



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

December 1, 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. Pledge of Allegiance

3. Approval of Agenda

4. Approval of Minutes

- a. November 3, 2020 (Attached)
- b. November 12, 2020 (Attached)

5. Community / Business – Presentations

6. Old Business

- a. Linwood Way Landscaping (Attachment)
- b. Joint Meeting with MSTU Advisory Board– Moved to May 4 (Attachment)
- c. Access Management Plan Update

7. New Business

- a. January 12, 2021 Elections of Officers
- b. MHK Commercial Improvement Grant application

8. Staff Report

- a. CRA Directors Project Report- Debrah Forester (Attachment)
- b. Project Manager's Report – Tami Scott (Attachment)
- c. Private Development Update – Ellen Summers (Attachment)
- d. Maintenance Report- Shirley Garcia (Attachment)
- e. Financials – (Attachment)

9. Other Agencies -

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

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

Phone: 239-252-8844

Online: www.bayshorecra.com



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10. Communication and Correspondence

- a. Tower Project – Naples Daily News Article November 18, 2020

11. Public Comments

12. Staff Comments

13. Advisory Board General Communication

14. Next meeting

- a. January 12, 2021 @ 6pm

15. Adjournment



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Agenda item 4a– November 3, 2020 Meeting Minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE NOVEMBER 3, 2020 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:05 p.m.

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Steve Main, Al Schantzen, Karen Beatty, Steve Rigsbee. Virtual Attendance: Dwight Oakley and Michael Sherman. Camille Kielty and Larry Ingram had an excused absence. Steve Main made a motion to approve virtual attendance for both Advisory Board Members, second by Karen Beatty. Passed Unanimously.

CRA Staff Present: Debrah Forester, CRA Director; Tami Scott, Project Manager; Ellen Summers, Principal Redevelopment Specialist; and Shirley Garcia, Operations Coordinator.

II. Pledge of Allegiance

- III. Adoption of Agenda:** Maurice Gutierrez amended Agenda to add Pledge of Allegiance. Karen Beatty made a motion to adopt the agenda as amended, Steve Main seconded the motion. Motion passed unanimously.

- IV. Approval of Minutes:** Al Schantzen made a motion to approve the minutes, Steve Rigsbee seconded the motion. Motion passed unanimously.

V. Community / Business - Presentations

- a. Bayshore Wine Venue-** Bob Mulhere, President/CEO of Hole Montes gave a presentation on the new development from Rebecca Maddox on Bayshore Drive across from Celebration Food Truck Park. This venue will be a gourmet retail wine market; open to the public, with a private membership club for wine aficionados with temperature-controlled wine vaults, and a world class celebrity chef inspired kitchen. They will be seeking an Alcohol Distance Waiver due to Celebration Park being within 500 ft. of their new project. Applicants are trying to be sensitive in the timing of the project because the County is requiring a left turn lane that would remove a large part of the existing median. The applicant understands the CRA is preparing an access management plan for Bayshore that may include a roundabout in this area. The developer wants to work with the CRA and the Bayshore Beautification MSTU to consider installing a roundabout instead of the required turn lane, if that is the direction of the Board and the access management plan is approved by the County Transportation Department. This option is being discussed now to avoid doing work to the intersection only to end up re-working based on the Bayshore Beautification MSTU direction. Steve Rigsbee had some concerns with having an additional roundabout so close to US41 and it might be an issue with the traffic flow in general. Mr. Mulhere said this is only a preliminary drawing and is not a done deal. Maurice Gutierrez asked if the vacant lot next



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to this proposed project had a shared access into the development. Mr. Mulhere said yes, they will have a shared access into the development. Karen Beatty wanted to express her support for anything that helps slow the traffic down. Al Schantzen asked about the project holding events as there is residential behind the new project. Mr. Schantzen asks the applicants to be sensitive about the noise to prevent disrupting the neighboring properties and Mr. Mulhere answered they will adhere to the noise ordinance the same as they do now with their other projects. Mr. Schantzen also asked if they felt they had enough parking to be able to accommodate the project, Mr. Mulhere stated they have slightly more spaces than required and they have the parking lot across the street at the Food Truck Park. Mr. Mulhere stated they would be back when there is additional information to share and go over with both Boards.

VI. Old Business:

- a. **Camden Landings-** Debrah Forester, CRA Director, gave a brief description of the development and noted that CRA staff will also provide a review of the project after the presentation. Wayne Arnold, Grady Minor Planning Director, was in attendance along with Michael King, Greg Waterbury and Rich Yovanovich. Mr. Arnold provided a brief summary about the project:

The project was previously approved for 108 units with an affordable housing component and they are requesting an amendment to the PUD for 127 for sale market rate condos which includes the bonus density units that the comprehensive plan allows to incentivize developers. They will be asking for 2 minor deviations: one is for the open space requirement, since they will be giving a portion of the property away to Collier County for the Thomasson Drive improvement project they will be needing a smaller area for the open space requirement; the second deviation is for a reduction in required amenity center parking spaces. The applicants are requesting 4 stories above parking with a maximum height of 71ft. The landscaping will be in the front of Bayshore Drive and Thomasson Drive, and the access will be on Thomasson Drive.

Al Schantzen asked who gives density bonus units and what will the developer give for those. Ms. Summers indicated the development is allowed the bonus density units and nothing is required to be given at this time. Ms. Forester did state they had a meeting with the developer and asked for some contribution and Ms. Summers' presentation will address that question.

Ms. Summers provided a brief summary of the discussions with the developer. She mentioned that an existing developer commitment was to provide an easement to the county and that commitment will remain. An additional developer commitment requires a 1/3 cost share of the Thomasson Drive project which equates to about \$160,000. CRA Staff also asked for monetary contributions for the bonus density pool units, consistent with proposed



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regulatory changes, which equated to 13% of their total engineers' opinion of probable cost, the contribution would be allocated to future capital projects and to the future public art fund. Ms. Summers provided architectural renderings of similar developments for a comparison to the proposed height of the Camden Landing buildings and compared the proposed height to developments in the surrounding area.

Donna Fiala mentioned how this project came to be within the Bayshore District and how the developer met with her and the CRA staff. The developer attended the CRA Board meeting and stated they were not interested in affordable housing and they were very interested in building a for sale product for teachers, police officers and firemen. They wanted to use the amenities in the area instead of building amenities onsite, they were very interested in selling to younger families.

Ms. Forester asked to see if the CRA Board wanted to support the project as proposed or support it with comments or conditions. Rich Yovanovich wanted to briefly provide the history of the affordable housing component and how long they have been trying to get that component off the property with the CRA Advisory Board's full support to remove the affordable component and have a for-sale product. The applicants recently received direction by the BCC to proceed to public hearing with the market rate condos, with price points between \$300,000 to \$700,000, which is a high risk to bring these price points in this area. Mr. Yovanovich wanted to clarify that the developer will not agree to all the monetary requests by the CRA Staff and wanted the Advisory Board know that before they vote on the project tonight and hope that they do not follow staffs direction in regards to the request.

Karen Beatty asked how they will determine their market rate price and what are they comparing their prices to? Mr. Yovanovich said they are setting the market they are not comparing it with anything in the area. Ms. Beatty asked what the rental policies will be in regard to how many times they can rent in a year. However, Mr. Yovanovich said they have not given much thought to what the HOA's policy would be. Mr. Gutierrez asked if there was a way to have the buildings closest to Bayshore Drive have a step back from the height, but Mr. Yovanovich said they would not be able to bring down any building heights. However, they believe with all the enhanced landscaping that it will buffer the size of the buildings to not overwhelm the pedestrians on the street.

Commissioner Taylor wanted to clarify that the BCC told the developer to go ahead with the rezone application but at no time did the BCC say the money owed for the affordable housing component was waived. Mr. Sherman asked if some of the buildings could be smaller. Mr. Yovanovich said that it will be visually attractive to the community and they do not have room to change any



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of the sizes or else this would not make financial sense for the developer to proceed with the project. Steve Main wanted to say 71 feet and 4 stories is really not that bad, this is a lot of risk and this corner has sat vacant and no one is willing to come in and invest. Maurice Gutierrez noted that there are not a lot of large vacant properties in the area so there are no worries that a lot of these projects will be coming in and overpowering the area.

Ms. Forester asked Mr. Yovanovich to confirm that the 1/3 contribution to the improvements to Thomasson Drive and the enhanced landscaping would be part of the PUD. Mr. Yovanovich confirmed both would be included. Steve Main made a motion to approve the project with a stipulation that it will not exceed the height of 71ft., Maurice Gutierrez second the motion. Motion passed 5-2

- b. **Best Popcorn Company-** Ellen Summers provided a Grant Extension request and a waiver on the required construction start date, as the applicants made a good faith effort to move the project along. Karen Beatty made a motion to approve, seconded by Steve Main. Motion passed unanimously.
- c. **Regulatory Changes-** Ms. Forester reminded the Advisory Board about the CRA special meeting on November 12th to discuss proposed regulatory changes. She mentioned that comments received from the October 29th property owners meeting will be included in the agenda materials for their review. Steve Main stated he would not be at the November 12 meeting but wanted to recommend that staff mention all the uses that are permitted along with the few items that they cannot do, so the property owners don't get as upset as they did in the first meeting. He also wanted staff to make the regulatory changes not as restrictive because if the owners want to improve their property under the new rules, it would make it impossible to continue the business and he felt the changes discourage from improving the properties in the Triangle.
- d. **CRA Parking Lot-** Tami Scott gave a brief summary of the project and named the selected contractor: Fort Construction. The project is expected to be completed and operational by next season.
- e. **Sabal Bay PUD-** Ellen Summers presented the 2 stipulations that County Transportation Staff proposed: the first stipulation related to traffic calming, to expire the earlier of: 2 years after buildout of Tract R9 or turnover to the HOA; the second stipulation related to Tract R9 being included within the Bayshore Beautification Municipal Service Taxing Unit (MSTU), also to expire 2 years after buildout of Tract R9. Staff recommends the Advisory Board make a recommendation on both of those stipulations or they could just leave them as written. After much discussion the motion was made by Maurice Gutierrez that they could support this project if they could amend those stipulations to leave the Tract R9 in the MSTU boundary in perpetuity and remove any expirations that were written in stipulations 1 and 2. Steve Main seconded the motion. Motion passed unanimously.



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- f. **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 4 was the top priority. Staff would coordinate with Stormwater Department to hire a consultant to start the design process and move along with the project. Funds are available in the Capital Project Fund. Maurice Gutierrez made a motion to approve the next phases for the stormwater projects, seconded by Karen Beatty. Motion passed unanimously.

VII. New Business:

- a. **New 2021 Calendar and Joint Workshop** – Karen Beatty made a motion to approve the 2021 calendar and Joint Workshop with the Bayshore Beautification MSTU, Steve Main seconded the motion. Motion passed unanimously.

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 12; Del's Acquisition is scheduled to close on November 20th and tenants will receive a notice to vacate within 60 days of closing. The Public Arts Plan will be on the BCC agenda on January 26th. Staff is getting the coasters and posters printed and will distribute to the restaurants and businesses along Bayshore Drive later in the month in order to get feedback from the community on whether a shuttle service would be warranted on Bayshore drive. Al Schantzen asked if there are monitoring wells needed on Del's property and Ms. Forester stated the findings were very minimal and no wells are needed.
- b. **Project Manager Report:** Tami Scott highlighted a few of the projects on her report:
- Fire Suppression Phase III. The bids have been completed and the contractor - Andrew Site Work was the lowest bidder. This will go before the Board on 11/10, this project is another partnership with the City of Naples and needs to be completed by April 30, 2021.
 - Thomasson Drive - The project is on schedule and she provided updates on the entire schedule to date. This project was broken down into 3 phases and they are finishing up phase 2. The roundabout should start in January 2021 and final completion by March.
 - The Bridge area continues to have small improvements implemented to refresh the area in the short-term. Christmas decorations will be installed in November with a live bromeliad Christmas tree.
- c. **Private Development Update-** Ellen Summers, provided updates on the new developments submitted into the County.



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- d. **Maintenance Report:** Ms. Forester provided the current maintenance report. She mentioned staff will have a new contract with a vendor to complete small projects if needed and a vendor to conduct paver repairs if needed.
- 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? Steve Rigsbee wanted to thank Code Enforcement for keeping the graffiti off of the Hookah Lounge and asked about the tree hanging on the electric pole that is leaning and unsafe. Al Schantzen thanked John Johnson for addressing the property on Republic and the illegal clearing that was done but his concerns is the drainage behind the property due to the silt flowing into the drainage now that the whole property is cleared there is no filter to catch all the silt. Maurice Gutierrez asked about the boat yard. Mr. Johnson stated he had addressed the issue with Mr. Oreck, the owner, and he should no longer being using the lot to store cranes and other equipment. He will monitor to make sure they stay in compliance. Ms. Beatty asked about the vacant lot on Coco that was cleared is starting to grow back and Mr. Johnson said he would contact the owner in Germany to clean up and mow.
- b. **Collier County Sheriff's Office:** No Representative attended.

X. Communications and Correspondence: Triangle Development Article-attachment was provided if anyone had any questions.

XI. Public Comments: None

XII. Staff Comments: Ms. Forester informed the Board of the dedication ceremony for Donna Fiala Eagle Lakes Community Center if anyone was interested in attending.

XIII. Advisory Board General Communications: Ms. Beatty asked for a crime report status like we used to get before in the past from the Sheriff's Office, Ms. Forester said she would check into getting the status report.

XIV. Next Meeting Date:

- a. **December 1, 2020 @ 6pm**

XV. Adjournment – The meeting adjourned at 8:25 p.m.

Chairman Maurice Gutierrez



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Agenda item 4b– November 12, 2020 SMeeting Minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE NOVEMBER 12, 2020 SPECIAL MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 5:15p.m.

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Michael Sherman, Al Schantzen, Steve Rigsbee and Camille Kielty. Virtual Attendance: Karen Beatty. Dwight Oakley, Steve Main and Larry Ingram had an excused absence. Camille Kielty made a motion to approve virtual attendance for both Advisory Board Members, second by Al Schantzen. Passed Unanimously.

CRA Staff Present: Debrah Forester, CRA Director; Tami Scott, Project Manager, Ellen Summers, Principal Redevelopment Specialist, and Shirley Garcia, Operations Coordinator.

II. Pledge of Allegiance

- III. Adoption of Agenda:** Al Schantzen made a motion to adopt the agenda, Camille Kielty seconded the motion. Motion passed unanimously.

IV. Presentation of Regulatory Changes, Laura DeJohn, Johnson Engineering:

Laura DeJohn, Director of Planning and Landscape Architecture was introduced by Ms. Forester. Ms. DeJohn went through the agenda attachments:

- a. Ms. DeJohn provided a summary of the proposed six main changes that are being considered. Ms. DeJohn revisited the strategies in the redevelopment plan that proposed limiting heavy commercial uses.
- b. The October 29 Community Meeting Summary – Community feedback received from the property owners that attended the meeting. The presentation will try to answer and address all of these questions and concerns raised at that meeting.

Ms. DeJohn went over the two main sections in the presentation, Chapter 2 which covers the overlay zoning section in Bayshore and Gateway Triangle areas and Chapter 4 which covers the design standards. Change to the Future Land Use Element and corresponding Land Development Code regarding the Density Bonus Pool Units within the district are also proposed to be amended. The presentation highlighted the 6 main areas of proposed changes:

1. heavier commercial uses
2. density bonus pool updates
3. accessory parking zone
4. addition of single family home architectural standards

5. design of on-street parking and swale enclosures
6. minor housekeeping standards

The meeting was opened for discussion and comments on topics covered. The following comments were raised during the meeting:

Comments

- c. Commissioner Taylor mentioned one of the growing uses is mini and self-storage warehousing for luxury cars. The use is clean, very low traffic and there is an existing one very close to the City of Naples and she understands there is a growing demand. She questioned prohibiting this type of use and recommends staff be very careful on how to limit them.

Answer: The CRA Advisory Board had very similar questions/concerns and asked if there could be locational standards that could be applied or have retail on the bottom of those types of businesses to have active uses built in.

- d. Maurice Gutierrez asked if an existing property owner bought the neighboring property to expand the business would they be subject then to the new rules?

Answer: Ms. DeJohn clarified that the new standards would be applied to the greatest extent possible.

- e. Mike Sherman brought up concerns with only mentioning removing uses and what is prohibited but never did it mention incentives for these changes or what they are allowed to do. He wanted there to be incentives for these property owners so redevelopment would be possible for those who wish to improve those properties and revitalize the area.

- f. Al Schantzen agreed with Mike Sherman and wants some focus on the incentives and more clarification on what will be given to property owners.

Answer: There are Commercial Improvement Grants that property owners can apply for to help assist in the improvement of their property. Staff is looking at revising those grants in the near future and one option would be to provide additional assistance to help implement these new standards.

- g. Mike Sherman suggested they should not have to apply for a grant, it should be given to them because it could be competitive and also needs to go through all the approval process that they may not even get approved for. The other incentive is to possibly give them density bonus pool units to get more units on the smaller lots.

- h. Camille Kielty thinks incentives should be a two-fold process, one if new owners don't meet the conditions then there should be assistance for them and the second incentivize the owners who want to meet current standards and help provide funding for those willing to improve their properties.

- i. Antone Mendes: He wanted to say that these changes would negatively affect generational families because if his children want to continue his business or buy into a new business he doesn't want any changes to affect them not being able to buy or do a business that they would like on any of the C5 or C4 zoned properties



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in the triangle. He wants his kids to use the land as it was originally bought and passed down. He also wanted to ask if the boat storage he rents to now if they move out will the new business has to comply with the new regulations.

Answer: Ms. DeJohn stated that a like for like business would be okay but if there is a new operation, they would need to comply.

- j. Lindy Thomas: Ms. Thomas does not understand the 40,000 sq ft because she owns a small business and to make her have to expand her business area, she feels the future businesses would suffer. What is the purpose of the signage limitation for small businesses? Naples is made of small businesses.

Answer: Ms. DeJohn answered the 40,000 sq ft would only apply to outdoor sales and storage of boats, cars or heavy equipment. Regarding signage there is no change to the code regarding that it remains the same. Tami Scott wanted to further clarify that 40,000 sq ft only applies to the total lot size not the size of the business.

- k. Al Schantzen: He noted his concern regarding existing businesses and the residential neighborhoods. All the properties that are grandfathered will have newly built residential and other businesses around them knowing what their current standards are and start calling in complaints because the other businesses that were already there are not conforming to the new standards. Those issues need to be addressed before any changes take place.
- l. Camille Kielty wanted to further expand on Al Schantzens concern that the responsibility is on the CRA or the County to educate those complaining that the properties in question are not subject to the new changes because their existing business was there before the change.
- m. Mike Sherman wanted to comment about the boat displays, he thinks since this is a boating district displaying boats versus vehicle displays and outdoor sales of vehicles is very different. Recommends that boat displays should be differently than any other outdoor storage and should be revisited because to him it is not unattractive.

Answer: Ms. DeJohn answered that Collier County already has in place appearance standards for any outdoor storage and display this was to further enhance and be more of an organized outdoor display with less in the frontage than the rear.

- n. Maurice Gutierrez asked about the CRA sunseting and if these changes take place now what will happen after the CRA sunsets, will these changes remain in place or will some other change take place again?

Answer: Ms. Forester answered that these changes will be regulated with the Growth Management Department, they would remain in place until other changes were made.

- o.* Karen Beatty wanted to comment that anyone buying into the district as a new owner should not be surprised that the zoning uses has changed because the district has been trying to revitalize for a very long time.
- p.* Maurice Gutierrez mentioned that if these changes took place then anyone who builds beautiful homes across from a commercial property they have the comfort of knowing that a cess pool cleaning company would not be allowed to open up as a new business across from them for example on Van Buren has a warehouse district right across from beautiful new homes that were just built.

Answer: Ms. Forester noted this is a great example to provide extra incentives as previously discussed to encourage property owners to convert these warehouses to art studios.

- q.* Ron Williamson wanted to ask what is wrong with free enterprise and not down zone the properties. The CRA should build parks for the children. By removing 7 uses he feels it is downgrading his current property and value and wants to leave the property as it is.
- r.* Frank Lacava: He wants to state that he bought his property at C5 and he intends on keeping it as C5 with all the uses and no removal of any uses because he will fight against it. He recommended making Linwood Way a dead end so the residential does not have to drive through and see any of the warehousing or storage but he feels very strongly against making any changes to his C5 zone and any of the uses. He suggested the County ask the property owners what they want and not what the County wants for the Triangle. He wants a park put in the Triangle.
- s.* Ron Gardner: He mentioned that the CRA down zoned Bayshore Drive and he fought any down zoning in the gateway triangle and will continue to fight it. He does not want the 7 uses removed, he wants the new owners to have the same rights to use the property as he has it and fought to keep all the uses that a C5 has now.

Ms. DeJohn continued her presentation on the Density Bonus Pool Units:

Ms. DeJohn went over the current Density Bonus Pool Units language and the proposed changes. Some of the changes staff is recommending is to be able to replenish the density pool by amending the language to state any conversion away from a residential zone site those units can be placed back into the pool. Another change is requiring a financial contribution to assist with capital projects and/or the art fund instead of just giving the density units away. The Density Bonus Pool was established when the units were removed from the Naples Botanical Gardens property to use as an incentive for developers to build in the CRA. CRA had started out with 388 units and if Camden Landing's request for 97 units is approved, there will only be 122 units left. The proposed changes will assist small developers as well as larger projects. She went over the formula with a maximum contribution of \$500,000.



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Accessory Parking Zone – Ms. DeJohn reviewed the map of APZ and current regulations. The proposed change would allow commercial businesses within 1200 feet to use the APZ lot. Right now, it could only be used for a commercial property that is directly behind the existing business. Mike Sherman has concerns because it could become a market for someone to buy up all these residential lots and turn them into parking zones and sold to a commercial business 2 blocks away. Al Schantzen doesn't feel that would be the case because a lot of the accessory zoned properties are waterfront and that is a very high value for a residential home. Maurice Gutierrez concerned with this change because the enforcement part of these accessory parking zone and anyone that violates it has no repercussions so what he suggests is putting in some language that has some teeth to enforce so the residential homes next door does not get impacted. Al Schantzen asked if these parking lots allowed to be used for a farmers' market, or food trucks or an art event. Ms. Summers said she would look into the special events permit and see if that would be allowed. Tish Dawson had asked if these are new zoning recommendations, Ms. DeJohn stated no, these are existing accessory parking designations and Ms. Dawson has a lot of concerns that behind the CRA parking lot that someone turn the lot behind the parking lot into another parking lot since it is already zoned accessory parking on Coco Ave or even the lots on Areca Ave and since she lives down there in a residential home she would be very concerned that there are going to be too many parking lots that impact the residential neighborhood and a lot of traffic that it will bring down those small streets and would like some consideration for a neighborhood with an existing parking lot that there not be another accessory parking zoned lot be so close or allowed. Ms. DeJohn asked if she is suggesting they revisit the accessory parking zone and if it is adjacent to an existing parking lot not be able to turn it into a parking lot. Ms. Dawson just wants that issue looked at again before they make a change. Camille KIELTY mentioned that there are a few businesses that would be able to take advantage of this change and looks at this as a positive change. Al Schantzen agrees with Ms. Dawson that an accessory parking zone that protrudes too far into a neighborhood would be a negative impact in a neighborhood and this change allows a 1200 ft rule and maybe needs to be revisited before they make that change. Ms. Forester clarified that there are not a lot of parking for our existing businesses and with the buffer requirements it would not be an unattractive lot. Mr. Schantzen brought up the traffic issue on Coco and Areca and if that is allowed on those streets that would be an issue with all the traffic driving through even more than it's an issue now. Ms. Forester wants an opportunity to look at the history of the accessory parking and look at the reasons on how they made those changes before and bring it back to the CRA in the January meeting.

Swale Enclosures and Residential Design Standards

Another topic is enclosing swales and on street parking and this has been the most labor-intensive discussion with County. The proposed change would allow the enclosed swales if a stormwater plan was completed for the entire street. Mr.

Sherman commented on the additional cost and time required to have his homes developed with on-street parking.

Ms. DeJohn went through the proposed residential standards and the point system for new homes. Mike Sherman feels these changes are too soft of requirements and Ms. DeJohn noted staff didn't want to be overdemanding or punitive for homes built on the smaller lots.

Ms. Forester reminded the Board that the proposed changes will need to go through a series of reviews prior to it going to the BCC for review and adoption. Additional changes may be recommended.

Advisory Board Comments: After much discussion, the board recommended no cap on the Density Pool Bonus and not to be bias toward the large developments maybe revisit some of the amounts on the scale and bring back some numbers. Al Schantzen asked when the CRA did the stormwater pond in the triangle did the CRA get any density bonus units for the removal of the residential component in the triangle. Staff does not believe any of that property was residential, so no density was available. Al Schantzen asked if the developer sells the PUD does it stay with the PUD no matter what owner owns it. Ms. Forester said yes, the PUD will stay until they change the PUD to something else.

Public Comments: Commissioner Fiala brought up a concern that she read if any item going before the Hearing Examiner does not need to have a Neighborhood Information Meeting(NIM) and she wanted to see if the CRA staff or the CRA Director could add language that they would always have a NIM when it concerns any changes as proposed. Ms. Summers added that there are certain applications that would need a neighborhood informational meeting depending on the issues raised. The CRA is proposing that some items, such as density bonus pool, it would go directly to the Hearing Examiner, but if there is opposition it could be escalated to the Planning Commission, similar to the current practice. Ms. Forester asked Ms. DeJohn if they put some language that it has to go before the CRA Board for approval and Ms. DeJohn answered yes.

Staff Comments: Ms. Forester talked about focusing on appearance standards rather than prohibiting uses since there really isn't a lot of support for changing uses. Staff anticipates the next presentation and discussion on regulatory changes would be at the January meeting.

V. Adjournment. *Meeting ended at 8:05 pm.*

Chairman Maurice Gutierrez



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Item 6b

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
- March 2, 2021
- April 6, 2021 Joint CRA/MSTU/BCC meeting 9am & 6pm CRA Advisory Meeting tentative
- May 4, 2021-- (Joint Meeting MSTU/CRA)
- 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

ITEM 8a – CRA PROJECT UPDATES – December 2020

1. MINI-TRIANGLE – 5.27 ACRE CATALYST SITE

The closing of the mini-triangle took place on November 13, 2020 (See Naples Daily News Article – Correspondence)



2. DEL'S PROPERTY ACQUISITION

Closing scheduled for November 20, 2020. Notice to vacate by January 19, 2021 issued. Request to demolish the two front structures submitted to Collier County Facilitates.

3. PUBLIC ART PLAN – Scheduled for January 26, 2020 BCC Presentation.

4. 17 AC BOARDWALK

Request for Proposal (RFP) is drafted and submitted to the Procurement Department to review and schedule for advertising. The request is for design services including the boardwalk and other park amenities and evaluate stormwater capacity. 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 – Coasters and Posters were distributed the week of November 23 and will continue through session.

7. LAND USE REGULATIONS – November 12 Special Meeting notes attached. Revision scheduled to be presented at the January 12 Advisory Board meeting. Scope of work is being drafted to expand Johnson Engineering work to include additional work and extend the length of the contract.

Item 8b



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

PROJECT UPDATES

Tami Scott, December 1, 2020

Fire Suppression System- Phase 3:

Fire Suppression Phase 3 has been approved and the contract with Andrews Siteworks, LLC in the amount of \$658,560.00 has been executed. This project included Areca Avenue, Coco Avenue, Basin Street, Canal Street and Captains Cove.

CRA staff has issued a notification to the property owners we anticipate a started date of January 2020. The contract schedule requires a 150-day substantial completion and a 180-day final completion. 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 enhancements or roadway improvement under the Andrewes Sitework contract. CRA staff is working with other County departments to identify what enhancement can be made in the area.

Construction Documents for this project can be found on the CRA website at [www. BayshoreCRA.com](http://www.BayshoreCRA.com)

Thomasson Drive: Phase 1 (November 2020 schedule is attached)

Contract / project status

Time:

November 18, 2020:	Day 197 of 404
Original Contract Time:	335/365
Time Extensions Weather:	1 Day (2 Days Pending 11/9 & 11/11)
Time Extensions Holidays:	7 Days
Time Extensions Other:	31 Days (CO #2)
Allowable Contract Time:	404
Remaining Contract Days:	207
Percent Complete:	48.76%
Original Completion Date:	04/05/2021 05/05/2021
Current Adj. Completion Date:	05/14/2021 06/13/2021
Sched. Substantial Completion Date:	04/01/2021
Sched. Final Completion Date:	05/01/2021

Money:

Original Contract Amount:	\$6,022,618.68
Approved Change Orders:	
CO #01	\$5,591.16
CO #02	\$257,631.16
Current Contract Amount:	\$6,022,618.68
Amount Paid to Date (as of 10/29/20):	\$1,877,403.17
% Paid to Date:	31.17%

CRA Parking Lot:

The Contract has been executed, CRA staff has been in contract with Fort Construction Group of Naples Inc to discuss a start date, once a schedule is established staff will notify the property owners of the project and will issue the contractor a notice to proceed. The contract schedule requires a 150-day substantial completion and a 180-day final completion.

Holiday Decorations / Bayshore Bridge:

Live tree and deck platform have been installed
Holiday lights are scheduled to be installed the week of November 23rd
Holiday bridge baskets and planets scheduled for install the week of December 1, 2020

Hamilton Avenue: Phase 2

Barry Williams- Division Director - Parks & Recreation Michael Cherbini- Project Manager 100% Construction documents have been issues.

The Parks & Recreation department will attend 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 work is underway.

MSTU Landscape Contract:

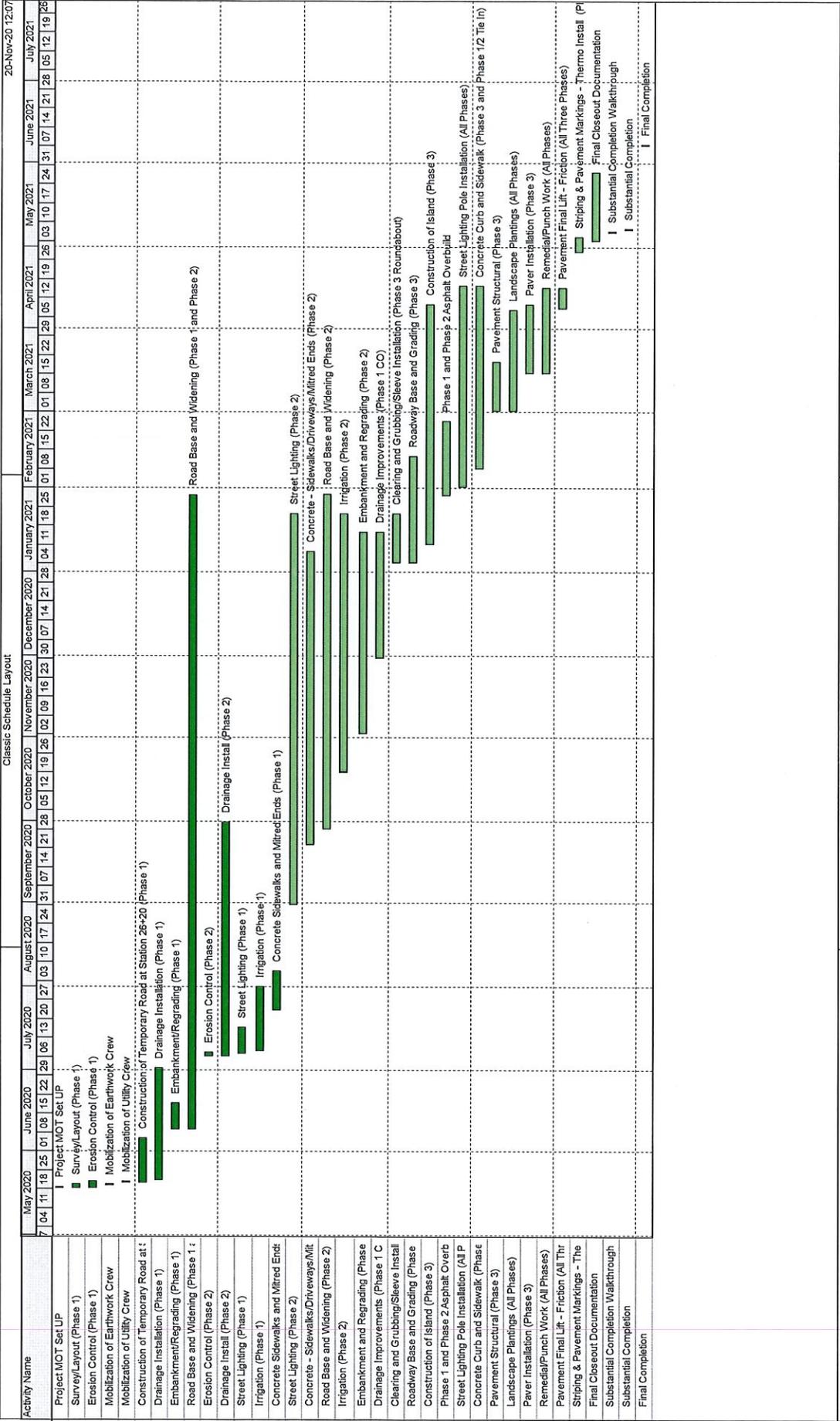
Staff has completed the editing for the new Landscape contract, the contract will now include Thomasson drive, Hamilton Avenue and the community parking lot. The documents are with Collier County procurement department being processed for solicitation.

Bayshore Drive Beautification Renovation /Access Management:

Staff is waiting for the updated access management documents from Trebilcock Solutions, consultant is schedule for the December 1, 2020 meeting for a presentation.

Moorhead Manor:

Staff has completed the draft agreement and exhibits; all information is with the County Attorney's office for review



Item 8c

December 1, 2020
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: PUDA under a final, minor review. GMPA ready for hearing. Hearing Dates TBD.

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.

Sabal Bay PUD Rezone: PL20190002305

Location: South Bayshore Drive

Status: CCPC Hearing held on 11-19-2020.

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 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

Courthouse Shadows SDPA: PL2019002368

Location: 3290 and 3420 Tamiami Trail East, Folio 28750000028; 28750000523; 28750000769

Status: Review Comment letter issues on 10-30-2020. Pending resubmittal from applicants.

This SDPA is for proposed development of 300 units of a multi-family residential community. There will be 5 residential buildings, a clubhouse, detached garages, trash compactor building, maintenance building, a pool amenity area, and an outdoor covered lounge.

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: 3rd Submittal Under Review

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: Review Comment Letter issued on 11-5-2020. Pending resubmittal from applicants. APR approved on 10-28-2020

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.

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.

Trail Professional Center SDP: PL20200001177

Location: 3080 Tamiami Trail East

Status: Review comment letter issued on 11-17-2020. Pending resubmittal from applicants.

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 submittals following pre-application meeting

Project proposes to split current lot into 4 lots.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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: Ready for issuance.

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

11/30/2020

Maintenance Report

Locations	Activity	Description/Issues	Date	Results	Status	completion date
CRA Lot Mowing request for quotes	Out to bid for 2 wks	Maintain all 15 CRA owned properties-	10/1/2020	Lowest bidder DM&I Lawn Services	Contractor onsite to do lawn maintenance	11/12/2020
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 he 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	10/29/2020
Light Pole #60 broke due to accident	reported to insurance and SS to repair	Light pole broke in 3 places had to install new pole	10/28/2020	Make an insurance claim with no police report		
Paver Maintenance Bayshore Drive request for quotes	Out to bid for 2 wks	once contractor in place will walk for trip hazards	10/12/2020	Lowest Bidder SWFL Construction	submitted awaiting PO to proceed	
Tree Limbs obscuring pedestrian crosswalk light	reported to MSTU landscaper if limbs could be cut back	Tree Limbs blocking view of signal for traffic to stop	11/2/2020	cut the limbs	landscaper cut back tree limbs to unblock view of light	11/5/2020
Small Projects Request for quotes	Out to bid for 4 wks	To assist staff with any small projects needed	10/22/2020	Lowest bidder YRY Homes waiting for Insurance requirements and vendor form		

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						828,478.36	47,906.51	876,384.87-
** REVENUE Sub Total	9,111,900.00-	9,111,900.00-	621,999.00-		9,733,899.00-		2,621.88-	9,731,277.12-
* REVENUE - OPERATING Su	6,437,900.00-	6,437,900.00-			6,437,900.00-		2,621.88-	6,435,278.12-
361170 OVERNIGHT INT							215.38-	215.38
361180 INVESTMENT IN	40,000.00-	40,000.00-			40,000.00-		2,406.50-	37,593.50-
364220 SURPLUS LAND	6,397,900.00-	6,397,900.00-			6,397,900.00-			6,397,900.00-
* CONTRIBUTION AND TRANS	2,674,000.00-	2,674,000.00-	621,999.00-		3,295,999.00-			3,295,999.00-
481001 TRANS FRM 001	1,915,000.00-	1,915,000.00-			1,915,000.00-			1,915,000.00-
481111 TRANS FRM 111	433,500.00-	433,500.00-			433,500.00-			433,500.00-
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	74,100.00-	74,100.00-			74,100.00-			74,100.00-
489200 CARRY FORWARD	436,500.00-	436,500.00-			436,500.00-			436,500.00-
489201 CARRY FORWARD			621,999.00-		621,999.00-			621,999.00-
489900 NEG 5% EST RE	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	828,478.36	50,528.39	8,854,892.25
* PERSONAL SERVICE	446,200.00	446,200.00			446,200.00	58,513.00	24,802.33	362,884.67
* OPERATING EXPENSE	406,400.00	406,400.00	21,999.00		428,399.00	169,965.36	25,726.06	232,707.58
631400 ENG FEES	50,000.00	50,000.00			50,000.00	22,278.12		27,721.88
631600 APPRAISAL FEE	7,500.00	7,500.00			7,500.00			7,500.00
634207 IT CAP ALLOCA	2,400.00	2,400.00			2,400.00	2,400.00		
634210 IT OFFICE AUT	13,300.00	13,300.00			13,300.00	13,300.00		
634970 INDIRECT COST	60,500.00	60,500.00			60,500.00	60,500.00		
634980 INTERDEPT PAY	6,000.00	6,000.00			6,000.00		534.00	5,466.00
634999 OTHER CONTRAC	207,100.00	207,100.00	21,999.00		229,099.00	45,091.93	23,495.96	160,511.11
640300 TRAVEL PROF D	6,000.00	6,000.00			6,000.00			6,000.00
641230 TELEPHONE ACC	1,800.00	1,800.00			1,800.00			1,800.00
641700 CELLULAR TELE	1,300.00	1,300.00			1,300.00		153.46	1,146.54
641900 TELEPHONE SYS							1.37	1.37-
641950 POST FREIGHT	1,000.00	1,000.00			1,000.00			1,000.00
643100 ELECTRICITY						552.22	47.78	600.00-
643400 WATER AND SEW						2,200.00		2,200.00-
644620 LEASE EQUIPME	2,000.00	2,000.00			2,000.00	3,411.09	285.75	1,696.84-
645100 INSURANCE GEN	3,300.00	3,300.00			3,300.00	3,300.00		
645260 AUTO INSURANC	500.00	500.00			500.00	500.00		
646180 BUILDING RM I							45.38	45.38-
646360 MAINT OF GROU						15,000.00		15,000.00-
646430 FLEET MAINT I	200.00	200.00			200.00		16.00	184.00
646445 FLEET NON MAI	300.00	300.00			300.00			300.00
647110 PRINTING AND	5,000.00	5,000.00			5,000.00			5,000.00
648170 MARKETING AND	5,000.00	5,000.00			5,000.00			5,000.00
649100 LEGAL ADVERTI	4,500.00	4,500.00			4,500.00	1,334.00	166.00	3,000.00
651110 OFFICE SUPPLI	3,000.00	3,000.00			3,000.00			3,000.00
651210 COPYING CHARG	7,000.00	7,000.00			7,000.00			7,000.00
651910 MINOR OFFICE	1,500.00	1,500.00			1,500.00			1,500.00
651930 MINOR OFFICE	1,500.00	1,500.00			1,500.00			1,500.00
651950 MINOR DATA PR	1,000.00	1,000.00			1,000.00			1,000.00
652210 FOOD OPERATIN	1,000.00	1,000.00			1,000.00			1,000.00
652490 FUEL AND LUB	200.00	200.00			200.00		24.74	175.26
652920 COMPUTER SOFT	3,000.00	3,000.00			3,000.00			3,000.00

Fund 187 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
652990 OTHER OPERATI	2,000.00	2,000.00			2,000.00	98.00	85.62	1,816.38
654110 BOOKS PUB SUB	500.00	500.00			500.00			500.00
654210 DUES AND MEMB	4,000.00	4,000.00			4,000.00		870.00	3,130.00
654360 OTHER TRAININ	4,000.00	4,000.00			4,000.00			4,000.00
* CAPITAL OUTLAY	1,500.00	1,500.00	600,000.00		601,500.00	600,000.00		1,500.00
763100 IMPROVEMENTS			600,000.00		600,000.00	600,000.00		
764900 DATA PROCESSI	1,500.00	1,500.00			1,500.00			1,500.00
* TRANSFERS	7,207,300.00	7,207,300.00			7,207,300.00			7,207,300.00
910010 TRANS TO 001	53,800.00	53,800.00			53,800.00			53,800.00
912870 TRANS TO 287	3,253,000.00	3,253,000.00			3,253,000.00			3,253,000.00
917870 TRANS TO 787	3,200,000.00	3,200,000.00			3,200,000.00			3,200,000.00
921600 ADV/REPAY TO	700,500.00	700,500.00			700,500.00			700,500.00
* RESERVES	1,050,500.00	1,050,500.00			1,050,500.00			1,050,500.00
991000 RESV FOR CONT	85,000.00	85,000.00			85,000.00			85,000.00
993000 RESV FOR CAPI	965,500.00	965,500.00			965,500.00			965,500.00

Fund 787 Bayshore CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 787 BAYSHORE CRA PROJEC						472,772.25	2,102,495.88	2,575,268.13-
** REVENUE Sub Total	3,200,000.00-	3,200,000.00-	2,998,515.53-		6,198,515.53-		678.12-	6,197,837.41-
* REVENUE - OPERATING Su							678.12-	678.12
361170 OVERNIGHT INT							434.96-	434.96
361180 INVESTMENT IN							243.16-	243.16
* CONTRIBUTION AND TRANS	3,200,000.00-	3,200,000.00-	2,998,515.53-		6,198,515.53-			6,198,515.53-
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-
** EXPENSE Sub Total	3,200,000.00	3,200,000.00	2,998,515.53		6,198,515.53	472,772.25	2,103,174.00	3,622,569.28
* OPERATING EXPENSE	100,000.00	100,000.00	133,400.00	200.00	233,600.00			233,600.00
631650 ABSTRACT FEES			7,600.00		7,600.00			7,600.00
631800 ENVIRONMENTAL			25,000.00		25,000.00			25,000.00
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
* CAPITAL OUTLAY	1,400,000.00	1,400,000.00	2,618,000.00		4,018,000.00	472,772.25	2,103,174.00	1,442,053.75
761100 LAND CAPITAL			2,118,000.00		2,118,000.00		2,103,174.00	14,826.00
763100 IMPROVEMENTS	1,400,000.00	1,400,000.00	500,000.00		1,900,000.00	472,772.25		1,427,227.75
* GRANTS AND DEBT SERVIC	200,000.00	200,000.00	247,115.53	200.00-	446,915.53			446,915.53
884200 RESIDENTIAL R	200,000.00	200,000.00	247,115.53	200.00-	446,915.53			446,915.53
* RESERVES	1,500,000.00	1,500,000.00			1,500,000.00			1,500,000.00
993000 RESV FOR CAPI	1,500,000.00	1,500,000.00			1,500,000.00			1,500,000.00

Fund 787 Project 50171 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 PROJEC	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		2,103,174.00	648,426.00
** EXPENSE Sub Total	600,000.00	600,000.00	2,151,600.00	2,751,600.00		2,103,174.00	648,426.00
* 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		2,103,174.00	514,826.00
761100 LAND CAPITAL			2,118,000.00	2,118,000.00		2,103,174.00	14,826.00
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	472,772.25		27,227.75
** EXPENSE Sub Total		500,000.00		500,000.00	472,772.25		27,227.75
* CAPITAL OUTLAY		500,000.00		500,000.00	472,772.25		27,227.75
763100 IMPROVEMENTS		500,000.00		500,000.00	472,772.25		27,227.75

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	250,000.00	250,000.00		250,000.00			250,000.00
763100 IMPROVEMENTS	250,000.00	250,000.00		250,000.00			250,000.00

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEPM20200011519	PM	Closed	10/22/2020	3085 Areca Ave - 71781920001	Various violation concerns- cable Electric issues. Flashing lights electrical issues. Flooding issues- rains the water just lays on ground - no drainage provided.
CEV20200011773	V	Closed	10/30/2020	81732680102 - 2546 STORTER AVE	Truck parked on grass of residential property.
CEV20200011775	V	Closed	10/30/2020	81732480001 - 2742 STORTER AVE	Nissan Murano parked in the ROW
CENA20200011776	NA	Closed	10/30/2020	48170120005 - 2836 BAYVIEW DR	Shopping cart in ROW
CENA20200011863	NA	Closed	11/02/2020	81730760008 - 3668 BAYSHORE DR	Grass & weeds in excess of 18"
CESS20200011866	SS	Closed	11/02/2020	Bayshore Drive median near US 41	Junk Cars snipe sign in the median
CEV20200011872	V	Open	11/03/2020	3339 canal street - 71800000307	2 cars park in front of his house no tags as well as a trailer and boat//AN
CEV20200011911	V	Closed	11/03/2020	77820720001 - 80 LIBERTY LN	Truck parked on the grass and on the ROW
CEV20200011912	V	Closed	11/03/2020	64510440002 - 3025 BARRETT AVE	Blue 4-dr sedan parked on the grass on the ROW.
CELU20200012027	LU	Closed	11/06/2020	Celebration Park - 29830040004 - 2880 BECCA AVE	Food vendor truck parked in the handicapped spot up front.
CELU20200012039	LU	Closed	11/08/2020	7027 Hamilton Ave	Sunday construction.
CEPM20200012049	PM	Open	11/09/2020	71781120005 - 3049 COCO AVE	Blue tarp has been installed on top of driveway
CEAU20200012056	AU	Open	11/09/2020	51692760008 - 2148 JEFFERSON AVE	Neighbor building fence out of pallets. AN
CESS20200012087	SS	Closed	11/10/2020	Bayshore Drive in front of Gulfgate Plaza	Furniture & mattress liquidation snipe sign in the ROW
CEN20200012097	N	Open	11/10/2020	Celebration Food Truck Park, Becca Ave and Bayshore Dr	Excessive noise from the amplified sound at Celebration Food Truck Park
CESD20200012115	SD	Open	11/10/2020	2775, 2781, and 2815 Bayview Dr - Orick Marina	Orick Marine on Bayview has built/installed additional boat lifts without permits.
CENA20200012118	NA	Closed	11/10/2020	61835200001 - 2775 BAYVIEW DR	Abandoned shopping cart in the ROW
CESD20200012161	SD	Open	11/12/2020	2669 Pine Street	Per email from Bayshore CRA: very concerned about the property that appears to be out of compliance at 2663 Pine Street. It looks like 2 duplexes that have been converted into
CESD20200012163	SD	Open	11/12/2020	76210480004 - 2663 PINE ST	Per email from Bayshore CRA: very concerned about the property that appears to be out of compliance at 2663 Pine Street. It looks like a duplex has been converted into 4 units
CELU20200012165	LU	Open	11/12/2020	76210520003 - 2663 PINE ST	Asphalt needs repair. The City of Naples water dept dug through the East driveway of the Jehovah church in order to supply water to new construction across the street. They have
CENA20200012186	NA	Closed	11/13/2020	2991 Van Buren Ave	Abandoned shopping cart in the ROW
CENA20200012189	NA	Closed	11/13/2020	Bayshore Drive & 41 (Gulfgate Plaza)	Abandoned shopping cart in the ROW
CESD20200012224	SD	Open	11/16/2020	Weeks Ave & Bayshore Drive	Built outhouse and no stairs to it uses a ladder. He was out there all day yesterday working.
CEPM20200012244	PM	Open	11/16/2020	61330040009 - 7027 HAMILTON AVE	The place is a pig sty. Caller states the pond is polluted with "mosquito infested throw up". She feels what's in the pond is toxic. She keeps losing homebuyers because of it.
CESD20200012247	SD	Open	11/16/2020	To the left of 2955 Pine Tree Dr - Site Address: 48780120000 - 2925 PINE TREE DR	regatta landing, a development within Windstar. the buildings they are currently working on are #13, #12 and
CENA20200012283	NA	Open	11/16/2020	Vacant lot at the corner of Mangrove & Pine	construction work on Sundays as well as before and after the sun rises and sets
					6 abandoned used tires dumped in the ROW

Bayshore CRA

December 2020

CEV20200012286	V	Open	11/16/2020	48730300003 - 2760 PINE ST	Boat and trailer parked on the grass in the front yard of a residence.
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Laura Layden

Naples Daily News USA TODAY NETWORK – FLORIDA

Dirt will soon start flying on a long-anticipated mixed-use, high-rise development in East Naples. Local developers Jerry Starkey and Fred Pezeshkan have announced they've closed on the land for the upscale project they plan to build in the Bayshore/Gateway Triangle redevelopment area.

The land purchase from Collier County closed on Nov. 13.

The sale of the 5-acre property followed the removal of a cell tower, which held up the closing for more than two years.

The land stretches between Davis Boulevard to the north and U.S. 41 East to the south in an area known as the Gateway Triangle for its pizza-like shape.

The proposed development features a mix of housing, retail and entertainment in up to three towers, each as tall as about 15 stories.

The zoning allows for up to 377 residential units, 228 hotel rooms and a maximum of 200,000 square feet of



A rendering depicts the Metropolitan Naples development. SUBMITTED

commercial uses, which could include restaurants, coffee shops, bars and a movie theater.

In a news release, Starkey said: “We spent the last four years designing a mixed-use community that will favorably impact this area for years to come and look forward to beginning the demolition of the old existing buildings and site work early in the new year.”

The development, dubbed Metropolitan Naples, has been designed as a place to live, work and play.

Whether the development will include a hotel is still up in the air, with the hospitality industry still reeling from the impacts of the coronavirus pandemic on travel and tourism.

“We believe we may indeed have a well-known hotel, but we have to be realistic about that market,” Starkey said in a phone interview. “As the market improves for hospitality, then the likelihood that we will have a hotel will be improved as well.”

Humphreys & Partners Architects, based in Dallas, has been tapped to coordinate the community’s overall design.

Each of the three buildings will have retail and restaurants on the ground floor, which will be designed in such a way as to hide the project’s internal parking garages.

Luxury residences, Class A office space – or space built to the highest standards – and potentially a high-end hotel will be built over the retail shops and restaurants.

In a statement, Pezeshkan said: “Metropolitan Naples is an excellent example of a public-private partnership working to improve Collier County. I have lived in Naples for over 40 years and believe this mixed-use community will indeed stimulate high-quality redevelopment to the east and significantly increase property values, just as the Andres Duany Plan stimulated high-quality redevelopment along Fifth Avenue South over the last 30 years.”

He added: “There is really no limit on success when all the parties work together as has been the case here.”

Development of the triangle property has long been seen as a key to stimulating redevelopment in the larger area along U.S. 41, east of Fifth Avenue South.

Starkey and Pezeshkan won the Collier County Redevelopment Agency’s design competition to create an iconic community that would be transformative and stimulate redevelopment in the rundown area. The longtime developers signed an agreement to purchase the property back in 2016, contingent upon the removal of the cell tower and the award of certain entitlements.

The developers offered the county \$6.4 million for the property during a competitive bid process, and paid \$500,000 to help cover the cost of moving the cell tower.

The duo has already found a development team to build the first tower in the multimillion dollar project, which will include luxury rental apartments, along with one or two upscale restaurants on the first floor. However, they’re not ready to share the details of that agreement just yet.

According to Pezeshkan and Starkey, the apartments will be “a lifestyle offering unavailable in Naples or Southwest Florida,” and they “promise to be a big success.”

Between the two of them, Starkey and Pezeshkan have developed many mixed-use, residential, commercial, hospitality and industrial developments, not only in the Naples area, but throughout Florida and Texas, as well as in several other Northeastern and Mid-Atlantic states.

The two men agree that “nothing is more satisfying than investing and creating something special in one’s own hometown.”

More details about Metropolitan Naples will be shared over the coming months as plans for specific components of the community are finalized. It’s likely that one of the two remaining buildings will be a luxury residential tower, Starkey said. “There has been a tremendous amount of interest because of the proximity to Fifth Avenue downtown and to the beach,” he said. “It’s really a one-of-a-kind location that won’t be replicated elsewhere in town.”

With parking mostly hidden, the project will have a beautiful streetscape, he said.

“There will be a good amount of outdoor open space and public art,” Starkey said.

The site will have to be cleared and roads, utilities and other infrastructure will have to be built before vertical construction can begin. Construction is not expected to begin until the fall of next year.

The land sits next door to a 2-acre property once targeted for a luxury condo- hotel called Trio, which failed.

Another developer has the high-profile site at the corner of U.S. 41 and Davis Boulevard under contract.

However, the multimillion-dollar deal 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 of developer P6NT LLC.

Last month, commissioners voted 4-1 to bring the developer’s request for incentives back for an in-depth discussion at a future meeting, with Penny Taylor casting a firm vote of no.

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

While other commissioners voted to bring Parker’s request for incentives back for a vote, they all did so with reservations – and caution flags.

Parker hopes to be back before county commissioners on Dec. 8 for a vote on the incentives.

“We just want to be treated fairly,” he said.