



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**

**November 3, 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. October 6, 2020 Minutes (Attached)

**4. Community / Business – Presentations**

- a. Bayshore Wine Venue –Bob Mulhere

**5. Old Business**

- a. Camden Landing Presentation, Wayne Arnold (Action Item)
- b. Best Popcorn Company-Sharon Kurgis, Grant Agreement Extension (Action Item)
- c. Regulatory Changes – November 12<sup>th</sup> Special Meeting 5pm
- d. CRA Parking Lot
- e. Sabal Bay PUD
- f. Stormwater Subcommittee Recommendations (Attachments) (Action Item)

**6. New Business**

- a. Meeting Calendar 2021/ Joint Workshop

**7. Other Agencies -**

- a. Collier County Sheriff Department
- b. Collier County Code Enforcement (Attachment)

**8. Staff Report**

- a. CRA Directors Project Report
- b. Project Manager's Report – Tami Scott (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)



*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

- c. Private Development Update – Ellen Summers (Attachment)
- d. Maintenance Report- Shirley Garcia (Attachment)
- e. Financials (Attachment)

**9. Communication and Correspondence**

- a. Triangle Development Article (Attachment)

**10. Public Comments**

**11. Staff Comments**

**12. Advisory Board General Communication**

**13. Next meeting**

- a. December 1, 2020 @ 6pm

**14. Adjournment**



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## **Agenda item 3a– October 6, 2020 Meeting Minutes**

### **BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE OCTOBER 6, 2020 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:01 p.m.

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Dwight Oakley, Steve Main, Al Schantzen, Camille Kielty, Karen Beatty, Steve Rigsbee and Michael Sherman. Larry Ingram 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:** Al Schantzen made a motion to adopt the agenda as written, Steve Main seconded the motion. Motion passed unanimously.
- III. Approval of Minutes:** Camille Kielty made a motion to approve the minutes, Al Schantzen seconded the motion. Motion passed unanimously.

**IV. Community / Business - Presentations**

**V. Old Business:**

**a. Public Arts Plan-** Ms. Forester introduced Linda Flynn from Cultural Planning Group who attended in the Board Room, and Jerry Allen who attended virtually. Ms. Flynn provided an overview of the history, plan process and the goals and strategies. In February and March, a Community Outreach was completed, and a draft plan was submitted. In September, the draft plan was posted for community review and comment. The Plan includes a recommendation to contract with the State of Florida's designated Arts Agency, the United Arts Council, to implement several elements of the Plan including a Public Art Committee (PAC). The PAC subcommittee should be comprised of art and design professionals, residents with art background and CRA Advisory Board Members. If approved, this program will be a pilot that could be extended to other parts of the County. Regarding funding, several options are included in the plan including a percentage art fund ordinance. Ms. Forester gave a summary of the percentage for art program that could be established. If approved, a new development would be required to either install art on the site or contribute to the fund. Money allocated to the fund would be used to install art throughout the district as well as provide funds to maintain the art. The Percentage for Art program is being reviewed by the legal department. Ms. Flynn reviewed the proposed mural changes and the process. She noted that public art is a very specialized field and not just any artist can do public art. Al Schantzen asked how long would it take for the County to adopt this program and take it over because the CRA sunsets in a few years and he feels it's a burden on the CRA. Ms. Flynn stated that an implementation matrix will be added to the final document that will



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

provide short term, mid-term, and a long-term goals. Steve Main had a concern of one mural per year and locking us into that limited amount. He wanted to know if the CRA chose to do more than one would that prohibit the staff from doing so? Also, what if one year they chose not to do to any what would happen if that was the case. Mr. Main just didn't want to put any limitations on how many a year and does not like being committed with that criteria. Ms. Flynn stated they would change the language in the draft plan to make it more flexible. Mr. Main agreed to that, he doesn't want the obligation and feels the flexibility gives the opportunity to install murals on a case by case basis not on a year by year basis. Mike Sherman raised some concern on the strong focus on murals and he believes all types of public art should be encouraged. Ms. Flynn agreed and noted the plan does provide language to include all types of public art and encourages a diverse collection. She did note that it will take time to implement the program. Jerry Allen mentioned Art Programs throughout the US typically fund all types of art and the reason murals got so much attention in this plan was due to murals being the impetus to get this plan developed but does not limit public art to just murals. Ms. Flynn said she will change the language to make it clearer. Al Schantzen asked if the PAC subcommittee would recommend directly to the Board of County Commissioners and bypass the CRA Board. Ms. Forester wanted to clarify the plan recommends that a CRA Advisory Board member would be on the subcommittee and report directly back to the CRA Advisory Board with their recommendations first. Mr. Schantzen wanted to know if there was a geographical location required for the subcommittee. Ms. Flynn said they are recommending a resident, business owner or a specific interest in the district to be a part of the Subcommittee. Mr. Gutierrez had a question about the timeline of the CRA sunseting and how is that going to impact the public arts program. Ms. Forester stated the goal is to have this program self-funded. Steve Main asked if it could transfer to the MSTU to manage. Ms. Forester said she would look at the MSTU ordinance to see if that function would be consistent with the responsibilities. One option would be to include a member of the Bayshore Beautification MSTU member on the PAC subcommittee. Public Comment was opened on this subject:

Matt Riley, past president of the UAC & lifelong resident of Naples, wanted to thank everyone for their support for the Arts in Naples and the CRA District and wanted to express his full support. Bill Drackett thanked the UAC and the CRA Advisory Board for these first steps to bring the arts of all types to the area and the County as a whole. Donna Fiala spoke about having an interest in the PAC and wanted to volunteer to be on the subcommittee because she has always been committed to the area and the arts within the district. Alyssa Haney, President of Board of Directors of UAC and long-time resident spoke about her support and encourages art in the area to keep the younger generation interested in staying and thanked everyone for their consideration.

- i. Mural Ordinance Proposed Changes - Ms. Forester noted that the current language in the Land Development Code references the proposed Cultural



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

District which doesn't include the entire BGTCRA boundaries. She would like some input on the where murals would be allowed. She did have some discussion with the Chair regarding limiting to Bayshore Drive. Murals are allowed on civic, institutional, and commercial buildings. Ms. Flynn recommended expanding the boundaries. Mr. Allen suggested maintaining privately owned properties as well with the PAC process of approach. Ms. Beatty supports opening it up and expanding through the Gateway Triangle and partnering with privately owned properties. Steve Main supports expanding and include the entire boundary of the CRA District, Ms. Beatty concurred. Maurice Gutierrez agrees with all the Board members to benefit the whole district. Al Schantzen wanted to ask if there is a tax implemented as additional fee and the answer was no. Mr. Schantzen raised the issue on cost to implement the program. Ms. Forester noted the proposed contract with United Arts Council to implement the program which is \$60,000 plus \$15,000 to have UAC to have an office in the CRA. She also noted, an estimated \$50,000 for the first year to have funds to begin the art installations in the district. Ms. Forester clarified again the Plan would cover the entire district and there is an opportunity to install art throughout the district. Ms. Forester requested to 2 separate motions for clarification on what was being asked tonight. Recommendation to approve the draft plan with the changes reflected during the meeting and taking it to the Board of County Commissioners and a separate motion on the contract with United Arts Council.

Karen Beatty made a motion to move forward with the draft plan with the amendments as noted and recommend the changes to the BCC. Camille Kielty second the motion. Approved unanimous.

- ii. United Arts Council Contract – Steve Main made a motion to approve the \$75,000 contract with United Arts Council and Camille Kielty second. Passed 7-0 and Karen Beatty abstained since she is a board member of UAC.

**b. CRA Parking Lot-** Tami Scott stated that the contract with the lowest bidder - Fort Construction Group of Naples, Inc. for a total contract amount of \$472,772.25, will be going to the BCC October 27<sup>th</sup>. Ms. Scott went over the description of the design and amenities that will be included in the parking lot and costs associated with that and discussed the management of the parking lot. Staff looked into several options before regarding managing the parking lot. Johnson Engineering provided an assessment that was included in the package. Staff is recommending a master meter to manage the lot and provide some revenues for maintenance. Users can pay hourly, daily, monthly on the machine, get a ticket and leave it on the dashboard. Ms. Scott needed to have the discussion early on in case she needs to amend the site plan to accommodate the placement of the master meter and electric needs. Al Schantzen was not in favor of metered parking he made a motion for selling the spots to businesses who needed parking to recoup some of the money. Maurice Gutierrez supported planning for future meter needs but not installing a meter now and he doesn't support selling the spots right now because we haven't seen the need yet. Ms. Scott is



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

recommending putting a conduit with sleeve first and then can decide on how to manage the lot later. All the Board Members oppose a gate around the lot. Camille Kielty had one concern, if one particular business took over the parking lot with all their patrons and there not be an available parking spot for the public. Mr. Gutierrez was okay with that because it would have accomplished the goal of needing the parking lot. Ms. Forester wanted to recap what the advisory board expressed for the parking lot. They do not want to charge for parking now, staff to look at options for selling the spaces, and staff will be able to put in the necessary infrastructure for future need. Public Comment - Sandra Arafet is not in support of selling all the parking spots for businesses because as a resident she would like the opportunity to park there and walk if she wanted to and if all the spaces are sold for those businesses than the public would not have an opportunity to utilize the parking lot. She is in support of no gate, and it open for the public. Karen Beatty made a motion to put infrastructure first and develop an action plan to selling spaces for developments who need it for their required parking, Steve Main second the motion. Approved 7-1.

**c. Regulatory Changes update-** Ms. Forester mentioned the Community outreach for October 29<sup>th</sup> and the letter that was sent out to the property owners that would be impacted by the changes. People are invited to attend via Zoom or in person. This is not a CRA Advisory Board meeting but a community forum.

**d. CRA Plan Quarterly projects update-** Ms. Forester went over our short-term quarterly projects that was in the redevelopment plan. Al Schantzen requested more information on the connection to East Naples Park via Republic. Ms. Forester noted that project should be coordinated with the expansion/improvements of East Naples Community Park. The top priority is the connection to Sugden Park via the 17 acres.

**e. Stormwater Update** – Ms. Forester reviewed the areas of concern and priorities identified by the Stormwater Subcommittee. Areas identified include Becca, Pine and Weeks; Gateway Triangle was divided into four quadrants - quadrant 1 and quadrant 4 were listed as top priorities out of the four. Staff is also recommending that when the design for the 17 acres is being completed, stormwater needs are incorporated for future development on the site as well as reviewing the needs of Jeepers Drive. Also noted was the alley way between US41 and Washington Ave. Ms. Forester mentioned the short time fix that was completed by Road Maintenance but noted it was not a long-term solution. The final area, Palmetto Court, the road is considered private and is not maintained by the County. Doing any improvements along it is challenging. Staff has meet with the staff from Naples Botanical Garden, who have worked with the residents along Palmetto Court to assist with drainage solutions. The subcommittee will be reviewing these sites at their next meeting and will be making a final recommendation to bring back to the Advisory Board. There are funds allocated to stormwater improvements in FY21 budget and Ms. Forester



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

would like to partner with the stormwater department to move forward on design this year for one project in Bayshore and one in the Gateway Triangle area and then construction the following year. Steve Rigsbee noted his concern with raising the area in the point of the Triangle and its impact on the stormwater pond and all the maintenance issues in the neighborhood. Ms. Forester noted it can be discussed at the next subcommittee meeting. Steve Main wants to address the residential areas first and as a priority before anything else. Maurice Gutierrez agreed and that was one of the reasons why donating the Francis Ave lot to Stormwater Department was so important. Amy Patterson, Director of Capital Projects & Planning discussed the many maintenance issues they have in the Gateway Triangle, and they are looking at upgrading the Stormwater Pond automation now to prevent some of the issues they see now. Al Schantzen asked Amy Patterson if Windstar ever completed their outfall in their development because they were causing flooding to the neighboring properties. She will look into the matter.

**VI. New Business:**

- a. December 1, 2020 meeting date change to December 8, 2020 – Ms. Forester asked the Advisory Board members if Thanksgiving holiday was too close for the regularly scheduled December 1<sup>st</sup> meeting or if they were okay with leaving the meeting on December 1<sup>st</sup>, the Board all agreed to leave it on December 1<sup>st</sup> no one anticipated to be out of town for the holiday.

**VIII. Staff Report:**

- a. **CRA Directors Report:** Ms. Forester highlighted some of the projects within the area, the Mini-Triangle is scheduled to close on November 13; Del's Acquisition staff is continuing the due diligence and is conducting a Phase 2 environmental study and they may install a monitoring well if necessary. ROOF – staff assisted with a donation of another County owned property on Francis Avenue that will allow the organization to move forward on building a home in the area. Ms. Forester wanted to give another compliment to Road Maintenance for their work and cooperation for both resurfacing Becca and Pine and for filling in the pothole on the Washington Alley way. Staff is working on branding scope of work and staff is meeting to discuss the shuttle and community outreach via the coasters and posters that were discussed earlier this year.
- b. **Project Manager Report:** Tami Scott highlighted a few of the projects on her report:
  - Fire Suppression Phase II. The contractor almost done and working on the reimbursement from the City of Naples.
  - Fire Suppression Phase III. The bids have been completed and the contractor - Andrew Site Work- has been selected as the lowest bidder, this is another partnership with the City of Naples and needs to be



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

completed by April 30, 2021. Staff anticipates work starting December 1<sup>st</sup>. Staff will have a kick-off meeting with the property owners for those streets included in this project. Construction of the CRA parking lot will begin around the same time so there will be two construction projects at the same time in the same area.

- Thomasson Drive - The project is on schedule. Sidewalks will start going in on the opposite side of Thomasson Drive. Phase II of the Hamilton Ave improvement is getting ready to go out to bid.
  - The Bridge area continues to have small improvements implemented to refresh the area in the short-term. Christmas decorations will be installed in November.
- c. **Private Development Update-** Ellen Summers, provided updates on the new developments submitted into the County. Brookside Marina has come in to do a PUD rezone, proposing a commercial PUD boat rental and memberships, add 311 wet and dry slips, Camden Landing, PUD will be presenting to the advisory board soon. Steve Main asked who gives the density bonus units and what do they have to give for those density bonus units. Ms. Summers noted staff will be meeting with the developer to address that item. Ms. Forester reminded the board that they are working with Johnson Engineering to put some verbiage in the code to address the density unit allocations, the draft language will be presented to the Board at the next meeting. Sabal Bay PUD amendment to expand the boundary and add 230 units is scheduled for the Planning Commissioner on October 15<sup>th</sup>. The Hookah Lounge has submitted for building permit and the owner has plans to start construction as soon as the building permits are issued. The former Trio property on the point of US41 and Thomasson Drive, is under review for a SDP modification.
- d. **Maintenance Report:** Ms. Forester provided the current maintenance report.
- e. **Financial Report:** Ms. Forester provided the current financial report.

**IX. Other Agency's:**

- a. **Collier County Code Enforcement:** Mr. Johnson noted his report included in the agenda packet and asked if anyone had any questions. Maurice Gutierrez asked about a privacy fence installed on a residential lot that the Marina is using as part of a commercial business. Mr. Johnson stated he had addressed the issue with Mr. Oreck, the owner, and he should no longer be using the lot to store boats. Maurice Gutierrez asked about temporary use parking for the old Marina on Bayshore Drive and Riverview, Mr. Johnson will investigate it. Al Schantzen asked about the 3 properties on Shoreview Drive. Mr. Johnson said the owner has been trying to evict the tenants but since COVID there was a ban on evictions. That ban has been lifted and the owner will pursue that avenue. Al Schantzen asked about the panhandlers in the area and Mr. Johnson will contact the Sheriff's Office to enforce the rules. He reminded everyone that if they see something unlawful to contact the Sheriff's Office immediately.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

b. **Collier County Sheriff's Office:** No Representative attended.

X. **Communications and Correspondence:**

- a. City of Naples Height Restriction Article was provided if anyone had any questions.
- b. Sabal Bay public hearing date and time was provided if anyone wanted to attend that.
- c. Bayshore Arts and the Arts Plan Article was provided if anyone was interested.

XI. **Public Comments:** None

XII. **Staff Comments:** None

XIII. **Advisory Board General Communications:** Maurice Gutierrez asked if all the Board members were all caught up with the purchase of Del's and closing of the gateway triangle properties. Maurice asked when we close does that help with addressing the tire shop that is out of the warehouse of Del's, Ms. Forester said yes, the tenants will receive a 60 day notice to vacate once the closing is complete. She also noted the buildings are not up to code so they would most likely be demolished. Al Schantzen wanted to say thank you for the work on the bridge and is looking good, Karen Beatty also thanked staff. There was discussion on the November 3<sup>rd</sup> meeting since it was voting day if they would like to move the meeting date, but the board was good with having it on the 3<sup>rd</sup> still. Everyone thanked Commissioner Fiala for all she has done for our district. Maurice Gutierrez thanked Commissioner Fiala for always supporting, being present and supporting the Community and for everything she has done for all these years. Karen Beatty thanked Commissioner Fiala for her initiative and efforts on the Bayshore Arts District and all she has done for this community as well.

XIV. **Next Meeting Date:**

- a. **November 3, 2020 @ 6pm**

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

---

Chairman Maurice Gutierrez

**EXTENSION OF PROJECT COMPLETION DATE FOR GRANT AGREEMENT  
BETWEEN COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY AND  
GRANTEE FOR COMMERCIAL BUILDING IMPROVEMENTS FOR BAYSHORE  
GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT AREA**

**THIS AGREEMENT ENTERED** this \_\_\_\_ day of \_\_\_\_\_ 2020 by and between the Collier County Community Redevelopment Agency (hereinafter referred to as "CRA") and Kurgis 1996 Irrevocable Trust (hereinafter referred to as "Grantee").

**RECITALS:**

**WHEREAS**, On January 14, 2020, the Board of County Commissioners approved a Commercial Building Improvement Grant Agreement ("Agreement"), attached and incorporated by reference as "Exhibit A" in the amount of \$6,854.50 dollars with a project completion date of January 14, 2020; and

**WHEREAS**, Fire Code and Building Code permitting issues have prolonged the permitting process for timely completion of the project; and

**WHEREAS**, the Commercial Building Improvement Grant Program allows time extensions of the project completion date if the applications for permits were submitted to Collier County within four months after execution of the grant agreement and construction of the improvements commenced within eight months after execution of the grant agreement; and

**WHEREAS**, the applications for permits were submitted to Collier County on March 30, 2020 and construction of the improvements have commenced on August 27, 2020; and

**WHEREAS**, the Board finds that circumstances exist to grant a time extension and finds that an extension of the project completion date to June 14, 2021 is appropriate.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. The foregoing Recitals are true and correct and are incorporated by reference herein.
2. The project completion deadline set forth in Paragraph 4 of the Agreement is extended to June 14, 2021. This is the first extension of the project completion deadline.
3. All other terms and conditions of Agreement remains unchanged and are in full force and effect. This First Amendment merges any prior written and oral understanding and agreements, if any, between the parties with respect to the matters set forth herein.

Item 5b

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

GRANTEE: KURGIS 1996 IRREVOCABLE TRUST

(1) \_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed/Typed Name

By: \_\_\_\_\_  
Karen Kurgis Laws, Trustee

(2) \_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed/Typed Name

ATTEST:  
CRYSTAL K. KINZEL, Clerk

\_\_\_\_\_  
, Deputy Clerk

COLLIER COUNTY COMMUNITY  
REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
, Chairman

Approved as to form and  
legality:

\_\_\_\_\_  
Jennifer Belpedio  
Assistant County Attorney



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**Item 5.e**

**Sabal Bay PUD Rezone**

PL20190002305

South Bayshore Drive

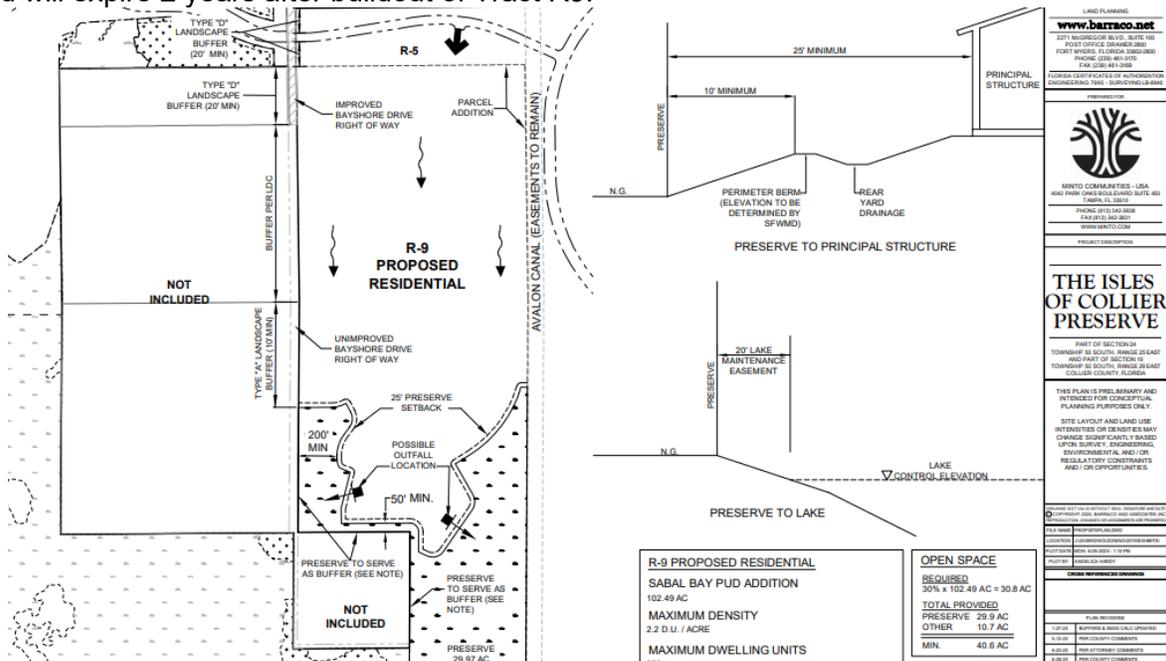
CCPC Hearing to be held on November 5

This PUD is expanding the boundaries to add 102 acres and 230 additional residential units. The developer has committed to continue informational meetings with the CRA Advisory Board until the construction on Tract R9 is completed (Section 8.9C of the PUD Ordinance).

Additionally, Transportation Planning staff has reviewed the PUD petition for compliance with the GMP and the LDC and recommends approval with the following conditions of approval:

**Stipulation for Approval 1:** “Upon request of the County, the developer of Tract R9, or its successors and assigns, shall pay its fair share payment and coordinate with Collier County on traffic calming improvements under the Neighborhood Traffic Management Program (NTMP) including but not limited to striping, signage, and speed tables on Bayshore Drive from the project access to Thomasson Drive. This commitment will expire the earlier of: 2 years after buildout of Tract R9 or turnover to the HOA”

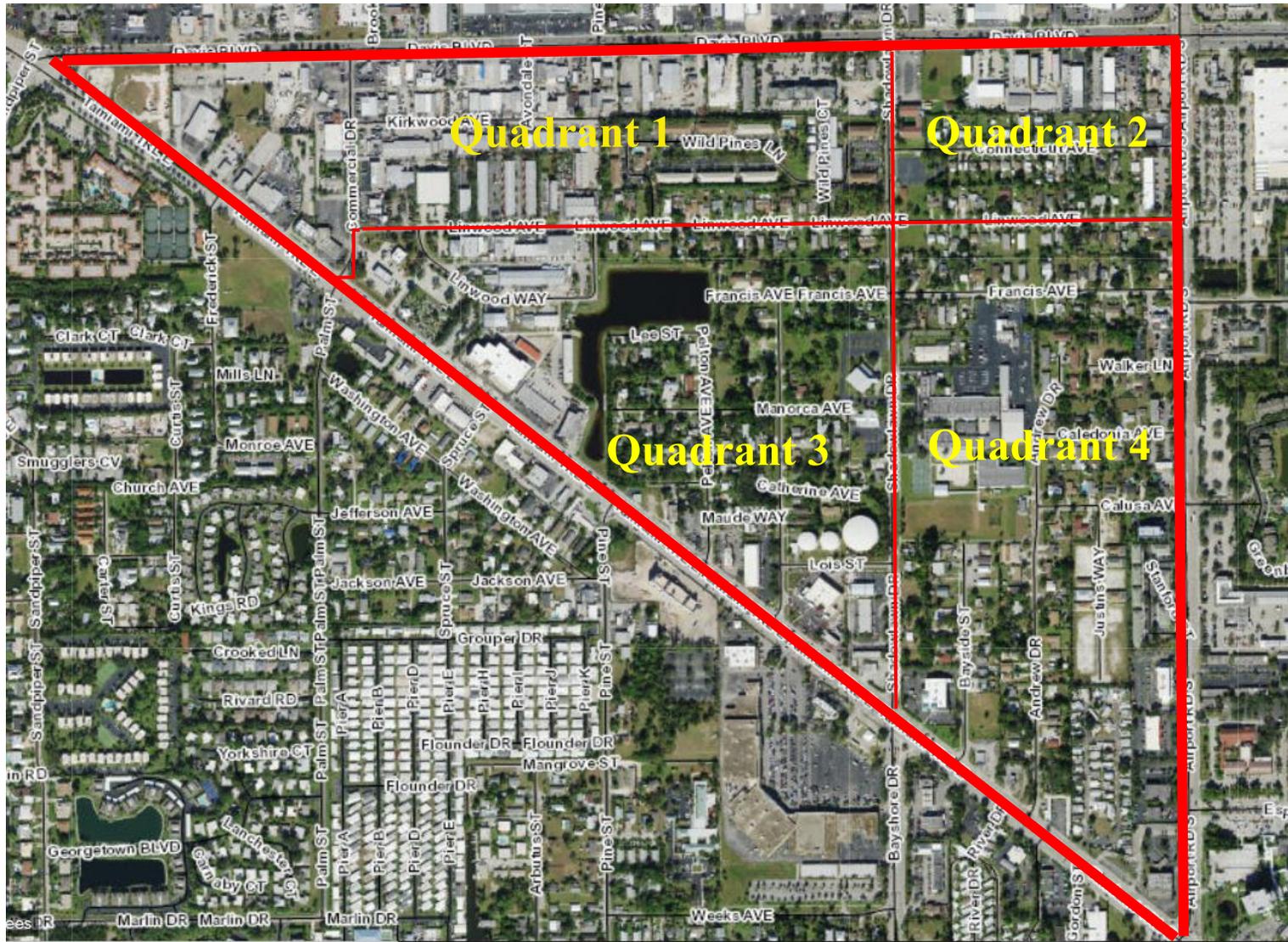
**Stipulation for Approval 2:** “The developer of Tract R9 and its successors and assigns consent to Collier County including the entirety of the Tract R9 property in the Bayshore Beautification Municipal Service Taxing Unit (MSTU). This commitment is specific to Tract R9 and will expire 2 years after buildout of Tract R9.”

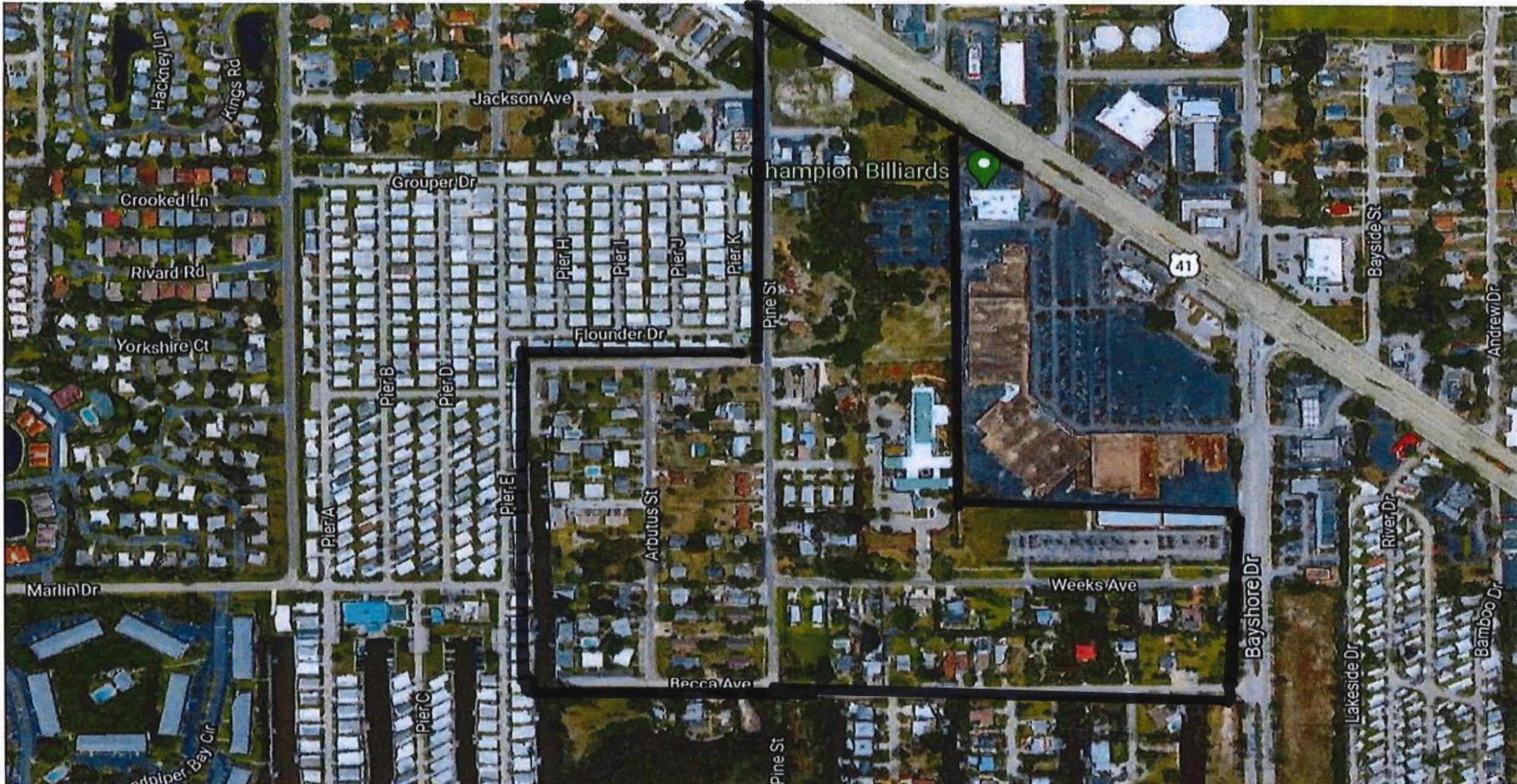


For the complete staff report, please visit <https://cvportal.colliercountyfl.gov/CityViewWeb/Home/> and search for PL20190002305 under the **Planning Department – Status and Fees** link.

# 5.f - Gateway Triangle Stormwater Improvements

## Quadrant 4 - Priority 1





Item 6a



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**CRA Advisory Board Meeting Calendar 2021**

Meetings are held on the first Tuesday of each month at 6:00 PM unless otherwise notified

- January 12, 2021 – (Second week due to Holiday)
- February 2, 2021- (Joint Meeting MSTU/CRA)
- March 2, 2021
- April 6, 2021 Joint CRA/MSTU/BCC meeting 9am & 6pm CRA Advisory Meeting tentative
- May 4, 2021
- June 8, 2021- (Second week due to Holiday)
- July 13, 2021 - (Second week due to Holiday)
- August 4, 2021- Summer Break tentative
- September 1, 2021- Summer Break tentative
- October 5, 2021
- November 2, 2021
- December 7, 2021

**BCC Holiday Schedule 2021**

The Board of County Commissioners recognizes the following holidays in 2021, observed on the dates listed below:

- New Year's Day Friday, January 1, 2021
- Martin Luther King, Jr. Day Monday, January 18, 2021
- President's Day Monday, February 15, 2021
- Memorial Day Monday, May 31, 2021
- Independence Day Monday, Observed July 5, 2021
- Labor Day Monday, September 6, 2021
- Veteran's Day Thursday, November 11, 2021
- Thanksgiving Day Thursday, November 25, 2021
- Day After Thanksgiving Friday, November 26, 2021
- Christmas Eve Friday, December 24, 2021
- Christmas Day Monday, December 27, 2021

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

Phone: 239-252-8844

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

**Bayshore CRA**  
November2020

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CESD20200010394	SD	Closed	09/24/2020	Windstar property causing flooding close to the end of Barrett Ave.	pumps to drain directly into caller's yard causing flooding at 2533 Barrett Ave.
CEPM20200010398	PM	Closed	09/24/2020	Windstar - at the end of Lakeview (actually Barrett is the flooding location)	Condo construction by Windstar is causing flooding on callers property
CENA20200010414	NA	Open	09/24/2020	50891000007 - 2596 HOLLY AVE	Grass & weeds in excess of 18". Also - vegetative debris. Inclusion to Mandatory lot Mowing program as of today 10/8/2020
CESS20200010415	SS	Closed	09/24/2020	Frederick St & 41 ROW	Viral disinfection & Mold removal snipe signs in ROW
CENA20200010418	NA	Closed	09/24/2020	Shadowlawn & US 41	Abandoned shopping cart in the ROW
CENA20200010530	NA	Closed	09/28/2020	2721 Van Buren Ave	Weeds/grass over 18 inches.
CENA20200010531	NA	Closed	09/28/2020	2721 Van Buren Ave	Weeds/grass over 18 inches.
CENA20200010533	NA	Closed	09/28/2020	29281140003	Weeds/grass over 18 inches.
CEPM20200010542	PM	Closed	09/29/2020	1942 Danford St - 61380360001	Bayshore CRA reports that a property is in severe stress and may not be inhabitable (email attached).
CENA20200010777	NA	Closed	10/05/2020	Pineland Ave./Lois St. near water towers	several shopping carts in ROW
CENA20200010844	NA	Closed	10/06/2020	71780240009 - 3181 BAYSHORE DR	Grass & weeds in excess of 18" on an unimproved parcel.
CENA20200010923	NA	Closed	10/08/2020	Bayshore & Lunar	Snipe sign -Junk Cars - nailed to a utility pole
CENA20200010954	NA	Open	10/08/2020	26880200101 - 1841 FREDERICK ST	Grass & weeds in excess of 18"
CENA20200010955	NA	Open	10/08/2020	26880240006 - 1885 FREDERICK ST	Grass & weeds in excess of 18"
CENA20200010956	NA	Open	10/08/2020	26880320007	Grass & weeds in excess of 18"
CENA20200010957	NA	Open	10/08/2020	26880280008	Grass & weeds in excess of 18"
CENA20200010959	NA	Closed	10/08/2020	Shadowlawn & 41	Abandoned shopping carts in the ROW
CEV20200011019	V	Open	10/10/2020	61380360001 - 1942 DANFORD ST	Pick-up truck with no license tag. Vehicle may not run.
CESS20200011022	SS	Closed	10/11/2020	Davis & Shadowlawn	Junk Cars sign nailed to a utility pole in the ROW
CEVR20200011023	VR	Closed	10/11/2020	2124 Frederick Street Naples Fl 34113.	New Australian Pines growing on property
CENA20200011066	NA	Closed	10/12/2020	Weeks Ave & Bayshore Dr	Abandoned shopping cart inth ROW
CENA20200011068	NA	Closed	10/12/2020	Thomasson Drive near the west wall of ICP	Abandoned shopping cart in the ROW
CENA20200011073	NA	Closed	10/12/2020	Orchard Lane & Thomasson Drive	Abandoned shopping carts in the ROW
CESS20200011074	SS	Closed	10/12/2020	Orchard Lane near Thomasson Drive	Junk Cars sign connected to county street sign in the ROW
CESD20200011144	SD	Open	10/14/2020	69 River Drive Harmony Shores (61841680000)	Unpermitted fence, see Contractor Licensing Case CECV20200010963.

**Bayshore CRA**

November2020

CEPM20200011210	PM	Open	10/15/2020	2556 STORTER AVE - 81732680005	Neighbor buried a couple of construction steel bars in front of their property, so no one would park there. Inside their property.
CEV20200011282	V	Open	10/18/2020	48171200005 - 2800 Shoreview Dr Apt A's parking spot	Red GMC truck without a license plate
CENA20200011318	NA	Open	10/19/2020	2332 Sunset Ave - 75761920001	Over grown lawn
CEPM20200011324	PM	Open	10/19/2020	2715 Holly Ave - 50890360007	<del>Tenant called her name are coming apart from the water damage, the</del> a/c is leaking, mold in the carpet and the bathrooms, and she has a rat problem. She is moving,m but doesnt want next tenant to suffer a she has.

## ITEM 8a – CRA PROJECT UPDATES – November 2020

### 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 was approved by the BCC on October 27, 2020.

### 2. DEL'S PROPERTY ACQUISITION

Due to additional due diligence requirements, closing date was extended to November 23, 2020. Review is complete and staff is proceeding to closing which is tentative scheduled November 20, 2020. Once CRA takes ownership, tenants will be given 60 days to vacate the property. Demolition of storefront buildings will be next step.

### 3. PUBLIC ART PLAN

### 4. 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.

### 5. BRANDING

Paradise Advertising and Marketing, Inc. – New contract was approved by the BCC on October 13, 2020. Scope of work is being drafted.

### 6. COASTERS/SHUTTLE SERVICE – Staff is coordinating with Transit to initiate the survey. Anticipate starting it November 20 just before Thanksgiving.

### 7. LAND USE REGULATIONS – Property Owner meeting held on October 29. BGTCRA Advisory Board Special meeting scheduled for November 12 @ 5 p.m.

# Item 8b



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## PROJECT UPDATES

Tami Scott, November 3, 2020

### Fire Suppression System- Phase 3:

Phase 3 fire suppression contract is going before the Board of County Commissioners, on November 10, 2020, this project included Areca Ave., Coco Ave, Basin Street, Canal Street and Captains Cove.

The CRA is jointly constructing this project with the City of Naples. The City of Naples retained the services of Johnson Engineering, Inc. Johnson Engineering is the engineer of record and has provided Construction Documents and Specifications for the project. The BGTCRA received an award of \$300,000 from the FY2018-2019 U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. The Board approved the subrecipient agreement for that award at its June 25, 2019 meeting (Agenda Item # 16B). The Board also previously approved an Interlocal agreement with the City of Naples on September 10, 2019. That agreement outlines the County and City's responsibilities as to the project. The CRA is utilizing the HUD CDBG funds identified above, which is the extent of its monetary contribution, and the City is responsible for remitting the balance of the construction cost. The CRA is providing project management oversight and agreed to procure the contractor recommended for constructing the project.

On August 14, 2020, the Procurement Services Division posted Invitation to Bid No. 20-7787 for the Bayshore Fire Suppression Phase 3 - Grant Funded project. The County sent 29,762 notices, and interested contractors downloaded sixty-three (63) bid packages. On September 15, 2020 the County received four (4) bid responses as summarized below.

Staff recommends that the contract be awarded to Andrew Sitework, LLC, the lowest responsive and responsible bidder for a total contract amount of \$658,560.00.

Bidder	Amount
1 Andrew Sitework, LLC	\$658,560.00
2 Douglas N. Higgins, Inc.	\$706,303.00
3 Quality Enterprises USA, Inc	\$709,442.60
4 Haskins, Inc.	\$770,324.50

CRA staff will provide the neighborhood with information once the contract has been approved, the contract schedule requires a 150-day substantial completion and a 180-day final completion. The scope of 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:

On October 13, 2020 the Board of County Commissioners, acting as the Community Redevelopment Agency Board, approved project No. 20-7773, Bayshore CRA Community Parking Lot, located at Coco Ave & Bayshore Drive, to Fort Construction Group of Naples, Inc., for the Base Bid in the amount of \$481,317.25, plus add Substitution Line Item 56 in the amount of \$22,165 and deleting Line Item 25 in the amount of \$30,710, for a total contract amount of \$472,772.25, and authorize the Chairman to sign the attached agreement.

CRA staff will provide the neighborhood with information once the schedule has been established. The contract schedule requires a 150-day substantial completion and a 180-day final completion.

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

**CONTRACT STATUS**

**Time:**

October 21, 2020:	Day 169 of 373
Original Contract Time:	335/365
Time Extensions Weather:	1 Days
Time Extensions Holidays:	7 Days
Time Extensions Other:	0 Days (31 Days Pending for CO #2)
Allowable Contract Time:	373
Remaining Contract Days:	204
Percent Complete:	45.31%
Original Completion Date:	04/05/2021   05/05/2021
Current Adj. Completion Date:	04/13/2021   05/13/2021
Sched. Substantial Completion Date:	04/01/2021
Sched. Final Completion Date:	05/01/2021

**Finances:**

Original Contract Amount:	\$6,022,618.68
Approved Change Orders:	\$0.00
Current Contract Amount:	\$6,022,618.68 Amount Paid to Date (as of 9/30/20): \$1,417,205.64
% Paid to Date:	23.53%
Next Cut-Off Date:	10/31/2020

This project is broken down into three phases, the contractor is currently working on phase 2 and is expected to start phase 3 on or around January 1, 2020.

Phase 1 Thomasson Dr west  
Phase 2 Thomasson Dr. East  
Phase 3 Roundabout

**Bayshore Bridge:**

Work is progressing in and around the bridge area, this is an ongoing process.

**Bridge Planters**

The new bridge flower baskets were planted on 9-21-2020 they have been in place for approximately 8 weeks. The first set of baskets cost approximately \$ 26.00 per basket, 14 baskets for a total of approximately \$360.00.

We have had few of the individual plants go missing, however no baskets have been removed or vandalized. The irrigation to the baskets does not appear to work, staff has not relied on the irrigation to water the baskets, staff hand waters the baskets three times a week.

Baskets	\$ 360.00
Median planting	\$ 160.00
Bridge painting	\$3,400.00
Large ceramic planters	\$ 750.00
Misc. landscape maintenance	\$3,200.00 (removal of dead landscaping, install drip irrigation)
Total	\$7,870.00

Holiday Decorations

The next wave of work will focus on the holiday decorations. New flower baskets will be installed at the bridge and pagoda, holiday signs at the pagoda. Decorative lights on the royal palm trees, pagoda and palms in the bridge median will be installed the week of November 16<sup>th</sup>. Staff will be installing the bromeliad tree and menorah that same week. Wooden platforms are being constructed and installed in median 18 and 19 to secure the bromeliad tree and menorah, the platforms will remain in place for future holiday decoration and community exhibits.

Bromeliad holiday frame	\$1,940.00
Bromeliad holiday planting	\$1,500.00
Wooden platforms	\$ 480.00
Misc. landscape maintenance	\$ 500.00 (Banners, drip Irrigation)
Baskets	\$ 420.00
Trimmers lighting	\$11,000.00
Misc. planting	\$ 600.00 (Pagoda, Planters)
Total	\$16,440.00

**Hamilton Avenue: Phase 2**

Barry Williams- Division Director - Parks & Recreation and Michael Cherbini- Project Manager  
100% Construction documents have been issues to County staff for review and comment. The Parks & Recreation department attended the July 8, 2020 MSTU meeting to update the community on the project.

**FPL- Underground service:**

Associated with Thomasson drive project. PO has been opened and NTS sent to contractor.  
Florida Power and Light is scheduled to start on or about November 1, 2020.

**Landscape agreement:**

Staff has completed the editing of the existing landscape contract to include additional services.  
Staff is working with procurement to put the solicitation out to bid.

## Item 8c

# Private Development Update

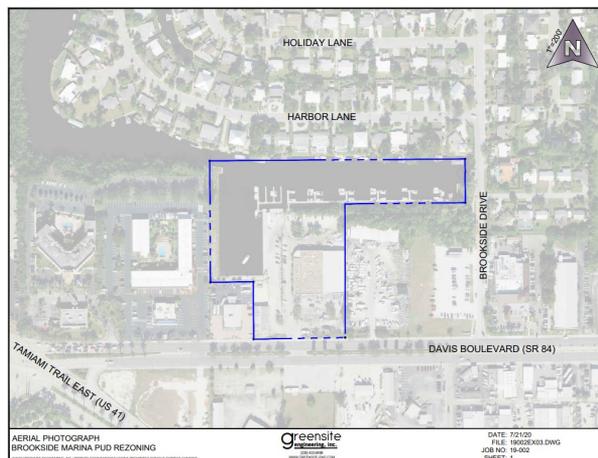
## Zoning Petitions

### 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.

**Item 8c****Sabal Bay PUD Rezone: PL20190002305**

Location: South Bayshore Drive

Status: CCPC Hearing to be held on 11-5-2020.

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

**Naples Boat Yard PUD Rezone: PL20200000007**

Location: 2775 Bayview Drive

Status: Pre-Application Meeting held on 1-22-2020; no applications have been submitted at this time.

This rezone requests to allow commercial uses in the single-family home district and the vacant lot located next to it. No additional information at this time.

**Bayshore Food Wine Venue Alcohol Beverage Distance Waiver: PL20120001934**

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

Status: Under Review

The request for a waiver of the 500-foot separation between establishments whose primary function is the sale of alcoholic beverages for consumption on-site, to allow for a 100.3-foot separation between the Celebration Food Truck park and the Bayshore Wine and Food Venue.

## Item 8c Development Review Petitions

### Gateway of Naples SDPA: PL20200000526

Location: Corner of Davis Blvd and US41 (Folio 00386880009 and 00386840007)  
Status: Corrections letter issued on 10-09-2020. Pending resubmittal from applicants.

This site has a previously approved Site Development Plan. The applicant is requesting a redesign. This project includes 24 condo units, 120 hotel units, restaurant space, 204 parking spaces, and 9 stories in height.

### WSA Bayshore Boutique Hotel SDP: PL2020001971

Location: SE of Bayshore Drive and Lunar St (Folio 5335336000, 53353320002, and 53353400003)

Status: Pre-Application Meeting held on 10-20-2020. Plans have not yet been submitted for review

This project proposes a two-story commercial building. The first floor will consist of retail commercial. The second floor will contain a 5-bedroom boutique hotel room.





## Item 8c

### [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.

Redevelopment of existing residential structure into a commercial art gallery.

### [Naples Botanical Garden Horticultural Campus SDP: PL20190002586](#)

Location: 4820 Bayshore Drive

Status: Pre-application meeting held on 12-18-2019. Plans have not yet 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: Corrections letter issued on 10-19-2020. Pending resubmittal from applicant.

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

### [Doggy Day Care & Storage Units SDP and APR: PL20200000020 and PL20200001991](#)

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. The APR requests the reduction of 2 required parking spaces.



## Item 8c

### [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.

### [Final Plat - Barrett Ave: PL20200000908](#)

Location: 2556 Barrett Avenue

Status: No materials have been submitted following pre-application meeting

Project proposes to split current lot into 4 lots.

### [Compass Place SDP: PL20180003671](#)

Location: 3010-3050 Thomasson Drive

Status: Under construction

This project consists of two 15,788 square feet, 10-unit, multi-family structures.

### [Nick's Restaurant and Houka Lounge: PRBD 20200206652](#)

Location: 3091 Tamiami Trail East (Corner of US41 and Andrew Dr.)

Status: Under Review

This project proposes a restaurant and houka lounge with mainly outdoor dining. The existing building will be renovated to increase the square footage under air and will include an open-air addition.

## Item 8d      October 2020      Maintenance Report

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	Completed all 8 signs replacements	10/11/2020
Culdesac Jeepers Dr	Reported that rusty old guardrail needs to be removed	Received a call back from Road Maintenance was waiting for Traffic Ops to let them know to remove	10/6/2020	received a call that it was on schedule to remove the week of 10/22/20 emailed supervisor for status report 10/27/20	Supervisor Marshall Miller from RM emailed it is scheduled for removal 10/28/20	
Lights on South Bayshore Paver	Drove down and determined 2 lights before colonial down to holly ave was not working properly	it was reported lights turning off when it is still dark outside from Colonial down to holly Ave	9/28/2020	Had to wait until Purchase Order was open to submit work order for repair received PO	Changed out the necessary lumins and rescheduled timer turn off dawn to dusk.	10/5/2020
Maintenance Bayshore Drive request	Hire contractor to fix Pavers on an as need basis	Out to bid to hire annual contractor for two year period	10/1/2020	No bids received as of 10/12/20	Second bid request received one contractor as of 10/22/20.	
CRA Low Mowing request for quotes	Maintain all 15 CRA owned properties-	Out to bid to hire annual contractor for two year period	10/1/2020	Lowest bidder DM&I Lawn Services	Waiting on Purchase order to begin	
Small Projects Request for quotes	To assist staff with any small projects needed	Out to bid to hire annual contractor for 2 year period	10/1/2020	Lowest bidder YRY Homes	Waiting on insurance from vendor	

## Fund 187 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI							
*** 187 BAYSHORE/GATEWAY TRI					813,856.11	34,455.99	848,312.10-
** REVENUE Sub Total	9,111,900.00-	9,111,900.00-	621,999.00-	9,733,899.00-			9,733,899.00-
* REVENUE - OPERATING Sub-Total	6,437,900.00-	6,437,900.00-		6,437,900.00-			6,437,900.00-
361180 INVESTMENT INTEREST	40,000.00-	40,000.00-		40,000.00-			40,000.00-
364220 SURPLUS LAND SALES	6,397,900.00-	6,397,900.00-		6,397,900.00-			6,397,900.00-
* CONTRIBUTION AND TRANSFERS Sub-T	2,674,000.00-	2,674,000.00-	621,999.00-	3,295,999.00-			3,295,999.00-
481001 TRANS FRM 001 GEN FD	1,915,000.00-	1,915,000.00-		1,915,000.00-			1,915,000.00-
481111 TRANS FRM 111 UNINC	433,500.00-	433,500.00-		433,500.00-			433,500.00-
481163 TRANS FRM 163 BAYSHO	125,500.00-	125,500.00-		125,500.00-			125,500.00-
481164 TRANS FRM 164 HALDEM	11,300.00-	11,300.00-		11,300.00-			11,300.00-
481186 TRANS FRM 186 IMM RE	74,100.00-	74,100.00-		74,100.00-			74,100.00-
489200 CARRY FORWARD GENERAL	436,500.00-	436,500.00-		436,500.00-			436,500.00-
489201 CARRY FORWARD OF ENC			621,999.00-	621,999.00-			621,999.00-
489900 NEG 5% EST REV	321,900.00	321,900.00		321,900.00			321,900.00
** EXPENSE Sub Total	9,111,900.00	9,111,900.00	621,999.00	9,733,899.00	813,856.11	34,455.99	8,885,586.90
* PERSONAL SERVICE	446,200.00	446,200.00		446,200.00	58,513.00	10,212.76	377,474.24
* OPERATING EXPENSE	406,400.00	406,400.00	21,999.00	428,399.00	155,343.11	24,243.23	248,812.66
631400 ENGINEERING FEES	50,000.00	50,000.00		50,000.00	22,278.12		27,721.88
631600 APPRAISAL FEES	7,500.00	7,500.00		7,500.00			7,500.00
634207 IT CAPITAL ALLOCATION	2,400.00	2,400.00		2,400.00	2,400.00		
634210 IT OFFICE AUTOMATION	13,300.00	13,300.00		13,300.00	13,300.00		
634970 INDIRECT COST REIMBU	60,500.00	60,500.00		60,500.00	60,500.00		
634980 INTERDEPT PAYMENT	6,000.00	6,000.00		6,000.00		534.00	5,466.00
634999 OTHER CONTRACTUAL SE	207,100.00	207,100.00	21,999.00	229,099.00	45,091.93	23,495.96	160,511.11
640300 TRAVEL PROF DEV	6,000.00	6,000.00		6,000.00			6,000.00
641230 TELEPHONE ACCESS CHG	1,800.00	1,800.00		1,800.00			1,800.00
641700 CELLULAR TELEPHONE	1,300.00	1,300.00		1,300.00			1,300.00
641900 TELEPHONE SYSTEM SUP						1.37	1.37-
641950 POSTAGE FREIGHT AND UPS	1,000.00	1,000.00		1,000.00			1,000.00
643100 ELECTRICITY					552.22	47.78	600.00-
643400 WATER AND SEWER					2,200.00		2,200.00-
644620 LEASE EQUIPMENT	2,000.00	2,000.00		2,000.00	3,696.84		1,696.84-
645100 INSURANCE GENERAL	3,300.00	3,300.00		3,300.00	3,300.00		
645260 AUTO INSURANCE	500.00	500.00		500.00	500.00		
646180 BUILDING RM ISF						45.38	45.38-
646430 FLEET MAINT ISF	200.00	200.00		200.00			200.00
646445 FLEET NON MAINT	300.00	300.00		300.00			300.00
647110 PRINTING AND OR BIND	5,000.00	5,000.00		5,000.00			5,000.00
648170 MARKETING AND PROMO	5,000.00	5,000.00		5,000.00			5,000.00
649100 LEGAL ADVERTISING	4,500.00	4,500.00		4,500.00	1,425.00	75.00	3,000.00
651110 OFFICE SUPPLIES GENERAL	3,000.00	3,000.00		3,000.00			3,000.00
651210 COPYING CHARGES	7,000.00	7,000.00		7,000.00			7,000.00

## Fund 187 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Tot Amend Budget	Commitment	Actual	Available
651910 MINOR OFFICE EQUIPMENT	1,500.00	1,500.00		1,500.00			1,500.00
651930 MINOR OFFICE FURNITURE	1,500.00	1,500.00		1,500.00			1,500.00
651950 MINOR DATA PROCESS	1,000.00	1,000.00		1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	1,000.00	1,000.00		1,000.00			1,000.00
652490 FUEL AND LUB ISF	200.00	200.00		200.00			200.00
652920 COMPUTER SOFTWARE	3,000.00	3,000.00		3,000.00			3,000.00
652990 OTHER OPERATING SUPP	2,000.00	2,000.00		2,000.00	99.00	43.74	1,857.26
654110 BOOKS PUB SUBS	500.00	500.00		500.00			500.00
654210 DUES AND MEMBERSHIPS	4,000.00	4,000.00		4,000.00			4,000.00
654360 OTHER TRAINING EDUCA	4,000.00	4,000.00		4,000.00			4,000.00
<b>* CAPITAL OUTLAY</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>600,000.00</b>	<b>601,500.00</b>	<b>600,000.00</b>		<b>1,500.00</b>
763100 IMPROVEMENTS GENERAL			600,000.00	600,000.00	600,000.00		
764900 DATA PROCESSING EQUI	1,500.00	1,500.00		1,500.00			1,500.00
<b>* TRANSFERS</b>	<b>7,207,300.00</b>	<b>7,207,300.00</b>		<b>7,207,300.00</b>			<b>7,207,300.00</b>
910010 TRANS TO 001 GEN FD	53,800.00	53,800.00		53,800.00			53,800.00
912870 TRANS TO 287 CRA	3,253,000.00	3,253,000.00		3,253,000.00			3,253,000.00
917870 TRANS TO 787 BAYCRA	3,200,000.00	3,200,000.00		3,200,000.00			3,200,000.00
921600 ADV/REPAY TO 160	700,500.00	700,500.00		700,500.00			700,500.00
<b>* RESERVES</b>	<b>1,050,500.00</b>	<b>1,050,500.00</b>		<b>1,050,500.00</b>			<b>1,050,500.00</b>
991000 RESV FOR CONTINGENCI	85,000.00	85,000.00		85,000.00			85,000.00
993000 RESV FOR CAPITAL OUT	965,500.00	965,500.00		965,500.00			965,500.00

## Fund 787 Bayshore CRA Project

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>**** Grand Total-Fund/CI</b>								
<b>*** 787 BAYSHORE CRA PROJEC</b>					<b>6,198,515.53-</b>			<b>6,198,515.53-</b>
<b>** REVENUE Sub Total</b>	<b>3,200,000.00-</b>	<b>3,200,000.00-</b>	<b>2,998,515.53-</b>		<b>6,198,515.53-</b>			<b>6,198,515.53-</b>
<b>* CONTRIBUTION AND TRANS</b>	<b>3,200,000.00-</b>	<b>3,200,000.00-</b>	<b>2,998,515.53-</b>		<b>6,198,515.53-</b>			<b>6,198,515.53-</b>
481187 TRANS FRM 187	3,200,000.00-	3,200,000.00-			3,200,000.00-			3,200,000.00-
489201 CARRY FORWARD			2,998,515.53-		2,998,515.53-			2,998,515.53-
<b>** EXPENSE Sub Total</b>	<b>3,200,000.00</b>	<b>3,200,000.00</b>	<b>2,998,515.53</b>		<b>6,198,515.53</b>			<b>6,198,515.53</b>
<b>* OPERATING EXPENSE</b>	<b>100,000.00</b>	<b>100,000.00</b>	<b>133,400.00</b>	<b>200.00</b>	<b>233,600.00</b>			<b>233,600.00</b>
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
639990 OTHER CONTRAC	100,000.00	100,000.00			100,000.00			100,000.00
649030 CLERKS RECORD			800.00	200.00	1,000.00			1,000.00
<b>* CAPITAL OUTLAY</b>	<b>1,400,000.00</b>	<b>1,400,000.00</b>	<b>2,618,000.00</b>		<b>4,018,000.00</b>			<b>4,018,000.00</b>
761100 LAND CAPITAL			2,118,000.00		2,118,000.00			2,118,000.00
763100 IMPROVEMENTS	1,400,000.00	1,400,000.00	500,000.00		1,900,000.00			1,900,000.00
<b>* GRANTS AND DEBT SERVIC</b>	<b>200,000.00</b>	<b>200,000.00</b>	<b>247,115.53</b>	<b>200.00-</b>	<b>446,915.53</b>			<b>446,915.53</b>
884200 RESIDENTIAL R	200,000.00	200,000.00	247,115.53	200.00-	446,915.53			446,915.53
<b>* RESERVES</b>	<b>1,500,000.00</b>	<b>1,500,000.00</b>			<b>1,500,000.00</b>			<b>1,500,000.00</b>
993000 RESV FOR CAPI	1,500,000.00	1,500,000.00			1,500,000.00			1,500,000.00

## Fund 787 Project 50197 Residential Grants

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 50197 BAYSHORE CRA PROJEC	100,000.00	100,000.00	77,327.00		177,327.00			177,327.00
** EXPENSE Sub Total	100,000.00	100,000.00	77,327.00		177,327.00			177,327.00
* OPERATING EXPENSE			173.00-	173.00				
649030 CLERKS RECORD			173.00-	173.00				
* GRANTS AND DEBT SERVIC	100,000.00	100,000.00	77,500.00	173.00-	177,327.00			177,327.00
884200 RESIDENTIAL R	100,000.00	100,000.00	77,500.00	173.00-	177,327.00			177,327.00

## Fund 787 Project 50198 Commercial Grants

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 50198 BAYSHORE CRA PROJEC	100,000.00	100,000.00	169,588.53		269,588.53			269,588.53
** EXPENSE Sub Total	100,000.00	100,000.00	169,588.53		269,588.53			269,588.53
* OPERATING EXPENSE			27.00-	27.00				
649030 CLERKS RECORD			27.00-	27.00				
* GRANTS AND DEBT SERVIC	100,000.00	100,000.00	169,615.53	27.00-	269,588.53			269,588.53
884200 RESIDENTIAL R	100,000.00	100,000.00	169,615.53	27.00-	269,588.53			269,588.53

## Fund 787 Project 50203 Stormwater

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI						
*** 50203 BAYSHORE CRA PROJE	550,000.00	550,000.00	550,000.00			550,000.00
** EXPENSE Sub Total	550,000.00	550,000.00	550,000.00			550,000.00
* CAPITAL OUTLAY	550,000.00	550,000.00	550,000.00			550,000.00
763100 IMPROVEMENTS	550,000.00	550,000.00	550,000.00			550,000.00

## Fund 787 Project 50204 Linwood

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI						
*** 50204 BAYSHORE CRA PROJEC	100,000.00	100,000.00	100,000.00			100,000.00
** EXPENSE Sub Total	100,000.00	100,000.00	100,000.00			100,000.00
* CAPITAL OUTLAY	100,000.00	100,000.00	100,000.00			100,000.00
763100 IMPROVEMENTS	100,000.00	100,000.00	100,000.00			100,000.00

## Fund 787 Project 50206 Ackerman-Dells

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI							
*** 50206 BAYSHORE CRA PROJEC	600,000.00	600,000.00	2,151,600.00	2,751,600.00			2,751,600.00
** EXPENSE Sub Total	600,000.00	600,000.00	2,151,600.00	2,751,600.00			2,751,600.00
* OPERATING EXPENSE	100,000.00	100,000.00	33,600.00	133,600.00			133,600.00
631650 ABSTRACT FEES			7,600.00	7,600.00			7,600.00
631800 ENVIRONMENTAL			25,000.00	25,000.00			25,000.00
639990 OTHER CONTRAC	100,000.00	100,000.00		100,000.00			100,000.00
649030 CLERKS RECORD			1,000.00	1,000.00			1,000.00
* CAPITAL OUTLAY	500,000.00	500,000.00	2,118,000.00	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			500,000.00

## Fund 787 Project 50207 Bayshore Parking Lot

Fund / Comm Item	BCC Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI							
*** 50207 BAYSHORE CRA PROJEC		500,000.00		500,000.00			500,000.00
** EXPENSE Sub Total		500,000.00		500,000.00			500,000.00
* CAPITAL OUTLAY		500,000.00		500,000.00			500,000.00
763100 IMPROVEMENTS		500,000.00		500,000.00			500,000.00

## Fund 787 Project 50208 17 Acre Site

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI							
*** 50208 BAYSHORE CRA PROJEC	250,000.00	250,000.00	100,000.00	350,000.00			350,000.00
** EXPENSE Sub Total	250,000.00	250,000.00	100,000.00	350,000.00			350,000.00
* OPERATING EXPENSE			100,000.00	100,000.00			100,000.00
634999 OTHER CONTRAC			100,000.00	100,000.00			100,000.00
* CAPITAL OUTLAY 763100 IMPROVEMENTS	250,000.00	250,000.00		250,000.00			250,000.00
	250,000.00	250,000.00		250,000.00			250,000.00

## TRYING TO BUILD ON THE TRIANGLE

Developer has ideas; commission wants to discuss

### Laura Layden

Naples Daily News | USA TODAY NETWORK — FLORIDA

A buyer has emerged with serious plans for a long-eyed redevelopment site in East Naples.

The multimillion-dollar deal, however, is anything but certain.

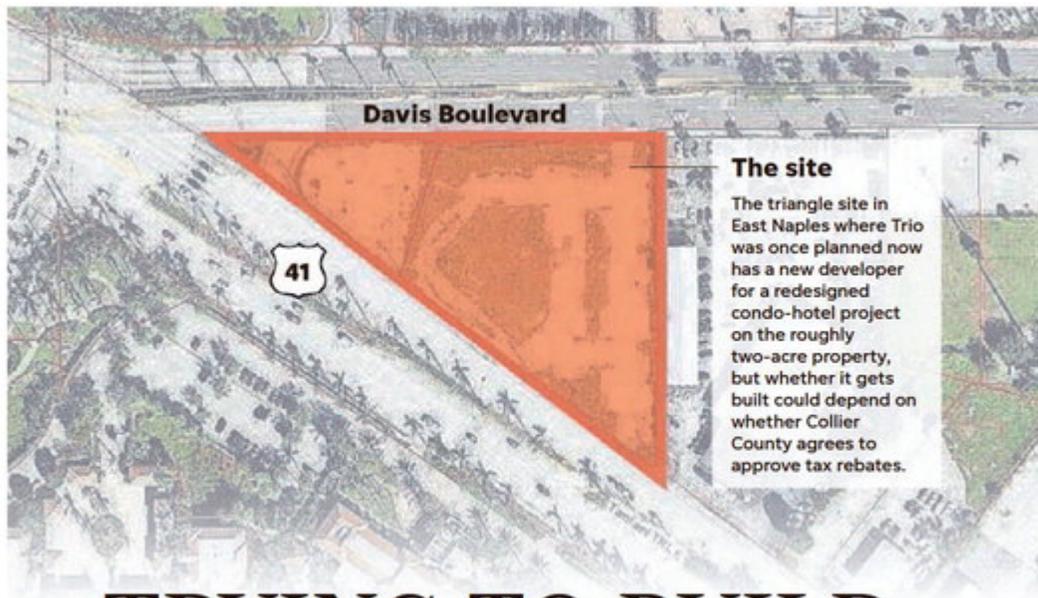
Whether the deal closes could depend on whether Collier County agrees to provide tax rebates to the interested buyer David Parker, a developer with P6NT LLC, who has the high-profile site at the corner of U.S. 41 and Davis Boulevard under contract.

Naples land-use attorney Rich Yovanovich, who represents the developer, asked county commissioners Tuesday to consider the request for taxpayer-funded incentives to support a proposed condo-hotel project on the property at a future board meeting.

Commissioners voted 4-1 to bring the request back for an indepth discussion and final decision in a few weeks, with Penny Taylor casting a firm vote of no.

Taylor argued the once-sleepy Bayshore/Gateway Triangle redevelopment area where the property sits has awakened, attracting projects without the need for county incentives.

When the developer asked why she didn't support the incentives in a discussion before Tuesday's meeting, when it's offered by other



## TRYING TO BUILD



Taylor

---

counties, such as Palm Beach, she told her fellow commissioners her answer was simple.

“You’re within walking distance to the Naples beach, within walking distance to Fifth Avenue. That’s why,” she said.

While other commissioners voted to bring the request for incentives back for a vote, they all did so with reservations — and caution flags.

Commissioner Donna Fiala, who represents East Naples, pointed out the rebates were a big ask by the developer — with an estimated value of more than \$1.9 million through 2030. For that reason, she said it’s not something she could support, although she voted in favor of allowing it to come back for more discussion.

“We can’t give this away because it leaves us with about nothing,” she said of the requested dollars. “So I’m really opposed to it.”

The money would come from a tax increment financing district, which has allowed the county to capture gains on real estate values since 2000 to make community improvements and spur private development through a Community Redevelopment Agency, or CRA.

While the county has provided incentives to other developers as “inspiration money” to reinvigorate the area, Fiala said, the commission has decided to bring the CRA to an end by 2030, rather than to extend its life, over her objections.

In the past, Fiala has argued there’s still much work to be done in the area with the remaining dollars, from repairing roads and improving sidewalks to adding more parking and street lighting.

The Bayshore Gateway Triangle CRA covers 1,800 acres north and south of the Bayshore Drive-U.S. 41 East intersection, including the triangle where U.S. 41 and Davis Boulevard come together like a pizza slice.

Commissioner Bill McDaniel made the motion to bring the requested incentives back for more board discussion. It was seconded by Commission Chairman Burt Saunders. During a brief discussion, Saunders said the developer will have to overcome some “very significant concerns” about his request, including the precedent it could set for others to ask for the same kind of dollars.

“What about the next guy that is going to come in and ask for the same thing? That would be a real hard hurdle for me to get over,” he said.

With such a big investment from the county, Saunders said he would also need to see more detail about the kind of return it would get.

McDaniel shared the concerns raised by other commissioners, including Fiala.

He said the money shouldn’t be “a slam dunk” for this developer or any others and the request should be looked at from “a policy standpoint.”

Commissioner Andy Solis said the developer and his attorney should get the chance to “make their case” for why the county through its CRA should help fund the project.

He said county staff is “not necessarily behind it,” but they should study it further so they can make a formal recommendation one way or the other.

“There have been some issues that have been identified already,” he said. “But I think in fairness we should at least let them do their analysis.”

The roughly 2-acre site targeted for redevelopment has a rocky past. The property — at 1705 and 1807 U.S. 41 East — sits vacant after several failed attempts by others to redevelop it.

Originally, it was targeted for a luxury condo-hotel called Trio. That project fell apart after the developer Anthony Fortino filed for personal bankruptcy in 2018. The property has different owners now.

Parker has also proposed a high-end condo-hotel project, with a planned investment Yovanovich valued at nearly \$100 million.

The project would include a 120-room hotel, along with 24 residential condos and a restaurant, which would be open to guests and owners, as well as local residents and visitors alike.

Yovanovich argued the county should consider the same incentives for the developer as it awarded for a neighboring project on county-owned land. That land is still under contract by developers Jerry Starkey and Fred Pezeshkan with Real Estate Partners International in Naples, whose proposed project includes a 200-plus hotel.

While Starkey and Pezeshkan have had the county's property under contract for nearly four years, Parker is poised to close on the adjacent property and to quickly start construction, Yovanovich said, arguing it would come first — acting as the real catalyst the county has sought in the mini-triangle area for 20 years.

“We still don't have really the first project to come out of the ground for this redevelopment area,” the attorney said. “And Mr. Parker is hopeful to be the first project to actually come out of the ground.”

While the original design for Trio had “many, many flaws,” those have been addressed in a new design, Yovanovich said, and the quality of its architecture is sure to spur development all along Davis Boulevard.

The developer has already submitted a site plan for the project to the county.

Yovanovich gave a run-down of the timeline and performance goals the developer has committed to that would have the project “up and running” by July 2023.

“There are performance guidelines that must be met in order for there to be any rebate of any tax,” he said. “So we are not asking for a hope and a wish. We have a specific timeline that we will meet in order to be able to get the tax rebate.”

To further his arguments for the tax incentives, Yovanovich shared the expected economic impact from the project.

During build-out, the project is anticipated to create roughly 200 construction-related jobs.

The hotel would have about 100 employees and it's expected to indirectly support another 900 jobs in the local economy, Yovanovich said.

He told commissioners that Parker has opportunities to develop elsewhere on Florida's east coast, namely Palm Beach, taking his roughly \$100 million investment with him.

“He would rather develop here,” Yovanovich said. “Over here and take the risk. And it's a significant risk to be the first developer to come out of the ground in this triangle piece of property.”

The developer, he said, will fund a feasibility study that will be shared with county staff to help with its review and analysis before coming up with a recommendation for county commissioners.

For the commission's vote, Yovanovich said he would be ready to address the many hurdles and concerns they've raised.



**Fiala**



**Saunders**

---

[\(c\) Naples Daily News](#)  
[Powered by TECNAVIA](#)

---