommendation	BCC Agenda	
Harbor Dental-2018-1	\$50,000	3/6/2018	6/12/2018	
Dr March	\$30,000		6/12/2018	
Total	\$80,000			
Balance	\$32,885			

 $^{^{}st}$ All projects are required to be completed in 1 year or an extension can be granted.

Balance is based on FY19 Budget minus the FY17, FY18 and FY19 Commitments

EXECUTIVE SUMMARY

Recommendation that the Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRAB), approve and authorize the Chairman to execute a Commercial Building Improvement Grant Agreement between the Community Redevelopment Agency and Doctor Robert March / Tennessee Jed, LLC in the amount of \$30,000 for the property located at 2662 Davis Blvd., Naples Florida 34104 located within the Bayshore Gateway Triangle Community Redevelopment Area.

OBJECTIVE:

To promote redevelopment of commercial properties through the building improvement grant program established by the Bayshore Gateway Triangle CRA.

CONSIDERATIONS:

The Commercial Building Improvement Grant Program (CBIG) is a redevelopment initiative funded and administrated by the Bayshore Gateway Triangle Community Redevelopment Agency (BGTCRA) as partial reimbursement for exterior and interior improvements to commercial buildings within the redevelopment area. The CBIG program funds both interior and exterior improvements to qualified commercial buildings in the CRA. Funding for the improvements is contingent upon grantees preforming the improvements. All interior and exterior improvements must be approved by the CRA prior to commencing any improvements.

A CBIG application was submitted By Doctor Robert March / Tennessee Jed, LLC for a fifty (50) percent reimbursement to provide stormwater discharge into the County's existing Kirkwood Alley system from the said property. The off-site stormwater infrastructure proposed in Dr. March's project will complete a missing segment of the County's Kirkwood Avenue area drainage plan that was developed in 2006. This missing stormwater infrastructure placed development design constraints on Dr. March's property and contributed to on-site stormwater management problems for the three westerly properties used by Sunbelt Rentals. The completion of this missing segment of stormwater infrastructure will provide relief to the Shadowlawn Drive stormwater management system. It will also reduce flooding along the northern portions of Wild Pines property and the southern portions of Sunbelt Rentals property; while allowing for a simpler and preferred stormwater design for Dr. March's property.

The owner is requesting the maximum allowed for exterior improvements per the CBIG application for a total reimbursement request of the \$30,000.

With a vote of 0-0-, the BGTCRA Advisory Board recommended approval of the application at the ———June 5, 2018 regular meeting.

FISCAL IMPACT:

Sufficient Building Improvement Grant Program budget is provided in Bayshore CRA Fund (187) to support the grant of \$30,000 in the FY19 proposed budget.

GROWTH MANAGEMENT IMPACT:

The proposed improvements approved through the CBIG program will further the goals, objectives and policies outlined in the future land use element for the Bayshore Gateway Triangle Redevelopment Overlay.

LEGAL CONSIDERATIONS:

RECOMMENDATION:

Recommendation that the Board of County Commissioners, acting as the Community Redevelopment Agency Board (CRAB), approve and authorize the Chairman to execute a Commercial Building Improvement Grant Agreement between the Community Redevelopment Agency and Doctor Robert Marsh / Tennessee Jed, LLC in the amount of \$30,000 for the property located at 2662 Davis Blvd., Naples Florida in the amount of \$30,000 for the property located at 2080 Becca Avenue located within the Bayshore Gateway Triangle Community Redevelopment Area.

Prepared by: Tami Scott, Senior Project Manager



Bayshore Gateway Triangle CRA | Commercial Building Improvement Grant Application

C-BIG Application (Detach and submit to CRA office.)

	C DIG II	PPAROTERO	AR (Dottion	i una buon	in to CRA office.)	
`		Applic	ant Info	rmation	ı	
Grantee Name	HARBORSIDE AN	IMAL CLINIC				
Grantee Address	3148 DAVIS BLVD NAPLES, FL 34104	100	Site Add	lress	2662 DAVIS BLVD NAPLES, FL 34104	
Daytime Phone	239-774-3701	Al Ph		te	239-248-4096	
E-Mail Address						
Do you own or le	ease the property?	OWN	Occupational License No. (if applicable)		740915	

Project Information

Describe the existing conditions of the site (attach additional sheets if necessary).

Property is 1.06 acres in size, bounded by existing developments on east and west sides. Site is currently undeveloped, with certain deteriorated infrastructure in-place (such as paved area, existing utilities to be removed, etc.) which need to be demolished. A structure was previously located on-site which has been previously razed.

Additionally, the existing median opening on Davis Blvd northwest of Project has been identified by the Florida Department of Transportation as non-confirming, and Owner is remedying this existing "code violation" with Project.

Additionally, Owner is installing offsite drainage infrastructure in neighboring properties to improve offsite drainage and to enable onsite drainage.

Outline the proposed improvements in detail (attach additional sheets if necessary).

Overall Project includes the construction of an approximately 8,000 SF veterinary clinic and associated ONSITE infrastructure (parking lot, utilities, storm water infrastructure, etc.) and OFFSITE infrastructure (roadway improvements, landscaping, storm water infrastructure). The exterior improvements for which this Grant Application is submitted include:

ONSITE: exterior lighting, stormwater enhancements, landscaping/irrigation, signs, removal of deteriorated materials, parking lot improvements, enhancement of access, architectural/engineering services, etc.

OFFSITE: stormwater enhancements, landscaping/irrigation, signs, removal of deteriorated materials, remediation of code violations, engineering services.

REQUIRED ATTACHMENTS FROM APPLICANT:

- One estimate each from TWO contractors for each project. These contractors MUST be listed in the online database http://apps2.colliergov.net/webapps/vision/ConCert/default.aspx
- Business Owners: copy of occupational license.

	RA STAFF:	A STATE OF THE STA	
 Attach two color photos of each project to be performed. Attach Property Appraiser ID. Attach proof of payment of property taxes. 	Estimated cost of improvements: Maximum grant award: Signature:	\$ <u>13,</u> \$ <u>'30</u> Date: <u>5.3</u>	000



Lessor / Owner.	Authorization for Improvements
	owner of the property located at 2662 DAVIS BLVD
NAPLES, FL moderate	indutes to a second
and har lease for the above listed property; withou	ve authorization r rze said tenant to complete the improvements listed under
Section 2 of the completed Commercial	Building Improvement Grant application and to request
reimbursement funds from the Collier Co	ounty Community Redevelopment Agency.
94/4/11/1	31 May 2018
Signature of Owner	Date
Signature of Owner (if jointly owned)	Date
STATE OF:	
COUNTY OF:	
The foregoing Lessor / Owner Authorized of //lay , 2003 by 2003 by 2003 by 2003 by 3 b	day Noples who:
OR	
who has produced	as proof of identity,
Affix notarial scal	Notary Public (Signature)
SHIRLEY GARCIA MY COMMISSION # GG177296 \$ EXPIRES: January 21, 2022 \$	Print Name of Notary Public
)	Commission No: 6617296
1	My Commission expires: 1/2//22



Applicant Committ	ment of Resources
I / we,DR. ROBERT MARCH commercial property located at2662 DAVIS BLV other capability necessary to begin the site improperty complete all improvements within one year of the a County Community Redevelopment Agency. I / approved improvements will come from accounts registered in the State of Florida which I / we have state (verification is required). Payment for improve this Grant Application is grounds for disqualification	owner(s) tenant(s) of the Owner(s) tenant(s) of the Owner(s) tenant(s) of the Owner(s) tenant(s) of the Owner(s) tenant listed above and have the ability to approval of the improvement grant by the Collies we further affirm that payment for all work or in my our name(s) or the name(s) of entities in corporated or otherwise registered with the ements by from persons or entities not a party to
Signature of Tenant (if leased)	Date
Signature of Tenant (if leased) (if jointly leased)	Date
Signature of Owner	31 May 2018 Date
Signature of Owner if jointly owned)	Date



May 17, 2018

Dr. Robert March TENNESSEE JED, LLC 3148 Davis Blvd. Naples, FL 34104

Re: Utilities Bid for Harborside Animal Clinic

Dear Dr March:

Waltbillig Hood GC provides their proposal for the utilities work for the Site Utilities at the harborside Animal Clinic project located a Davis Boulevard:

Site utilities bid for the project – \$89,617.00

- 1. Off-Site Storm Drainage Work \$43,173.00
- 2. On-Site Storm Drainage work \$30,449.00
- 3. Total Storm Drainage System \$73,622.00

Please note that the work detailed above is only for the rear storm drainage system and does not include the cost for additional drainage work on site.

Sincerely,

Thorang

<u>Sharon</u> Douglas, LEED A.P. | Project Manager

General Contractors

Estimate Number 1- Total \$73,622.00 C-BIG Grant 2018-5 Harborside Animal Clinic, Davis Blvd

1900 Seward Avenue Naples, FL 34109 (239) 597-6221 (239) 597-7416 Fax

Proposal

3/9/2018

Submitted To:

Estimate Number: 103712018

Bid Title:

Harborside Animal Clinic

Project Location: Davis Boulevard

Project City, State: Naples, FL

Engineer/Architect: Peninsula Engineering

Thank Vo	for Considering December		CHILEGES !	cimisala Engineenii	y
Item #	u for Considering Bonness Inc. Item Description	Estimated Quantity	Haif	Unit Price	
p.didi	611	and Qualities	OIIIC	Ollit Price	Total Price
Building	Site				
		The state of the s		C #8 (See 18)	BEET THE SECOND
				112/2007	
The Company of the Co			(1)		
Since of the second			OC E	14.66	ALL LAND
Record to the		Total S.	100,-	1.1.	51.10
	Estimate Num BIG Grant 2018-5 H	her 2- 10 car 9		na	vis BIVC
	wimate Num	DC.	200	linic, ve	VI
	Estimaco	Largide Anii	Mais		
	-0105H	arborside			
	10 Crant 2010-51		T. Bullet		
(-	BIG Grane		No. 100	CANADA SE	
14	Bahia Spá (Ponds Only)			NO DELIVER OF THE	
15	Remove Grate Inlet	5,620.00 \$	olt .	\$0.31	\$1,742.20
16	Connect To Existing Inlet	1.00 E		\$2,829.23	\$2,829.23
17	Grate Inlet		ACH	\$2,865.95	\$2,865.95
18	Type C Bubble Up W/Rip Rap		ACH	\$4,387.39	\$17,549.56
19	Type "C" Ditch Bottom Inlets		ACH	\$4,203.85	\$4,203.85
20	Junction Box		ACH	\$2,937.39	\$8,812.17
21	Control Structure		ACH	\$3,115.02	\$6,230.04
22	18" RCP	1.00 E		\$5,796.84	\$5,796.84
23	15" RCP	404.00 L	Annual Street	\$96.93	\$39,159.72
24	8" HDPE Roofdrains	202.00 L		\$43.33	\$8,752.66
25	8" HDPE W/Rip Rap	140.00 L		\$44.18	\$6,185.20
26	Plug Existing 6" Outfall Pipe	36.00 LI		\$54.63	\$1,965.68
20	riug existing o Outrali Pipe	1.00 E	ACH	\$420.56	\$420.56

3/9/2018 1 TOTAL REAR STORM = \$66,114.51

(PROVIDING CONNECTION FROM DAVIS VILLAGE TO SUNBELT TO COUNTY DRAINAGE)

Page 1 of 3

TOTAL HARBORSIDE-ONLY STORM = \$40,400.15

TOTAL \$ 106,514.66



C-BIG Grant 2018 -5 Harborside Animal Clinic, Davis Blvd. **Drainage Flow**

C-BIG Grant 2018-5 Harborside Animal Clinic, Davis Blvd Site Plan



Temporary Construction Easement

C-BIG Grant 2018-5 Harborside Animal Clinic, Davis Blvd

PROJECT:

60094 - Kirkwood Avenue Extension, Phase II

PARCEL(s):

108TCE 70820200007

FOLIO(s):

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT, made and entered into this 4th day of Augus +.
2017, by DAVIS INVESTMENTS, LLC, a Florida Limited Liability Company, whose mailing address is 2496 Kirkwood Avenue, Unit 2, Naples, FL 34112, (hereinafter referred to as "Grantor"), to COLLIER COUNTY, a political subdivision of the State of Florida, whose mailing address is 3299 Tamiami Trail East, c/o the Office of the County Attorney, Suite 800, Naples, Florida 34112 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns. Grantor and Grantee are used for singular or plural, as the context requires.)

WITNESSETH:

That the Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, receipt and sufficiency of which is hereby acknowledged, hereby conveys grants, bargains and selle to the Grantee, a Temporary Construction Easement to enter upon the lands described as follows:

SEE ATTACHED EXHIBIT "All which is incorporated herein by reference,

for the purpose of constructing drainage facilities within the drainage easement immediately adjacent thereto.

The term of this Temporary Construction Easement shall commence upon the issuance of Grantee's official Notice to Proceed to its contractor/for the construction of Kirkwood Avenue Extension, Rhase II, and shall automatically terminate 1 year therefrom.

Upon the completion of the improvements, the Grantee shall use its best efforts to restore the surface of the temporary construction easement area to its pre-existing condition.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

AS TO GRANTOR:

DAVIS INVESTMENTS, LLC, a Florida Limited Liability Company

WITNESSES:

(Print Name)

JAN JURAC Manager by

(Joef A. Threlkeld, Esq., as attorney-in-fact

THIS CONVEYANCE ACCEPTED BY: THE BOARD OF COUNTY COMMISSIONERS, **COLLIER COUNTY, FLORIDA** PURSUANT TO THE PROVISIONS OF RESOLUTION NO. 2010-39

STATE OF FLORIDA COUNTY OF COLLIER

11114114111111111111111111111111111111	was acknowledged before me this 200 day of A. Threikeld, Esq. as attorney-in-fact for Jan Turac FS, LLC, a Florida Limited Liability Company, who
proof of identity.	
(affix notarial seal)	(Signature of Notary Public)
	Constance Gibbons
	(Print Name of Notary Public) Serial / Commission # (if any): //3672 My Commission Expires: 5 -/0 - 403/
	ER CODA
(9)	
Approved as to form and legality:	30/0/

Assistant County Attorney

PROJECT NO. 60094
PROJECT PARCEL NO. 108TCE
PARENT TRACT FOLIO NO. 70820200007

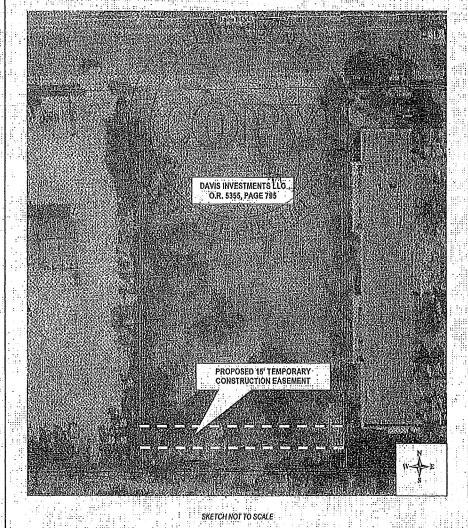
EXHIBIT A Page Lot L

LEGAL DESCRIPTION & SKETCH (NOT A SURVEY)

TEMPORARY CONSTRUCTION EASEMENT DURATION: ONE YEAR

THE NORTHERLY FIFTEEN FEET OF THE SOUTHERLY THIRTY FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS: 18, 19, 20, 21, 30, 31, 32 AND 33, ROCK CREEK PINES, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 86, TOGETHER WITH THE VACATED ALLEY ADJACENT THERETO, SAID ALLEY HAVING BEEN VACATED BY RESOLUTION NO. 2004-217 RECORDED IN O.R. BOOK 3596, PAGE 1943, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



Coller County Growth Management Division - Transportation Engineering Department

06/13/17 1:47 PM



INSTR 5453877 OR 5436 PG 1076 E-RECORDED 10/2/2017 1:36 PM PAGES 2 DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA DOC@.70 \$6,265.00 REC \$18.50 CONS \$895,000.00

C-BIG Grant 2018-5 Harborside Animal Clinic, Davis Blvd

This instrument was prepared without opinion of title and without benefit of title insurance by:

Joel A. Threlkeld, Esq. Threlkeld & Cetrangelo, P.A. 3003 Tamiami Trail North, Suite 200 Naples, FL 34103

admits or requires.)

Parcel Identification No.: 70820200007 Consideration: \$895,000.00

THIS WARRANTY DEED made this 28th day of September, 2017, by Davis Investments, LLC, a Florida limited liability company, whose address is 2496 Kirkwood Ave. Unit 2, Naples, FL 34112, hereinafter referred to as ("Grantor") to Tennessee Jed, L.C, a Florida limited liability company, whose address is 3148 Davis Blvd., Naples, Florida 34104, hereafter referred to as ("Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals and the successor and assigns corporations, wherever the context so admits or requires.)

[Space Above This Line For Recording Data]

WITNESSETH, that the Granton for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, conveys, and sells unto the Grantee, and Grantees successors, heirs, and assigns forever, all that certain parcel of land in Collier County, State of Florida, to with

Lots 18, 19, 20, 21, 30, 31, 32, and 33, ROCK CRODIC PINES, UNIT 2, according to the map or plat thereof, as recorded in Plat Book 2, Page 86, together with the vacated alley adjacent thereto, said alley having been vacated by Resolution No. 2004-217 recorded in Official Records Book 3595, Page 1943, of the Public Records of Collier County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016, and restrictions, covenants, and easements common to the subdivision excluding that certain Temporary Construction Easement recorded in O.R. Book 5423, Page 1789 and that certain Drainage Easement recorded in OR Book 5423, Page 1786, both recorded on August 8, 2017, Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

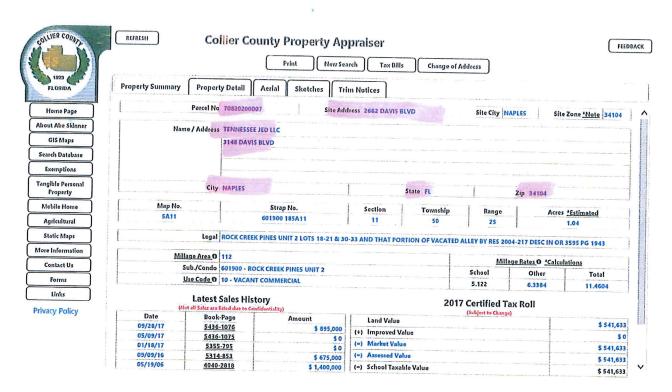
Signed, sealed and delivered in the presence of:

DAVIS INVESTMENTS, LLC, a Florida limited liability company Constance J, bhoas
Witness Signature

Print Name: Constance Gibbons Jan Tyrac, as Manager, by Joel Threlkeld, Esq. as Attorney-in-Fact pursuant to Power of Attorney, dated 05-09-17 STATE OF FLORIDA COUNTY OF COLLIER THE CIRC I HEREBY CERTIFY, that the foregoing instrument was acknowledged before me by Joel Threlkeld, Esq. as Attorney-in-Fact for Jan Turac, as Manager of Davis Investments, LLC, a Florida limited liability company known to me or of who has produced a as identification, on this 38 day of september 2017. who is personally (Affix Notary Stamp) Lonstance Gibbons

Constance Gibbons Notary Public State of Florida Constance Gibbons My Commission GG 103672 Expires 05/10/2021 Printed Notary Name

Warranty Deed - Page 2 of 2



C-BIG Grant 2018-5 Harborside Animal Clinic, Davis Blvd

Collier County Tax Collector 2800 N. Horseshoe Drive Naples, FL 34104 Collier County Business Tax Receipt

Tax Year Info: 2017

Prev Re	cord					Next Record
BUSINESS INFORMATION				OWNER INFORMATION		
License #	740915			Name :	1: MARCH	H, ROBERT J.
Name:	HARBORSID	HARBORSIDE ANIMAL CLINIC			2:	
DBA:					1:	
Location:	3148 DAVIS	3148 DAVIS BLVD			2;	
Zoned:		•		City, State, Zip): 	
Mail 1:	3148 DAVIS	3148 DAVIS BV			261-57	760
Mail 2:						
City, State, Zip:	NAPLES, FL	34104				
Phone:	774-3701			0	pen Date:	07-01-74
Code:	03601601	Description:	PROFESSIONAL	Chan	ged Date:	08-28-00
State Lic:	VM0006736		VETERINARIAN		Paid Date:	07-12-17
County Lic:		Category:		Clo	sed Date:	00-00-00
City Lic:			DBPR 850-487- 1395	Am	ount Due:	0.00
				**	License	is: Paid **
				**	License	is: Open **
			Search To List		Next Record	
2005 T Informa		06 Tax ormation	2007 Tax Information	2008 Tax Information	2009 Inforn	

Occupational license C-BIG Grant 2018 - 5 Harborside Animal Clinic, Davis Blvd.

2013 Tax

Information

2014 Tax

Information

2015 Tax

Information

2012 Tax

Information

2011 Tax

Information

2010 Tax

Information

Florida Department of State

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company

TENNESSEE JED, LLC

Filing Information

Document Number

L17000185759

FEI/EIN Number

88-4436754

Date Filed

08/30/2017

State

FL

Status

ACTIVE

Principal Address

3148 DAVIS BOULEVARD

NAPLES, FL 34104

Mailing Address

3148 DAVIS BOULEVARD

NAPLES, FL 34104

Registered Agent Name & Address

March, Robert J

3148 DAVIS BOULEVARD

NAPLES, FL 34104

Name Changed: 02/15/2018

Address Changed: 02/15/2018

Authorized Person(s) Detail

Name & Address

Title MGR

MARCH, ROBERT J

3148 DAVIS BOULEVARD

NAPLES, FL 34104

C-BIG Grant 2018-5 Harborside Animal Clinic, Davis Blvd

ITEM 7. NEW BUSINESS: C. CRA GRANT PROGRAM GUIDELINES

Footnotes:

--- (2) ---

Editor's note— Ord. No. 2011-42, §§ 1—11, adopted Oct. 25, 2011, amended art. IV in its entirety to read as herein set out. Former art. IV, §§ 42-81—42-90, pertained to similar subject matter, and derived from: Ord. No. 02-38, §§ 1—4, adopted July 30, 2002; and Ord. No. 08-40, §§ 1—5, adopted on July 28, 2008; and Ord. No. 08-61, §§ 1—10, adopted Oct. 28, 2008.

Sec. 42-81. - Title and Citation.

This Ordinance shall be known and cited as the "Collier County Redevelopment Grant Program Ordinance."

(Ord. No. 2011-42, § 1)

Sec. 42-82. - Annual Appropriation.

The Board of County Commissioners shall annually, during its budget process, allocate funding for grant programs from the Redevelopment Trust Fund for the community redevelopment area. The Board of County Commissions, in its discretion, may adjust the amount allocated for grant programs at any time during its fiscal year.

(Ord. No. 2011-42, § 2)

Sec. 42-83. - Adoption of Site Improvement Grant and Impact Fee Assistance Grant Programs.

The Site Improvement Grant and Impact Fee Assistance Grant programs are hereby adopted. A copy of said programs are annexed to this ordinance and adopted and made a part of this ordinance by reference. Either Site Improvement Grant or Impact Fee Assistance Grant program may be amended by resolution of the CRA.

(Ord. No. 2011-42, § 3)

Sec. 42-84. - Adoption of the Modified Sweat Equity Improvement Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area.

The Modified Sweat Equity Improvement Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area is hereby adopted. A copy of the program is annexed to this Ordinance as Exhibit "A" and made a part of this Ordinance by reference. The Sweat Equity Improvement Grant Program may be amended by resolution of the CRA.

(Ord. No. 2011-42, § 4)

Sec. 42-85. - Adoption of the Shoreline Stabilization Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area.

The Shoreline Stabilization Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area is hereby adopted. A copy of the program is annexed to this Ordinance as Exhibit "B" and made a part of this Ordinance by reference. The Shoreline Stabilization Grant Program may be amended by resolution of the CRA.

(Ord. No. 2011-42, § 5)

Sec. 42-86. - Adoption of the Landscape Improvement Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area.

The Landscape Improvement Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area is hereby adopted. A copy of the program is annexed to this Ordinance as Exhibit "C" and made a part of this Ordinance by reference. The Landscape Improvement Grant Program may be amended by resolution of the CRA.

(Ord. No. 2011-42, § 6)

Sec. 42-87. - Adoption of the Commercial Building Improvement Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area.

The Commercial Building Improvement Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area is hereby adopted. A copy of the program is annexed to this Ordinance as Exhibit "D" and made a part of this Ordinance by reference. The Commercial Building Improvement Grant Program may be amended by resolution of the CRA.

(Ord. No. 2011-42, § 7)

Sec. 42-88. - Adoption of the Facade Grant Program for the Immokalee Community Redevelopment Area.

The Facade Grant Program for the Immokalee Community Redevelopment Area is hereby adopted. A copy of said program is annexed to this ordinance and adopted and made a part of this ordinance by reference. This Facade Grant Program may be amended by resolution of the CRA.

(Ord. No. 2011-42, § 8)

Sec. 42-89. - Adoption of the Community Event Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area.

The Community Event Grant Program for the Bayshore/Gateway Triangle Community Redevelopment Area is hereby adopted. A copy of said program is annexed to this ordinance and adopted and made a part of this ordinance by reference. This Community Event Grant Program may be amended by resolution of the CRA.

(Ord. No. 2011-42, § 9)

Sec. 42-90. - Adoption of the Sweat Equity Grant Program for the Immokalee Community Redevelopment Area.

(a) General Provisions. The Collier County Community Redevelopment Agency (CRA) hereby creates the Commercial Sweat Equity Grant Program to provide financial assistance to existing commercial structures in the Immokalee Redevelopment Area by offering financial and technical assistance for aesthetic site improvements. Improvements must be exterior improvements to the structure or surrounding site. All improvements must meet the criteria listed below as well as the current requirements of the land development code, building code, and any applicable zoning overlays. Improvements that remedy existing code enforcement violations also qualify if combined with other site improvements.

The CRA is funded by Tax Increment Financing (TIF), a capture of Collier County's property taxes above the year 2000 property tax value. TIF is a unique tool that CRAs can use to leverage public funds and to promote private sector activity:

- The Grant is for commercial for-profit business structures that: 1) pay into the CRA tax increment, and 2) which are operating with a valid occupational license within the Immokalee Community Redevelopment Area, as established by Collier County Ordinance No. 2000-42.
- The CRA will reimburse 50% of the cost of materials only for external improvements to existing structures, buildings and surrounding property.
- Grants will be paid out on a reimbursement basis upon verification by CRA staff that the items identified on material receipts have been used on the property for the purposes outlined on the application.
- The minimum grant amount under this program shall be \$250.00 (minimum \$500.00 total material cost).
- The maximum grant amount under this program shall be \$2,000.00 (minimum total material cost \$4,000.00).
- No monetary value will be placed on the applicants sweat equity. Funds may not be used to cover the cost of labor or personal effort.
- Funds may not be used to cover any permitting, design and/or inspection fees.
- Applicant must perform at least two exterior improvements that have been accepted by the CRA Advisory Board. Examples include windows/doors, stucco/paint, landscaping/irrigation, awnings/shutters, etc.
- Grant applications will be considered on a first-come first-served basis by CRA staff.
- Grants applications shall be awarded by the CRA Governing Board upon recommendation by: 1) CRA staff, and 2) the CRA Local Advisory Board.
- · Grants will be considered for award by CRA staff based on funding availability.
- In order to spread the impact of the program throughout the community, there will be a one-year waiting period between grant awards for each individual property.
- All proposed work must be approved via written CRA notice-to-proceed before beginning any work.
- Grant funding is not retroactive. Receipts that are dated before application approval date will not be a recognized expenditure.
- All work must be completed within one hundred and eighty (180) days of approval of the grant application by CRA Governing Board (BCC). Applicants are required to request a meeting with staff prior to submittal of application.
- Materials must be purchased from a commercial retail establishment with no family relation to the applicant.
- All property taxes must be paid on the structure to be improved.
- If leased property, applicant/tenant must submit a signed Owner Authorization Form.

- In order to protect the CRA's investment, the owner must maintain property insurance on the improved structure for a period of five years from completion.
- Should the applicant fail to pay creditors for the materials cited in this application, the CRA shall be released from all liability.
- All sweat equity work to be completed under this program must be:
 - Reviewed and recommended for approval by the Immokalee CRA Local Advisory Board, and
 - o Pre-approved by the CRA Governing Board (BCC).
- Should the Grantee transfer, sell, divest itself of its interest in the subject property, remove the items from the structure, or fail to maintain the improvements (neglected landscaping, moldy stucco/paint, broken windows, etc.) during the five-year period following receipt of the grant funds, the CRA shall be entitled to reimbursement of the grant funds using the repayment schedule below. Should the property be sold, the liability will transfer to the new owner. The grant application will be recorded in the Public Records of Collier County.

Elapsed Time	Amount Due CRA
0 to one year after grant funds received	100%
One year after grant funds received	80%
Two years after grant funds received	60%
Three years after grant funds received	40%
Four years after grant funds received	20%
Five years after grant funds received	0%

- At each annual anniversary date of the grant approval, for a period of five years, CRA staff will
 perform an annual inspection of the improved property in order to verify that the improvements
 have been properly maintained and that any movable items paid for using CRA grant funds are
 still on the premises.
- Should the property change hands during the course of the five-year period following receipt of
 the grant funds, the selling and receiving parties will be required to summit a completed
 Property Transfer Form to the CRA office so that the CRA can maintain communications with
 the current owner.
- (b) Grant funds may be used for the following improvements:
 - Painting (manufacturer color swatches must be provided with application and approved);
 - Window or door replacements or repairs to hurricane standards, hurricane shutters;
 - · Awnings or window treatments;

- · Re-pointing of mortar joints for brick or stone fronts;
- Stucco work;
- Landscaping installation, and improvement at front of building (visible from public street), and must include in-ground irrigation system;
- · Site lighting, structure sconces, decorative lamp posts;
- · Architectural upgrades to the building that increase its overall curb appeal;
- All work must be completed within 180 days of approval by CRA.
- (c) Grant funds may not be used for:
 - · Working capital or administrative costs (payroll, rent, utilities, etc.);
 - Sweat equity (time/labor of applicant or family);
 - New construction;
 - · Additions/expansions of existing buildings;
 - · Interior renovations;
 - Demolition only;
 - · Loans or other capital support;
 - · Work that will extend beyond one hundred eighty (180) days of approval by CRA;
 - · Work completed prior to approval of Sweat Equity Improvement Grant.
- (d) Project Evaluation. All projects will be evaluated on a point-based system using the below criteria.

Project Provides	Points Available	Points Awarded
New paint only & pressure wash	1	
Architectural improvements to improve curb appeal	1	
Design consistent with CRA Public Realm Plan or Form-Based Guidelines	2	
Replacement or repaired windows or doors	1	TO THE RESIDENCE OF THE PROPERTY OF THE PROPER
Re-pointing of mortar joints for brick or stone fronts, stucco repair	1	
Woodwork repair, replacement or new installation	1	
Landscaping improvements and irrigation system repair	1	A STATE OF THE STA
Install new irrigation system	2	POSITA ACT SI AND SIA
Applicant has 50% match funding and is prepared to begin immediately following CRA approval and complete all work within 180 days of approval	1	

by CRA	gan man es e e element de la companya	
Debris removal, fallen trees	1	The second secon
Exotic tree/plant removal	2	
Repair Code Violations	3	
Replace/repair rain gutters	1	
	Subtotal	
		and the second of the second o

(e) Process.

- (1) Step 1: Applicant Meets with Staff:
 - Applicant must request a meeting with staff prior to submittal of application.
 - · Applicant & staff meet at project site to discuss scope of work.
- (2) Step 2: Applicant Submittal:
 - Grant Application;
 - · Proof of Property Ownership (deed);
 - Owner Authorization Form (requires notarization);
 - Two 8 x 10 color photos of the existing conditions ("before" photos);
 - Sketch of proposed improvements;
 - Budget estimates for the improvements.
- (3) Step 3: CRA Staff and Advisory Board Review:
 - CRA staff reviews application and completes the Points Form, then places the application on agenda of next Advisory Board meeting.
 - · Advisory Board checks project to make sure it meets all grant criteria.
 - Applicant is required to be present at the Advisory Board meeting to answer any questions that may arise during the review or to provide additional material if requested.
 - If project meets all criteria, the Advisory Board makes a recommendation to CRA Governing Board.
 - In the event that sufficient funding remains in the CRA budget to cover the cost of only one
 project, first priority will be given to the project with the higher points. For example, if two
 projects are presented to the CRA Advisory Board on the same day, the project with the

highest score will receive a Sweat Equity Grant. If the two projects receive the same score, the Advisory Board will be asked to vote on the project with the greatest aesthetic improvement.

- (4) Step 4: CRA Review and Approval:
 - CRA staff prepares Sweat Equity Grant Application for the CRA to review/approve.
 - Applicant signs Grant Application.
 - Application with Advisory Board recommendation and application placed on CRA agenda for review and approval.
 - CRA reviews Advisory Board recommendation and application during regular meeting and approves or denies application.
- (5) Step 5: Site Plan Improvement Process:
 - · Applicant completes work.
- (6) Step 6: Project Completion and Submittal of Project Summary Report:
 - Upon completion of work and inspection to insure work conforms to the work that was proposed, applicant submits:
 - o "Project Summary Report," including description of completed improvements, two 8 x 10 color "after" photos, invoices, list of materials and construction techniques used, any additional information specific to the project.
 - Notarized "Payment Request Form" and all materials receipts and/or canceled checks as proof that all materials and contracted improvements have been paid.
- (7) Step 7: CRA Staff Submits Project Completion Report for Payment:
 - CRA Staff visits site and documents improvements.
 - CRA Staff forwards Completion Report and documents to Clerk's Finance Department for payment.

(Ord. No. 2015-15, § 1)

Secs. 41-91-42-99. - Reserved.

Sec. 42-100. - Administration by CRA.

The Board of County Commissioners delegates the administration of the grant programs to the CRA including, but not limited to, selection of recipients, contracting with owners and contract enforcement. The CRA shall approve all applicants for funding after the Board of County Commissioners allocates grant program funding for each fiscal year. The recipients of any grant funds shall be required to execute an agreement in a form approved by the County Attorney's Office for legal sufficiency and approved by the CRA.

(Ord. No. 2011-42, § 10)

Note—Formerly codified as § 42-90.

Sec. 42-101. - Conflict and Severability.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or

unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

(Ord. No. 2011-42, § 11)

Note—Formerly codified as § 42-91.

ITEM 7. NEW BUSINESS: D. OPERA NAPLES REQUEST

Collier County Community Redevelopment Agency Bayshore Gateway Triangle Community Redevelopment Area 3570 Bayshore Drive, Naples, Florida 34112 239-643-1115

Memo

To:

Bayshore CRA Advisory Board

From:

Debrah Forester, CRA Director

Date:

May 31, 2018

Re:

Opera Naples Request

On May 3, 2018 Gerald Goldberg, Executive Director of Opera Naples submitted a letter requesting assistance to install streetlights along Linwood Avenue from Commercial Blvd. to the Wang Opera Center. On May 24, I met with Mr. Goldberg to review his request.

The following information was discussed:

There are currently no streetlights along Linwood Ave., Mr. Goldberg and patrons of the Center are interested in improving pedestrian safety along the roadway. Some portions of the street also lack sidewalks.

Collier County provides lighting on arterial roadways and neighborhood lighting through lighting districts. This area is not included in a streetlighting district.

Collier County Transportation Division has reviewed the situation and reported that one option would be to expand Millage District 112 to include the 51 property owners listed within the Linwood Avenue corridor from Commercial Blvd. to the Wang Center. This area (as identified on the map) includes 17 parcels, one being Opera Naples and one containing 36 condominium units. Expansion of District 112 would require a petition signed by 50 percent plus one of the persons owning property (26) within the district and action by the Board of County Commissioners. Since Opera Naples is a not for profit, it is exempt from property taxes, including the proposed streetlighting district.

The FY17 Millage Rate for District 112 is .1640 which would generate approximately \$1,366.56 in tax revenue for the expanded district and equate to an additional \$52.56 per year for each property owner.

Estimated costs for maintaining six streetlights:

 FPL offers a "ATBM Gray Fixture with 13,416 Lumens in Energy Tier G2 with a monthly Charge of \$1.20 and Fixture Charge of \$5.70. With six Fixtures the monthly fee would be about \$41.40.

- FPL offers a "ATB2 Gray Fixture with 15,015 Lumens in Energy Tier H3 with a monthly Charge of \$1.40 and Fixture Charge of \$8.90. With six Fixtures the monthly fee would be about \$61.80.
- There may be an additional "up-front" cost for a transformer and/or installation cost. The FPL Streetlighting Agreement is generally for ten (10) years.
- Staff has reached out to FPL to confirm the total costs and is waiting on a response.

The current CRA grant programs do not fund not-for-profit organizations and typically require a match. In addition, the programs do not fund improvements in the public right of way.

Option: Request the CRA Board consider funding the installation and maintenance of the six new lights for a two-year period. During this period, the CRA would investigate a streetscape plan for Linwood Avenue and engage the property owners in the discussion to determine the feasibility for establishing an MSTU for the area or expanding the existing lighting district to cover the long-term maintenance of the lights.

Public Purpose: Improve public safety

Long-term: Linwood Avenue presents an opportunity to create a unique shopping/entertainment district complimenting the synergy of Opera Naples. There are several small commercial spaces available and with improvements of sidewalks, decorative lighting and signage it may help to redevelop the corridor.



May 3, 2018

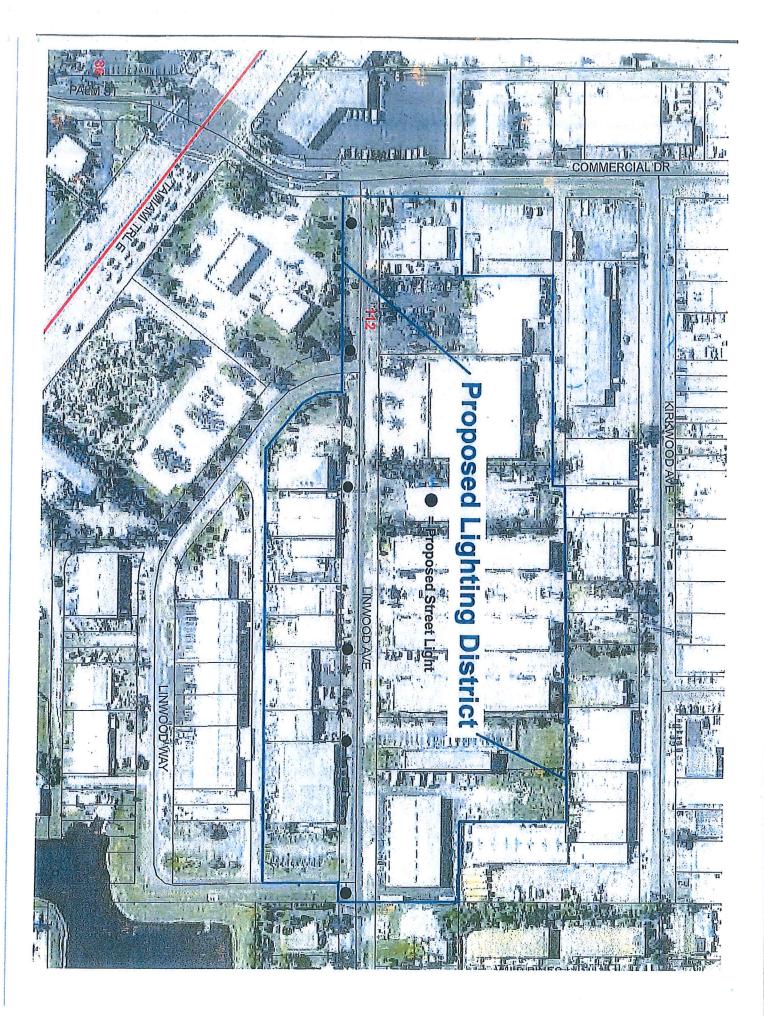
Ms. Debrah Forester Executive Director Bayshore/Gateway CRA 3750 Bayshore Drive Unit #102 Naples, FL 34112

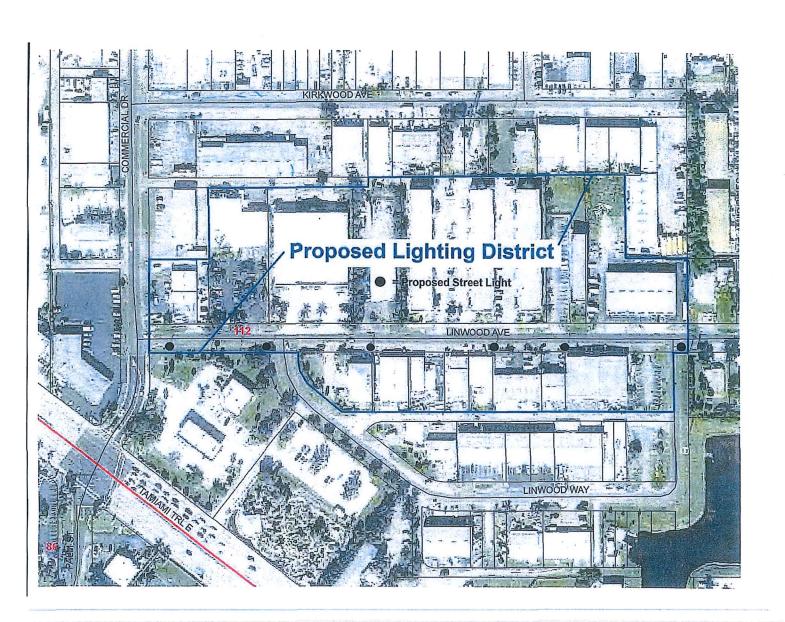
Dear Ms. Forester,

Opera Naples would like to apply for a grant to finance the street lighting on Linwood Avenue from Commercial Blvd to the Wang Opera Center. FPL has met with the John W. Miller, Project Manager of Traffic Signals and Roadway Lighting, and is preparing an estimate of the costs involved. We would like to apply for a grant to cover the cost of this effort. Please send us the information that is necessary for us to apply for this grant formally.

Sincerely,

Gerald Goldberg
Executive Director





ITEM 7. NEW BUSINESS: E. ADVISORY BOARD APPLICATION

Advisory Board Application Form

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

Application was received on: 5/2/2018 10:49:22 AM.

Name: John Steven Rigsbee Home Phone: 2392900141

Home Address: 2564 Andrew Dr

City: Naples Zip Code: 34112

Phone Numbers Business:

E-Mail Address: steve.rigsbe@comcast.net

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

Category: Gateway Triangle Resident

Place of Employment: Retired

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

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JOV	Indicated	1

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? No

Not Indicated

Please list your community activities and positions held:

Education:

Associates in Marketing

Experience / Background

Very active in the Community with insight of the needs of the neighborhoods since I am the contact person for everyone when they have issues or concerns.