



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Bayshore Gateway Triangle Community Redevelopment Agency

**AGENDA**

**Hybrid Virtual Zoom Meeting**

**3299 Tamiami Trail 3rd Floor BCC Chambers, Naples, FL 34112**

**October 6, 2020**

**6:00 PM**

**Chairman Maurice Gutierrez**

**Karen Beatty, Larry Ingram, Dwight Oakley, Steve Main, Michael Sherman,  
Al Schantzen, Camille Kielty. Steve Rigsbee**

- 1. Call to order and Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
  - a. July 9, 2020 (Attached)
- 4. Community / Business – Presentations**
- 5. Old Business**
  - a. Public Arts Plan (Action Item)-available online at [www.bayshorecra.com](http://www.bayshorecra.com).
    - i. Mural LDC Amendment
    - ii. United Arts Council Contract
  - b. CRA Parking lot (Attachment) Action Item
  - c. Regulatory Changes – Heavy Commercial – Public Forum October 29
  - d. CRA Plan Quarterly projects update
  - e. Stormwater Subcommittee Minutes and Update (Attachment)
- 6. New Business**
  - a. December 1, 2020 Meeting change to December 8, 2020
- 7. Other Agencies -**
  - a. Collier County Sheriff Department
  - b. Collier County Code Enforcement (Attachment)
- 8. Staff Report**
  - a. CRA Directors Report
  - b. Project Manager's Report – Tami Scott (Attachment)
  - c. Private Development Project Update – Ellen Summers (Attachment)
    - i. Gateway Triangle Neighborhood Initiative
  - d. Maintenance Report- Shirley Garcia (Attachment)

Bayshore CRA Offices: 3299 Tamiami Trail E, Unit 103, Naples, Florida 34112

Phone: 239-252-8844

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



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- e. Financials – (Attachment)
  
- 9. **Communication and Correspondence**
  - a. City of Naples Height Restrictions Article (Attachment)
  - b. Sabal Bay Public Hearing Notice CCPC (Attachment)
  - c. Bayshore Arts Article (Attachment)
- 10. **Public Comments**
- 11. **Staff Comments**
- 12. **Advisory Board General Communication**
- 13. **Next meeting**
  - a. November 3, 2020 @ 6pm
- 14. **Adjournment**

**\* Hybrid Remote Public Meeting**

The Advisory Board members will be appearing electronically, with some staff present in person. The public may attend wither electronically or in person.

If you would like to provide public comment, participate, and/or attend the meeting, please contact Shirley Garcia via email at [shirley.garcia @colliercountyfl.gov](mailto:shirley.garcia@colliercountyfl.gov) by October 3, 2020 at 5:00 P.M. You may attend the meeting in person on October 6, 2020 at the 3<sup>rd</sup> Floor BCC Chambers, 3299 Tamiami Trail E, Naples, FL 34112.

***The public is reminded that the CDC and Department of Health recommend social distancing and avoiding public gatherings when possible.***



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## **Agenda item 3a– July 9, 2020 Meeting Minutes**

### **BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE JULY 9, 2020 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 p.m.

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Dwight Oakley, Steve Main, Al Schantzen, Camille Kielty, Karen Beatty, Steve Rigsbee and Larry Ingram. Michael Sherman had an excused absence.  
**CRA Staff Present:** Debrah Forester, CRA Director; Tami Scott, Project Manager, Ellen Summers, Principal Redevelopment Specialist, and Shirley Garcia, Operations Coordinator.
- II. **Adoption of Agenda:** CRA Director Debrah Forester added 6g. Sabal Bay Neighborhood Information Meeting (NIM), Steve Main made a motion to adopt the agenda as amended, Steve Rigsbee seconded the motion. Motion passed unanimously.
- III. **Approval of Minutes:** Camille Kielty made a motion to approve the minutes, Steve Main seconded the motion. Motion passed unanimously.
- IV. **Community / Business - Presentations**
- V. **Old Business:**
  - a. **2664 Francis Ave** - Ms. Forester went over ROOF's proposal discussed at the last meeting and the Executive Summary that was done when the property was purchased, which included three potential uses for purchasing the lot: stormwater, infill residential, or a park. Robert Wiley from the Capital Project Planning Division provided an overview of the stormwater needs and requested to maintain this lot for County stormwater needs. Wiley noted additional land would also be needed and this would be a long-term solution to stormwater and drainage improvements in the area by increasing the size of the existing pond. Camille Kielty asked if there was an advantage to look at a different lot to donate to the Capital Project Planning Division, Mr. Wiley said there was very little vertical room in the Gateway Triangle and it would be difficult to look at other options.
    - I. ROOF Project- Sheryl Sokup provided an overview of her proposal and timeline. ROOF has received the full grant funding to build the home for their clients with disabilities, but they need to site control within 90 days of receipt of the funds. If they do not get the property now, they may not have time to find another lot and they may lose the grant funds. Maurice Gutierrez wanted to say that they did not realize at the last meeting that the stormwater department could use the lot on Francis, but if the CRA could assist with helping ROOF to purchase a lot he would like to go that



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direction. Karen Beatty agreed they should try and assist the ROOF group with some sort of funding to purchase a lot within the CRA District. Ms. Sokup stated they did look up the flood zone and they were still willing to do their due diligence on the property, but they cannot move forward without a commitment on the land. She wanted to reiterate the great need for housing for people with disabilities. If the Board was unable to provide the land, Ms. Sokup requested the CRA consider some other type of assistance to help them buy a property in the area which would be appreciated.

**II. Stormwater** –Mr. Wiley went over some of the important reasons why the CRA should transferring the Francis lot into the County Stormwaters inventory which would allow as that division to start looking at a long-range plan for that piece of property. Mr. Wiley read the minutes from the last meeting and one of the discussions pertained to the FEMA Flood Elevation on Francis Avenue. . Mr. Wiley explained the requirement to build up on that lot if someone is interested in building a single-family residence. The Flood Zone is Elevation 8, according to the NAVD, located within a coastal surge zone, not just rainfall. The ground elevation is about 4 ½ ft right now and according to the Florida Building Code the floor elevation needs to be about 9 feet. Therefore, the finished floor would need to be raised about 4 ½ ft plus 1 above the existing ground level. Camille Kielty had asked if ROOF knew about that when they submitted their proposal. Ms. Forester had asked if the maximum allowable fill was 3 ft. and Mr. Wiley said if you met your maximum allowable fill someone would have to do a stem wall to meet the standards. Al Schantzen suggested that the Board consider selling it on the open market to offset some of the money spent on this property. Mr. Schantzen also asked who will start paying for the maintenance costs if the CRA gives it to Stormwater.. Mr. Wiley stated if the CRA transferred the property they would pick up the maintenance costs since Road Maintenance maintains the stormwater pond right now and it is an extension to the pond. Maurice Gutierrez mentioned that the Francis Ave lot has always been low lying and prone to flooding for years and that may be an issue to build on. Karen Beatty wanted to see if they could make a motion to approve some sort of Grant to help ROOF purchase a property. Maurice Gutierrez wanted some sort of language in the motion to assist ROOF with purchasing property. Ms. Forester suggested making 2 separate motions on this item, one of which could be language related providing grant assistance and the other related to the property. Ms. Forester suggested that the Stormwater Subcommittee needs to meet again and identify their priorities. Al Schantzen made a motion to give the



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property to the Stormwater Department, set up a plan of action to expand the pond and have them take maintenance responsibility of the property and if they do not follow through it will revert back to the CRA prior to the CRA sunsetting. Motion was seconded by Karen Beatty. Passed Unanimously. Karen Beatty asked if there was a way to spread the word around to ask for donations of land, or a reduction of price on any land currently for sale to assist ROOF. Ms. Sokup said if that could be done, they could provide some sort of tax assistance for donated property or property sold for less than the market value. If necessary, Ms. Forester said a special meeting could be held to assist ROOF and their project if a recommendation from the Board was needed.

- b. **Public Arts Master Plan-** Ms. Forester provided an update for the Arts Master Plan: staff is working on a draft plan and will bring it back to the Board at the October meeting. The percentage of the development and they are looking at 2% of the cost and create a special fund in the budget for art.
- c. **Stormwater Update** – Ms. Forester asked if Jeepers Drive is one of the prioritized streets due to the flooding this year. Mr. Wiley went over Jeepers Drive stormwater issues related to the small lots, old drainage and the building of bigger houses. Mr. Wiley discussed incorporating drainage into Lake Kelly on the 17 acre lot and start to address the issue now with improving the pipes, before improvements on the 17 acres are started. If the CRA Board makes these changes now it will improve all future developments in the long run. Ms. Forester suggested the Stormwater Subcommittee meet to determine an action plan and bring it back to the Advisory Board for recommendation.
- d. **CRA Parking Lot-** Tami Scott went over the bids they received, the lowest was \$480,000, the next was \$519,000 and \$550,000. The Purchasing Department is working on the contract and staff is anticipating taking the contract to the Board of County Commissioners in October.
- e. **Transit Survey Coasters** – Fall Kick Off – Ms. Forester reminded everyone on the status of the coasters for the survey on the shuttle bus for Bayshore, we should be sending it out in the fall.
- f. **Neighborhood Informational Meeting-** Camden Landings NIM is on July 20 @ 5:30pm staff sent it out on an email blast list.
- g. **Neighborhood Informational Meeting** – Sabal Bay NIM is on July 16 @ 5:30pm. This was also sent out in the email blast.

**VI. New Business:**

- a. **Regulatory Changes Updates – Laura DeJohn, Johnson Engineering -** Laura DeJohn was introduced and went over the proposed regulatory changes being drafted and indicated staff is requesting feedback on the draft changes. Tonight, the focus is on limiting the heavy commercial which is mentioned in the Redevelopment Plan. Ms. DeJohn went over some of the



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development criteria being proposed to assist in improving the visual appearance of these uses. Maurice Gutierrez brought up an issue with the marina on a residential street and how this will assist the neighborhood in the future. Ms. DeJohn provided the section in the Redevelopment Plan that called out how the LDC should be amended to limit heavy Commercial, Manufacturing, Warehouse and Storage Facilities. The strategy is to limit the heavier commercial uses in the triangle and residential streets through development standards. Karen Beatty agreed that this is a great way to bring in more mom and pop type of retail shops and stores and artists studios. Maurice Gutierrez agreed this is the reason why they needed to purchase the Del's property to ensure what will be built on that corner of Bayshore and Thomasson Drive. There were some concerns raised regarding prohibiting self-storage facilities. Ms. DeJohn will bring back a draft of the regulatory changes when it's done with all the comments from the advisory board.

- b. Gateway Triangle Neighborhood Focus-** Ms. Forester reviewed the attached map that reflects the neighborhood focus area. The area boundaries are east of Commercial up to Airport Pulling Road between Davis Blvd. and US41. Ms. Forester requested consensus from the Board to move forward on the boundary and begin to work on a process similar to the work that was completed for the Sabal Shores neighborhood initiative. The advisory board agreed to have staff look at and focus on the proposed area to address crime, lighting and any other outstanding issue that is in need in the residential neighborhood.

#### **VIII. Staff Report:**

- a. Project Manager Report:** Tami Scott highlighted a few of the projects on her report:
- Fire Suppression Phase II. The contractor almost done and wrapping up the project.
  - Fire Suppression Phase III. The stormwater department did not find that much of an improvement to warrant doing any stormwater work so staff met with the department and the costs didn't warrant any work to be done but the fire suppression project will continue to go out to bid.
  - Thomasson Drive - The project is on its 8<sup>th</sup> week and has 365 days to complete the project, but they anticipate finishing a little sooner. Phase II of the Hamilton Ave improvement is getting ready to go out to bid.
- b. Financial Report:** Ms. Forester provided the current financial report.
- c. Maintenance Report:** Ms. Forester provided the current maintenance report.

#### **IX. Other Agency's:**

- a. Collier County Code Enforcement:** Mr. Johnson attended if anyone had any questions. Maurice Gutierrez had asked about a privacy fence going in on a residential lot that the Marina is using for storing boats behind the home.



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Mr. Johnson addressed using the lots as storage and they should not be using the lots to store any boats on. Ms. Beatty asked about backyards with outside storage and asked what could be done about it since it hurricane season is coming up and it will be flying hazards, Mr. Johnson asked if someone could turn the address in to Code and they will address the violation. Mr. Rigsbee asked about the Hookah Lounge violations and Mr. Johnson said he has a meeting with the owner on site and will walk the site and address all those violations.

**b. Collier County Sheriff's Office:**

**X. Communications and Correspondence:**

**XI. Public Comments:**

**XII. Staff Comments:**

**XIII. Advisory Board General Communications:** Al Schantzen mentioned the 2019 Annual Report, the 5 year plan and wants to make sure we can focus and continue stay on tasks.

**XIV. Next Meeting Date:**

**a. October 6, 2020 @ 6pm Location to be determined**

**XV. Adjournment** – The meeting adjourned at 9:06 p.m.

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Chairman Maurice Gutierrez

1 **4.02.16 – Design Standards for Development in the Bayshore Gateway Triangle**  
2 **Redevelopment Area**

3 \* \* \* \* \*

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

- 6 1. Murals on public or private property within the public view in the Bayshore  
7 Gateway Triangle Community Redevelopment Area (BGTCRA) are subject to the  
8 BGTCRA Public Art Plan Mural Guidelines and recommendation from the Public  
9 Art Committee (PAC) and the Collier County Board of County Commissioners  
10 (BCC).~~Murals are only allowed on commercial, civic or institutional buildings.~~
- 11 2. ~~Building must be located within the proposed Cultural District boundary,~~  
12 ~~Community Redevelopment Agency Resolution 08-60, and cannot be located~~  
13 ~~along U.S. 41.~~
- 14 3. ~~One mural is allowed per building.~~
- 15 43. ~~Murals are permitted on sections of buildings where there are no windows or~~  
16 ~~doors or where the mural will not interfere with the building's architectural details.~~
- 17 5. ~~The mural cannot exceed 200 square feet unless specifically approved by the~~  
18 ~~CRA Advisory Board.~~
- 19 64. ~~The mural shall not contain text for the purpose of advertising any business or~~  
20 ~~commercial activity.~~
- 21 75. ~~The mural cannot be temporary in nature and the building owner is responsible~~  
22 ~~for the mural maintenance and shall submit a mural maintenance plan to the~~  
23 ~~PAC must commit to maintaining the mural.~~
- 24 86. ~~Review and approval recommendation from the PAC CRA Advisory Board to the~~  
25 ~~BCC is required to ensure the mural complies with the conditions above and that~~  
26 ~~the artwork complements the design of the building in color, shape, and location.~~
- 27 7. An applicant wishing to install a mural on a building in the BGTCRA is first  
28 required to obtain a pre-approval letter from PMA or CRA staff and must follow  
29 the design review and approval process outlined in the BGTCRA Public Art Plan  
30 Mural Guidelines.



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Item 5b

Previously presented on April 2, 2019

### **Property Management:**

#### **1. No Requirements**

The spaces are simply open to the public, CRA (Community Redevelopment Agency) staff only gets involved for issues regarding nuisance vehicles or maintenance of the parking lot.

#### **2. Parking Meters**

Multi Space Solution in Sunrise Florida is a local supplier and service company of Solar Master Meters. Typically, one master meter can handle approximately 25 spaces of constant coming and going vehicles, if most vehicles are simply parked for the day then one Master Meter could handle all 37 spaces.

The cost of the Master Meter is approximately \$12,000 dollars installed, with a monthly service fee of \$55.00 per month. Multi Space Solutions service fee is to manager our account and provide technical service when needed, Multi Space Solutions can troubleshoot a problem from their office. The meter can be programed in several configurations as noted below and all monies go directly into an established CRA account.

**Pay and Display** - In this mode, a customer purchases parking time and receives a printed ticket indicating the ticket expiry time, which is then placed and displayed on the paying customer's car dashboard. This is the simplest and most popular configuration.

**Pay by Space** - In this mode, a customer enters a space number into the meter corresponding to the location of their parked vehicle, and then makes payment appropriate to their desired parking time. The space manager in the Multi or in a remote space manager server keeps track of paid and expired spaces. There is no need to return to one's vehicle.

**Pay by Plate**- In this mode, a customer enters their license plate number into the meter before or after inserting payment. The transaction is communicated to a secure enforcement server where the space manager keeps track of paid and expired plates. Like Pay by Space, there is no need to return to one's vehicle.



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## Mackay **GUARDIAN** Multi Elite



### Mackay Guardian™ Multi Elite



#### Key features:

- Supports Pay-by-Plate, Pay-by-Space or Pay and Display configurations.
- Solar or AC power configurations.
- High strength stainless steel keeps it secure and rust free.
- High-security, large capacity, stainless steel cash box.
- Flexible, modular design that is easy to upgrade, service and maintain.
- Large LCD color display screen.
- Powerful off-site monitoring capabilities by adding a communications kit and Sentinel™ Meter Management System with mkAnalytics™. Monitor your equipment remotely, generate reports, and receive alerts, no matter where you are.
- Comprehensive and easy-to-use configuration menus.
- ADA Compliant.
- Features a color VGA Liquid Crystal Display, capable of displaying graphics.
- English? Español? Français? The multi-language capability allows users to select the language of their choice to carry out transactions.
- Optional Credit Card payment. Offer end users security, convenience, and reject fraudulent payment. Use MacKay's On-line Real-time Credit Card Approval feature utilizing secure PCI compliant electronic payment processes.
- Optional contactless/ Near Field Communications (NFC) payment module for the latest in payment technology support.

<cover for specifications>

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



TO: Debrah Forester, AICP

DATE: August 21, 2020

FROM: Laura DeJohn, AICP

3321 Bayshore Drive Parking Lot  
RE: Operational & Management Options

**Summary**

	<b>Option 1: Open Parking</b>	<b>Option 2: Enterprise Parking</b>	<b>Option 3: Incentive Parking</b>
<b>Brief Description</b>	<b>Increase the area's available parking.</b> A pool of spaces may be allocated on paper to help meet parking requirements for redevelopment projects.	<b>Sale of spaces to help meet parking requirements for redevelopment projects.</b>	<b>Allocation of spaces helps meet parking requirement for redevelopment projects.</b>
<b>Spaces physically distinguished or reserved</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>
<b>Time limits</b>	<b>3 hour parking limit recommended.</b>	<b>No</b>	<b>Yes, as appropriate for the recipient's hours of operation.</b>
<b>Enforcement</b>	<b>Honor system</b> (introduce meters or enforcement through citation if needed)	<b>Gate to restrict access for purchased spaces</b>	<b>Signage, with violators towed.</b>
<b>Revenue</b>	<b>None, unless meters or parking enforcement through citation is implemented.</b>	<b>Yes.</b> Fiscal analysis performed to establish pricing that helps offset CRA's development and maintenance cost.	<b>None.</b>
<b>Program implementation</b>	Pool established through Board action. CRA staff administer and CRA AB approve allocations.	Program established through Board action. CRA staff administer. Sales reviewed by CRA AB and approved by Board.	Pool established through Board action. CRA staff administer and CRA AB approve allocations.

### Existing Conditions

Properties fronting on Bayshore Drive are designated for mixed use development per the Bayshore Gateway Triangle Community Redevelopment Area (BGTCRA). Commercial uses are prevalent and are expanding along the corridor. The small size of parcels with limited depth along create a challenge for the expansion of redevelopment efforts within. As redevelopment of parcels occurs, limited space is available for compliance with Code required parking spaces, limiting viability of redevelopment due to limited access for customers, employees, residents, and visitors.

When included as part of an overall redevelopment strategy that includes a marketing and business development component, along with streetscape and urban design initiatives, parking becomes a vital asset and driver for economic success.

*-2013 City of Naples Parking Study and Analysis within the Fifth Avenue South Business Improvement District*

The BGTCRA has acquired a 1/2 acre parcel located at 3321 Bayshore Drive on the northeast corner of Bayshore Drive and Coco Avenue. The parcel will be developed by the BGTCRA as a parking lot to assist with parking demand in the vicinity. The Preliminary Concept Plan by Trebilcock Consulting Solutions depicts potential for up to 37 parking spaces with multi-modal interconnections and amenities.



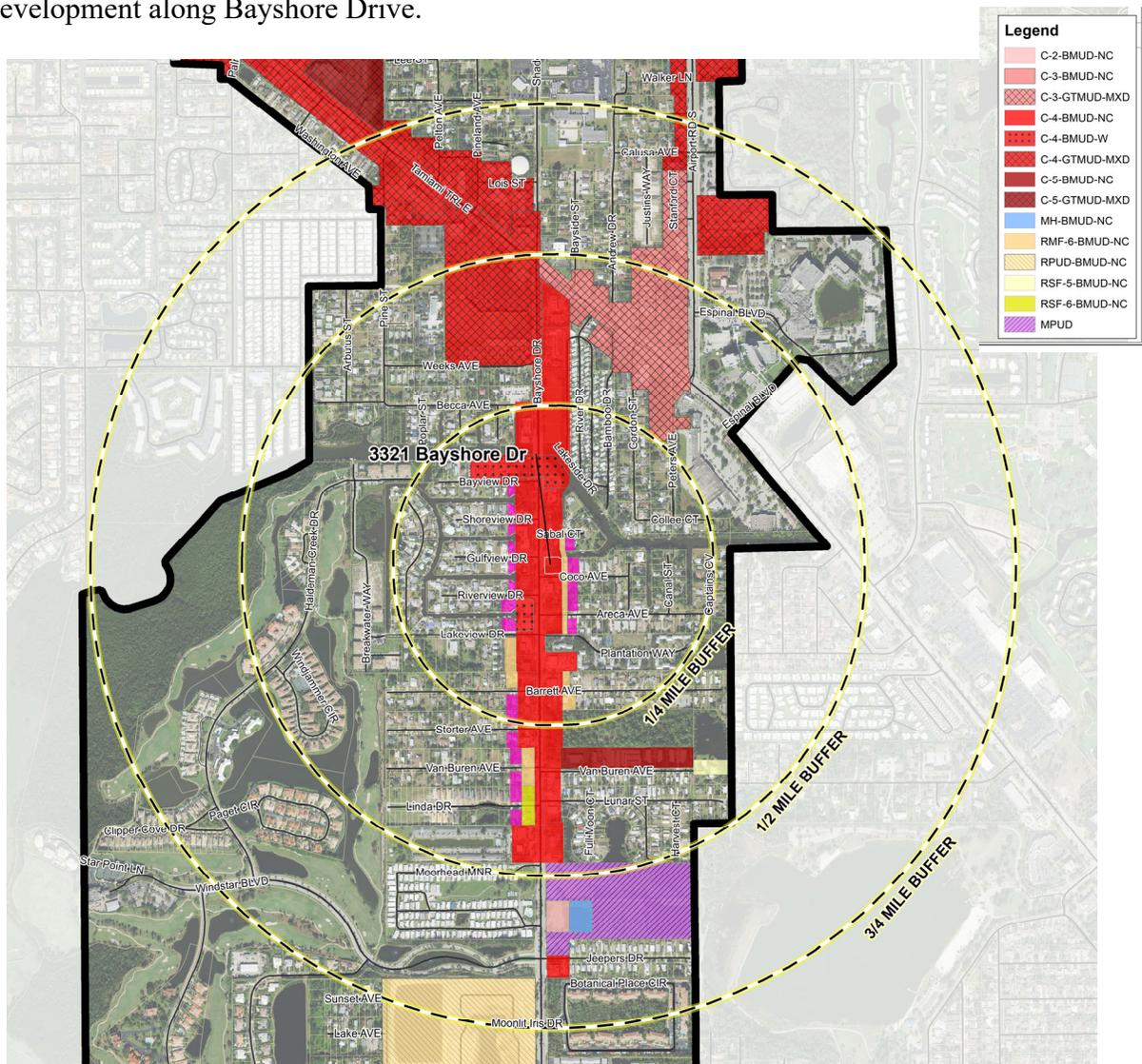
### Geographic Area served by BGTCRA parking

Destinations within a quarter mile pedestrian shed (typically a five minute walk) from the parking lot are depicted below. This includes the segment of the Bayshore Drive corridor

dedicated to Commercial and Mixed Use development, and the neighboring residential areas from Becca Avenue to Storter Avenue.

Destinations within a half mile pedestrian shed (typically a 10 minute walk) from the parking lot are also depicted. This extends along Bayshore Drive to reach the intersection of Bayshore Drive and US 41 to the north, and the CRA's 17-acre site to the south.

The parking lot is in a prime location to serve properties targeted for commercial and mixed use redevelopment along Bayshore Drive.



MEMO To: Debrah Forester, AICP  
DATE: August 21, 2020  
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### **Operational Options**

Three options for the BGTCRA to consider for structuring the operation of the parking lot are outlined below:

- Option 1: Open Parking
- Option 2: Enterprise Parking
- Option 3: Incentive Parking

#### **Option 1: Open Parking**

The parking lot may simply introduce new parking within the District, available for public use on a first come, first served basis. To ensure turnover, time restrictions should be imposed during business hours.

In this option, the BGTCRA does not control users of the parking; it allows open access to the general public, business owners, and residents.

#### ***Parking pool concept***

The introduction of the new parking can be either a simple net increase in parking in the area that does not get counted toward redevelopment in any way, or it can be leveraged by considering it as a parking “pool” of 37 spaces. This approach is similar to the “pool” of excess density units created for the BGTCRA to assign or allocate to eligible applicants at no cost to the applicant. In the “pool” scenario, the 37 parking spaces could be established by Board action as a “pool,” and the CRA could assign or allocate spaces to applicants pursuing redevelopment activity to help satisfy parking requirements. This strategy was employed by City of Naples for the on-street parking when it was constructed along Fifth Avenue South. The following criteria may apply for allocation of the BGTCRA’s pool spaces:

- Applicant must provide a critical amount of parking onsite, so that parking pool allocation does not exceed a limited number of spaces (i.e., no more than 20% of parking requirement can be allocated from the pool, or no more than 5 spaces)
- Applicant must develop a certain project type based on redevelopment goals (i.e., only mixed use projects are eligible, or only commercial projects are eligible)
- Applicant must provide pedestrian connectivity to the parking and pedestrian amenities, which may include lighting, shade, and crosswalks.

#### ***No restriction of spaces***

If the concept of a parking pool is used, there is no physical restriction or distinction of the parking spaces for recipients of the pool spaces. The accounting of allocated spaces is simply documented in CRA and/or County records. Although allocated on paper to account of the individual redevelopers’ satisfaction of parking requirements, the parking spaces are not physically distinguished in any way, and are not restricted in any way.

MEMO To: Debrah Forester, AICP  
DATE: August 21, 2020  
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### ***Time limits***

Time limits are commonly applied to publicly available parking in downtown and business districts to ensure spots are not monopolized by any business or resident during daytime business hours, typically 8 a.m. to 6 p.m. Per the 2013 City of Naples Parking Study and Analysis within the Fifth Avenue South Business Improvement District, lack of turnover of public parking spaces in commercial areas where parking is limited has an economic impact on nearby businesses. To provide for turnover, time limits imposed in business districts range from a maximum of 20 minutes in locations where parking spaces are very conveniently accessible to “zip” in and out of a business or residence, to two hours (typical timeframe to allow for a meal at a restaurant or an appointment at a business), or three hours where some extra time for the patron to travel from a parking lot to a destination must be considered.

- If time limits are imposed on the BGTCRA parking lot, starting with a three hour limit is recommended, considering this concept is being introduced for the first time to patrons in the district.

### ***Revenue options***

Time limits may be imposed in different ways:

- the honor system (i.e., no revenue, no costs for enforcement or monitoring).
  - no upfront fees, but parking enforcement personnel monitor the time of a car’s presence (physically marking the tire or inventorying the license plate) and issue a citation with associated fee for time limit violation.
  - meter system, which requires the patron to register/pay for an allocation of time. Through current technology, meters can notify the patron and/or enforcement personnel in advance and upon expiration. If metered, this provides some revenue potential for operational expenses. Peak demand pricing is a method to impose costs commensurate to the time of day/demand, which can also help influence turnover of spaces.
- The honor system is recommended for the initial operation of the parking lot. The stricter enforcement measures can be introduced if it is found stricter enforcement is needed.

## **Option 2: Enterprise Parking**

In the Enterprise Parking option, the cost of the development of the parking is offset by conveying all or some of the parking lot to the private sector. This generates revenues to help pay down debt service for the parking lot development or to help pay operational and maintenance costs for the parking lot.

The City of Naples parking garages are examples of publicly developed parking as an enterprise. Upon construction of parking, the City made some (not all) spaces available for purchase by developers of mixed use projects. In Resolution 98-8355, the City established the program for developers to purchase parking spaces from the public parking garage to satisfy commercial parking requirements, with no cost charged for spaces allocated to satisfy residential parking

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requirements. This served goals of redevelopment by allowing maximum mixed use development potential on private property, with more area dedicated to functional space and less area dedicated to parking on the redevelopment site. The allocation process involved review by the redevelopment district's advisory board and decision by City Council. If building permits were not obtained within 12 months, the City reserved the right to repeal the parking allocation.

A financial analysis must be conducted to determine the cost of each parking space. The cost determined for the City parking garage spaces in 1998 was \$19,330, subject to increase each year based on change in the consumer price index (CPI).

In this option, eligibility for the spaces is controlled according to redevelopment objectives, for example, spaces are only conveyed to satisfy commercial parking requirements if commercial activity is the priority, or spaces are only conveyed to satisfy mixed use parking requirements if mix of use is a priority. The geographic area of eligibility is also defined, for example, properties within a ¼ mile or within ½ mile would be eligible.

#### ***Restriction of spaces***

Two approaches can be considered on restriction of spaces. In the approach described for the parking pool referenced above, the allocation of the parking space is only on paper, and the space is not physically distinguished. Because of the transactional nature of the Enterprise option, this approach is not recommended.

- The recommended approach for Enterprise Parking is to distinguish the spaces that have been sold, so that they are restricted for the recipient's use only. This can be accomplished through signage, and more effectively can be accomplished by limiting access to purchased spaces with a gate system.

#### ***No time limits***

Because of the transactional nature of the Enterprise option, the spaces conveyed to the end user would not be subject to limitations on time of use.

#### ***Revenue***

The Enterprise option is the greatest revenue generating option. A financial analysis must be conducted to determine the cost of each parking space relative to the proportional cost borne by the BGTCRA for developing and maintaining the parking space, and this defined cost is subject to increase each year based on change in the consumer price index (CPI). This option also incurs costs to cover administrative implementation of the program and security measures, such as a gate to ensure the exclusive use of the spaces for the recipients.

### **Option 3: Incentive Parking**

Using the parking developed by the BGTCRA as an incentive is the third option to help fulfill objectives of the Redevelopment Plan for the area. This option assumes the cost for the

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development and management of parking is borne entirely by the CRA, and spaces are granted to applicants as an incentive for the performance of certain development types or improvements. Parking spaces may be designated for applicants who achieve Plan objectives, such as job creation, affordable residential units, or physical enhancements done per adopted Capital Plans or the Arts Plan.

This option employs a parking “pool” concept as described above, wherein the new parking is leveraged by the CRA as a “pool” of up to 37 spaces, similar to the “pool” of excess density units the BGTCRA has available to assign or allocate to eligible applicants. Some, or all, of the parking spaces would be established by Board action as a parking “pool.” For incentive purposes, the CRA would dedicate spaces to applicants pursuing redevelopment activity to help satisfy parking requirements. This option entails dedication and reservation of the spaces for a specific business or residence. The following criteria may apply for dedication of pool spaces:

- Applicant must provide a critical amount of parking onsite, so that parking pool allocation does not exceed a limited number of spaces (i.e., no more than 20% of parking requirement or no more than 5 spaces)
- Applicant must develop a certain project type based on redevelopment goals (i.e., only mixed use projects are eligible, or only commercial projects are eligible)
- Applicant must provide pedestrian connectivity to the parking and pedestrian amenities, which may include lighting, shade, and crosswalks.

### ***Restriction of spaces***

For the Incentive option, two approaches can be considered on restriction of spaces. In the approach described for the parking pool referenced above, the allocation of the parking space is only on paper, and the space is not physically distinguished. The other method is to physically distinguish and restrict the spaces for the recipient’s use only.

- To memorialize the incentive, it is recommended to physically distinguish the space(s) as reserved for the recipient. This can be accomplished through signage, providing that violators will be towed.

To mitigate for maintenance expense of a gate, the use of signage is recommended, so that spaces reserved/dedicated for businesses or residences as a redevelopment incentive would be distinguished as assigned spaces. A sticker, or a permit placed on the dashboard, is a useful tool for identifying the recipients eligible to park in the spaces that have been allocated to benefit a redevelopment project. If a violator improperly occupies the reserved space, the offending vehicle would be subject to towing.



### ***Time limits***

The CRA may choose to have no time-of-use limitations on the dedicated/reserved spaces to eliminate any enforcement requirement, or may choose to apply time-of-use limitations based on business type, i.e., parking space(s) may be dedicated to an office development limited to 8 a.m.

MEMO To: Debrah Forester, AICP  
DATE: August 21, 2020  
PAGE: -8-

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through 6 p.m. so that patrons of later activities along the corridor such as restaurants can benefit from the parking lot.

### ***Revenue***

The spaces reserved/dedicated for businesses or residences as a redevelopment incentive would not generate revenue, other than the incremental tax increase realized from the redevelopment project itself.

### **References**

City of Naples Resolution 98-8355 establishing policy for sale of parking spaces.

Fifth Avenue South Business Improvement District. 2013. *Parking Study & Analysis within the Fifth Avenue South Business Improvement District*.

Litman, Todd. 2016. *Parking Management: Strategies, Evaluation and Planning. Summary of Parking Management Best Practices*. Chicago: APA Planners Press.

Downtown Austin Alliance. 2017. *Downtown Austin Parking Strategy*, Prepared by Nelson\Nygaard Consulting Associates, Asakura Robinson Company, Dixon Resources Unlimited and McCann Adams Studio, Final Report.

Item 5d		
<b>REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS) October 1, 2020</b>		
<b>FY21 First Quarter Update</b>		
<b>Project</b>	<b>Status 1</b>	<b>Status 2</b>
<b>CAPITAL</b>		
Linwood Complete Streets Phase I	Safe Routes to School Award Received. Linwood Way to Airport Road. Design FY23 - \$89,943 and Construction FY25-\$761,516. FY22 begin coordination with Capital Improvements to design additional complete street elements.	Linwood from Commercial to Linwood Way. Design funds budgetted for FY21.
Thomasson Dr. and Hamilton Ave	Thomasson Drive Phase 1- construction underway.Substantial Completion: 04.05.21. Final Completion: 05.05.21	Hamilton Avenue 100% Design plans completed. Construction to begin second quarter FY21
Republic Drive - Complete Streets/Park Connection	East Naples Community Park Master Plan approved	Coordinate with Parks and Recreation on timing of renovations to Park
Danford St. Complete Streets	Five foot wide sidewalk and streetlighting included in design plans.	Project scheduled to begin in second quarter FY21
General Parks Improvements- 17 Acres/Sugden Park	Concept Plan for Boardwalk approved by Advisory Board	Design funds budgetted for FY21. RFP to be issued first quarter of FY21
Community Safety/Clean Up	Sabal Shores - one outstanding issue- streetlighting. Holly Avenue - community clean-ups on hold given COVID.	Gateway Triangle Neighborhood Focus. Coordinating with the Sheriff's office. Staff identifying the land uses in the area. Schedule community outreach in second quarter FY21. Holly Street discussion to be restarted first quarter of FY21.
Land Acquistion/Community Facility	Identified in Long-term goals. Opportunity moved this item forward.	Del's Corner - Contract to Purchase. Closing 10.23.20
Surface Parking Lot	Parking Lot at Bayshore/Coco under SDP Review. Construction first quarter FY21.	Construction Contract scheduled for BCC approval in first quarter of FY21.

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS) October 1, 2020

FY21 First Quarter Update

Project	Status 1	Status 2
General Road Engineering Improvements Pine Tree and Andrews	Discussion with Road Maintenance and Stormwater regarding Limited Maintenance Roads	Stormwater Subcommittee hasn't identified this area in FY21 priority list
US41/Shadowlawn/Bayshore Dr	Access Management Plan and Beautification Renovation underway for Bayshore North.	FDOT Safety Project US41 from Davis to Airport Road. Streetlighting fixture being reviewed.
Street Sign/Wayfinding Improvements	Beautification Plan for Bayshore North design underway. Need Coordination with Branding	Decorative Street Signs on Bayshore. Scheduled replacement of traffic management signs. Wayfinding installed at CRA parking lot.
Sidewalk/Bicycle Infrastructure Program	Beautification Plan for Bayshore North RFP for design and access management services second quarter FY21. Develop master sidewalk and bike plan in FY21.	Sidewalks will be installed on Thomasson and Hamilton. Pine Street sidewalks CDBG funds managed by Transportation Planning
Other General Multi-Modal Improvements	Circuit Rider - Survey planned for FY21 depending on COVID	Re-design survey process. First quarter of FY21 due to COVID
Stormwater Infrastructure Upgrades	Subcommittee Meeting priorities scheduled for CRA Advisory Board Review 10.06.20 and 11.3.20	Funds Budgeted for FY21 for design
Sanitary Sewer Line Upgrades in Triangle Area	Coordination with redevelopment of Mini Triangle	Mini Triangle Schedule to close 11.13.20
Water Line and Fire Suppression Upgrades	Fire Suppression 2 completed September 2020.	Sabal Shores - Fire Suppression Phase 3 100% Design Plans completed. Construction scheduled for first quarter FY21

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS) October 1, 2020		
FY21 First Quarter Update		
Project	Status 1	Status 2
REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS) October 1, 2019		
<b>NON-CAPITAL</b>		
Ongoing Operations	Budget Approved FY21	
Land Development Code updates	Johnson Engineering drafted regulatory changes. Review by Advisory Board 10.06.20	Public Hybrid Meeting with property owners scheduled for October 29. Presentation of all changes scheduled for Nov. 3 Advisory Board Meeting.
Mini-Triangle Development- incentives and support	TIF Agreement approved 09.08.20. Cell Tower Lease Terminated 08.13.20	Developer's Agreement scheduled for BCC approval 10.27.20. Closing scheduled for 11.13.20
17 Acre Development - incentives and support	Conceptual Plan approved by Advisory Board	Design funds budgeted for FY21. RFP issued first quarter of FY21.
Gateway Property Development- potential incentives for apex of Davis Blvd and US41	Open for discussion with developer	Public Petition to BCC October 13
Stormwater Master Plan Update	Subcommittee Meeting priorities scheduled for CRA Advisory Board Review 10.06.20	Funds Budgeted for FY21 for design. Partnership with Stormwater Division to facilitate design
Arts and Culture Plan for CRA	Draft Public Art Plan scheduled for review by Advisory Board 10.06.20	Draft Public Art Plan scheduled for BCC review October 27 2020.
Complete Streets Implementation Plan	Thomasson Drive project under construction. Bayshore North Beautification Renovation Project design to include complete streets	Bayshore North Design RFP second quarter of FY21
Bayview Parking Study	No longer needed due to the scheduled improvements on Hamilton Ave	Coordinating with Parks and Recreation
Community Safety and Clean Up Strategy- code enforcement issues and safety	Sabal Shores - completed. Holly pending further discussions.	Gateway Triangle Neighborhood Focus Initiative data collection phase. Holly Aveune revisit first quarter of FY21.

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS) October 1, 2020		
FY21 First Quarter Update		
Project	Status 1	Status 2
Branding Strategy	Development of scope of work first quarter of FY21	New Contract scheduled for BCC approval on October 27
Marketing and Communication Strategy to communicate outcome of branding effort	Follows Branding Strategy Development	

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS) October 1, 2020		
FY21 First Quarter Update		
Project	Status 1	Status 2
Market Study and Economic Profile		
Bayshore Drive Pilot project - Complete Streets	Beautification Renovation under design and Access Management Plan underway. Outcome from both may lead to Pilot project.	Access Management component to be completed first quarter of FY21. Renovation Plan to incorporate access management. RFP needed for design services.
Water and Fire Update Strategy - documentation of what mains and hydrants will be updated and phasing	Coordination with the City of Naples.	
Triangle Retention Pond Feasibility Study passive park improvements	3080 Francis Vacant Lot to be transferred to Stormwater Division for future pond site. CRA considering additional landscaping to buffer neighbors views.	Will review options on park during Gateway Triangle Neighborhood Focus study.
Other Non-Capital Operations and Study expenditures-		
Grants and Programs		
Residential	\$100,000 Budgeted for FY21	Review grant revisions. Draft to Advisory Board 12.10.20
Commercial	\$100,000 Budgeted for FY21	Review grant revisions. Draft to Advisory Board 12.10.20
Wall and Fencing- for transitional structures between incompatible uses	Currently not available.	Will consider during grant revision review
Public Art Funding- art pieces and events	Pending Public Art Plan Adoption.	Mural Handbook and necessary code revisions scheduled for second quarter FY21
Economic Development Incentives Program	Not Initiated	

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 to 5 YEARS) October 1, 2020		
FY21 First Quarter Update		
Project	Status 1	Status 2
Bayshore Bicycle/Pedestrian Feasibility Study	Not Initiated	Focus on sidewalk master plan for FY21
Mobile Home Replacement Fund - for transition of mobile homes to modular homes or other appropriate structures	Program opportunity for Holly Ave	Consideration of design standards during code revisions scheduled for FY21
Community Land Trust Housing Construction	County selected HELP to create County-wide CLT. Artist CLT may be an option pending outcome of Public Art Plan and 17 Acre Master Plan.	
Other Affordable Housing/Workforce Housing Investments	Provided assistance to ROOF supported land donation from County	ROOF acquired parcel previously owned by the County to build home to serve target population.

MINUTES OF THE GATEWAY/BAYSHORE CRA STORMWATER  
SUBCOMMITTEE

Naples, Florida, August 7, 2020

LET IT BE REMEMBERED, the Gateway/Bayshore CRA Stormwater Subcommittee in met on this date at 2:00 PM in a REGULAR SESSION at 3299 Tamiami Trail E, Suite 103 Naples, Fl 34112 with the following persons present:

Committee Members: Maurice Gutierrez  
Steve Rigsbee  
Al Schantzen  
Mike Sherman  
Camille Kielty  
Kris LaClair (Excused)

ALSO PRESENT:

Debrah Forester, CRA Director  
Tami Scott, CRA Project Manager  
Amy Patterson, IF, CCP & FM Director (Excused)  
Gino Santabarbara, Principal Planner  
Robert Wiley, Project Manager

**I. Introductions**

*The meeting was held via Zoom.*

*Mr. Santabarbara called the meeting to order at 2:00 p.m.*

**II. Review of February 21, 2020 Meeting Minutes**

The minutes of the February 21, 2020 minutes were reviewed and no changes were proposed.

**III. New Business**

**A. Priorities**

**a. Committee Members – Priority List (See Attachment 2 and 2A)**

The Committee reviewed the spreadsheet “*Committee Priorities – No Order of Priorities*” and commented on their priorities:

**Mr. Sherman** – Jeepers Drive due to the construction of new homes on the street and the present day design is inadequate to handle stormwater during significant rain events. Especially issues for the older homes on the street as the newer homes are constructed at a higher elevation.

**Ms. Kielty** – Becca Avenue due to the increased activity with the opening of Celebration Park and public transportation availability. Also, increased pedestrian traffic in the area due to new activities. Pine Street due to the presence of insects and stormwater treatment issues. Shoreview Drive as water collects in certain areas during rain storms.

**Mr. Schantzen** – Becca Avenue and Weeks Street due to ongoing nuisance flooding and the areas were identified in the 2011 Q. Grady Minor study. Holly Street given it is a low-lying area subject to flooding.

**Mr. Rigsbee** – provided photos of stormwater infrastructure in a variety of locations. The improvements are in need of maintenance and not functioning as intended leading to issues in the Triangle area which need to be addressed.

**Mr. Santabarbara** noted the goal would be to prioritize items to be addressed so they could be implemented through the County’s Local Mitigation Strategy and funding sought.

**b. Linwood Way – Community Complaint (Attachment 2B).**

The Committee reviewed “*Attachment B – Subject Re: Linwood Way Alley*” which outlined an issue with drainage in the alley and a review by County staff.

**Mr. Wiley** reported access is narrow with no drainage infrastructure and one potential solution is installing a series of drainage grates in the road to improve drainage.

**B. 17 Acres**

**a. Al Schantzen – Lake Kelly Outflow Barrier (See Attachment 3)**

Discussion occurred on the 17-acre parcel owned by the CRA and the plans for the Lake Kelly area with the following noted:

- Investigation may want to be undertaken to determine if the Lake Kelly outflow is impeded on the southerly end due to development or other historical activities.
- Consideration should be given to developing an overall stormwater plan for the area to determine available capacity and any opportunities for incorporating stormwater from the vacant lot privately owned on the southwest side of the property or other streets into the system (i.e. Jeepers Drive).

- Other options for Jeepers Drive include the feasibility of opening up culvert at the east end for discharge into the Kelly Lake outfall however this could be problematic due to permitting issues with the various agencies.

**b. Design Plan and Stormwater Impact (See Attachment 4)**

The Committee noted the region should be divided into study areas by priority to facilitate the design, funding and construction activities required to implement the projects in a timely manner.

**Mr. Santabarbara** reported there are funds available for initiating studies.

**C. Discussion on Priorities/Rankings**

**a. Redevelopment Plan Priorities (See Attachment 5)**

*The Committee identified the following areas as initial priorities:*

1. *Becca Avenue, Weeks Street and Pine Street.*
2. *Shadowlawn Dive in the area of Francis Drive.*
3. *Comprehensive study of the Lake Kelly area as discussed.*
4. *Andrews Avenue to US41 East of Shadowlawn Drive.*

**Ms. Forester** noted she will obtain cost estimates for the study areas and forward the information to the CRA Board for their review.

**D. Thomasson Drive Update**

**Ms. Scott** provided an update on the Thomasson Drive project noting there are some Change Orders in progress for alterations to the sidewalk on the south side due to widening and deepening of the swale in the area.

**E. Next Meeting Date and Discussion Topics**

Discussion occurred on whether the Windstar outfall swale was ever completed and/or is functioning as intended. It was noted the maintenance would be the responsibility of the Homeowners Association and it may be beneficial to contact the development's management representatives to determine the status of the swale.

**Ms. Forester** reported the next Committee meeting is anticipated to be held in October.

**IV. Adjournment**

**There being no further business for the good of the County, the meeting was adjourned by the order of the Chair at 4:30 P.M.**

**GATEWAY/BAYSHORE CRA STORMWATER  
SUBCOMMITTEE**

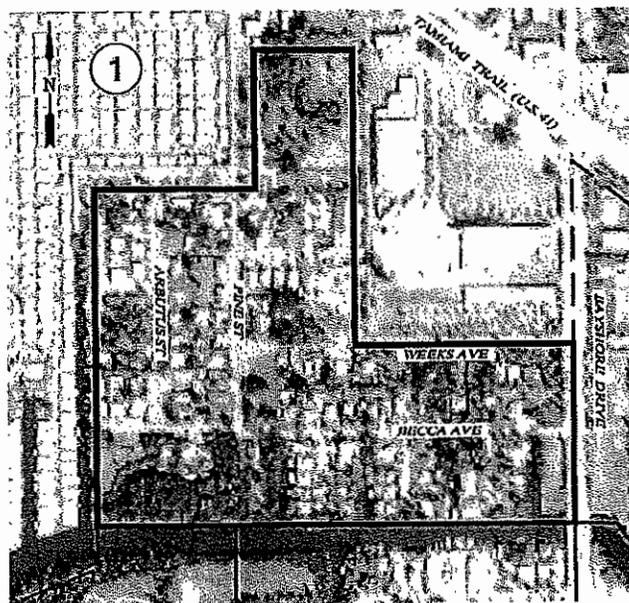
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These Minutes were approved by the Committee on \_\_\_\_\_, as presented \_\_\_\_\_, or as amended \_\_\_\_\_.

## Item 5e

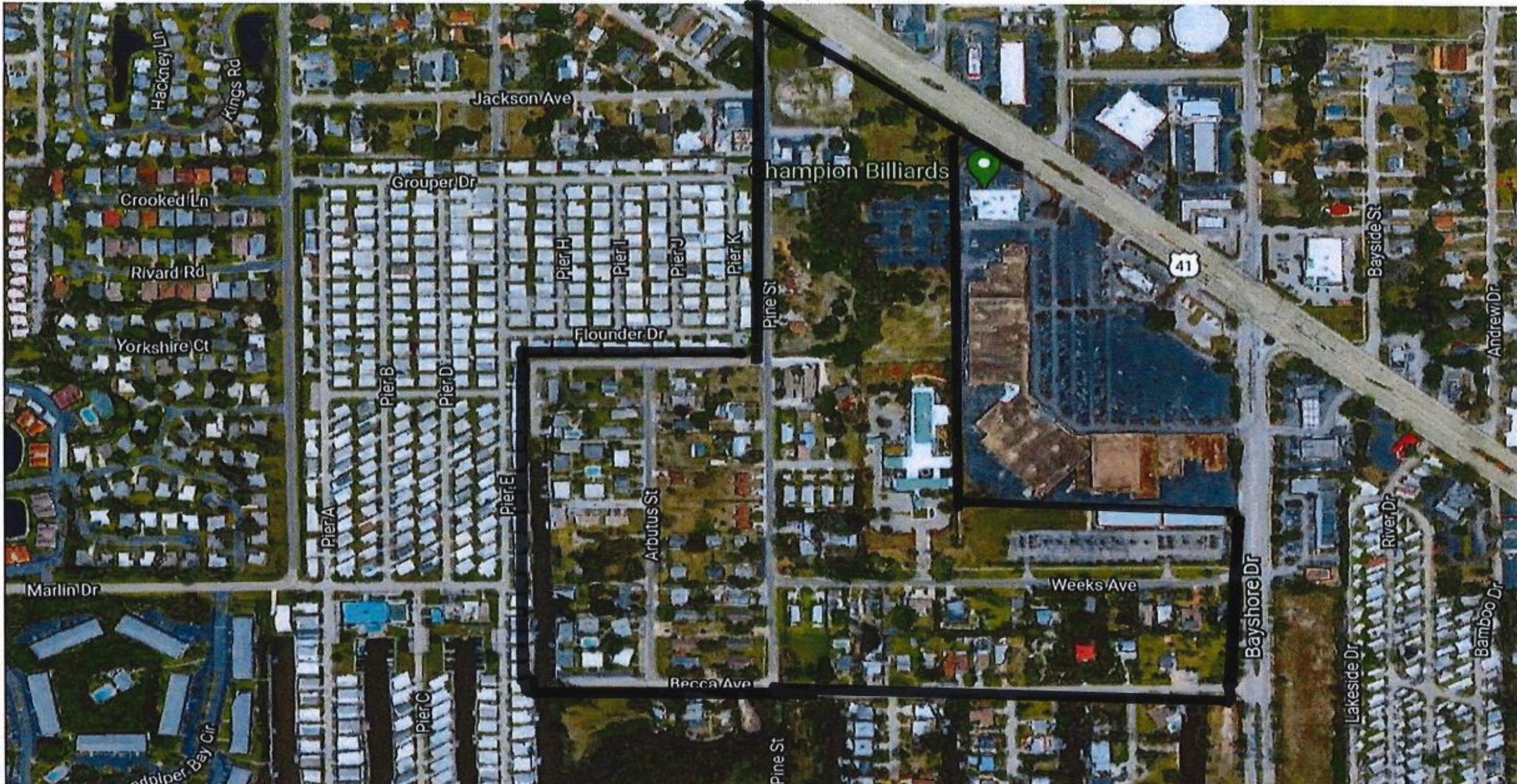
The Study area has been separated into eight (8) sub-areas based on geography, the drainage area they are located in and the level of drainage improvements existing (see Map 4). Each of these are not mutually exclusive (i.e., certain adjacent streets were constructed in similar periods with similar attention to drainage provided). The areas consisted of the following:

- **Area 1:** This area consists of the streets connecting to Becca and Weeks Avenues. This area drains to the tidal canals connected to Haldeman Creek with a portion of the area draining to the Bayshore Drive drainage system by way of inlets located near the intersections. This area is low in elevation, especially at the west end of Becca Avenue where the outfall for a significant portion of the area is located. The northern end of Pine Street nearer to US 41 is higher and does not appear to have significant drainage problems. The area is lacking swales and culverts and those present are in poor condition. The outfall is tidally influenced and has limited conveyance because of its size.



Item 5e

Becca, Weeks and Pine St



# Gateway Triangle Stormwater Study Area

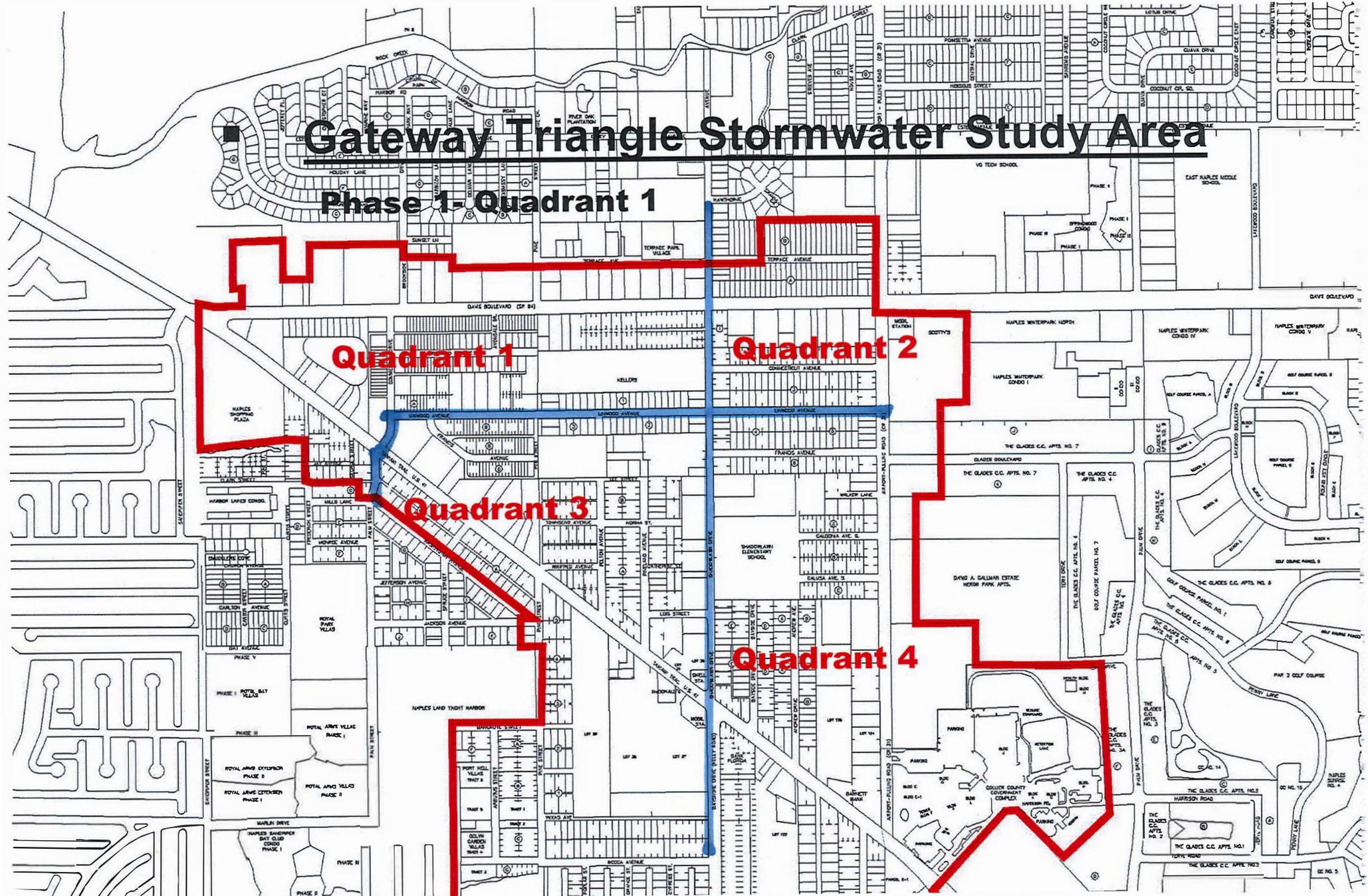
Phase 1- Quadrant 1

Quadrant 1

Quadrant 2

Quadrant 3

Quadrant 4



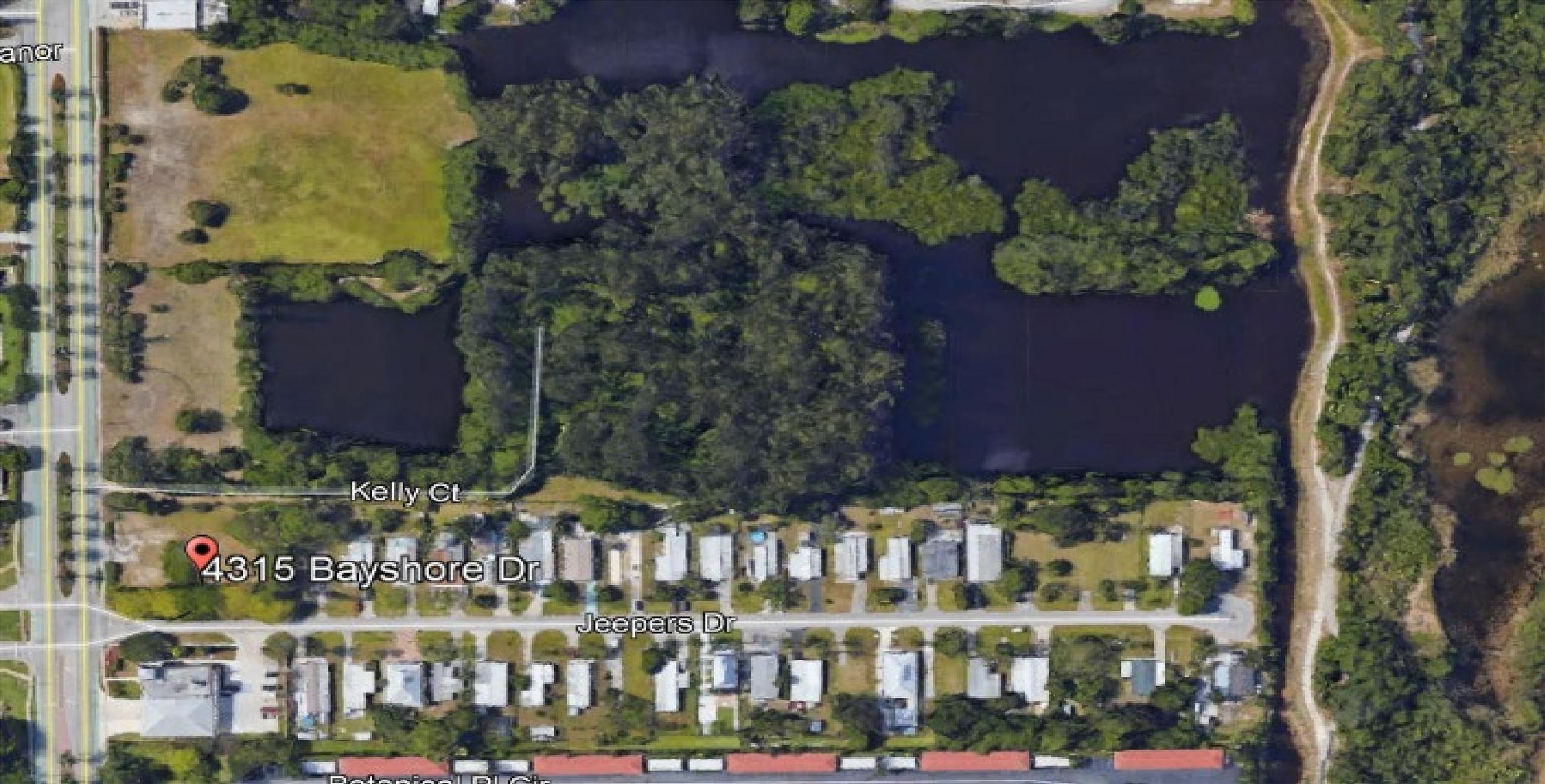
# Gateway Triangle Stormwater Study Area

## Phase 1- Quadrant 1



Item 5e

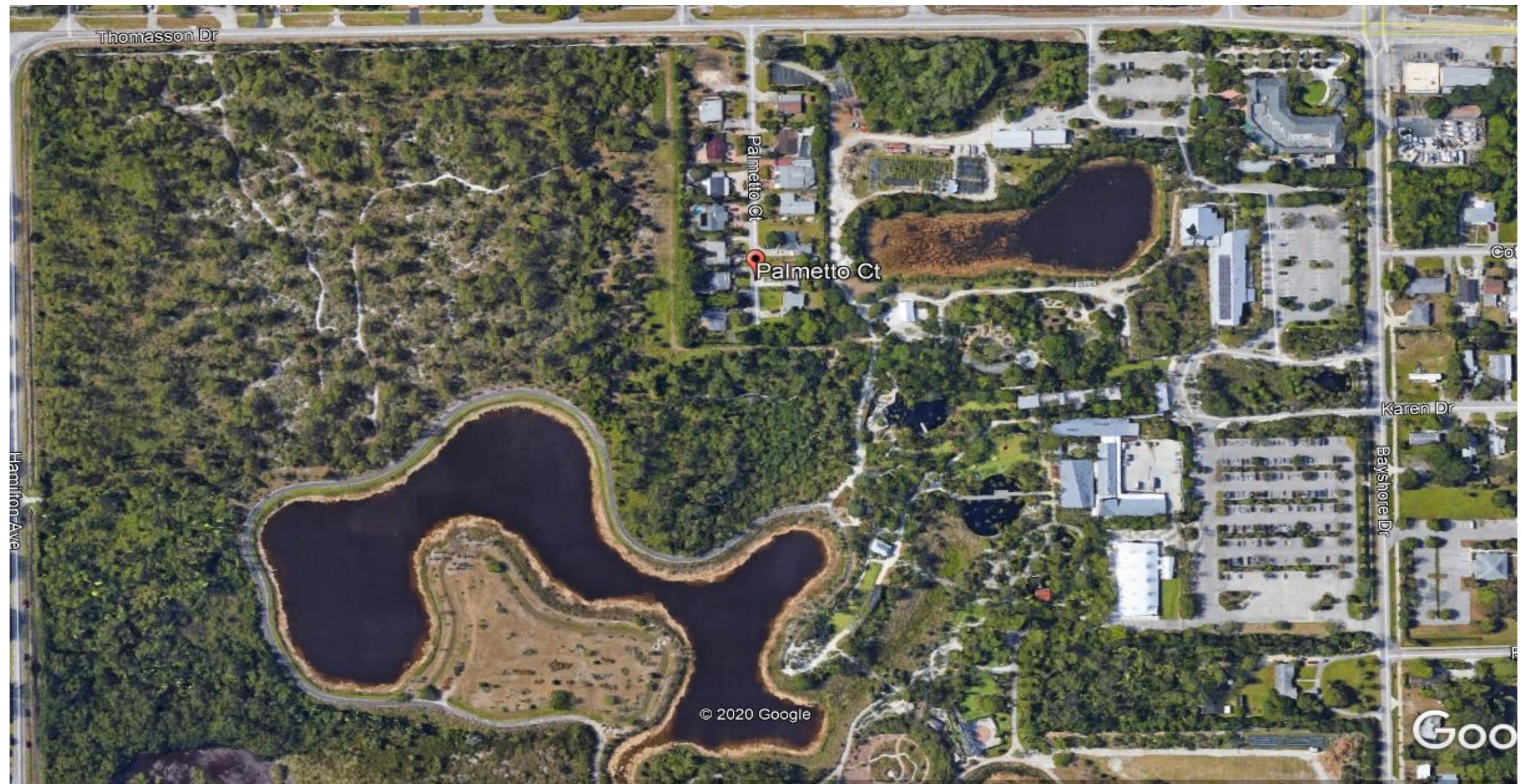
17 Acres Site





Item 5e

Palmetto Ct.



## Item 7b

Case Type	Desc	Date Entered	Inspector	Location Description	Detailed Description	Case Disposition	Bayshore CRA
LU	Open	08/11/2020	JohnJohnson	48171160006 - 2754 SHOREVIEW DR	Illegal outside storage including bikes, debris and litter (CRA)	Case Pending	TRUE
V	Open	08/11/2020	JohnJohnson	48171160006 - 2754 SHOREVIEW DR	Derelict vehicles/no valid plates (CRA)	Case Pending	TRUE
NA	Open	07/13/2020	JohnJohnson	Behind 2605 Barrett Ave	Weeds- Litter: Over grown property and Litter obtaining but not limited to tires and patio and misc items on property	Case Pending	TRUE
NA	Open	07/13/2020	JohnJohnson	Behind 122 Jeepers Dr - CRA Parcel - 61840960103	Easement between two fences has exotics, high grass & trees encroaching into callers property	Case Pending	TRUE
SD	Open	09/03/2020	JohnJohnson	61837320002 - 4980 PALMETTO CT Owner Tina - 239-919-4811 (tinajj@aol.com)	Caller is stating that this property has made herself a secondary driveway with the use of the county easement at the end of the street. she is afraid that this is causing draining issues again on the street and causing a lake to form on her mothers property due to this.	Case Pending	TRUE
SD	Open	08/21/2020	JohnJohnson	26120000508 - 3840 CLIPPER COVE DR	No permit for the renovation work being performed on property	Case Pending	TRUE
NA	Open	08/10/2020	JohnJohnson	71781560005 - 3054 COCO AVE	High Grass and overhanging trees into the street. "It's a double lot on the south side of Coco. Since it's summer time with so much rain, the grass has grown very high and the lots look jungle like. FPL did some trimming in there and kind of made a mess of the frontage area. There are overhanging trees on Coco that look horrible and need to be trimmed	Case Pending	TRUE
SD	Open	06/16/2020	JohnJohnson	Lot to the right of 1831 Bay St / 1845 Bay St (duplex) 61381120004 Owner Peter Richter (239-7(2)06-1939 7(2)44-1128	Dumping a bunch of fill dirt on a vacant property. No permit displayed. Caller concerned of flooding on his property	Case Pending	TRUE
NA	Open	06/09/2020	JohnJohnson	61840320002 - 3155 KAREN DR	Grass & weeds in excess of 18", and, vegetative debris on this unimproved lot.	Case Pending	TRUE

NA	Open	06/09/2020	JohnJohnson	61839440003 - 3175 KAREN DR	grass & weeds in excess of 18". Also accumulation of vegetative debris.	Case Pending	TRUE
SD	Open	06/12/2020	JohnJohnson	2770 Storer Ave - 81732440009	Made a driveway and causing drainage issues- water is stuck there.	Case Pending	TRUE
SD	Open	09/24/2020	JohnJohnson	Windstar property causing flooding close to the end of Barrett Ave.	Windstar is working on a new building and have turned their water pumps to drain directly into caller's yard causing flooding at 2533 Barrett Ave.	Case Pending	TRUE
PM	Open	09/24/2020	JohnJohnson	Windstar - at the end of Lakeview (actually Barrett is the flooding location)	Condo construction by Windstar is causing flooding on callers property	Case Pending	TRUE
NA	Open	09/24/2020	JohnJohnson	50891000007 - 2596 HOLLY AVE	Grass & weeds in excess of 18". Also - vegetative debris.	Case Pending	TRUE
SD	Open	09/16/2020	JohnJohnson	3272 Cottage Grove Ave - 23371800000 Respondant / Owner Rana Louis – 239-285-3995	Caller states the porch in the backyard is not permitted	Case Pending	TRUE
NA	Open	07/08/2020	JohnJohnson	50890640002 - 2617 Holly Ave	Grass & weeds in excess of 18"	Case Pending	TRUE
NA	Open	09/09/2020	JohnJohnson	Parcel 48173880009 In between 3425 & 3461 Lakeview Dr	High grass on vacant lot	Voluntary Compliance	TRUE
PM	Open	09/10/2020	JohnJohnson	3230 Thomasson DR, Building, Unit #: C, Naples - 52600440005 Perrine Owner Contact is Ray Perrine (239-775-3408)	Mold	Case Pending	TRUE
ROW	Open	09/11/2020	JohnJohnson	3217 Andrews Ave (along the ROW)	ROW- Parks cars across street at 3214 Andrews Ave and along street in the right of way -every day all the time- especially after 4pm when code isn't working). Issue citations if possible.	Withdrawn	TRUE

VR	Open	09/11/2020	JohnJohnson	61838760001 - 5085 Bayshore Dr, Naples New Hatian Church Church Contact: Pastor Paul (595-8174)	Church cleared 3 acres behind church w/o permit	Case Pending	TRUE
LU	Open	09/11/2020	JohnJohnson	Access from 3265 Andrews Ave. - 52505110265	Cutting the grass and alot of debris getting into the canal - is cover in grass debris.	Case Pending	TRUE
NA	Open	09/12/2020	RyanCathey	2516 Van Buren Ave	Weeds/grass over 18 inches.	Case Pending	TRUE
NA	Open	09/14/2020	JohnJohnson	Folio 00388160002	Lack of maintenance of the ROW along Sandpiper St. Vegetation encroaching into street and obstructing the flow of traffic.	Case Pending	TRUE
NA	Open	09/14/2020	JohnJohnson	Folio 00394840002	Lack of maintenance of the ROW along Sandpiper St. Vegetation encroaching into street and obstructing the flow of traffic.	Case Pending	TRUE
AU	Open	06/04/2020	JohnJohnson	2595 Becca Ave - 81270960009 Owner: William Bayes (239-877-9713)	Illegal fence. He is literally nailing another fence to his existing fence to make it taller. Rt side of property. He also owns the apartments to the right side I'm sure he's doing that so he doesn't have to listen to his tenants. I don't even think he pulled a permit for the white fence he installed upfront when he moved in	Case Pending	TRUE
SD	Open	06/05/2020	JohnJohnson	Directly across from 3394 Lakeview Dr. Caller says the bldg will be on Breakwater Way Complainant: Louis George (239-289-8120) 00394880004 - 2472 BREAKWATER WAY Developer: Lennar - Randy Taylor 239-216-1981	Due to an irrigation leak behind the building, that was supposedly fixed, erosion of the land is now going into the canal. The rain is making it worse. The caller has video of the leak.	Case Pending	TRUE
NA	Open	05/08/2020	ThomasPitura	3015 Karen	High grass	Case Pending	TRUE

SD	Open	07/02/2020	JohnJohnson	2575 Barrett Ave - 81730600003	No permit for shed in rear, fence & awning in front of house. Also, it appears the back porch is falling apart.	Case Pending	TRUE
AU	Open	07/24/2020	JohnJohnson	53350560001 - 4005 Full Moon Ct	Fencing on unimproved lot with no permit.	Case Pending	TRUE
LU	Open	07/17/2020	JohnJohnson	61839320000 - 3190 KAREN Dr	A manufactured home has been parked on this lot without the required Building Permit (changed to Land Use on 8/26)	Case Pending	TRUE
SD	Open	07/17/2020	JohnJohnson	61838800000 - 3176 KAREN Drive	A mobile home has been installed on this parcel without valid permitting.	Case Pending	TRUE
SD	Open	02/25/2020	JohnJohnson	Sunrise Motel - 2486 Tamiami Trail E, Naples, FL 34112 - 51690040005 Arturo Arguelles (239-877- 7101) one of two landlords/owners	Gazebo built at Sunrise hotel without a permit.	Case Pending	TRUE
SD	Open	04/07/2020	JohnJohnson	3 Crooked Ln - 59980880003 betharbo@comcast.net St. George Grinnan 703-585- 5138 (Owner) patrick@plyre.com Patrick Lyons 941-882-0728 (Contractor)	Refurbished 3 weeks ago without permits. People had gone in and out since the order has been under effect.	Case Pending	TRUE
NA	Open	05/26/2020	JosephMucha	Property comprises 2777, 2805, and 2829 Shoreview Dr - 48170680008	Check to see if property meets the criteria of a nuisance property due to arrests and drug activity.	Case Pending	TRUE
SD	Open	04/30/2020	JohnJohnson	54 Republic Drive - 77870400009 Owner Ed Cotilla (729-212- 0382, edcotilla@yahoo.com)	House completely gutted. No permit. inside home work without permit. new contractors there today to do work without a permit.	Case Pending	TRUE

PM	Open	01/10/2020	JohnJohnson	2862 Arbutus St - 81780360005 (note: CC Prop Appr. does not recognize these "common area" address points) permit number: PRBD20190522726. This permit is linked to 2862 Arbutus St - 81780360005	Docks that are failing and starting to fall into the water. Hazard for boats in the area.	Case Pending	TRUE
SD	Open	04/21/2020	JohnJohnson	Rear of house 2800 Riverview Dr. Naples, FL 327 Pier A Owner: James Kelley - (617- 438-7930, spiderkelley43@hotmail.com)	un-permitted work being performed. Deck in rear of house being redone.	Case Pending	TRUE
SD	Open	03/09/2020	JohnJohnson	Folio #00388200001 •Phone: 239-774-5484 - Marlene Platz	Unpermitted deck and sliding glass doors, see Contractor Licensing Case CECV20200002210.	Case Pending	TRUE

## ITEM 8a – CRA PROJECT UPDATES

### 1. MINI-TRIANGLE – 5.27 ACRE CATALYST SITE

On April 26, 2016, approved a Real Estate Purchase Agreement with Real Estate Partners International, for \$6,372,959. Cell tower lease has been terminated and the tower has been demolished through a cost sharing with REPI. Extension to Closing Date resulted in \$25,000 additional non-refundable deposit and \$2,118,000 additional deposit into escrow that can be used to purchase Del's property or other uses as authorized by the Board. Developer assigned the agreement to Metropolitan Naples, LLC. Closing scheduled for November 13, 2020. Developer's Agreement scheduled for BCC/CRA Board approval on October 27, 2020.

### 2. DEL'S PROPERTY ACQUISITION

Due to additional due diligence requirements, Closing Date is extended October 23, 2020 and authorize the Manager of Real Property Management or designee to enter into an additional thirty (30) day extension if necessary, without further approval by the Board of Collier County Commissioners.

### 3. ROOF

September 22 – BCC approved conveying 3080 Francis Avenue to ROOF. County-owned parcel located in BGT CRA. It was going to be listed as a surplus lot and sold. CRA staff requested that the parcel be conveyed directly to ROOF (Residential Options of Florida, Inc.), a not for profit corporation, to help support their mission of enabling individuals with intellectual and developmental disabilities to successfully obtain and maintain affordable and inclusive housing of their choice. Pursuant to Section 125.28, Florida Statutes, the County may convey this County owned property at a nominal price to a not for profit organization. The suggested consideration is \$1,000. The Sales Agreement does have a reverter clause if ROOF doesn't start or complete the project within specific timelines.

### 4. ROAD MAINTENANCE

Becca/Pine – resurfacing following Fire Suppression Phase 2  
Washington Ave Alley Way – pothole repair

### 5. 17 AC BOARDWALK

Request for Proposal (RFP) is being drafted to include boardwalk and other park amenities and evaluate stormwater capacity. Due to cost of entire project RFP is required. The process for selection of consultant will take several months.

### 6. BRANDING

Paradise Advertising and Marketing, Inc. – October 13 new contract being considered by BCC. Once approved and executed we will work on finalizing scope of work.

### 7. COASTERS/SHUTTLE SERVICE – on-hold due to COVID. Will be revisiting the survey process to gather input this season.

### 8. LAND USE REGULATIONS – Property Owner meeting scheduled for October 29. Next presentation to Advisory Board November 3 meeting.

## Item 8b



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

### **PROJECT UPDATES**

**Tami Scott, October 6, 2020**

#### **Fire Suppression System- Phase 2:**

Phase 2 includes Becca Avenue and Pine Street  
Contractor Douglas Higgins Inc. 4485 Enterprise Ave. Naples, Florida 34104.  
Project is completed, CRA staff is preparing final material to invoice the City of Naples and close out the project.

Kudos to Collier County Road Maintenance for repaving both Becca Avenue and Pine street, repaving was not part of the original scope of work.

#### **Fire Suppression System- Phase 3:**

Phase 3 includes Areca Ave., Coco Ave, Basin Street, Canal Street and Captains Cove.  
Construction Documents are complete, the project went out to bid and the bids were opened on September 15, 2020. The County received four bids ranged from \$658,560.00 to \$1,484,249.00. Procurement is working on the final contract staff anticipates the project will go before the BCC for approval end of October.

CRA Staff will coordinate a neighborhood information meeting once the contractor has been awarded and a scheduled start date and location has been determined. Construction documents are on the CRA website if anyone is curious as to the location of the waterlines and hydrant locations in relationship to there property.

The scope of work for this project is limited to the replacement of the existing waterlines and installation of fire hydrants. This project does not include any stormwater enhancement or roadway upgrades.

#### **CRA Parking Lot:**

3321 Bayshore Drive, Folio 71780880003- PL20190000321  
CRA parking lot has gone back out to bid, the bids were opened on June 17, 2020. The county received nine bids, including one (1) no-bid, the bids ranged from \$472,772.25 to \$850,880.00. Procurement is working on the final contract staff anticipates the project will go before the

BCC for approval in October.

CRA Staff will coordinate a neighborhood information meeting once the contractor has been awarded and a schedule has been determined.

The scope of work for this project is limited to area within the property lines and does not include any stormwater enhancement or roadway upgrades on Coco Avenue.

### **Thomasson Drive: Phase 1 (Thomasson Drive including roundabout)**

Bayshore Beautification Thomasson Drive Project -Wright Construction Group Inc. was issued a Notice to Proceed was issued on May 6, 2020. We are approximately 140 days into the contract and or 36% completed. Bayshore MSTU staff has approved two pay application for a total of approximately \$945,000 dollars 16% of the project.

A special meeting with the MSTU advisory board was called on September 16, 2020 to discuss two changes to the project and contact.

- Solid green bike lane on both sides of the road to be eliminated and modified. Green accent color will show up under the bicycle symbols only and as a dashed line at all intersections and crosswalks.  
The MSTU should see a substantial credit of approximately \$400,000.
- Stormwater improvements along south Thomasson drive adjacent to the Botanical garden. The board approved moving forward with regarding and enlarging the swale as well as install a new 6'-0" sidewalk. This improvement will result in a substantial change order of approximately \$250,000.00. the change order will not change the contract price it will come out of the owner's allowance.

### **Hamilton Avenue: Phase 2**

Barry Williams- Division Director - Parks & Recreation and Michael Cherbini- Project Manager will be presenting the 100% Construction documents to the Bayshore MSTU board at the October 7, 2020 meeting.

### **Bayshore Bridge:**

Work is progressing in and around the bridge area.

- Concrete barrier has been painted
- Median island retaining wall has been painted
- Bridge planters have been painted
- Decorative metal X's have been painted and re-installed
- Dead planting at median beds 18, 19 and 20 are being removed, Bayshore MSTU staff is working with the Botanical Garden on new planting sections.
- Bridge planters have been replaced with planted baskets.

## Baskets

The plants in the bridge planters have been challenging, nothing seems to survive, the planters are in full sun all day and the concrete becomes extremely hot to the touch. Staff is proposing a new approach with planting decorative baskets and simply place the basket in the planter. The planters will be changed out three to four times a year similar to seasonal or resort style planting. The current baskets will be in place until we change them out for the Christmas holiday. The irrigation for the baskets will remain however staff will supplement with hand watering.



Plants selected for this first go around of baskets include all FULL SUN varieties.

- Melampodium
- Vinca
- Pentas
- Flax Lily Variegate

**Bayshore Drive Beautification Renovation:**  
Access Management:

Bayshore MSTU staff is updating Trebilcock Solutions contract to finish the access management plan, once complete staff will schedule a workshop to discuss the report.

**Landscape Maintenance Contract:**

The Bayshore MSTU Landscape contract has expired, we are currently working on a month to month basis. Staff is preparing a new contact to go out to bid before the end of the year 2020.

**FDOT 41 project:**

Florida Department of Transportation has a project planned from the intersection of Courthouse Shadows to Davis Boulevard, project number 438059-1-52-01. Staff has been working with FDOT to select a light pole that will work for all.



## Item 8c

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

# Private Development Update

### Brookside Marina, CPUD Rezone: PL20190001540

Location: 2015 and 2025 Davis Blvd.

Status: First GMD Review Letter sent out on 8/24/2020. Pending resubmittal from applicant

The applicant is rezoning this property to a Commercial PUD in order to restore wet slips in the western basin and allow for recreational boat rental operations (Freedom Boat Club). Generally, the CPUD is proposing 3 tracts, with permitted uses that range from marina, rental boat operations, wet slips and associated uses. This site qualifies for 311 wet and dry slips, due to their 'preferred' ranking under the County's Manatee Protection Plan.



### Camden Landing, PUDA and GMPA: PL20190001364 and PL20190001387

Location: 2801 Thomasson Drive, Folio 61840560008

Status: Under review, and pending CRA comments

Proposed amendment to the Cirrus Point PUD to rename to Camden Landing to allow 127 multi-family dwelling units, utilizing 97 units from the Bayshore Density Pool. This project is proposing market rate housing, with development standards allowing 4 stories above parking.

This project is also seeking a GMPA to receive the 97-density bonus unit as it currently does not meet the GMPA criteria without an amendment.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

### Sabal Bay PUD Rezone: PL20190002305

Location: South Bayshore Drive

Status: Scheduled for CCPC on October 15.

This PUD is expanding the boundaries to add 102 acres and 230 additional residential units.



### Bayshore Food Wine Venue SDP: PL20190002611

Location: NE Area of Bayshore Drive and Becca (Folio 71580240005, and 71580220009)

Status: Pending Resubmittal. Last review letter went out on 3/03/2020

Proposed 9,350 sq. ft. retail/office/restaurant/warehouse on vacant land. This project is currently seeking to remedy potential turn lane requirements prior to continuing SDP review.

### Courthouse Shadows SDPA: PL20200000554

Location: 3290 Tamiami Trail East, Folio 28750000028

Status: Utility Relocation Approved and work has commenced. Pending submittal for SDP for the redevelopment

### Things I like by Catherine LLC SIP: PL20190002153

Location: 3954 Bayshore Drive

Status: SIP has been approved, CBIG approved, and pending final building permit approvals.

Renovation of existing residential structure into a commercial art gallery.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

### **Naples Botanical Garden Horticultural Campus SDP: PL20190002586**

Location: 4820 Bayshore Drive

Status: No application has been submitted for review.

The purpose of this application is to modify and expand the previously permitted grow house and recycle center to include the new horticultural center. The horticultural center will include several new various grow/green houses, office building and maintenance shop.

### **Fifth Third Bank SDPA: PL20190001097**

Location: 2898 Tamiami Trail East

Status: Pending resubmittal from applicant. Last review comment letter

New Fifth Third Bank at the corner of Tamiami Trail and Bayshore Blvd

### **Doggy Day Care & Storage Units SDP: PL2020000020**

Location: 2435 Pine Street

Status: Under Review

This project proposes approximately 7,156 square feet of a dog daycare facility, and a private storage building of approximately 7,852 square feet.

### **Sunbelt Rentals SDP: PL20200000188**

Location: 2560 Davis Blvd.

Status: Approved and construction to commence

Sunbelt Rentals is currently leasing three properties along Davis Boulevard. They are looking to construct a new building on the far east parcel, leave the existing business operational, receive a temporary CO on the new building and complete the site by demolishing the existing building and constructing a new parking and storage area.

### **Law Offices SDP: PL20200001177**

Location: 3080 Tamiami Trail East

Status: No submittals following pre-application meeting

This project proposes to demolish the existing structure and replace with a new 3-story office building.

### **Gateway Mini Triangle PPL: PL20200001193**

Location: Mini-triangle parcels 2054 Davis Blvd.

Status: No submittals following pre-application meeting.

This project proposes to create 3 separate parcels with the intent to have separate SDP's for each parcel.

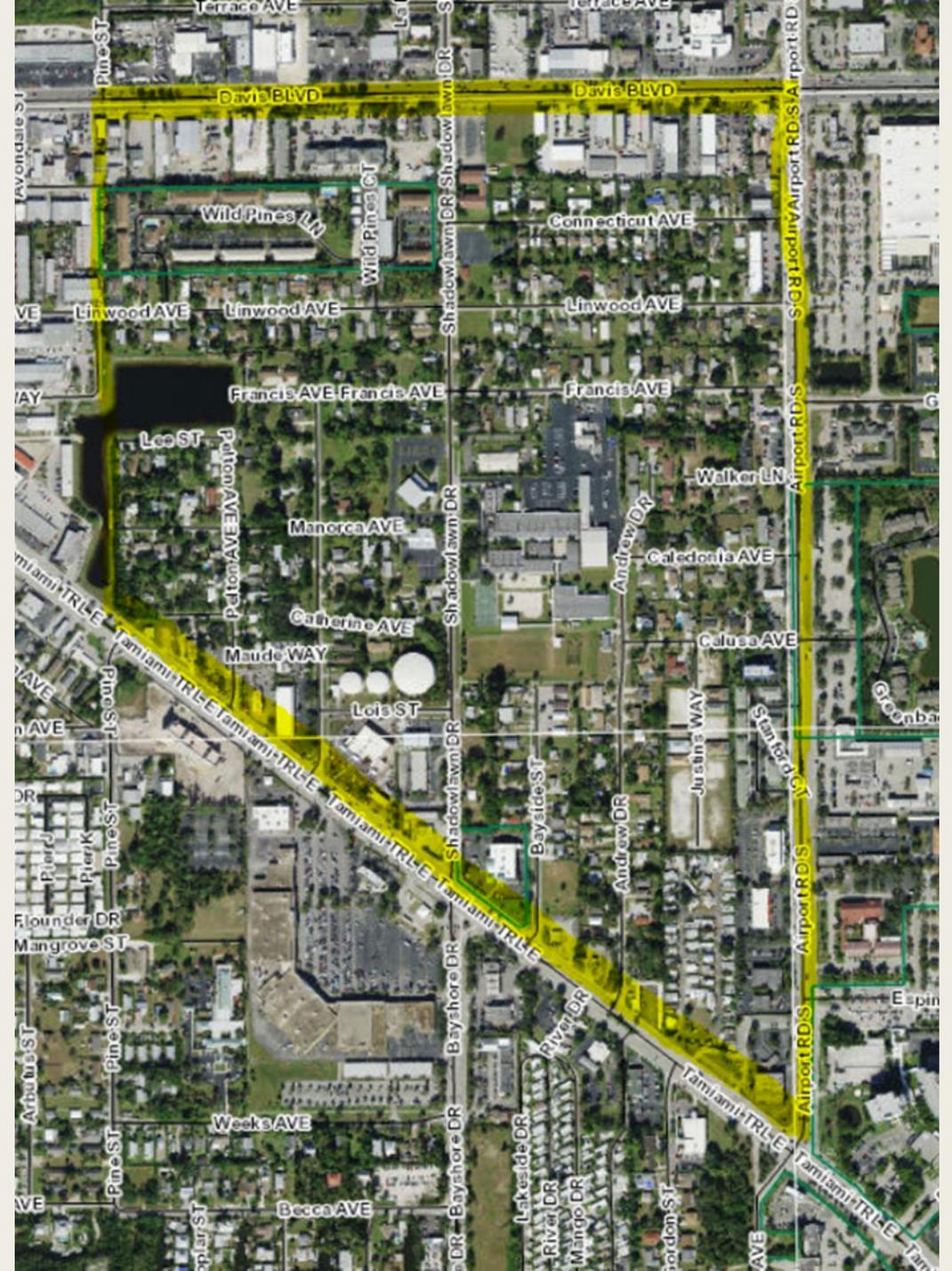




**GATEWAY TRIANGLE  
NEIGHBORHOOD  
INITIATIVE**

# Focus Area

- Subject Area: 185 Acres
- Residentially Zoned Properties: 285
- Commercially Zoned Properties: 133



# Residential Properties

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Classified Residential Use\*: 273

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Average Age of homes\* (225 properties): 52 Years (Constructed in 1968)

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Average Square Footage Under Air\* (225 properties): 1,201 SF

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Average Total Square Footage: 1,351 SF



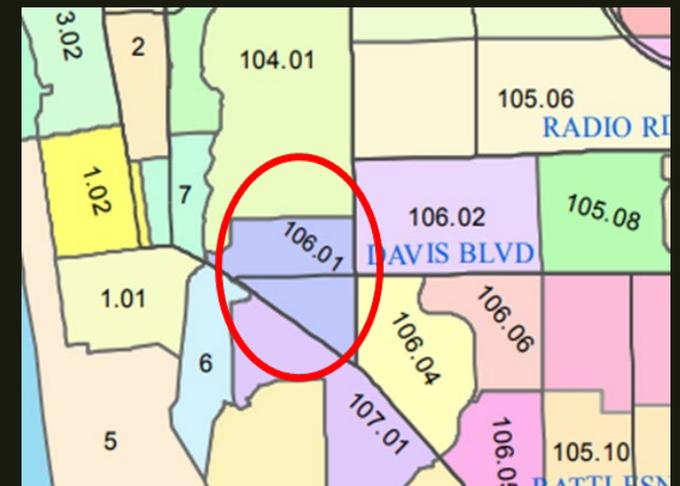
# Residentially Zoned and Residential Uses\*

- Total Owner Occupied: 104 units
- Total Assumed Rentals: 163
  - *136 Owners located in Naples*
  - *21 Owners located out of state*
  - *6 Owners located in Florida*
- Average Lot Size: .34 Acres
- Average Land Value: \$148,412
- Average Market Value: \$226,560
- Average Taxable Value: \$113,499
- Average Improved Value: \$79,185

\* Based on available Property Appraiser Data

# COLLIER COUNTY VS. CENSUS TRACT 106.01

		Households	Families	Married-Couple Fam.	Nonfamily Households
Collier Co.	Mean Income	\$106,539	\$122,263	\$138,203	\$69,572
Gateway Area	Mean Income	\$57,511	\$56,675	N	\$55,477
Variation		-\$49,028	-\$65,588	N	-\$12,802



\*Based on Income in the Past 12 Months (2018 Census Data)

# Commercially Zoned Properties

- Total Commercially Zoned: 130
- Average year of construction\* (48 properties): 1979
- Average Square Footage Under Air: 5,298
- Average Total Square Footage: 5,334
- Average Land Value: \$222,714
- Average Market Value: \$332,617
- Average Taxable Value: \$213,035
- Average Improved Value: \$166,336

\* Based on available Property Appraiser Data

# MAINTENANCE SCHEDULE

## Item 8d

July-September 2020

Locations	Activity	Description/Issues	Date	Results	Status	completion date
Need to replace speed limit and pedestrian sign on Bayshore Dr	Field Check on all missing signs in district	Will walk the district to determine all signs needed to be replaced	1/30/2020	Install the week of 9/28/20	in process	
Culdesac Jeepers Dr	Reported to RM for repair/replace	Need to replace Guardrail at end of Jeepers drive	6/18/2020	Transportation reviewed and there is no cause to have guardrail, Markers were installed to prevent vehicles to drive into drainage canal. Dead end st. with very little traffic	Completed	8/25/2020
Coco/Basin	Lights with vegetation	Need to put in Tree trimming complaint to FPL	2/24/2020	met FPL 6/25 and is on list for tree trimming	Completed	7/15/2020
Alley behind BAMZ	Pot Holes in Alley	Reported to RM	5/18/2020	Huge Pot holes in need of repair. CRA partnered with Road Maintenance and fixed pot hole short term fix	Completed	9/1/2020

Item 8e

Fund 187 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 187 BAYSHORE/GATEWAY TR						706,556.79	1,663,780.64	2,370,337.43-
** REVENUE Sub Total	4,049,300.00-	4,049,300.00-	26,816.20-	7,777,142.80-	11,853,259.00-		2,687,892.85-	9,165,366.15-
* REVENUE - OPERATING Su	40,000.00-	40,000.00-		6,732,959.00-	6,772,959.00-		480,192.85-	6,292,766.15-
331220 FEMA FED EM M							1,674.58-	1,674.58
334225 PUBLIC SAFETY							837.29	837.29-
361170 OVERNIGHT INT							17,551.29-	17,551.29
361180 INVESTMENT IN	40,000.00-	40,000.00-			40,000.00-		45,464.23-	5,464.23
362190 LEASE FACILIT							54,495.78-	54,495.78
364220 SURPLUS LAND				6,372,959.00-	6,372,959.00-			6,372,959.00-
364411 SURPLUS FURN							4.67-	4.67
369301 SETTLEMENTS				360,000.00-	360,000.00-		360,000.00-	
369620 MISCELLANEOUS							1,839.59-	1,839.59
* CONTRIBUTION AND TRANS	4,009,300.00-	4,009,300.00-	26,816.20-	1,044,183.80-	5,080,300.00-		2,207,700.00-	2,872,600.00-
481001 TRANS FRM 001	1,627,300.00-	1,627,300.00-			1,627,300.00-		1,627,300.00-	
481111 TRANS FRM 111	368,400.00-	368,400.00-			368,400.00-		368,400.00-	
481163 TRANS FRM 163	125,500.00-	125,500.00-			125,500.00-		125,500.00-	
481164 TRANS FRM 164	11,300.00-	11,300.00-			11,300.00-		11,300.00-	
481186 TRANS FRM 186	75,200.00-	75,200.00-			75,200.00-		75,200.00-	
489200 CARRY FORWARD	1,803,600.00-	1,803,600.00-		1,044,183.80-	2,847,783.80-			2,847,783.80-
489201 CARRY FORWARD			26,816.20-		26,816.20-			26,816.20-
489900 NEG 5% EST RE	2,000.00	2,000.00			2,000.00			2,000.00
** EXPENSE Sub Total	4,049,300.00	4,049,300.00	26,816.20	7,777,142.80	11,853,259.00	706,556.79	4,351,673.49	6,795,028.72
* PERSONAL SERVICE	499,900.00	499,900.00			499,900.00		360,668.23	139,231.77
* OPERATING EXPENSE	309,100.00	309,100.00	26,816.20	50,000.00	385,916.20	106,556.79	235,750.34	43,609.07
631400 ENG FEES	100,000.00	100,000.00	7,786.20		107,786.20	5,539.56	20,431.44	81,815.20
631600 APPRAISAL FEE	5,000.00	5,000.00			5,000.00		7,550.00	2,550.00-
634207 IT CAP ALLOCA	3,100.00	3,100.00			3,100.00		3,100.00	
634210 IT OFFICE AUT	12,300.00	12,300.00			12,300.00		12,300.00	
634212 IT MS OFFICE	300.00	300.00			300.00		300.00	
634970 INDIRECT COST	59,500.00	59,500.00			59,500.00		59,500.00	
634980 INTERDEPT PAY	6,000.00	6,000.00			6,000.00		9,133.94	3,133.94-
634999 OTHER CONTRAC				100,000.00	100,000.00	65,924.64	69,057.99	34,982.63-
640200 MILEAGE REIMB							97.53	97.53-
640300 TRAVEL PROF D	6,000.00	6,000.00			6,000.00		1,455.84	4,544.16
640990 TOLLS							7.71	7.71-
641230 TELEPHONE ACC	800.00	800.00			800.00			800.00
641700 CELLULAR TELE	1,300.00	1,300.00			1,300.00		1,431.53	131.53-
641900 TELEPHONE SYS							23.33	23.33-
641950 POST FREIGHT	600.00	600.00			600.00		171.32	428.68
643100 ELECTRICITY	3,800.00	3,800.00			3,800.00	412.15	587.85	2,800.00
643400 WATER AND SEW	3,500.00	3,500.00			3,500.00	593.05	2,206.95	700.00
644100 RENT BUILDING	40,000.00	40,000.00		40,000.00-				
644620 LEASE EQUIPME						36.24	1,913.76	1,950.00-
645100 INSURANCE GEN	3,400.00	3,400.00			3,400.00		3,400.00	

## Fund 187 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
646180 BUILDING RM I							46.75	46.75-
646311 SPRINKLER SYS							53.01	53.01-
646360 MAINT OF GROU	15,000.00	15,000.00	19,030.00		34,030.00	28,574.00	18,456.00	13,000.00-
646440 FLEET MAINT P							6.04	6.04-
646445 FLEET NON MAI							188.60	188.60-
647110 PRINTING AND	5,000.00	5,000.00			5,000.00		75.00	4,925.00
648160 OTHER ADS							300.00	300.00-
648170 MARKETING AND	15,000.00	15,000.00		10,000.00-	5,000.00	201.91	7,854.79	3,056.70-
648174 REGISTRATION							495.00	495.00-
649000 SALES TAX EXP								
649030 CLERKS RECORD							1,876.76	1,876.76-
649100 LEGAL ADVERTI	4,000.00	4,000.00			4,000.00	4,000.00		
651110 OFFICE SUPPLI	3,000.00	3,000.00			3,000.00		2,206.15	793.85
651210 COPYING CHARG	7,000.00	7,000.00			7,000.00	1,016.89	1,783.11	4,200.00
651950 MINOR DATA PR							69.80	69.80-
652490 FUEL AND LUB							186.01	186.01-
652920 COMPUTER SOFT	3,000.00	3,000.00			3,000.00		179.88	2,820.12
652990 OTHER OPERATI	3,500.00	3,500.00			3,500.00	258.35	6,230.25	2,988.60-
654210 DUES AND MEMB	4,000.00	4,000.00			4,000.00		2,074.00	1,926.00
654360 OTHER TRAININ	4,000.00	4,000.00			4,000.00		1,000.00	3,000.00
<b>* CAPITAL OUTLAY</b>	<b>151,500.00</b>	<b>151,500.00</b>		<b>488,200.00</b>	<b>639,700.00</b>	<b>600,000.00</b>	<b>1,170.45</b>	<b>38,529.55</b>
763100 IMPROVEMENTS	150,000.00	150,000.00		488,200.00	638,200.00	600,000.00		38,200.00
764900 DATA PROCESSI	1,500.00	1,500.00			1,500.00		1,170.45	329.55
<b>* GRANTS AND DEBT SERVIC</b>	<b>175,000.00</b>	<b>175,000.00</b>		<b>169,615.53-</b>	<b>5,384.47</b>		<b>5,384.47</b>	
884200 RESIDENTIAL R	175,000.00	175,000.00		169,615.53-	5,384.47		5,384.47	
<b>* TRANSFERS</b>	<b>675,900.00</b>	<b>675,900.00</b>		<b>6,763,715.53</b>	<b>7,439,615.53</b>		<b>3,748,700.00</b>	<b>3,690,915.53</b>
910010 TRANS TO 001	46,400.00	46,400.00			46,400.00		46,400.00	
912870 TRANS TO 287	629,500.00	629,500.00			4,389,500.00		1,198,500.00	3,191,000.00
917870 TRANS TO 787					3,003,715.53		2,503,800.00	499,915.53
920010 ADV/REPAY TO								
<b>* RESERVES</b>	<b>2,237,900.00</b>	<b>2,237,900.00</b>		<b>644,842.80</b>	<b>2,882,742.80</b>			<b>2,882,742.80</b>
991000 RESV FOR CONT	110,000.00	110,000.00			127,500.00			127,500.00
991300 RESTRICTED FO					2,704,759.00			2,704,759.00
993000 RESV FOR CAPI	2,127,900.00	2,127,900.00		2,077,416.20-	50,483.80			50,483.80

## Fund 787 Bayshore CRA Project

Fund / Comm Item	BCC Adopt Budget	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>**** Grand Total-Fund/CI</b>						
<b>*** 787 BAYSHORE CRA PROJEC</b>					2,499,079.95-	2,499,079.95
<b>** REVENUE Sub Total</b>		3,003,715.53-	3,003,715.53-		2,504,279.95-	499,435.58-
<b>* REVENUE - OPERATING Su</b>					479.95-	479.95
361170 OVERNIGHT INT					244.76-	244.76
361180 INVESTMENT IN					235.19-	235.19
<b>* CONTRIBUTION AND TRANS</b>		3,003,715.53-	3,003,715.53-		2,503,800.00-	499,915.53-
481187 TRANS FRM 187		3,003,715.53-	3,003,715.53-		2,503,800.00-	499,915.53-
<b>** EXPENSE Sub Total</b>		3,003,715.53	3,003,715.53		5,200.00	2,998,515.53
<b>* OPERATING EXPENSE</b>		133,600.00	133,600.00		200.00	133,400.00
631650 ABSTRACT FEES		7,600.00	7,600.00			7,600.00
631800 ENVIRONMENTAL		25,000.00	25,000.00			25,000.00
634999 OTHER CONTRAC		100,000.00	100,000.00			100,000.00
649030 CLERKS RECORD		1,000.00	1,000.00		200.00	800.00
<b>* CAPITAL OUTLAY</b>		2,618,000.00	2,618,000.00			2,618,000.00
761100 LAND CAPITAL		2,118,000.00	2,118,000.00			2,118,000.00
763100 IMPROVEMENTS		500,000.00	500,000.00			500,000.00
<b>* GRANTS AND DEBT SERVIC</b>		252,115.53	252,115.53		5,000.00	247,115.53
884200 RESIDENTIAL R		252,115.53	252,115.53		5,000.00	247,115.53

## Item 9a

### City issues fair warning about future buildings

City of Naples commercial property owners, don't say you weren't warned.

A legal notice in Saturday's newspaper puts property owners on notice — the new City Council majority was serious when they ran on a platform of no variances for building heights.

In June the council adopted a "zoning in progress" status that puts a hold on variances that could allow buildings taller than the 42-foot limit.

The legal notice is a way of telling property owners that they shouldn't count on getting such variances in the future.

"Property owners should not assume stability in the code upon which they can rely in making investmentbacked decisions.

'Rather, they are on notice that there are proposed changes to the code that could eliminate variances for height," the ad states.

It goes on to cite Florida case law that says property owners can't claim to have vested rights under the old rules or to claim damages when reasonable notification of zoning in progress has been given.

The legal ad serves as that notice, said City Manager Charles Chapman. "Don't go out and say we didn't tell you. We told you," he said.

Mayor Teresa Heitmann and three City Council challengers were elected in March on similar platforms, one element of which was the proposition that height variances were too easy to come by under the previous administration.

In some cases, builders' original plans didn't even adhere to the code as written, as if they were assuming a variance would be granted, candidate and now council member Michael McCabe repeatedly pointed out.

The zoning in progress designation will last for 180 days from its adoption on June 17.

During that time applications for variances may be submitted, but they will not be processed. In other words, you can't be grandfathered in by getting an application in now.



**Brent Batten**

Columnist Naples Daily News USA TODAY NETWORK – FLA.

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Once the zoning in progress period is completed applications will be processed according to whatever building height limitations are in place then.

At the same June meeting, the council also adopted a zoning in progress status for changes to parking requirements on Fifth Avenue South, although Saturday's legal ad does not mention that action.

parking reductions by variance, needs analyses or off-site valet agreements, according to another draft ordinance.

Any changes to city zoning would go first to the Planning Advisory Board and then to the City Council, Chapman said.

Connect with Brent Batten at [brent.batten@naplesnews.com](mailto:brent.batten@naplesnews.com) or via Facebook.

A draft ordinance circulated in June shows the city may consider clarifying that building heights in commercial areas will be set at 42 feet with no exceptions.

The city would require onsite residential parking in the Fifth Avenue South area and would not allow

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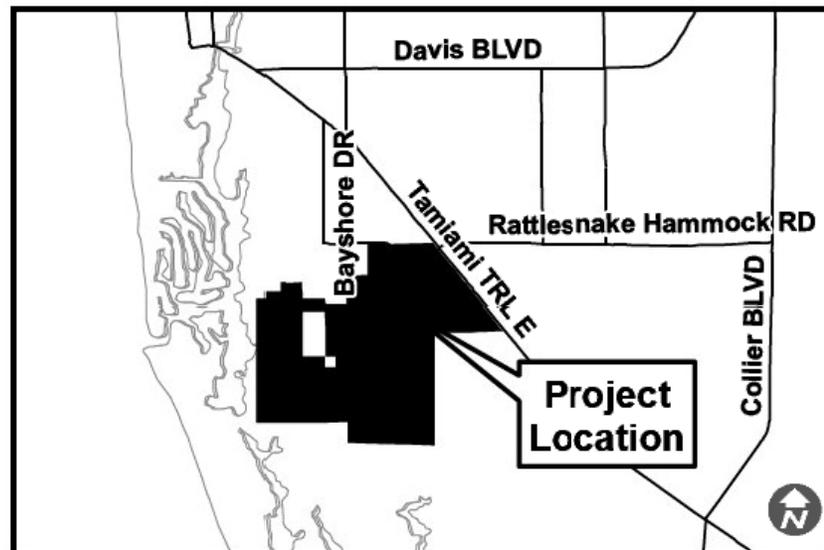
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[Powered by TECNAVIA](#)

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## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Planning Commission (CCPC)** at **9:00 A.M., October 15, 2020**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL., to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 05-59, AS AMENDED, THE SABAL BAY MIXED USE PLANNED UNIT DEVELOPMENT, AND AMENDING ORDINANCE NO. 2004-41, THE COLLIER COUNTY LAND DEVELOPMENT CODE, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF AN ADDITIONAL 102.49± ACRES OF LAND ZONED RURAL AGRICULTURAL (A), RURAL AGRICULTURAL WITH A SPECIAL TREATMENT OVERLAY (A-ST), RESIDENTIAL SINGLE FAMILY-THREE (RSF-3) AND RESIDENTIAL SINGLE FAMILY-THREE WITH A SPECIAL TREATMENT OVERLAY (RSF-3-ST) TO THE SABAL BAY MIXED USE PLANNED UNIT DEVELOPMENT (MPUD); BY AMENDING THE PUD DOCUMENT AND MASTER PLAN TO ADD 102.49± ACRES DESIGNATED AS TRACT R9 FOR RESIDENTIAL DEVELOPMENT; TO ADD 230 DWELLING UNITS FOR A TOTAL OF 2,229 DWELLING UNITS IN THE MPUD; TO REVISE THE MASTER PLAN AND CONCEPTUAL WATER MANAGEMENT PLAN; AND TO ADD A MASTER SITE PLAN FOR THE R9 TRACT. THE SUBJECT PROPERTY IS LOCATED SOUTH OF THOMASSON DRIVE, SOUTH AND WEST OF U. S. 41, NORTH AND WEST OF THE WENTWORTH PUD, AND EAST OF THE NAPLES BAY INTERCOASTAL WATERWAY IN SECTIONS 23, 24, 25, 26 AND 36, TOWNSHIP 50 SOUTH, RANGE 25 EAST, AND SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 2,518.98± ACRES; AND PROVIDING AN EFFECTIVE DATE. [PL20190002305]



All interested parties are invited to appear and be heard. Copies of the proposed ORDINANCE will be made available for inspection at the Collier County Clerk's Office, Fourth Floor, Collier County Government Center, 3299 East Tamiami Trail, Suite 401, Naples, FL, one week prior to the scheduled hearing. Written comments must be filed with the Zoning Division, Zoning Services Section, prior to **October 15, 2020**.

As part of an ongoing initiative to promote social distancing during the COVID-19 pandemic, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely, should register any time after the agenda is posted on the County website which is 6 days before the meeting through the link provided on the front page of the County website at [www.colliercountyfl.gov](http://www.colliercountyfl.gov). Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. For additional information about the meeting, please call Thomas Clarke at (239) 252-2526 or email to [CCPCRemoteParticipation@CollierCountyFL.gov](mailto:CCPCRemoteParticipation@CollierCountyFL.gov).

Any person who decides to appeal any decision of the **Collier County Planning Commission** will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

Collier County Planning Commission  
Edwin Fryer, Chairman

ND-G08453586-01

## Item 9c

### Last day to comment on Bayshore public art policy

#### Harriet Howard Heithaus

Naples Daily News USA TODAY NETWORK – FLORIDA

If you love public art — in fact, if you don't love public art — you have some reading in store for Wednesday. It's the last day for comments on a public art policy that will guide the growing number of outdoor displays in the Bayshore-Gateway Triangle in East Naples.

Public input, due by 5 p.m. Wednesday Sept. 30, will be tabulated and brought to the advisory board for the Bayshore-Gateway Community Redevelopment Agency at its 6 p.m. Oct. 6 meeting. (See the information box with story on ways to access it and how to attend the meeting.) Then the plan, with any revisions, goes to county commissioners, said Debrah Forester, director of the Community Redevelopment Agency for Collier County.

The pre-CRA commentary request, which has been on its website for several weeks, will allow the advisory board to see all public comment. The meeting is being held on Zoom because of the pandemic, which may make live commentary difficult. You can still attend on Zoom, however, by registering.

Such concepts as eligible spaces, tenor and theme of the art, the proportions it should cover and how it is selected are all part of the plan being presented.

Those wary of public art may have their minds eased by the regulations. They require the approval a panel of artists, and a procedure for "de-accessioning"— essentially removing — CRA-commis-





**A mural and other painting are blossoming at the Celebration Park in East Naples. PHOTOS BY WANGYUXUAN XU/NAPLES DAILY NEWS FLORIDA**

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sioned art that is considered unsafe or “no longer meets standards for quality.”

This plan’s jurisdiction will only cover the area roughly bounded by Davis Boulevard at Shadowlawn Drive to the north and east and the Gulf to the south and west, much of it in a corridor configuration. But its tenets could be a model for further county CRA districts, or other county apportionments, that want to establish specific public arts plans.

Its 55-page length isn’t as daunting as it sounds. Incorporated in it are sample artist contracts, art materials worksheets and graphics depicting the type of places where art would be considered, primarily blank walls, large utility boxes and entry signage.

The Bayshore neighborhood has already taken the lead in Collier, using open walls for art as long ago as 2011. But new art appearing in 2018 brought questions to the Bayshore-Gateway CRA over its relationship to advertising and size.

Its advisory board officials posed the questions to county commissioners as the final arbiters on any mural policy. That need became the springboard for the first Collier County Arts and Culture Strategic Plan, approved in April.

So this proposed policy returns to the source to answer questions CRA board members posed to county officials over public art, where it should be and how closely it should be regulated.

It includes some potential concepts new to Collier County:

- h A “percent for art” ordinance, currently under review, which would provide criteria of CRA capital improvement projects to be allocated for public art.

- h Concurrently, a “percent for art” requirement, or fee in lieu of, for private developments as well.

- h A conservation and maintenance board to ensure existing public art does not deteriorate or degrade.

- h A special incentive for murals, which have generated the most interest, and discussion, in the Bayshore-Gateway CRA District. The plan would require at least one, annually commissioned, mural to be funded by the CRA.

- h A provision for installations of temporary public art on loan.

- h Bringing in the United Arts Council of Collier County, as the local statemandated arts agency, for plan oversight.

Harriet Howard Heithaus covers arts and entertainment for the *Naples Daily News*/naplesnews.com. Reach her at 239-213-6091.



**A building mural makes an appealing exterior for new businesses such as Bean to Cup, which opened this spring at 3248 Bayshore Drive in the Bayshore Arts District, East Naples. WANGYUXUAN XU/NAPLES DAILY NEWS USA TODAY NETWORK - FLORIDA**

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