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## Bayshore Gateway Triangle Community Redevelopment Agency

### AGENDA

**Naples Botanical Garden Buehler Auditorium,  
4820 Bayshore Drive, Naples, FL 34112**

Date: July 10, 2018

Time: 6:00 PM

Chairman Maurice Gutierrez

Karen Beatty, Peter Dvorak, Larry Ingram, Dwight Oakley,  
Steve Main, Shane Shadis, Michael Sherman, Steve Rigsbee

- 1. Call to order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Approval of Minutes**
  - a. June 5, 2018 (attachment)
  - b. June 13, 2018 (attachment)
- 5. Community / Business – Presentations**
- 6. Other Agency's**
  - a. Collier County Sheriff Department
  - b. Collier County Code Enforcement
- 7. Old Business**
  - a. Office Space – Staff Update/Attachment A
  - b. Land Purchase/Future Parking Lot – 3321 Bayshore Drive
  - c. Redevelopment Plan
    - i. Initial Analysis (attachment)
    - ii. Updated Schedule Additional Scope of Work
    - iii. Additional Scope of Work
- 8. New Business**
  - a. Dell's Corner (attachment)
- 9. Staff Report**
  - a. Project Manager's Report – Tami Scott

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

Phone: 239-643-1115

Online: [www.bayshorecra.com](http://www.bayshorecra.com)



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- b. CRA Project Update – Debrah Forester
- c. Financials

**Communication and Correspondence**

**10. Public Comment**

**11. Staff Comments**

**12. Advisory Board General Communications**

**13. Next meetings:**

- a. September 6 – Redevelopment Plan Community Forum
- b. October 2, 2018 CRA Advisory Board Regular Meeting
- c. October 11, 2018 – CRA Advisory Board Special Meeting – Review of DRAFT Redevelopment Plan Update

**14. Adjournment**



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## **Agenda item 4,a– June 5, 2018 meeting minutes**

### **BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE JUNE 5, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:06 p.m. at the Naples Botanical Garden, Buehler Auditorium 4820 Bayshore Drive, Naples, FL 34112

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Steve Main, Shane Shadis, Dwight Oakley, and Peter Dvorak. Excused Absence: Larry Ingram, Mike Sherman.)

**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; and Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant; Tim Durham, Executive Director of Corp Business Ops.

- II. Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez

- III. Adoption of Agenda:** Item added to Agenda—6H: Mini Triangle Cell Tower. Motion to adopt Agenda as amended by Peter Dvorak. Second by Shane Shadis. Passed Unanimously.

- IV. Adoption of Minutes:** Peter Dvorak requested the word “limb” on page 2, under “VI. A. Vacant Lots” be changed to “limbo” per typo. He also requested more clarification be noted regarding the Community Redevelopment Area Advisory Board’s (CRA) desire for the lender to either accept the CRA’s terms or have the titles taken to the Board of County Commissioners (BCC). It should indicate that should the lender not accept the CRA’s terms, then the matter would be taken to the courts, as they would determine ownership and not the BCC. Motion to accept Minutes as amended by Steve Main. Second by Karen Beatty. Passed Unanimously.

- V. Community Presentation:**

**A. Affordable Housing:** Commissioner Penny Taylor gave a presentation on Affordable Housing in Collier County. This presentation was a response to the CRA letter requesting no more affordable housing be built in the Bayshore/Gateway Triangle CRA until it is more evenly distributed throughout the county. Kim Grant, Director of Collier County Community Human Services (CHS) and Cormac Giblin, Housing and Grants Manager, (CHS) was there to assist with question on Housing Programs and Planning. A copy of the power point presentation can be acquired upon request by contacting Commissioner



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Taylor's office. Ph# (239) 252-8604, or email Sherry Greco at sherry.greco@colliercountyfl.gov.

The presentation defined different tiers of affordable housing, and income levels. The majority of funding to provide affordable housing funds comes from State and Federal Government entities which typically focuses on the below 80% of Area Medium Income (AMI) households. In Lee County, this is called "Attainable Housing" to differentiate from the Section 8 "Affordable Housing". Property Appreciation is increasing in Collier County, resulting in higher mortgage and rental rates. There were multiple questions related to the lien on the Cirrus Point property, which is still being investigated. The majority of Collier County's Affordable Housing is in District 5—Golden Gate Estates and Immokalee—and not East Naples. The pros and cons of renters versus owners was discussed, along with zoning and management for mixed use and rental properties. The statistics discussed involved all of East Naples, not just the Bayshore area. Collier County has some of the lowest property taxes in Florida. Developers are more apt to build in Lee County due to lower impact fees and faster permitting processes. Zoning, Development, and Density Pools should be reevaluated for the Bayshore area. Collier County Affordable Housing Advisory Committee meetings are the first Monday of the month at the main government complex, 3331 Tamiami Trail E, Naples, FL 34112, building F, 5<sup>th</sup> floor, at 8:00pm.

## **VI. Old Business:**

**A. Vacant Lots:** No attorneys were present. Debrah Forester, CRA Director, relayed the progression on the vacant lot issue. The lender is now proposing \$20k per lot, with \$10k upfront and \$10k upon obtaining a Certificate of Occupancy (CO). They would start with a detailed timeline on five lots and acquire lots as they progressed. Staff would like to take this issue to the BCC by July 10<sup>th</sup>, 2018, prior to the BCC's summer recess. Maurice suggested agreeing to the terms of \$20k for 5 lots upon conditions of completion, and retain the remaining 10 parcels to be released as the CRA Board sees fit. Peter Dvorak made a motion to agree to the \$20k per lot for the first five lots—with \$10k down and \$10k at CO—and for the remaining 10 lots to be conveyed back to the CRA immediately; the CRA will agree to release the balance of the lot upon compliance with construction timelines, payouts, and architectural design concepts. Second by Shane Shadis. Yeas: Maurice Gutierrez, Shane Shadis, Peter Dvorak. Nays: Karen Beatty, Dwight Oakley, Steve Main. There was much discussion between staff, CRA Board Members, and the community regarding legalities, timelines, history, and preferences. The community agrees that the titles belong to the CRA, and is confused by the issue. The desire to limit time and money in court with a Quiet Title Transfer and negotiations has led to the continual discussion of the issue at



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CRA meetings. The ownership of the lots is not in question, it is a legal matter of transferring the name on the title back to the CRA. The lots were originally sold for \$15k to Cal Montenegro. The additional \$20k per parcel will result in a total of \$35k per lot. Karen Beatty made a motion to take the offered \$20k for each of five parcels with a 12 month timeline and the lender will sign over the remaining 10 lots to the CRA to do with as they see fit. Second by Steve Main. Yeas: Karen Beatty, Peter Dvorak, Maurice Gutierrez, and Steve Main. Nays: Dwight Oakley, Shane Shadis. Passed four to two. The CRA Board stated that should the lender not agree to the terms, they will be taking all 15 lots back in court.

- B. 17 Acres-Staff Update:** Arno has requested assistance with finances, totaling \$2.4M. The CRA recognizes that certain conditions and concessions were granted to the mini triangle property, but those were recognized and approved prior to finalization of negotiations. CRA staff is uncomfortable with a request for funds after the process has already begun and the proposal was accepted by the CRAB without CRA financial support. Based on brief analysis, Debrah indicated a 100% tax increment rebate for 15 years would be necessary to equal the requested \$2.4M. The 17 Acres goes to the BCC on June 26, 2018. Maurice Gutierrez made a motion to cease negotiations with Arno Inc and regroup. Second by Steve Main. Peter requested discussion, suggesting that instead of ceasing negotiations, the CRA does not want to entertain the subsidizing of the project by \$2.4M. Modified motion: Maurice Gutierrez made a motion to continue with the negotiations with Arno so long as no changes are made to the original agreement. Second by Steve Main. Passed Unanimously.
- C. Redevelopment Plan—Staff Update:** Tindal Oliver Design (TOD) is making progress on the Community Redevelopment Plan. Staff is looking at dates for a Community Outreach meeting in early September. CRA Advisory Board recommended September 6 for the Community Outreach meeting. A special meeting of the CRA Advisory Board to discuss the plan is tentatively scheduled for October 11, 2018. Evan Johnson from TOD was in the audience. He had been in town following up on field work.
- D. Fire Suppression—Conditional Award Letter:** Staff received a second letter regarding the Community Development Block Grant (CDBG) for the Fire Suppression Phase II project on Becca and Pine. Due to “an increase in HUD funding allocations for CDBG, HOME, and ESG programs,” the CRA has been conditionally approved for a \$227,960 grant. This is less than the applied for amount of \$370k, but the City of Naples has agreed to fund the balance of the project.
- E. Linwood Pond Site:** A timeline of the events revolving around the stormwater management pond in the Gateway Triangle was included in the Agenda Packet. The primary issue appears to be a lack of long-term funding for landscaping maintenance. Changes to staff and delays in construction put the conversation on hold for several years. Several avenues of funding were considered by previous



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staff with no success. This project may become part of the proposed Capital Improvement list included in the redevelopment plan update if it becomes a priority again. More discussions need to take place to further define the parameters and funding of the project as well as long term maintenance solutions.

- F. Website Update/Social Media:** Staff has requested to open a Purchase Order (PO) for a web design group to bring the CRA website up to date. Staff's goal is to update the website twice a month, with Agendas and Meeting packets. Currently, CRA Social Media is being managed on the county level. A community member mentioned that some high schools have internship programs for their senior year students. Perhaps the CRA could look into having one of these students maintain their website and social media accounts.
- G. Public Art:** Debrah has met with the Tourism Division Council (TDC), and they have agreed to help fund the Public Art Plan for Collier County. This will be a strategic art plan that encompasses all forms and levels of art. It will be discussed at the next BCC meeting on June 12, 2018.
- H. Mini Triangle Cell Tower:** Zoning approved for the mini triangle. CRA Staff is working with the Deputy County Manager and Crown Castle on the decommissioning of the Davis tower, and the building of a new tower on Kirkwood. All services located on the Davis tower will be transferred to the Kirkwood tower. The terms to decommission, demolish, and relocate the tower are part of the Purchase Agreement with REPI. The total cost is \$1M. The CRA is responsible for up to \$500,000 and REPI is responsible for \$250K and anything above \$750K will come from tax increment generated from the project. The Cell Tower Agreement is scheduled for the July 10, 2018.

## **VII. New Business:**

- A. CBIG-Dr. Robert March, Harborside Animal Clinic, 2662 Davis Blvd:** Dr. March was out of town, but the matter of his CBIG grant will be going to the BCC on June 12, 2018. He is requesting \$30k to assist with the cost of installing offsite drainage infrastructure to improve site drainage. The cost of the project is \$73k-\$105k. All expenses have been vetted. Motion to approve Dr. March's application for a CBIG by Steve Main. Second by Peter Dvorak. Passed Unanimously.
- B. Office Options:** A spread sheet of the available options for a CRA office was included in the Agenda Packet. The current office lease ends soon, and staff needs to take their upcoming lease for approval to the BCC. The current landlord is in the probate process in New Jersey, and then will need to go through the process here in Florida. They cannot contribute towards office modifications and will most likely raise the rental rate. There are two locations on Davis, one on Tamiami, and one on Pineland. Layouts, locations, modifications, lease time frames, future endeavors and accommodations for meetings were discussed. An option to purchase a modular unit and place it on CRA owned property was also discussed.





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The CRA Board has requested a field trip to view the properties and for further discussion. Debrah will make arrangements and staff will be in contact.

- C. **CRA Grant Guidelines:** A list of grants offered by the CRA was included in the Agenda Packet. The majority focus on renovation and not on new projects. Currently all CRA grants must be approved by the BCC. Next year's budget will allocate additional funds for grant programs. However, staff noted that most programs are for rehabilitation of structures and don't incentivize new construction. As part of the redevelopment plan update, staff will be reviewing options for incentives that may include incentives for new developments. Consensus of the Board was to support adding incentives for new development to the list of programs in the future.
- D. **Opera Naples:** Opera Naples has requested assistance with adding six streetlights to improve safety along Linwood. They cannot be approved for a CRA site grant as the project is in the Right-of-Way (ROW). To expand the Lighting District would require door to door signatures and Opera Naples would be exempt because they are a not for profit. Due Diligence has been done. There are six existing electric poles. Cost per light would be \$61.80 per month for LED and \$41.00 per month for standard lights. The county suggests LED as they are more cost efficient. The installation fee would be waived should the CRA fund maintenance for up to 10 years. The Board has requested staff get more information: price of installation, number of transformers needed, and price for transformers if needed. The Board may be willing to fund for two years and then relook at the situation. Staff will get final numbers from Florida Power & Lighting (FP&L) and bring the item back to the Board.
- E. **Application for appointment-Gateway Triangle Resident- John "Steve" Rigsbee:** Steve Rigsbee application for the CRA Advisory Board is included in the Agenda Packet. He knows many of the residents in the Gateway Triangle and would be a great asset in connecting with this part of the Bayshore/Gateway Triangle CRA. Motion to accept Steve Rigsbee Application by Steve Main. Second by Peter Dvorak. Passed Unanimously. The appointment will be forwarded to Wanda and put on the BCC Agenda as soon as possible.

### VIII. Staff Report

- A. **Project Manager Report:** Tami Scott, Senior Project Manager, highlighted a few points from the Project Managers Report. The Food Truck Park is under construction and scheduled for completion in September 2018. The Microbrewery is under construction and scheduled for completion in October 2018. Harborside Animal Clinic had its groundbreaking on May 15, 2018 and is estimated to be a one year project. Woodsprings Suites site is cleared. Starbucks shell site work is completed and work will begin on the interior space with opening scheduled for October 2018. Racetrac has had no movement since the pre-app in March. Compass Pointe is back on the market. Cirrus Pointe has been sold. The CRA has



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reached out to the new owners and anticipates a July meeting. Mattamay homes has not provided any updates. Sabal Bay's fencing has been put up and the site cleared. Courthouse Shadows has been put on hold. The site that used to be the Greyhound station on Davis Blvd had a site approval a year ago. There was discussion regarding the activity at the corner of Davis Blvd and Airport Road regarding Phase III of Porsche construction—accessory use with power washer—and Holmes Oil relocating. A right-hand turn lane is being constructed to accommodate traffic. Sunbelt Rentals and Sar Bay Marina are both under review for new buildings.

- B. Financials:** A handout of the monthly Financials was distributed to the CRA. Staff is very close to achieving the Board's desires in this retrospect.

**IX. Other Agency's**

- A. Collier County Code Enforcement:** John Johnson, Code Enforcement, brought in an updated listing of the Code cases for the Bayshore/Gateway Triangle Redevelopment Area. He clarified timelines and what could and could not be done on a few specific cases that were inquired about. Many of the cited code violations have been resolved, but there are still some water drainage issues. BTR means Business Tax Receipt.
- B. Collier County Sheriff Department:** Sheriff Mike Nelson has been very busy, but the Bayshore Area in general has been fairly mellow. The situation on Orange has been taken care of. A property on Connecticut has been demolished. There was a burglary on Constitution for the first time in 20 years and the perpetrator has already been apprehended.

**X. Correspondence and Communications:**

- A. Walking Audit:** Discussion about the Walking Audit Report have been put off until October 2, 2018. Copies of the report have been given to Tindal Oliver for consideration while compiling the Redevelopment Master Plan.

**XI. Public Comments:**

Community member Adam asked if the CRA would be putting in more roundabouts, as there appeared to be several indicated on the maps up in the auditorium. Evan Johnson of TOD stated the maps were for display purposes only and a representation of community wishes from discussions during the Redevelopment Plan Workshops and not actual projects.

**XII. Staff Communication: None**

**XIII. Advisory Board General Communication:**

Maurice Gutierrez inquired about the property near Real McCaw for additional parking that the Board was interested in purchasing. Staff reported they were





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working with Real Property to get approval on the purchase. However, with the 17 acres not being sold, was the site near Real McCaw still of interest of the Board. Consensus of the Board was the 17 acres was a far walk from the activities underway closer to the Bridge and the purchase of the vacant lot would accommodate the new developments coming in. Staff will continue to work on potential purchase.

**XII. Next Meeting Date:** A special meeting will be scheduled in June to discuss the office location. Staff will reach out to Advisory Board members with dates and times. A field trip to look at Office Locations will also be set up. Next regularly scheduled meeting is July 10, 2018.

**XIII. Adjournment** – The meeting adjourned at 9:11pm

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Chairman Maurice Gutierrez



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**Agenda item 4,b—June 13, 2018 Special Meeting Minutes**

**Bayshore Gateway Triangle Community Redevelopment Agency**

**AGENDA**

Bayshore CRA Office: 3570 Bayshore Dr., Naples, FL 34112

**Special Meeting June 13, 2018**

5:30 PM

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

1. **Call to order and Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Steve Main, and Dwight Oakley. Excused Absence: Larry Ingram, Mike Sherman, Shane Shadis, and Peter Dvorak.

**CRA Staff Present:** Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant; Tim Durham, Executive Director of Corp Business Ops.

2. **Pledge of Allegiance** Led by Chairman Maurice Gutierrez
3. **Adoption of Agenda** Steve Main made a motion to adopt the Agenda as is. Second by Steve Rigsbee. Passed Unanimously.
4. **Old Business**

- a. **CRA Office Space Options – Action Item (Attachment):** Staff had narrowed office location options to three choices for the Community Redevelopment Area Advisory Board Members (CRA) to choose from:

Address	Sq Ft/Sq ft rent	Monthly	Renovation	Total Annual
Pineland Plaza, 2348 Pineland Ave	2300/\$16.00	\$3,392.50	\$1,150.00	\$54,510.00
Pineland Plaza, 2348 Pineland Ave	3300/\$16.00	\$4,867.50	\$4,867.50	\$77,910.00
Davis Village, 2770 Davis Blvd	2378/\$17.00	\$4,310.13	\$333.33	\$55,721.50

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Staff Comments: Staff would like to focus on a 2-3 year lease with options of renewal, with a possible, future location in the Mini Triangle or 17 Acre. Staff would like to take a recommendation from the Advisory Board to the CRAB before they break for their summer recess on July 10, 2018. Advisory Board wondered about the modular office idea. Staff was under the impression the Advisory Board was not interested in this option due to the cost for set up and lack of parking on available locations. The Advisory Board likes the current location, and inquired about renovations. Renovations for current building to be brought up to office standards would be approximately \$100k. The current location will also need to go through probate before the new owners can move on making changes. The current owner is currently conducting an appraisal on the building and most likely will be looking at raising the rent to market rates. Staff is also concerned that if permits are pulled to renovate, there may be additional unforeseen cost due to bringing the office up to code. The current office is also difficult for staff to accomplished needed task and hold meetings due to the design and acoustics. There are currently no available locations on Bayshore. CRA community meetings are scheduled through the end of the year to be held at the Naples Botanical Gardens and they can continue there in 2019. All 3 presented locations have adequate accommodations for the Bayshore Beautification MSTU and Haldeman Creek Dredging MSTU meetings. Davis office is very nice, professional fit and finish but the conference room is small and some minor renovations would be needed to enlarge it to accommodate the MSTU meetings. Concerns were raised as to the location on the 2<sup>nd</sup> floor and not a walk in friendly location. Pineland has two shell units, so CRA would have input on build out for either space. The larger space at Pineland could handle the community meetings. The cost to renovate the space would have a lower economic impact to the CRA if the lease was for three years. There are questions as to whether the elevator at the Davis address is open or requires a passcode. Assurance should be acquired that the owner will finish the floors and walls for the Davis location. A reception

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space should be available to handle those coming into the CRA and direct them to the appropriate staff member. Build outs/Renovations will commence upon lease agreement and it is staff's hope that the move would happen by October 2018. Steve Main made a motion to recommend the end cap unit on Pineland with a 3 year lease agreement. Dwight Oakley made a motion to recommend the Davis location for a 3 year lease agreement. Shirley Garcia informed Dwight that they must vote on the first motion before another is proposed.

[Motion restated] Steve Main made a motion to recommend the end cap unit in the Pineland Plaza at 2348 Pineland Ave, Naples, FL 34112. Second by Karen Beatty. Yeas: Steve Main, Maurice Gutierrez, Karen Beatty. Nays: Steve Rigsbee, Dwight Oakley.

Staff will take the recommendation for the Pineland location to the BCC. It will hopefully be on the Consent Agenda for the July 10, 2018 regularly scheduled meeting.

- b. 17 Acres - Staff update:** Arno's Financial partner has withdrawn. Arno is still very committed to the Cultural Arts Center and is looking for another backer. This was the most viable financial partner he had worked with thus far. At this point, any other potential financial backers would have to be cash-in-hand ready. Staff will be requesting that the CRAB terminate negotiations with Arno and add the 17 acres into the redevelopment plan update. This project has been very important to the CRA, but there seem to continually be a disconnect between the communities' vision and the developers vision and allowances. There were suggestions that the site could be connected to Sugden Park and partner with Parks and Recreations. There are multiple cultural elements that could be implemented on the site. Dwight Richardson from the Cultural and Performing Arts Center (CAPA) told the board that CAPA is still very interested in working with the CRA towards a Cultural Arts Center, and that they



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hope the issues with the developer do not give the impressions that CAPA is not still committed to the project. The Board discussed the connection to Sugden Park and the challenges with limited access due to the conservation easement, while a pedestrian bridge might be possible to Sugden Park, fully opening the property for vehicle access into the park is not an option. A library, school for the arts, and amphitheater were suggested. As part of the next steps, the county has access to a survey system, similar to Survey Monkey, that can be used to seek community input on the future for the 17 acres and it can be a helpful tool in determining what the Bayshore/Gateway Triangle residents are interested in supporting. The consultants working on the CRA Redevelopment Plan are currently doing a charrette for the Mini Triangle property and could conduct one for the 17 Acres should the need arise.

5. **Public Comment:** Is it the CRA desire to have rentals on the 17 Acres? No. The zoning is approved for 40 units, recent proposals were received that extended the zoning, so a rezoning would be needed. The Advisory Board was interested in purchased condos and not rentals. However, as the developers and financial partners have reviewed the site rental units have been presented as part of the updated pro forma. Angelina Tulia asked about the connection to Sugden Park, and would they be building into the park. It has always been the desire of the CRA to have a connection to the park. The conversations to this point have included putting in a bridge to connect the two. There would be no development of residential property on Sugden Park.
6. **Staff Comments:** Debrah informed the CRA that Tim Durham would be leaving the county to pursue other career options. He has been extremely helpful and an amazing asset for both the CRA and Collier County in general. He will be missed by all, and everyone wishes him the best of luck in his future endeavors.
7. **Advisory Board Comments:** The CRA inquired about progress in finding an Art Consultant. Debrah Forester reminded the board that at the last meeting, she had mentioned the Tourism Department's contribution to fund a Strategic Art Plan for Collier County. CRA Staff has asked to be included in these conversations and to

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piggy-back on their plans should they align with the CRA vision. This will save the CRA time and money in implementing their own Public Art program. Staff mentioned the importance of having Bayshore part of the County-wide discussion. As the redevelopment plan update is developed the discussion on public art will continue and will most likely be incorporated into the new document.

8. **Next meeting date:** July 10, 2018
9. **Adjournment @ 6:38 pm.**



# Attachment 7 A - Office Space

## Bayshore Gateway Triangle Office Options Attachment A

Location	Square footage	Rent Per Square Foot	Annual Rent	CAM Per Square Foot	Annual CAM*	Rent Increase	Utilities	Other Expenses	Annual Rent			Available
									First Year	Second Year	Third Year	
2348 Pineland Ave	3,300	\$17	\$56,100	\$3.18	\$10,494	3%	Tenant pays Water and Electric	\$39,000.00	\$66,594	\$68,277	\$70,325	After buildout
									\$13,000	\$13,000	\$13,000	November 1, 2018
									\$79,594	\$81,277	\$83,325	
2770 Davis Blvd.	2,378	\$17	\$40,426	\$4.75	\$11,296	3%	Tenant Pays electric	\$8,000	\$51,722	\$53,273	\$54,871	August 1, 2018
Landlord will credit CRA with one month rent for needed rennovations - \$3368									\$4,632			
									\$56,354	\$53,273	\$54,871	
* Increase in CAM subject to annual review												

Other Expenses -renovations to update location not including signage  
Pineland - extensive buildout to accommodate needs  
Davis - removal of one wall to expand conference room. CRA staff estimate at \$8,000



**To:** Debrah Forester, Director, Bayshore Gateway Triangle CRA

**From:** Evan Johnson, Project Manager, Tindale Oliver

**Subject:** Bayshore Gateway Triangle CRA Plan Update, Task 1.1.1 Memo - **DRAFT**

**Date:** May 29, 2018

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## Introduction

This memo presents analysis and key findings for items listed in Task 1.1.1 of the project scope. Sections and figures are labeled corresponding to the draft Assessment Memo outline for cross-referencing purposes.

## 3.2 Plan Document Assessment

This section reviews existing plans and documents created for the CRA area or that may have implications for the CRA Redevelopment Plan update. These plans and documents cover a wide range of topics, including growth management, transportation, housing, and arts and culture. A list of general key takeaways is provided upfront, followed by Figure 3.2 which provides a basis for the general takeaways, showing a description and implications of each plan or document.

### *Existing Plan Review Takeaways*

- Growth:
  - The northern part of CRA is identified as an opportunity area for growth in the Collier MPO 2040 LRTP. Growth projections based on TAZ data will need to be accounted for as part of the Redevelopment Plan update.
- Development and Redevelopment:
  - This current assessment of the CRA needs to evaluate the status of efforts to address blight as identified in the 2000 CRA Plan, as well as the status of phased projects from the 2000 Plan.
  - The densities and intensities allowed as part of the Bayshore/Gateway Triangle Redevelopment Overlay and the Mixed-Use Activity Center need to be evaluated and considered in terms of promoting growth.
  - The CRA area contains or is near a number of notable parks/recreation destinations:

- Sugden Park is a regional destination with inland beach/water access with proposed connections to nearby development and parks
- East Naples Community Park is a pickleball hub that creates sizable economic impact for the area
- Bayview Park is nearby and provides water access
- Naples Botanical Gardens

These existing destinations need to be considered when evaluating improvements and new development and redevelopment.

- Arts and culture is a focus of development, particularly along Bayshore Drive. A parallel parking/road diet was recommended to promote the community character and allow additional on-site parking access for establishments along the roadway. These efforts should be holistically evaluated in the assessment memo for opportunities to build on the arts/culture district designation and community-focused improvements along this corridor.
- Affordable Housing:
  - Plans and studies reviewed below identified the CRA, including its activity center, as an area to increase density and the supply of subsidized or mixed-income housing. The area can also supplement density with mechanisms like the Affordable-Workforce Housing Bonus. This assessment should:
    - Identify projects that have successfully taken advantage of the Affordable-Workforce Housing Bonus.
    - Evaluate opportunities to supply affordable housing in conjunction with transportation access and employment centers.
- Transportation:
  - Sections of Tamiami Trail and Airport Pulling in the northern Triangle area were identified as high crash areas. This assessment for the CRA Plan update should document efforts from responsible transportation agencies to address these problems and also provide a status update on bicycle and pedestrian improvements from the Pathways Plan update.
  - The East Naples Discovery Report provided additional bicycle and pedestrian improvement recommendations for Bayshore Drive, and the Bayshore Beautification MSTU Master Plan includes vision concepts, goals, and objectives related to streetscape and bike/pedestrian improvements. Recommendations from these plans should be further considered as part of this Redevelopment Plan update.
  - The CRA area has existing transit service. Transit improvements that intersect with the CRA are identified in the Collier MPO 2040 LRTP. This assessment for the CRA Plan update needs to evaluate the status of projects planned/undertaken. These projects should be considered in conjunction with improvements to other transportation modes (walking, biking, CRA-specific transit options), housing provisions, and new development.

Figure 3.1 Existing Plan Review Matrix

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
Collier County Growth Management Plan	Includes various elements with provisions to manage growth in the County; Elements of particular relevancy are Future Land Use, Housing, and Transportation.	<p>Future Land Use Element (specific density and intensity considerations are analyzed in a separate matrix – see Table 3.5 Allowable Densities in this Assessment Memo):</p> <ul style="list-style-type: none"> <li>• There is a specific Bayshore/Gateway Triangle Redevelopment Overlay designation.</li> <li>• This overlay area overlaps with Mixed Use Activity Center #16 US 41 and Airport Pulling Road (additional provisions for Mixed Use Activity Center Subdistricts are included in the Future Land Use element)</li> <li>• Provisions for the overlay also reference additional Density Rating System provisions in the Future Land Use element, which include an Affordable-Workforce Housing Bonus with reference to the Affordable-Workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance No. 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004).</li> </ul> <p>Transportation Element:</p> <ul style="list-style-type: none"> <li>• The South US 41 Transportation Concurrency Exception Area (TCEA) overlaps with the CRA area.</li> </ul>
2000 CRA Master Plan	Primarily provides goals and objectives to meet to address problems laid out in the blight findings	<p>The findings of blight summary indicate the problems identified in the CRA:</p> <ul style="list-style-type: none"> <li>• Predominance of defective or inadequate street layout; problems include: inadequate street layout and design, commercial parking problems, a lack of streetlights along major arterials and most local streets, a lack of sidewalks, and a lack of neighborhood connections.</li> <li>• Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; general problems include lots not meeting minimum size requirements and residential densities lower than approved densities</li> <li>• Unsanitary or unsafe conditions, including heightened plumbing and overcrowding problems relative to the County, two unsafe structures, and a lack of sidewalks and streetlights</li> <li>• Deterioration of site or other improvements, including drainage problems</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
		<ul style="list-style-type: none"> <li>• Additional problems included a lack of connectivity, parking for commercial lots, and public transportation in the study area; problems with the current right of way along Shadowland Drive; local streets not meeting right-of-way, pavement, and sidewalk standards; and potentially housing affordability.</li> </ul> <p>The Plan also includes goals for redevelopment via an Urban Design Framework that includes site design standards and a landscape/streetscape framework. Goals for redevelopment as laid out in a Future Land Use map with specific areas targeted for redevelopment including:</p> <ul style="list-style-type: none"> <li>• The Triangle Area (Tamiami Trail, Davis Boulevard, alignment of Pine Street)</li> <li>• Naples Plaza and surroundings</li> <li>• Gulfgate Plaza as a Town Center</li> <li>• Commercial uses on the Naples Steel properties and other properties around Gulfgate</li> <li>• Residential uses south and west of Gulfgate</li> <li>• Infill multi-family and single-family residential in the Shadowlawn neighborhood</li> <li>• Infill commercial uses for the Haldeman Creek entertainment center</li> <li>• Infill mixed multi-family and commercial uses along Bayshore Drive north of Lake View Drive</li> <li>• Infill residential and commercial uses in Bay Center area at Bayshore Drive and Thomasson Drive, with additional opportunities available</li> </ul> <p>There are Neighborhood Focus Initiative improvements for:</p> <ul style="list-style-type: none"> <li>• Bayshore neighborhood</li> <li>• Shadowlawn neighborhood</li> </ul> <p>Stable neighborhoods include:</p> <ul style="list-style-type: none"> <li>• Windstar</li> <li>• Sable Bay (Hamilton Bay)</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
		A phased list of development/redevelopment projects and Neighborhood Focus Initiative efforts is presented in this plan. The current Redevelopment Plan update will need to evaluate what has been done to address problems and meet goals laid out in the original plan, understand what remains to be done, and identify any problems or goals that need to be re-evaluated or added. It also needs to evaluate the status of the phased projects (see section 3.3 Evaluation of 2000 CRA Master Plan Efforts).
Parking Needs Analysis for Bayshore Drive (from US 41 to Thomasson Drive) February 2017	<p>Analyzes parking and roadway conditions and needs to:</p> <ul style="list-style-type: none"> <li>determine how the current and future parking supply can best serve growing development and redevelopment in the Bayshore CRA area.</li> <li>evaluate whether there is an opportunity for on-street parking</li> <li>evaluate the possibility of a reduction in road section from 4 lanes to 2 ("road diet").</li> </ul>	<p>Noted Existing Conditions for Parking:</p> <ul style="list-style-type: none"> <li>The total number of existing parking spaces (including private) is 511.</li> <li>On-street parking along Bayshore Drive or any of the side streets is not provided.</li> <li>Some businesses have overcrowded parking within their properties and spillover parking is occurring on grass shoulders of side streets.</li> <li>Rear parking is identified as "Auxiliary Parking Zone" in the Bayshore CRA Master Plan. These areas can be acquired by either the CRA or business owners in the future.</li> </ul> <p>Conclusions:</p> <ul style="list-style-type: none"> <li>131 additional on-site parking spaces are needed to service current demand.</li> <li>A road diet from 4 to 2 lanes is feasible along Bayshore Drive (LOS D will be maintained through 2040). Such a project would improve overall safety and conditions for all road users.</li> <li>The existing typical section on Bayshore Drive can accommodate parallel parking, one traffic lane, and one bike lane in each direction. This typical section would accommodate 178 parallel parking space on Bayshore between Thomasson and Weeks. Additional parallel spaces can be added if shared driveways are coordinated.</li> </ul> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>Implement the road diet and reduce speed limit to 30 mph.</li> <li>Complement on-site parking with on-street parking; possibly create a parking bank for developers to purchase parking credits for on-site needs that would pay for project construction costs.</li> <li>Complement on-street parking with additional options (e.g. auxiliary parking and site parking)</li> <li>Arrange to have driveways eliminated, modified, or shared for additional parking. Pursue crediting system to interconnect.</li> </ul>



Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
		<ul style="list-style-type: none"> <li>• Increase future parking availability with additional public and/or private lots identified in the Bayshore CRA Master Plan; consider shared parking and an incentive program to eliminate driveways.</li> <li>• Improve bus stops.</li> <li>• Evaluate existing and expected through and turning volumes; pursue left-turning lane or traffic calming opportunities.</li> <li>• Consider additional traffic calming measures such as one-lane roundabouts and other intersection improvements.</li> <li>• Create final engineering drawings for the project.</li> </ul>
Collier MPO <i>Comprehensive Pathways Plan (A Technical Guide)</i> 2012	Provides a prioritized list of bicycle and pedestrian needs and improvements, as well as general policy and program recommendations to guide project selection and accommodation of bicycle and pedestrian modes.	<p>The plan identifies some high priority bicycle infrastructure improvement projects and major pathways that intersect with the CRA area:</p> <ul style="list-style-type: none"> <li>• Two high priority bike facility projects lie within or intersect with the northern part of the CRA area: bike lanes on both sides of Davis Boulevard between Tamiami Trail E and Airport Pulling Road S; and bike lanes on both sides of Airport Pulling Road S between Radio Road and Tamiami Trail E</li> <li>• Tamiami Trail, Davis Boulevard, and Airport Pulling Road are identified as significant corridors in the plan and intersect with the CRA area.</li> <li>• Naples Bay Greenway passes through the southern section of the CRA up Bayshore Drive</li> </ul> <p>Note that this plan is currently being updated.</p>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
Collier County Community Housing Plan 2017	Plan documenting housing conditions and needs, a vision for the future of housing in Collier County, and recommendations and implementation guidance to move towards that vision.	<ul style="list-style-type: none"> <li>• The Housing Plan provides an implementation plan to create new or continue/strengthen existing strategies to facilitate the provision of affordable housing.</li> <li>• A notable recommendation is to increase density in the CRA area, as well as require residential units and allow higher densities in Activity Centers and Strategic Opportunity Sites (a section of the CRA overlaps with an activity center). According to the Plan, current density limits are 16 units/acre. A target maximum density for Activity Centers and Strategic Opportunity Sites is 20-25 units/acre, while suggested maximum densities from the referenced ULI study range from 30-35 units/acre.</li> <li>• An additional recommendation noted is the continuation of the use of CRA funds to “correct deteriorating physical and economic conditions, including housing affordability issues...”</li> <li>• Affordable housing opportunities and allowable densities should thus be evaluated for the Activity Center overlapping the CRA.</li> </ul> <p>On April 24, 2018, the Board of County Commissioners voted to have staff follow up on the following items related to the Community Housing Plan and bring them forward for future discussion:</p> <ul style="list-style-type: none"> <li>• Amendments to the Impact Fee Deferral Program</li> <li>• Establishment of a new or superseding local housing trust fund with guidelines to use the money with the understanding that ad valorem and linkage fees would not be used as funding sources</li> <li>• Process to establish a community land trust</li> <li>• “Housing that is affordable” marketing, public relations, and communications plan.</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
Urban Land Institute Advisory Services <i>Collier County Florida: Expanding Housing Affordability, 2017</i>	Provides a strategy and basis for implementation for Collier County to meet housing affordability needs	<p>The report affirms that the housing affordability problem continues in Collier County since being identified in the 2000 CRA Master Plan. In 2015, an estimated 40% of households in the County were cost-burdened (spending more than 30% of gross income on housing). This information suggests that housing affordability remains an issue for CRA redevelopment, and the report notes that the Bayshore Gateway Triangle CRA might serve as an opportunity site for increased density and mixed-income housing.</p> <p>The report also provides recommendations for County action, which may influence or provide a model for redevelopment at the CRA-level. Those that the CRA might incorporate in its own planning efforts include:</p> <ul style="list-style-type: none"> <li>• Creating a vision for the future community</li> <li>• Recognizing that housing affordability affects all segments of the community</li> <li>• Increasing the supply of affordable housing by adding to the current supply and maintaining existing affordable units</li> <li>• Developing solutions that link housing with access to transportation options</li> <li>• Establishing transportation corridors to target mixed-income, multifamily housing development</li> <li>• Raising public awareness, educate, and communicate with the community about housing affordability</li> </ul> <p>Additional recommendations that may affect affordable housing as part of CRA redevelopment if the County acts on them include:</p> <ul style="list-style-type: none"> <li>• Adopting a smart code to distinguish between urban and rural parts of the county</li> <li>• Reactivating and using the Affordable Housing Trust Fund</li> <li>• Consider establishing an enhanced minimum wage ordinance</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
Collier MPO <i>Pedestrian and Bicycle Safety Study</i> 2014	Analyzes bicycle and pedestrian crash data so the MPO and jurisdictions can identify future pathway improvement projects and other initiatives to improve pedestrian and bicycle safety	One of three street corridors identified as having the highest volume (more than 10 crashes) and highest severity (more than 25% of crashes are fatal or incapacitating) of crashes in a cluster lies in the northeast corner of the CRA area along Airport Pulling Road between Great Blue Drive and Estey Avenue. One of two street corridors with the highest volume of crashes and moderate severity of crashes (1-25% of crashes are fatal or incapacitating) was on Tamiami Trail E between Commercial Drive and Seminole Avenue. A follow-up Road Safety Audit with more detailed analysis and identification of safety issues with corresponding short-, mid- and long-term suggestions was completed. These corridors will likely need particular attention for street improvements completed as part of CRA redevelopment, with an emphasis on safety, and may require coordination with improvement efforts stemming from the MPO and the Florida Department of Transportation (FDOT), District 1.
Collier MPO <i>Connecting Our Neighborhoods: Walkable Community Study</i> 2010	Evaluates bicycle and pedestrian mobility issues and overall walkability of the Bayshore Beautification MSTU and Bayshore Triangle Redevelopment Agency areas.	<p>The Study split the area into the Bayshore neighborhood (roughly corresponding to the CRA area south of US 41) and the Gateway Triangle neighborhood (roughly corresponding to the CRA area along and north of US 41) and rated walkability from A to F based on five pedestrian measures (directness, continuity, street crossing, visual interests and amenities, and security). Overall, the combined areas received a C rating, with highest priorities along Shadowlawn and Thomasson Drive because of their close proximity to elementary schools.</p> <p>Findings for the Bayshore neighborhood include:            The Bayshore neighborhood received a D rating, with the highest priority needs for bicycle and pedestrian facilities along Bayshore Drive and Thomasson Drive due to the amount of bicycle and pedestrian use. Additional needs for the Bayshore neighborhood include:</p> <ul style="list-style-type: none"> <li>• 3 additional East/West pedestrian crossings on Bayshore Drive</li> <li>• Bayshore Drive and Thomasson Drive wayfinding signs</li> <li>• A public event (such as a 5k) to raise awareness about and encourage a bicycle and pedestrian friendly atmosphere</li> <li>• Shelters at bus/school bus stops</li> <li>• A study to identify locations for lighting improvements</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
		<ul style="list-style-type: none"> <li>• A pedestrian connection to Sugden Park, along with an intra-park pathway network linking Sugden Park, East Naples Community Park, Bayview Park, and 17-acre site.</li> <li>• Evaluate function of bridge in relation to transportation corridor</li> <li>• Pedestrian improvements at Bayshore Drive and Thomasson Drive</li> <li>• A west side crosswalk at Bayshore Drive and US 41</li> <li>• Colorized, skid-resistant bike lanes</li> <li>• A greenway at Thomasson Drive and Hamilton Avenue</li> <li>• Evaluate pedestrian crossing at Thomasson Drive and Hamilton Avenue due to visibility</li> <li>• Pedestrian improvements near Avalon Elementary</li> </ul> <p>The Gateway Triangle neighborhood received a C rating, with highest priority needs along Shadowlawn Drive and Linwood Avenue due to amount of bicycle and pedestrian use. Additional needs for the neighborhood include:</p> <ul style="list-style-type: none"> <li>• “Bayshore Drive” type lighted crosswalk at Shadowlawn Drive and Francis Avenue intersection</li> <li>• Crosswalk on US 41 on NW side of Shadowlawn Drive to SW side of Bayshore Drive</li> <li>• Neighborhood traffic calming features at Linwood Avenue and Linwood Way to separate residential from commercial sections</li> <li>• Thermoplastic, high visibility crosswalks</li> <li>• Gateway triangle logo on sidewalks</li> <li>• Speed limit and pedestrian caution signage</li> <li>• Survey to determine location of lighting improvements</li> <li>• Evaluate future CAT bus routes</li> <li>• Bus shelters and signage</li> <li>• Gateway Triangle pathway around storm water pond to connect Linwood Way and Francis Avenue/Lee Street; link this pathway to the Bayshore Drive pathway network and the Gordon River Greenway project</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
2018 East Naples Discovery Report (PowerPoint presentation)	An analysis of the Bayshore Drive corridor area between Weeks Avenue and North Street using the Blue Zones health and longevity lens to support walking, biking, and retail	<p>The study found that adding the median, slimming lanes to 10 feet, and creating bike lanes in 2012 has improved walking and bicycling along Bayshore Drive. Opportunities to further enhance the corridor include:</p> <p>Marquee projects</p> <ul style="list-style-type: none"> <li>• Advance Bayshore Drive road diet and use curb extensions</li> <li>• Create a link trail to Sugden Regional Park</li> <li>• Trial a “home street” (more walking, biking, street play) on Jeepers Drive, N Road, or Short Road</li> <li>• Plan an urban village for East Naples</li> </ul> <p>Capacity-building opportunities</p> <ul style="list-style-type: none"> <li>• Have schools lead work with Safe Routes to School coordinator (involve youth in planning)</li> <li>• Develop a complete streets outreach and education plan</li> </ul> <p>Policy opportunities</p> <ul style="list-style-type: none"> <li>• Reduce speeds in school zones to 20 mph</li> <li>• Choose a “roundabouts first” intersection policy</li> <li>• Adopt a Vision Zero policy</li> </ul>
2011 Bayshore Beautification MSTU Master Plan	Master Plan based on identified vision, goals and objectives; public participation; and research and analysis	Lists vision concepts, goals, and objectives related to positive marketing of the area, promotion of artists, Smart Growth approaches to design, “green” principles in streetscape design, and cleanliness/safety.



Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
Collier MPO 2040 Long Range Transportation Plan	Includes growth analysis, long range transportation goals and objectives, a transportation needs assessment, a financial plan, and a list of cost feasible projects for the MPO area.	<p>The following summarizes findings that provide insights on the CRA area or may influence redevelopment efforts in the area. Findings are categorized by growth analysis, where population, dwelling units, and jobs are projected to increase; corridor characteristics that identify key information for roadways intersecting the CRA area; and project findings, including projects in general that are identified and projects that are designated as cost feasible based on anticipated funding.</p> <p>Relevant growth analysis findings:</p> <ul style="list-style-type: none"> <li>• The Davis Boulevard/Tamiami Trail East/Airport Pulling Road Triangle (in the northern part of the CRA area) is identified as an area of growth.</li> </ul> <p>Committed highway projects for 2020:</p> <ul style="list-style-type: none"> <li>• Intersection improvement of added turn lanes at Airport Pulling Road and Davis Boulevard.</li> </ul> <p>Relevant findings for corridor characteristics in the CRA:</p> <ul style="list-style-type: none"> <li>• As part of the freight corridor network, Davis Boulevard is identified as regional freight mobility corridor, and Tamiami Trail is identified as a freight distribution route for sections intersecting the CRA area.</li> <li>• Tamiami Trail and Airport Pulling Road are identified as high crash corridors, including corridor sections that intersect with the CRA area.</li> </ul> <p>Relevant cost feasible project findings (not including unfunded projects):</p> <ul style="list-style-type: none"> <li>• A partially funded highway improvement (add 2 lanes with sidewalk, bike lane, curb and gutter, and inside shoulder paved) is identified for SR 84/Davis Boulevard just east of the intersection with Airport Pulling Road.</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
		<ul style="list-style-type: none"> <li>The plan of cost feasible projects includes improvements related to certain transit routes in the CRA area: Route 19 realignment via Ave Maria (runs along portion of Airport Pulling Road in CRA area), express services between Collier Government Center and SWF Airport (runs along portion of Airport Pulling Road in CRA area), and the Collier-Lee County Connector (runs along portion of Tamiami Trail in CRA area)</li> </ul> <p>Other projects identified as needs:</p> <ul style="list-style-type: none"> <li>A Congestion Management System/Intelligent Transportation System (CMS/ITS) project is identified for Airport Road where it intersects with Tamiami Trail E</li> <li>New local transit service connecting Collier County Government Center and CAT Operations Center along Radio Road and Davis Boulevard, with a loop on County Barn Road and Santa Barbara Boulevard.</li> </ul>
2011 Collier County Parks and Recreation Master Plan	Assesses current and projected conditions to optimize the County's parks and recreation resources and assets, as well as strategically plan for the future.	<ul style="list-style-type: none"> <li>Parks near the CRA include Sugden Regional Park, East Naples Community Park and Bayview Regional Park.</li> <li>Sugden and Bayview Regional Parks provide water access.</li> <li>Note that this plan is currently being updated. A notable takeaway from the current update process is that East Naples Community Park has become a sports tourism venue for pickleball in hosting the US Open Pickleball Championship. The first Championship was held at the park in 2016 and contributed \$2.5 million worth of direct economic impact through hotels, restaurants, attractions, and local businesses. The park also hosted the 2017 Championship, with plans to host the 2018 Championship as well.</li> </ul>

Existing Plan Documents	Plan/Study Overview	Key CRA Redevelopment Plan Implications
CRA Resolution No. 08-60: Cultural District	Resolution related to creating a cultural district in the CRA.	<p>Includes a proposed boundary for a cultural district along Bayshore Drive and on the Gulf Gate Plaza, 17-acre development, arboretum, and Naples Botanical Garden sites. The CRA accepted the boundary, as well as a mission and vision. The CRA recommended that the BCC use the boundary to create a Cultural District and Plan by ordinance. The resolution references a Cultural Needs Assessment Report identifying next steps which include:</p> <ul style="list-style-type: none"> <li>• Performance/exhibition venue proposals for 17-acre site</li> <li>• A detailed master plan for the district</li> <li>• A specific study of the individual artist market for live, live-work, and studio-exhibit space</li> <li>• A Marketing and Promotion Plan for the district</li> <li>• A management and funding source for continued research, planning, and implementation items for the district.</li> </ul>

### 3.3 Evaluation of 2000 CRA Master Plan Efforts

This section provides a more detailed status update of the phased project plan presented in the 2000 CRA Master Plan. Figure 3.2 shows the status of each project in terms of whether it has been accomplished, is in the process of being completed, or has changed course or is no longer relevant to current redevelopment plans.

Figure 3.2 2000 CRA Master Plan Project Status

Projects	2000 Master Plan Description	Status
Catalyst Redevelopment Projects		
Triangle- Hotel and Restaurant	Redevelopment of western apex on the Triangle with the hotel and restaurant.	A mixed-use project on the CRA-owned site east of the apex parcel is currently under review (see “Gateway Mini Triangle Project” in Figure 5.7 for more details)

Projects	2000 Master Plan Description	Status
Triangle - Flex Office/Warehouse	Flex office/warehouse facilities immediately east of the hotel/restaurant project; the project would consist of buildings flanking Commercial Drive. Phase II: continue redevelopment of the Triangle between Commercial and the projected alignment of Pine with the balance of the flex-space as illustrated in the 2000 CRA Master Plan.	
Town Center	Redevelopment of Gulfgate Plaza and construction of supporting parking to the west Phase II - Town Center housing: redevelopment of the area west and south of the Town Center with a mixture of townhouse and low-rise apartment residential development	Gulfgate Plaza currently has tenants; consideration needs to be given to the type of establishments desired for this space.
Entertainment Center	Entertainment Center around the Bayshore Drive Bridge over Haldeman Creek; the Center will provide plaza areas flanking Bayshore on the north side of the creek with commercial uses focusing on the creek, canals, and plazas. The Bayshore Drive Landscape Alternatives study would also weigh on bridge design improvements.	<ul style="list-style-type: none"> <li>Three60 Market has been established west of the bridge and south of the creek; construction of a food court is underway on the north side of the creek under the same ownership as Three60 Market.</li> </ul>
Additional Redevelopment Projects		
Naples Plaza Property	A development group initiated discussion on the redevelopment of this approximately 10-acre property (and perhaps more) as a medium density, multi-family residential project accompanied by a small amount of convenience commercial development. While plans were not available at the time of the 2000 Master Plan, the site could accommodate approximately 115 units.	
Naples Steel Property	The owners of Naples Steel discussed redevelopment of their existing fabricating and related facilities, as well as an adjacent vacant parcel used to support the construction of the Tamiami Trail. No indications of use were available at time of 2000 CRA Master Plan.	WoodSpring Suites currently being developed on 3 acres.

Projects	2000 Master Plan Description	Status
Neighborhood Focus Initiative		
Shadowlawn	<ul style="list-style-type: none"> <li>• Implementation of housing finance and development support programs to produce three new affordable residential units per year for a total of 15 new units</li> <li>• Implementation of housing finance and development support programs to produce significant upgrading of two existing affordable residential units per year for a total of ten upgraded units</li> <li>• Expansion of the Wild Pines Apartment Community by 104 units; the Master Plan noted that this project may have secured financing as of the Plan writing.</li> <li>• Design and installation of four neighborhood gateway features</li> <li>• Traffic calming efforts through the closing of Linwood Avenue one block west of Pelton Avenue</li> <li>• The extension of Pelton Avenue northward to Linwood to provide better internal circulation in the neighborhood</li> </ul> <p>Phase II:</p> <ul style="list-style-type: none"> <li>• Implementation of housing finance and development support programs to produce three new affordable residential units per year for a total of 15 new units</li> </ul> <p>Implementation of housing finance and development support programs to produce significant upgrading of two existing affordable residential units per year for a total of ten upgraded units</p>	
Bayshore	<ul style="list-style-type: none"> <li>• Completion of the landscape and streetscape improvements along Bayshore Drive from Tamiami to Thomasson (project under construction with funding by an MSTU)</li> <li>• Implementation of housing finance and development support programs to produce five new affordable residential units per year for a total of 25 new units</li> <li>• Implementation of housing finance and development support programs to produce significant upgrading of three existing affordable residential units per years for a total of 15 upgraded units</li> <li>• Botanical Garden: continued utilization of the Prelude Garden and development of the overall garden on the newly defined site</li> </ul>	<ul style="list-style-type: none"> <li>• Roundabout will be put in at Bayshore and Thomasson as an MSTU project.</li> <li>• Additional beautification and roadway improvements are planned for Hamilton Avenue and Thomasson Drive.</li> </ul>

Projects	2000 Master Plan Description	Status
	<ul style="list-style-type: none"> <li>Neighborhood Park: preparation of acquisition and design studies by the County for the conversion of the Prelude Garden site into a neighborhood park with pedestrian link to Avalon Lake Regional Park (now Sugden Regional Park) to the east</li> <li>Sable Bay (Hamilton Bay): This project received DRI approval over ten years prior to the 2000 CRA Master Plan and was restrained by legal actions as of the writing of the Plan. It was anticipated that development should commence during Phase I. However, there was not adequate certainty to forecast development. The 2000 Master Plan recommended monitoring the project closely for appropriate modification to the tax increment forecasts and other aspects of the program.</li> </ul> <p>Phase II:</p> <ul style="list-style-type: none"> <li>Implementation of housing finance and development support programs to produce five new residential affordable units per year for a total of 25 new units</li> <li>Implementation of housing finance and development support programs to produce significant upgrading of three existing affordable residential units per year for a total of 15 upgraded units</li> <li>Upgrade, infill, or replacement of two canal frontage market rate residential units per year for a total of ten units</li> <li>Botanical Garden: completion of main garden during this phase</li> <li>Neighborhood Park: completion of conversion of Prelude Garden site into a neighborhood park with pedestrian link to Avalon Lake Regional Park (now Sugden Regional Park) to the east</li> <li>Sable Bay (Hamilton Bay): continued monitoring by the County to update all redevelopment program forecasts</li> </ul>	
General Infrastructure Improvements		
Triangle Stormwater Management Plan	Plan to reduce flooding problems and enhance water quality in the Triangle and Shadowlawn areas	Karen Drive stormwater improvements were completed in 2017 Pineland Avenue stormwater improvements



Projects	2000 Master Plan Description	Status
Haldeman Creek and Canal System Dredging Plan	Complement to the Entertainment District catalyst project encouraging the continued upgrading of residential properties along the creek and canals	The last major dredging project was in 2006; capital reserves are being accumulated for future maintenance or dredge efforts.

### 3.4 Capital Improvements Plan

The following specific improvement projects have been noted in the past five adopted budgets for Collier County. They consist primarily of streetscape and stormwater improvements.

- Beautification MSTU Fund:
  - Thomasson Drive Streetscape improvements
  - Hamilton Avenue improvements
  - Bayview and Lunar Street projects
- Bayshore CRA Grant and Grant Match Fund:
  - Pineland tertiary stormwater projects
  - Fire suppression infrastructure
  - Karen Drive stormwater Improvements

### Transportation Improvement Program Projects in the CRA Area

The following projects from the FY 2017/18 to 2021/22 Transportation Improvement Program are planned for the CRA area. Notable projects provide basic maintenance and congestion management.

#### Highway Projects

- Resurfacing Davis Boulevard from US 41 to Airport Pulling

- Resurfacing US 41 between Davis and Courthouse Shadows

#### Congestion Management System and Intelligent Transportation System (CMS/ITS) Projects

- Signal Timing US 41 from SR 951 to Old US 41

#### Aviation Projects

- Naples Municipal ARPT Aircraft Rescue and Fire Fighting Facility (appears to be on Airport Pulling Drive)

### 4.2 Fiscal Trends

The following sections show the FY 2018 budgets for the CRA redevelopment and the two MSTU funds in the CRA area, followed by an analysis of revenue trends for these funds.

#### 4.2.1 Budget Overview

The FY 2018 Collier County Adopted Budget indicates that the majority of funds for the CRA redevelopment and Haldeman Creek efforts are budgeted as reserves. For the CRA redevelopment fund, the overall level of expenditure is limited by the terms of a loan, and funds in excess of spending limits have been budgeted as reserves. In the case of Haldeman Creek, reserves are set aside for future maintenance and dredging efforts (the last major dredge being in 2006). Capital improvements make up the majority of the budgeted funds for the Beautification MSTU.

Figure 4.4 FY 2018 Adopted Budget for Bayshore/Gateway Triangle Redevelop Fund

Figure 4.4 FY 2018 Budget for Bayshore/Gateway Triangle Redevelop Fund

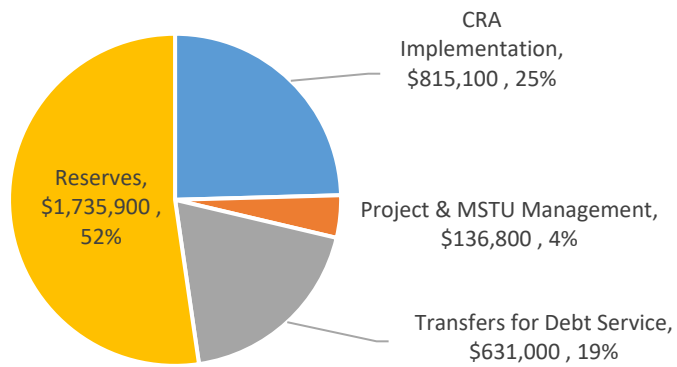


Figure 4.5 FY 2018 Budget for Bayshore Beautification MSTU Fund

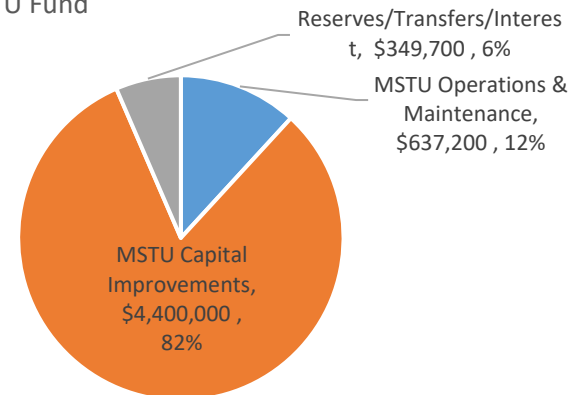
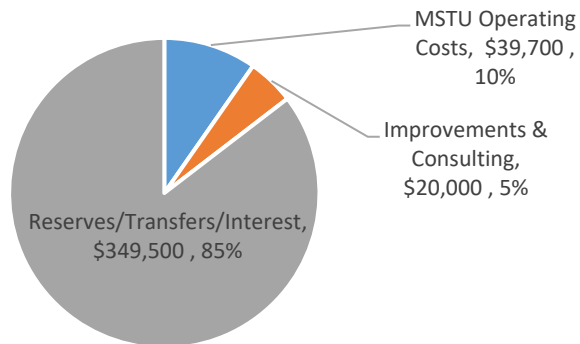


Figure 4.6 FY 2018 Budget for Haldeman Creek MSTU Fund

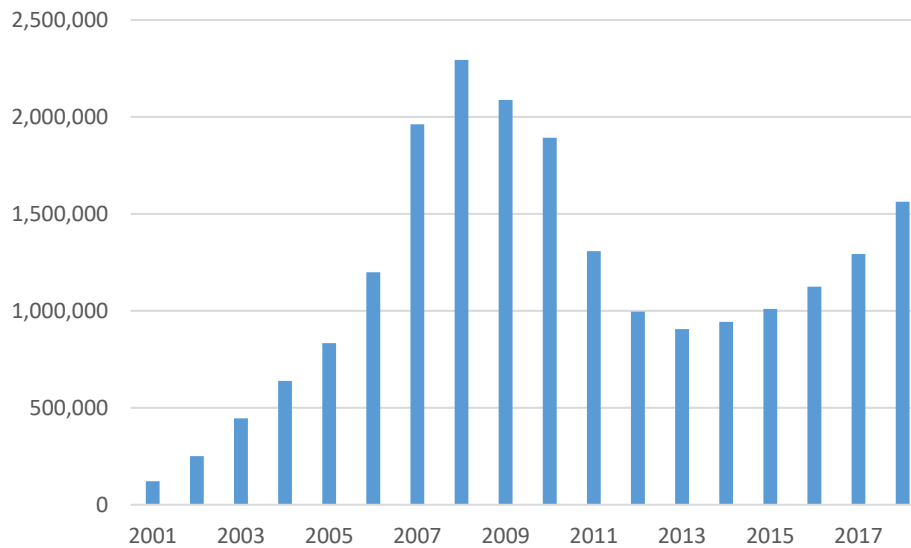


Source: Collier County FY 2018 Adopted Budget

#### 4.2.2 TIF Revenues

Figure 4.7 shows the CRA TIF revenues over time since 2001. The trend indicates a rise in revenues until the decline in revenues during and in the years directly following the Great Recession. Revenues began to rise again after 2013.

Figure 4.7 Bayshore CRA TIF Revenues Over Time

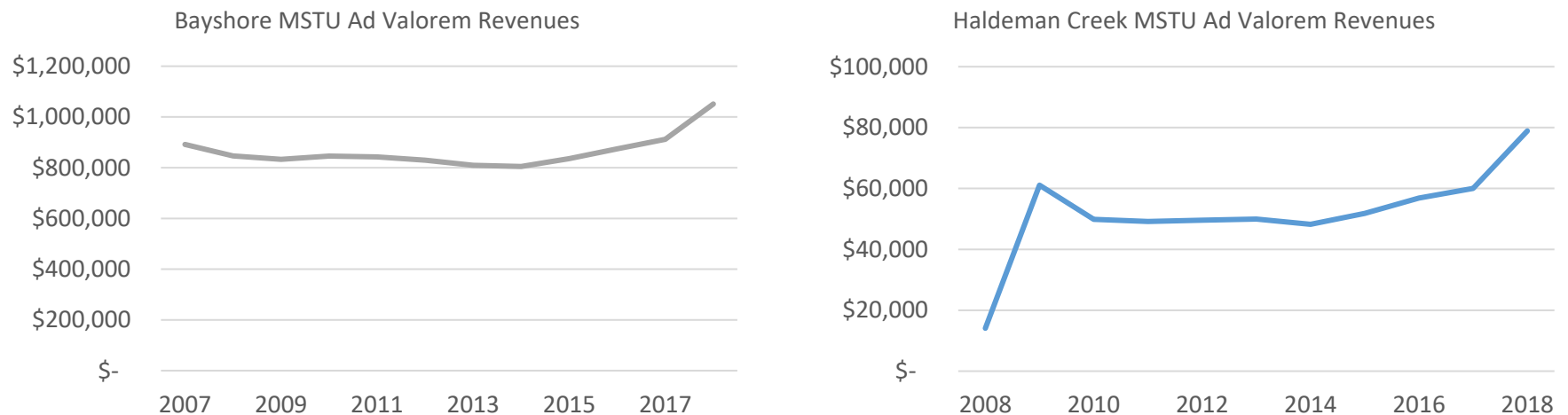


Source: Bayshore/Gateway Triangle Community Redevelopment Agency

#### 4.2.3 MSTU Revenues

Figure 4.8 shows the MSTU revenues since 2007 for both the Bayshore Beautification MSTU and the Haldeman Creek MSTU. A trend line was developed for both of the MSTU's using available County budget data. Revenues have been increasing since 2014 following the declines of the Great Recession.

Figure 4.8 Ad Valorem MSTU Revenues Over Time



Source: Collier County Adopted Budgets

Note: Data for 2017 are forecasted amounts; data for 2018 are adopted amounts.

### 5.7 Approved and Recently Completed Private Development

This section provides an overview of major private developments planned or recently completed in the CRA area, based on the 2015 and 2017 CRA Annual Reports and building permit data. The projects primarily consist of major catalyst projects and residential development.

Name	Location	Size	Uses/Description	Status
Gateway Mini Triangle Project	Apex of US 41 and Davis Boulevard	5.27 acres	The contract to purchase and redevelop the site was awarded to Real Estate Partners, International in 2017. The site is currently planned for mixed-use, including retail, hotel, cineplex, car showroom.	In May of 2018, the zoning for the property was changed to Mixed Use Planned Unit Development in the Mixed Use Subdistrict of the Gateway Triangle Mixed Use District Overlay. The project is allowed up to 377 multi-family dwelling units, 228 hotel suites, 111,000 square feet of commercial uses and

Name	Location	Size	Uses/Description	Status
				90,000 square feet of general and medical office uses, 150 assisted living units, 60,000 square feet of self-storage and 30,000 square feet of car dealership. The zoning change also allowed an exemption from height standards for development in Airport Zones.
Cultural Arts Village Project	Off of Bayshore Drive, west of Sugden Regional Park	17.89 acres	Arno Inc. is planning a mixed-use site with interest in smaller residential units (roughly 700 square feet); there is interest in connecting to Sugden Regional Park.	Current proposals will be voted on by the Board of County Commissioners on April 10 <sup>th</sup> . If a proposal is accepted, the project will move through the site purchasing process
Regatta Landing Condominiums & Boat Docks	End of Lakeview Drive	~20 acres	Gated multi-family residential development with 64 units and docking facilities accessing Haldeman Creek.	60 residential units and 26 boat slips completed as of 2017 CRA Annual Report.
Sea Side Cottages			Residential	
Breeze of Calusa	Calusa Avenue off Airport Pulling Road		Gated community of 24 single-family homes.	
Mattamy Homes	Northwest corner of Bayshore Drive and Thomasson Drive		Up to 260 townhomes	

Source: 2015 and 2017 CRA Annual Reports, Bayshore/Gateway Triangle Community Redevelopment Agency

## Attachment 7cii - Updated Schedule

### Bayshore/Gateway Triangle CRA Redevelopment Plan Update

Task	Description – NTP February 20, 2018	Cumulative Number of Calendar Days for Completion from Date of Notice to Proceed for Services under this Agreement
Task 1	<ul style="list-style-type: none"><li>Evaluate Existing Conditions</li></ul>	240 days October 18, 2018
Task 2	<ul style="list-style-type: none"><li>Redevelopment Plan Preparation</li></ul>	370 days February 25, 2019
Task 3	<ul style="list-style-type: none"><li>Redevelopment Plan Approval</li></ul>	370 days February 25, 2019
	<ul style="list-style-type: none"><li>Reimbursables</li></ul>	400 days March 27, 2019



## Attachment 8 a - Dell's Corner

**Presented to**

**Dell Ackerman**

In appreciation for your outstanding accomplishments as a business owner  
and generous contributions and support to the Bayshore Community  
we recognize Dell's Corner to be the intersection of Bayshore and Thomasson Drive.

July 2018

## Attachment 9 b- CRA Project Updates

### CRA PROJECT UPDATES

JULY 2018

1. **Mini Triangle** - On April 26, 2016, the Board of County Commissioners acting as the Collier County Community Redevelopment Agency Board (Seller), approved a Real Estate Purchase Agreement (Agreement) with Real Estate Partners International, LLC (Purchaser) for the purchase of 5.27 acres of property located within the Bayshore Gateway Triangle Community Redevelopment Area (BGTCRA). The purchase price is \$6,372,959. 4<sup>th</sup> Amendment scheduled for CRAB consideration on July 10. Sets new closing date- 30 days after termination of Cell Tower Lease. Anticipated Date: April 30, 2019.
2. **Crown Castle Cell Tower** - Approval of Cell Tower Agreement scheduled for CRAB July 10 meeting. Agreement outlines the terms to decommission and remove the cell tower located at 2054 Davis Boulevard and terminate the lease with Crown Castle South LLC which will further advance the sale of the Bayshore Gateway Triangle property as outlined in the Purchase Agreement with Real Estate Partners International (Purchaser). Cost to the CRA -\$500,000 with the remaining \$500,000 to be covered by the Purchaser of the mini-triangle.
3. **Lot and Legacy Lots** -18 Scattered Single Family lots. CRA sold the lots to Love and Legacy on May 13, 2014 with specific requirements to complete the construction in 2 years or the lots revert back to the CRA. Three homes were built and sold to individuals. Negotiations regarding the 15 lots have been underway for many months. Lend Equity offered to pay an additional \$20,000 per lot, (\$10K up front and \$10K at CO of SF house) with terms and requirements to be finalized. At the June 5, 2018 meeting, the BGTCRA Advisory Board recommends that CRA consider a proposal for 5 Lots at \$20K/lot with final terms outlined and the CRAB start the process to complete a quiet title on the remaining 10 lots. The County Attorney's office continues to work with Lend Equity on the final option to bring to the CRAB in September. Terms regarding the 15 remaining lots will be brought forward to the CRAB in September.
4. **Website Update** – Wells Marketing has worked through the insurance requirements and staff hopes to start the website update in the next 30 days.
5. **Public Art** – CRA Director met with Jack Wert with the next steps on the Collier County Strategic Art Plan. Staff is waiting to hear back on the process and has requested to be included in the discussions.
6. **Opera Naples Request** – streetlight request. Pending FPL response on transformer. Item to be prepared for September CRAB meeting.

Attachment 9c - Financials Page 1					
Funds Management - Update Date	Fiscal Year	Vendor	Amount to be checked against payment bud	Commitment item name	Reference Document Entered on
6/7/2018	2018	MOD-Consult 17 acre-infill lots	-5,000.00	OTHER CONTRACTUAL SE	6/7/2018
6/7/2018	2018	3Q-CRA Website update	-8,300.00	OTHER CONTRACTUAL SE	6/11/2018
6/11/2018	2018	MOD-Temp employee	-466.25	OTHER CONTRACTUAL SE	6/11/2018
6/5/2018	2018	CON-Temp employee	-384.19	OTHER CONTRACTUAL SE	12/12/2017
6/11/2018	2018	CON-Temp employee	-391.65	OTHER CONTRACTUAL SE	12/12/2017
6/15/2018	2018	CON-Temp employee	-489.56	OTHER CONTRACTUAL SE	12/12/2017
6/21/2018	2018	CON-Temp employee	-433.61	OTHER CONTRACTUAL SE	12/12/2017
6/11/2018	2018	MOD-Temp employee	466.25	OTHER CONTRACTUAL SE	12/12/2017
6/27/2018	2018	CON-Janitorial Svc	-144.40	OTHER CONTRACTUAL SE	1/5/2018
6/7/2018	2018	EX-Consult 17 acre-infill lots	5,000.00	OTHER CONTRACTUAL SE	1/11/2018
6/14/2018	2018	CON-Evaluating existing conditions	-10,103.75	OTHER CONTRACTUAL SE	2/2/2018
6/12/2018	2018	EX-phone, internet, cable	-260.96	OTHER CONTRACTUAL SE	11/29/2017
6/5/2018	2018	non bid-freight/typeset/direct address	-325.50	POST FREIGHT UPS	5/1/2018
6/12/2018	2018	EX - FPL Office 48476-39202	-95.32	ELECTRICITY	11/17/2017
6/21/2018	2018	EXS- Office Rent	-1,738.91	RENT BUILDINGS	10/18/2017
6/8/2018	2018	3Q-Mowing CRA Property	-475.00	MAINT OF GROUND	4/5/2018
6/21/2018	2018	3Q-Mowing CRA Property	-475.00	MAINT OF GROUND	4/5/2018
6/5/2018	2018	CON-Annual Report CRA	2,597.10	PRINTING AND OR BIND	5/1/2018
6/11/2018	2018	CON Office supplies	-22.05	OFFICE SUPPLIES GEN	11/16/2017
6/11/2018	2018	CON Office supplies	-16.19	OFFICE SUPPLIES GEN	11/16/2017
6/21/2018	2018	CON Office supplies	-11.77	OFFICE SUPPLIES GEN	11/16/2017
6/27/2018	2018	PB - Copier Lease	-234.74	COPYING CHARGES	11/15/2017
6/27/2018	2018	PB - Copier Lease	-209.11	COPYING CHARGES	11/15/2017
6/1/2018	2018	PB-Archiving Platform Content	160.00	COMPUTER SOFTWARE	6/22/2018
6/12/2018	2018	CON drinking water	-11.23	OTHER OPERATING SUPP	11/15/2017
6/26/2018	2018	CON drinking water	-16.22	OTHER OPERATING SUPP	11/15/2017
6/4/2018	2018	DEO SPECIAL DIS__CRA special district fee	175.00	OTHER CONTRACTUAL SE	6/4/2018
6/5/2018	2018	invoice 1042306	384.19	OTHER CONTRACTUAL SE	6/5/2018
6/11/2018	2018	invoice 1042564	391.65	OTHER CONTRACTUAL SE	6/11/2018
6/12/2018	2018		260.96	OTHER CONTRACTUAL SE	6/12/2018
6/14/2018	2018	invoice 9656	10,103.75	OTHER CONTRACTUAL SE	6/14/2018
6/15/2018	2018	invoice 1042665	489.56	OTHER CONTRACTUAL SE	6/15/2018
6/19/2018	2018	D'AMICO CATERIN__Catering/Hospitality	652.50	OTHER CONTRACTUAL SE	6/19/2018
6/21/2018	2018	invoice 1042860	433.61	OTHER CONTRACTUAL SE	6/21/2018
6/27/2018	2018	invoice CC-BS-05-18	144.40	OTHER CONTRACTUAL SE	6/27/2018
6/5/2018	2018	invoice 112213	325.50	POST FREIGHT UPS	6/5/2018
6/12/2018	2018		95.32	ELECTRICITY	6/12/2018
6/8/2018	2018	invoice 102	475.00	MAINT OF GROUND	6/8/2018
6/21/2018	2018	invoice 103	475.00	MAINT OF GROUND	6/21/2018
6/5/2018	2018	invoice 112213	2,597.10	PRINTING AND OR BIND	6/5/2018
6/1/2018	2018	STAPLES 0__Purchase of office supplies	7.99	OFFICE SUPPLIES GEN	6/1/2018
6/1/2018	2018	STAPLES 0__Purchase of office supplies	15.29	OFFICE SUPPLIES GEN	6/1/2018
6/4/2018	2018	PAYPAL *PRESSTI__Business Cards for nev	35.00	OFFICE SUPPLIES GEN	6/4/2018
6/4/2018	2018	PANTHER PRINTIN__Mail Annual report to E	994.67	OFFICE SUPPLIES GEN	6/4/2018
6/11/2018	2018	invoice 3380418548	22.05	OFFICE SUPPLIES GEN	6/11/2018
6/11/2018	2018	invoice 3380357297	16.19	OFFICE SUPPLIES GEN	6/11/2018
6/21/2018	2018	invoice 3381015919	11.77	OFFICE SUPPLIES GEN	6/21/2018
6/27/2018	2018	invoice 641408	234.74	COPYING CHARGES	6/27/2018
6/27/2018	2018	invoice 641407	209.11	COPYING CHARGES	6/27/2018
6/4/2018	2018	WALGREENS #4482__office supplies	30.96	OTHER OPERATING SUPP	6/4/2018
6/4/2018	2018	VZWRLSS*APOCC V__office supplies	104.56	OTHER OPERATING SUPP	6/4/2018
6/12/2018	2018	18E0007961667	11.23	OTHER OPERATING SUPP	6/12/2018
6/17/2018	2018	D'AMICO CATERIN__Catering/Hospitality	768.18	OTHER OPERATING SUPP	6/17/2018
6/17/2018	2018	DUNKIN #349218__Keep Collier Beautiful Cl	95.92	OTHER OPERATING SUPP	6/17/2018
6/18/2018	2018	STAPLES__office supplies	92.61	OTHER OPERATING SUPP	6/18/2018
6/18/2018	2018	STAPLES__office supplies	111.17	OTHER OPERATING SUPP	6/18/2018
6/26/2018	2018	18F0007961667	16.22	OTHER OPERATING SUPP	6/26/2018
6/1/2018	2018	AIBD__Membership dues renewal for Staff	289.00	DUES AND MEMBER	6/1/2018
7/5/2018	2018	invoice 104	475.00	MAINT OF GROUND	7/5/2018
7/2/2018	2018	WAL-MART #1119__office supplies	3.97	OFFICE SUPPLIES GEN	7/2/2018
7/2/2018	2018	D'AMICO CATERIN__Catering/Hospitality	25.62	OTHER OPERATING SUPP	7/2/2018
7/5/2018	2018	3Q-Mowing CRA Property	-475.00	MAINT OF GROUND	4/5/2018
June & July	2018	Monthly Expenses	22,075.39		
June & July		Revenues			
7/5/2018	2018	TT OF NAPLES - JULY 2018	-3,500.00	PARKING FEES TAXABLE	7/5/2018
7/5/2018	2018	CROWN COMM - JULY 2018	-5,034.26	LEASE FACILITIES	7/5/2018
7/5/2018	2018	NADC - JULY 2018	-500.00	LEASE FACILITIES	7/5/2018
6/12/2018	2018	TT OF NAPLES - JUNE 2018	-3,500.00	PARKING FEES TAXABLE	6/12/2018
6/12/2018	2018	CROWN COMM - JUNE 2018	-5,022.12	LEASE FACILITIES	6/12/2018
6/12/2018	2018	NADC - JUNE 2018	-500.00	LEASE FACILITIES	6/12/2018
June & July	2018	Monthly Revenue	18,009.34		

## Attachment 9 c - Financial Report Page 2

Attachment 9 c - Page 2

CRA Bayshore Fund	936,900.00	171,994.82	305,174.13	465,231.05
* PERSONAL SERVICE	491,600.00	14,181	238,584.44	238,835.06
* OPERATING EXPENSE	382,100.00	157,814.32	148,420.42	81,365.26
* CAPITAL OUTLAY	3,200.00		2,823.01	376.99
* GRANTS AND DEBT SERVIC	75,000.00		3,822.90	71,177.10

Grants are CBIG funds assigned to projects but are direct pay so no commitment associated with Line Item. Funds are all assigned to projects as of today.