



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Bayshore Gateway Triangle Community Redevelopment Local Advisory Board
Collier County Community Redevelopment Agency (CRA)
AGENDA

Hybrid Virtual Zoom Meeting
3299 Tamiami Trail E, Naples, FL 34112
February 1, 2022
6:00 PM

Chairman Karen Beatty
, Maurice Gutierrez Steve Main, Michael Sherman,
Al Schantzen, Camille Kielty, Steve Rigsbee, Kathi Kilburn, Vacancy

1. Call to order and Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

4. Approval of Minutes -

- a. January 18, 2022 (Attachment 1)

5. Community / Business Presentations

- a. Collier County Sheriff Department
 - i. Pedestrian Safety
- b. Jacob Winge, President of East Naples Civic Association
- c. Isle of Collier - Phase 17 – Fleischmann Parcel Update – Michael Elgin

6. Reports

- a. Private Development Report-
 - i. Update – PL20210000695 – Temporary Use Permit -Construction/administration. A different application would be needed to allow model home sales center.
 - ii. PL20210002947 Preliminary Lot Layout -Gulfview and Bayshore

7. Old Business

- a. GMP and Land Development Code Changes Review – Laura DeJohn - (Attachment 3)
- b. 17 Acres update – February 8 BCC Meeting
- c. Mural Ordinance Update
- d. Gateway Triangle Linwood Way & Bayside St. Stormwater Improvements (Attachment 4)

3299 Tamiami Trail E, Unit 103, Naples, Florida 34112
Phone: 239-252-8844
www.bayshorecra.com



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e. Ozzlyn Gardens Residential Grant Extension

8. New Business

9. Staff Report

- a. CRA Directors Project Report- (Attachment 5)
- b. Project Manager's Report – (Attachment 6)
- c. Maintenance Report - (Attachment 7)
- d. Financials – (Attachment 8)

10. Other Agencies -

- a. Collier County Code Enforcement

11. Communication and Correspondence-

- a. Tamiami Trail Business Owner Advisory Board Vacancy
- b. Fifth Third Ribbon Cutting Flyer (Attachment 9)

12. Public Comment

13. Staff Comments

14. Advisory Board General Communication

15. Next meeting

- a. March 9, 2022 @ 5:30pm CRA/MSTU Joint Workshop
- b. May 3, 2022 BCC/CRA/MSTU Joint Workshop

16. Adjournment



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January 18, 2022 Meeting Minutes

Attachment 1 - Item 4a

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY
BOARD MINUTES OF THE JANUARY 18, 2022 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:03 p.m.

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Al Schantzen, Kathi Kilburn, Steve Rigsbee, and Karen Beatty. Mike Sherman and Camille Kielty were approved to attend virtually. Steve Main was absent.

CRA Staff Present: Debrah Forester, CRA Director, Tami Scott, Project Manager and Shirley Garcia, Operations Coordinator.

- II. Pledge of Allegiance:** Led by Maurice Gutierrez.

- III. Adoption of Agenda:** Ms. Forester requested that Branding update be added under Old Business, g. and noted the private development report would be moved after old business. Al Schantzen made a motion to accept the agenda as amended, Karen Beatty second. Approved unanimously.

- IV. Approval of Minutes:**

- a. December 7, 2021 Meeting Minutes -Al Schantzen made a motion to approve the minutes as written, Karen Beatty seconded the motion. Approved unanimously.

- V. Community / Business - Presentations**

- a. **Collier County Sheriff's Office:** Ms. Forester noted Sergeant Tuff was unable to attend due to workload but will be in attendance at the February meeting. She provided the panhandling ordinance approved at the January 11th BCC meeting and if the board had any questions, staff will them to the Sheriff's Office to answer at the February meeting. Al Schantzen wanted to thank the Sheriff's Office for putting the speed carts out on North and South Bayshore Drive, he noticed the speed has reduced since they put the carts out. Kathi Kilburn raised concern on the locations of the signs and continued speeding and impacts on pedestrian and bicycle safety. She mentioned a pedestrian/vehicle accident at Bayshore and Lunar. No one was aware of the incident. Staff will check with the Sheriff's office.

- VI. Old Business:**

- a. **Mural Ordinance Update-** Ms. Forester noted based on input from the Planning Commission, revisions are being drafted by staff. Staff will share the updated draft once received from the County Attorney's Office. The item has been continued to the February 17 meeting and then to the BCC in April. Public Art Committee was approved by the BCC. Advertisement for members is waiting for the Art Manager to be hired and the committee would fall under their purview.



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- b. **17 acres update-** Discussion on the future of the 17 acres will be moved to the February 8 BCC meeting, to have the Stantec Contract available for consideration on the same day. Ms. Forester noted the Stantec contract is still going through final review and is anticipated to be placed on the February 8th BCC meeting. Staff anticipates the BCC considering the future of the 17 acres first – two options should we advertise the property for sale or proceed with the Stantec contract. The second item will be to approve or deny the Stantec contract. Maurice Gutierrez and Karen Beatty both commented they will attend that meeting and they hope it will be a time certain so staff could send out an email blast to the Community to attend or support the Stantec contract. Ms. Forester asked if they are directed staff to send out an email blast with the agenda item date and time and Ms. Beatty responded yes.
- c. **Sunbelt Commercial Improvement Grant Extension Request –** Ms. Scott requested an extension to the grant due to unforeseen delays in construction to the project. After some discussion by the board, Maurice Gutierrez made a motion to approve the extension second by Karen Beatty. Approved unanimously.
- d. **Ozzlyn Garden Villas Residential Grant Extension Request-** Ms. Scott requested an extension of the residential grant due to some delays with getting a site development plan approved. There were many questions and concerns by board members due to the Code Enforcement case on the property related to the seawall and they did not feel it was appropriate to extend the grant at this time until the property was in compliance with Code. Al Schantzen made a motion to table the request until the February meeting to give them time to resolve their issue, Maurice Gutierrez second approved unanimously.
- e. **Haldeman Bridge Fence Update-** Ms. Scott updated the board on the quotes she received for repairing the fence under the bridge. The first cost was \$10,000 to install the thick gauge fence but there is no guarantee the homeless living under the bridge will not cut through it again. The second quote is for a more expensive solution at \$30,000. It includes welded vertical and horizontal rods in-bedded into concrete in the water. Staff has requested assistance from Road Maintenance to cost share the improvements. Once a decision is made, staff will return with request for recommendation on moving forward.
- f. **Sabal Shores Lighting update-** Ms. Scott updated the Board on all the poles that were slated for lights with costs associated that the MSTU will be paying for on a monthly basis. Al Schantzen made a motion to approve moving forward, second by Karen Beatty approved unanimously.
- g. **Branding update –** Ms. Forester noted that the start of the branding exercise is January 31. Paradise Advertising will be in town doing a two day trip to tour the area and to meet with the Advisory Board and other key stakeholders. Staff has scheduled the Advisory Board workshop for



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January 31 at 3:30. Several board members have already confirmed attending and she hoped everyone would be available. It will be held in the BCC board room with Zoom option.

VII. Reports:

- a. **Private Development Update-** Ms. DeJohn highlighted a couple of projects starting with St Matthews PUD which is scheduled for the BCC on January 25th, 2022. Brookside Marina rezoning request to rezone to commercial to operate marine type business had a NIMS meeting on and due to the zoom issues they may hold another one so more to come on that, the three Promenade of Naples Boat Yard the only update is another comment letter from staff. Maurice Gutierrez asked if a project has a parking agreement on a property and that property gets sold to another entity, does that go into consideration for County Staff to ask those questions. Ms. DeJohn clarified that compatibility is a factor into all projects. There was a pre app meeting for a project on Arbutus that happened last week. A pre app happened for the Metropolitan of Naples project for an SDP. Courthouse Shadows Apartments request an amendment to site plan, they want to add a pickleball court and Mr. Schantzen is concerned for the residential homes right behind the project because it is so loud so he wants to know if they could add a noise barrier. The next item is the new 239 project on the corner of Bayshore Drive and Areca Avenue, this project will be a Restaurant, Office, Retail and Hotel. Karen Beatty is concerned with a bar on the very top because she knows that a bar will be very loud especially if they have amplified sound with music for all the residential homes behind the project, she was asking if they could have some sort of sound barrier on top for that otherwise she thinks that would be a great project for the area. Gulfview Development mixed use project has submitted for a second pre app meeting because there has been an eagles nest identified in the rear of the property. There has been a preliminary lot layout submitted and the board has asked for the lot layout that was submitted for the next meeting.

VIII. New Business:

- a. **Election of Chair and Vice Chair-** Ms. Forester asked if there was a nomination for Chair and Mr. Rigsbee, made a motion to nominate Karen Beatty for Chair, second by Maurice Gutierrez approved unanimously. Karen Beatty made a motion to nominate Maurice Gutierrez for Vice Chair, second by Kathi Kilburn approved unanimously. Ms. Beatty took over the chairing the meeting.
- b. **FY22 Redevelopment Plan Quarterly Update-** Ms. Forester provided the quarterly update if anyone had any questions. There were minor clarifications noted but no questions by the board.

IX. Staff Report:



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- a. **CRA Directors Report-** Ms. Forester provided the report and noted that Del's building would be demolished soon waiting for the final survey to be completed, the Francis Ave demolition will begin this week. She is working on using a piggyback contract for shuttle service for the area and is checking with Procurement if it meets our requirements since St Pete Beach only received one bid.
- b. **Project Manager Report-** Ms. Scott provided the updates on her list of projects. Ms. Scott provided an update on the CRA parking lot, the gates are going to be installed, the Stormwater project on Becca, Weeks and Pine Bolt Engineering has started with surveying, an Isles of Collier representative will be coming to the next CRA meeting, the Bayshore Beautification MSTU approved spending funds to improve one of the bus stops on Thomasson Drive. The Access Management Study kick-off meeting with staff will be held this week, Linwood Way landscape buffer, City installed the water meter and the contractor has been given notice to start the landscape installation project. Hamilton Ave improvement project will start and there will be no parking along Hamilton Ave during construction, but the concern is people will try and park along Thomasson Drive so signs will be installed to try and prevent it. Ms. Beatty asked if staff will apply for more Fire Suppression Grants and Ms. Scott said staff won't be applying this year since the City of Naples is doing water line improvements along Hamilton Avenue. But staff is hoping to meet with City staff to discuss additional partnerships.
- c. **Maintenance Report:** Ms. Forester provided the current maintenance report.
- d. **Financial Report:** Ms. Forester provided the current financial if anyone had any questions.

X. Other Agency's:

- a. **Collier County Code Enforcement:** Ms. Forester noted the Code enforcement report attached to the agenda packet and introduced John Johnson to answer any questions. George Buonocore asked about a case that has been open for a while now the location is 2559 Manorca Ave and is for having 4 apartments on 2 lots. When the apartments were built it was on 4 lots but has since been split and is now on 2 lots but is not in compliance with the zoning. Ms. Kilburn asked about an abandoned home on Linda Drive on the south side and Mr. Johnson will do a drive by and check on that home. Ms. Kilburn will have a neighbor call in the complaint. She asked about a homeless issue on the vacant lot that sleeps behind the bench inside the hedge at night but is too close to the back of a house, Mr. Johnson will work with the Sheriff's Office to address that issue. Al Schantzen asked about a status of boats being moored on residential lots and were not owned by the owner of the dwelling. One of



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the properties has a rental lease so the boats can be there, the boats were moved from the other properties because they were in violation. Maurice Gutierrez asked about other restaurants that were on the water but do not have a Marina designation, but 360 Market is a restaurant and has a Marina designation and would like to know how that happened and if that is grandfathered in. Ms. Forester noted that staff will look up the overlay and bring the answer back in the February meeting. Mr. Johnson noted that Code Enforcement items can be called into 252-2440 and they will be handled through the system.

XI. Communications and Correspondence:

- a. **Gateway to a New Naples Hotel Article** -Ms. Forester provided the article for the new hotel coming into the tip of the triangle where Trio project was supposed to go.

XII. Public Comments: George Buonocore introduced himself and mentioned the numerous issues in the triangle especially around the stormwater pond and with the homeless breaking into the CRA property. He wanted a solution for the automotive repair shop driving their vehicles and motorcycles around the pond stopped, he requested assistance from the board to install signs around the pond preventing homeless from sleeping, doing drugs and other illegal activities that is going on. He is also asking what the CRA's position is on St. Matts asking to put 50 more beds to put more people out on the streets during the day and night. Ms. Beatty asked if staff could be more proactive in the Gateway Triangle to address some of the concerns Mr. Buonocore has. Ms. Forester noted staff has sent an email to Road Maintenance to install a sign, the demolition of the structure on Francis Ave is in process, and staff requested the Sheriff's Office drive through as often as possible.

XIII. Staff Comments:

XIII. Advisory Board General Communications: Steve Rigsbee had some questions about amplified music permits on the Hookah Lounge and would like to discuss it in an open forum. John Johnson, Code Officer had talked to the owner of the hookah lounge and all the plans for the restaurant will be outdoor seating if that is still the plan. He has not talked to the owner for quite a while. He noted there is an ordinance that they would need to adhere to for any amplified sound. Ms. Beatty recommended having a meeting with Mr. Rigsbee, Code Enforcement and the owner of the Hookah Lounge to address any concerns. Ms. Beatty wanted to know if the lights on the tree in the parking lot were staying up all year. Staff confirmed they were. She also raised an interest in a civic association. Donna Fiala spoke on her involvement in the East



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Naples Civic Association and her covering the Bayshore area. She noted the need to collaborate with other since the East Naples area is split between 3 commissioners there would not be great representation or unity of the district and thinks there should be more unity and collaboration and invited the President of the East Naples Civic Association to provide an overview of that organization. Ms. Forester stated he would be attending the next meeting. Maurice Gutierrez commented on the work the CRA has completed in the triangle over the years.

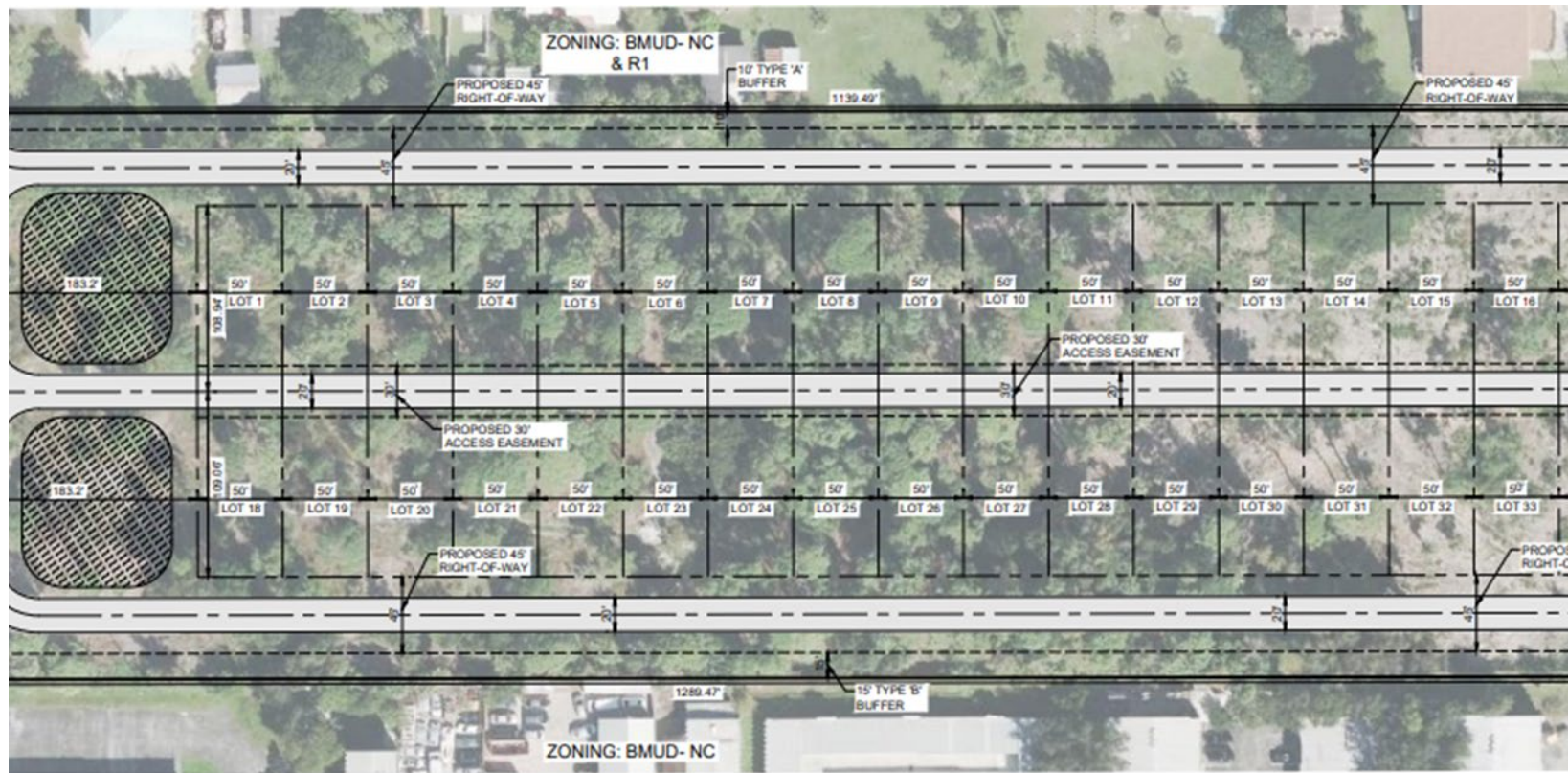
XIV. Next Meeting Date:

- a. February 1, 2022 @ 6pm BCC Board Room
- b. March 9, 2022 Joint MSTU meeting @ 5:30pm BCC Board Room

XV. Adjournment – The meeting adjourned at 8:55 p.m.

Chairwoman, Karen Beatty

PL20210002947 – A plan view of the preliminary lot layout for the 10-acre PPL (Gulfview & Bayshore) is below



Bayshore Gateway Triangle Community Redevelopment Agency

Regulatory Changes

In 2019, the CRA Redevelopment Plan was amended to update the vision and provide a framework to achieve that vision within the BGTCRA area. One of the strategies for implementing the visions include these updates to the LDC/GMP.

Item 16.A.1 – Code of Laws Amendment

- Creates allowance for design of on-street parking and swale enclosures in the BGT Area, subject to Water Management District permitting and approval

Item 17.B. – LDC Amendments

Overview of Regulatory Changes:

- New names for Overlay Zoning Districts: Bayshore Zoning Overlay (BZO) & Gateway Triangle Zoning Overlay (GTZO)
- Prohibits the following future heavy commercial uses in the Bayshore subdistrict
 - Equipment rental and leasing – Industrial trucks, portable toilets (7359)
 - Mobile home dealers (5271)
 - Mini- and self-storage warehousing (4225)
 - Recreational vehicle dealers (5561)
 - Truck rental and leasing, without drivers (7513)
 - Utility trailer and recreational vehicle rental (7519)
 - Boiler cleaning, Boiler repair shops, Cesspool cleaning, Industrial truck repair, Septic tank cleaning service, Sewer cleaning and rodding, Tank and boiler cleaning service, and Tank truck cleaning service. (7699)
 - Bayshore subdistrict: No new outdoor display, sales or storage of manufactured products, raw or finished materials, boats or vehicles on lot less than **30,000 square feet**
- Appearance standards for new outdoor display, sales or storage of manufactured products, raw or finished materials, boats or vehicles (applies to such new uses throughout the BGT area)
- Single-family home architectural standards
 - Point system requiring architectural features
 - Modification to current accessory structure location requirements
- Allow design of on-street parking and swale enclosures, subject to Water Management District permitting and approval (corresponds to Code of Laws)
- Density bonus pool updates
 - Public Realm Improvements required for Bonus Units
 - LDCA requires a companion amendment to the Administrative Code for Land Development.
 - Monetary contribution goes toward CRA's Public Art Fund, CRA Capital Project Fund or County Capital Project Fund - or - an equivalent contribution of physical improvement within the project or dedication of land/easement consistent with CRA Redevelopment Plan, Public Art Pilot Plan, CRA CIP or County CIP

(1 – 4 bonus units): 3% of Engineers Opinion of Probable Cost at SDP or PPL stage

(5 – 9 bonus units): 5%

(10+ bonus units): 5% plus additional 1% for each increment of 10

Note: See Fiscal Impact Statement below

Item 17.C. – GMP Amendment – Density Bonus Pool

- Pool has depleted from 388 units to 122 units
- Amendment allows bonus pool to “replenish” similar to the dedication of units from the Naples Botanical Gardens.
- The transfer of units to the density bonus pool constitutes no change to allowable densities, and no change to the total # units that can be built in the BGT area.
- Creates a Limited program for smaller properties (2 acres or less) to request 1-4 bonus units.
- Establishes that a developer receiving bonus units must provide public realm improvements.
- CCPC voted unanimously to Transmit to DEO on June 17, 2021
- BCC voted unanimously to Transmit to DEO on July 13, 2021
- CCPC voted unanimously to adopt on November 18, 2021

Recap of Meetings Held:

- October 29, 2020. C-4 and C-5 Commercial Property Owners Meeting in relation to proposed changes to the heavy commercial uses
- November 12, 2020. CRA Advisory Board Meeting to review and comment on Draft Regulatory Changes
- January 11, 2021. CRA Advisory Board Meeting to review updated to Drafts per comments from previously held meetings, and to receive direction to move forward with the official review proposed of proposed changes.
- June 15, 2021. DSAC-LDR Subcommittee
- June 17, 2021. CCPC Transmittal
- July 13, 2021. BCC Transmittal for Density Bonus Pool changes
- August 4, 2021. DSAC Recommendation
- November 18, 2021. CCPC Recommendation

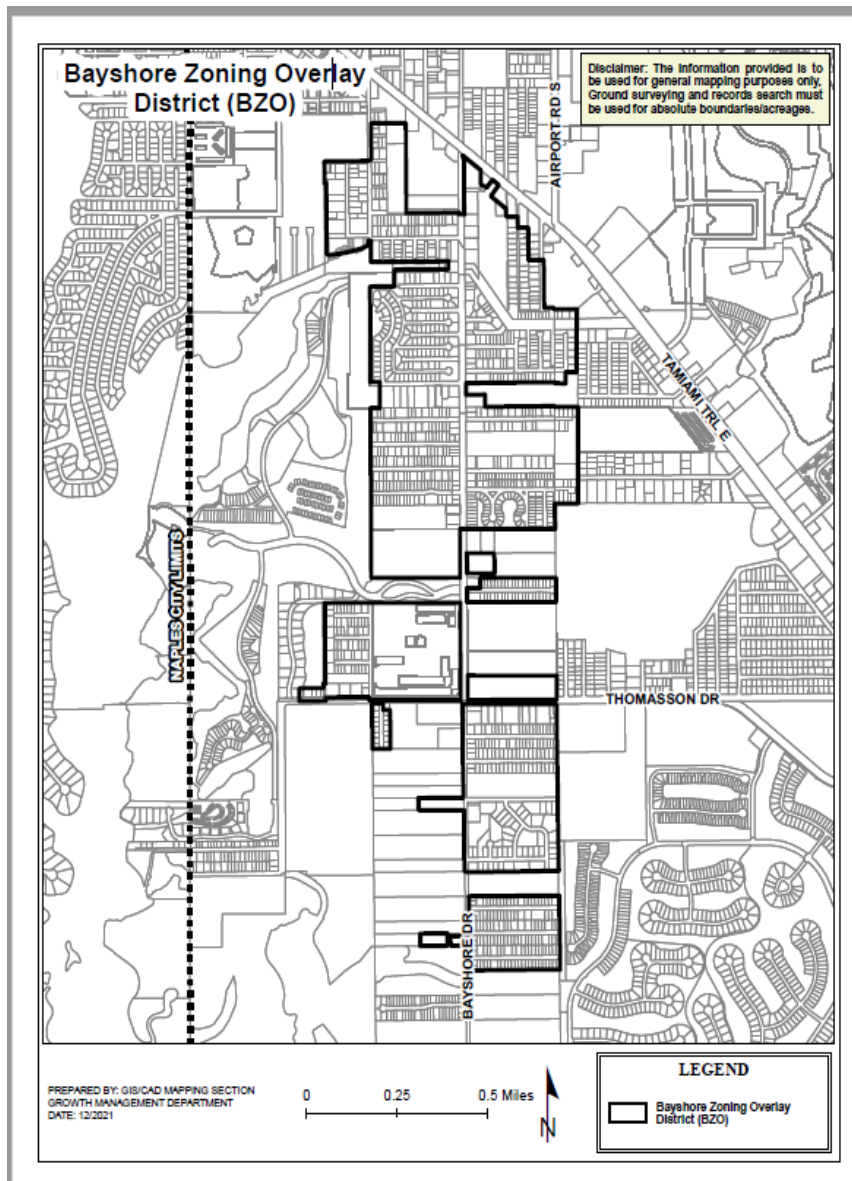
See attached maps identifying the boundaries of the two districts: Bayshore Zoning Overlay (BZO) and the Gateway Triangle Overlay (GTZO)

Fiscal Impact related to density bonus pool is noted below:

FISCAL IMPACT: Based on the total 122 units currently available in the BGTCRA density bonus pool, this program has the potential to generate roughly \$480,000 to \$640,000 of contributed funds toward the CRA's Public Art Fund or Capital Project Fund, or County Capital Project fund for projects within the BGTCRA boundary over the next eight years. In the event that additional density bonus units are added to the pool by Board action, this would translate to an increase in the potential for such contributions.

The funding potential is calculated based on 122 units remaining in the BGTCRA density bonus pool and a maximum allocation of 25 percent of available units, which equates to the greatest potential allocation request currently of 31 bonus units. For reference, the Mattamy Homes RPUD (Ord. 2017-18) was a large scale redevelopment project in the area with Opinion of Probable Cost (OPC) of \$1,996,002. Hypothetically, this project would generate a contribution payment of \$159,680 if 31 bonus units were requested for this project. This contribution is eight percent of the OPC based on the public realm contribution formula of 5% for up to nine bonus units, plus one percent for each additional increment of ten units. For another example, The Springs at Hammock Cove was a greenfield development with OPC of \$4,423,876. At 34 acres, this is a large project; it could be assumed that a smaller scale greenfield development at one-third the size, or 11 acres, would be one-third the probable cost, or \$1,474,625. Hypothetically, a contribution payment of \$117,970 would be required if 31 bonus units were requested for this project. Based on these examples, a potential contribution range is \$120,000 - \$160,000 per allocation of 31 units, which equates to a total of roughly \$480,000 - \$640,000 for all 122 currently available bonus units.

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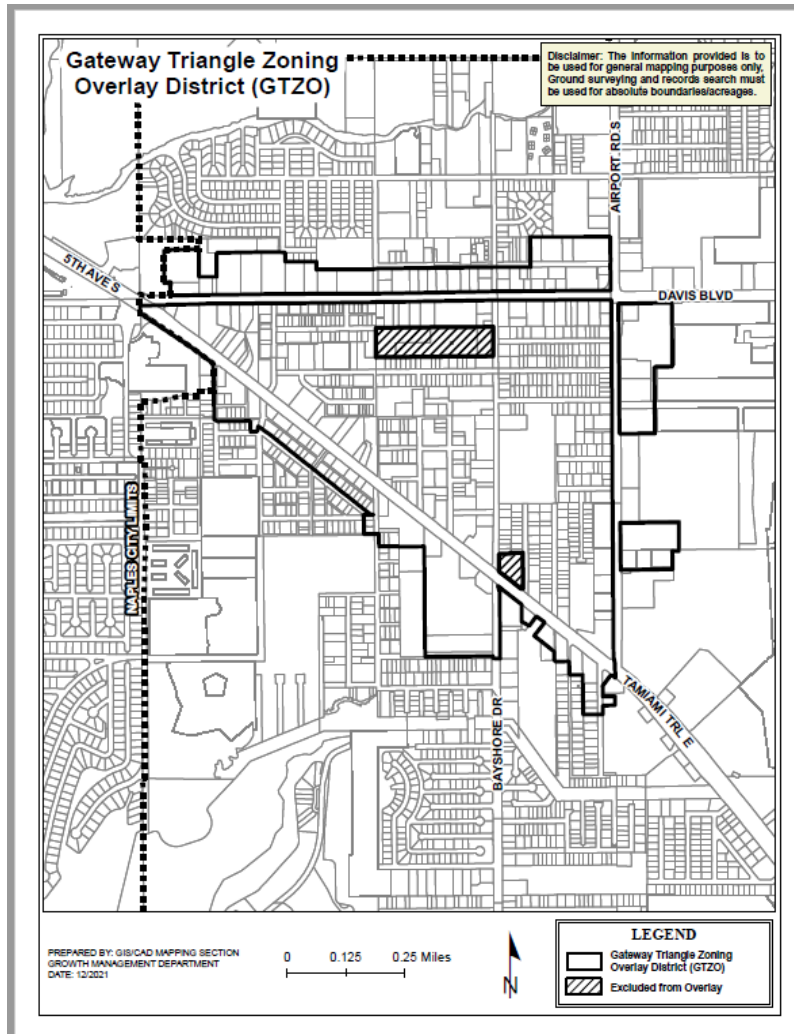


3. Relationship to the Underlying Zoning Classification and the GMP Collier County Growth Management Plan.
 - a. The purpose of the BMUDBZO is to fulfill the goals, objectives and policies of the Collier County Growth Management Plan (GMP), as may be amended. Specifically, the BMUDBZO implements the provisions of section V.F, Bayshore Gateway Triangle Redevelopment Overlay, of the Future Land Use Element FLUE. Portions of the Bayshore Overlay District BZO coincide with Mixed Use Activity Center #16 designated in the Future Land Use Element (FLUE) of the Collier County GMP. Development in the activity center is governed by requirements of the underlying zoning district and the mixed use activity center subdistrict requirements in the FLUE, except for site development standards as stated in LDC section 4.02.16 of the LDC.

DRAFT 12/17/21

2006, including amendments or boundary changes to these PUDs and Provisional Use properties, are not subject to the ~~Gateway Triangle Mixed Use District~~GTZO requirements.

- c. The boundary of the GTZO is delineated on the map below.



3. Relationship to the Underlying Zoning Classification and Collier County Growth Management Plan.

- a. The purpose of the ~~GTMUD~~GTZO is to fulfill the goals, objectives and policies of the ~~Collier County Growth Management Plan (GMP)~~, as may be amended. Specifically, the ~~GTMUD~~GTZO implements the provisions of section V.F, Bayshore Gateway Triangle Redevelopment Overlay, of the Future Land Use Element. Portions of the ~~Gateway Triangle Mixed~~

Project Description and Design Scope of Work

November 29, 2021

CRA Gateway Triangle Linwood Way & Bayside St. Stormwater Improvements**Prepared by Richard Orth, P.G.**

Stormwater Management Section

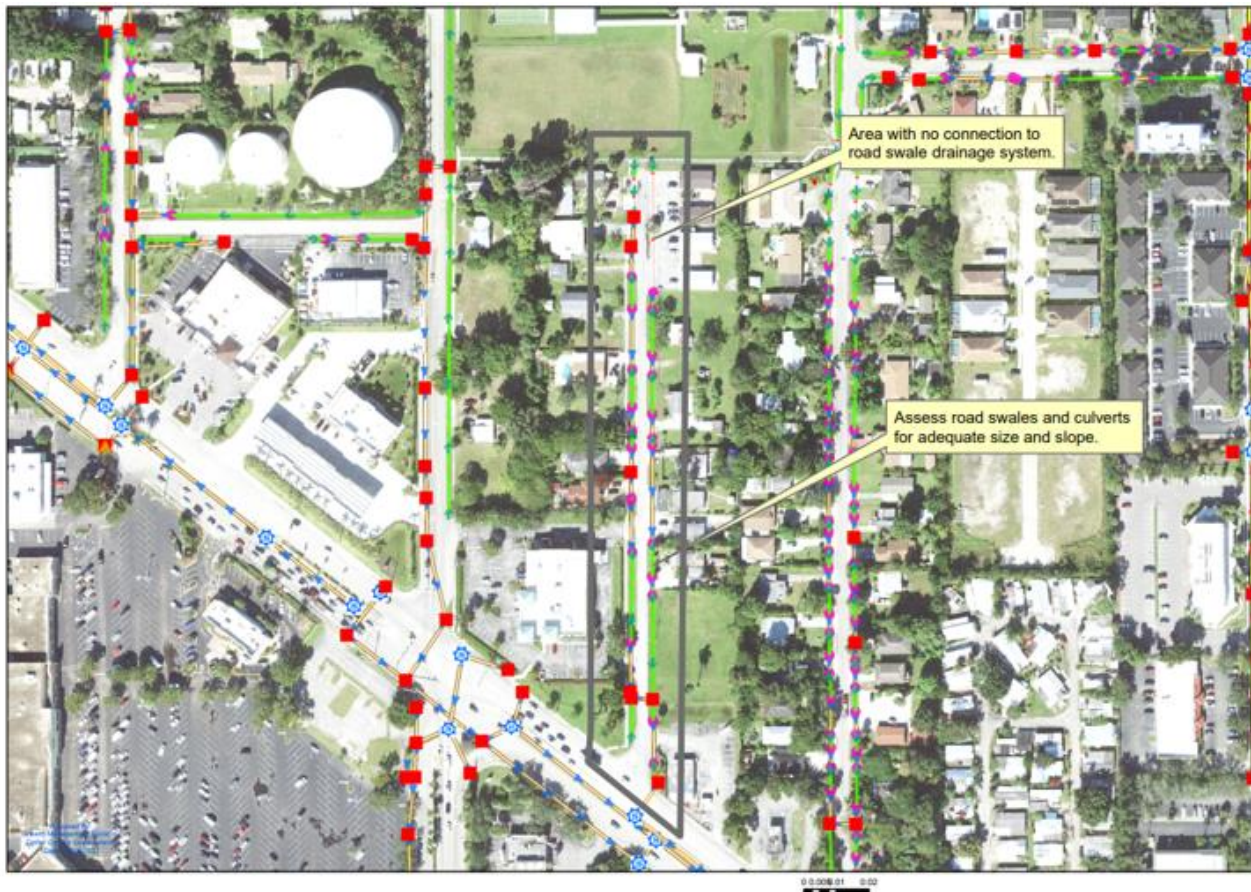
Collier County Growth Management Division

Capital Project Planning, Impact Fees, & Program Management

Collier County Project No. 50203.3

Bayside Street Project Location:

The projects are located within the Gateway Triangle Community Redevelopment Area (GTCRA). The Bayside Street project area is a residential street with a stormwater management swale system within the County right-of-way. This project area is low in elevation with high water table issues and is near coastal tidal waters. The GTCRA Bayside Street project has a drainage basin area of approximately 3.7 acres and outfalls into the US 41 FDOT stormwater management system that flows southeast into the Haldeman Creek and Naples Bay.

CRA Gateway Triangle Bayside St. Stormwater Improvement Area

Linwood Way and Alley Project Location:

The Linwood Way and Alley project area has commercial or industrial buildings and land uses. The underperforming stormwater management system consists of swales, pipes, inlet boxes, roof drains and sheet flow over asphalt within the County right-of-way. This project area is low in elevation with high water table issues and is near coastal tidal waters. The GTCRA Linwood Way & Alley project has a drainage basin area of approximately 6.5 acres and outfalls into the GTCRA treatment pond and is pumped to two (2) different canal outfalls directly connecting to Naples Bay.

CRA Gateway Triangle Linwood Way & Alley Stormwater Improvement Area



Project Description:

The projects are for engineering services (under Contract 18-7432-CE) to complete a detailed stormwater management performance assessment of the project area and provide construction ready design/permitted plans with bidding documents and services along with after-construction project close out services.

Need for Reconstruction:

These project areas were identified in previous stormwater management infrastructure improvement assessments for the CRA Gateway Triangle Area. On November 2nd, 2021 the CRA selected these two (2) prone to flooding project areas to improve the level of service for the stormwater management systems within the GTCRA.

Design Scope Outline:

The County desires a proposal to provide professional engineering services to perform an infrastructure stormwater management site assessment of the proposed work areas; complete the design and permitting; provide construction bidding documents and services; and project close out services/documents; to include at minimum:

Site Assessment:

- Review of previous stormwater infrastructure reports
- Confirmation of project drainage boundaries
- General consultation
- Design survey
- GPR, soft dig(s), field investigation(s) & data gathering

Design and Permitting:

- Existing permits, plans, plats, and other documents
- Coordination with other Infrastructure/Utility Stakeholders
- Design reviews at 30%, 60% and 90%
- Bid and construction documents and costs
- Bidding Services
- Opinion of probable cost

Building/Construction

- Bidding services
- Construction contract administrative Services

Project Close Out

- Record drawings
- Prepare and submit regulatory and project close out documents

Schedule:

Design/Permit 2022

Construction 2022-2023

CRA and County PROJECT UPDATES – February 2022

1. DEL'S PROPERTY ACQUISITION - Closed on November 20, 2020. Survey of property identified some issues. ROW easement was approved by the BCC on 11/9. Final survey work is completed. Request for Proposals to demolish the two structures is scheduled to be advertised early February. Demolition to begin first quarter of 2022 with completion by early summer. Following demolition, highest and best use analysis to be conducted.
2. PUBLIC ART PLAN –Mural ordinance was discussed at CCPC meeting on December 16, 2021. The CCPC requested additional information and examples of other ordinances. It will be continued to February 17. The date for BCC meeting will be scheduled following CCPC discussion, tentatively April 12. Arts and Cultural Manager scheduled to begin mid-February. Advertising of positions to fill Public Art Committee is pending Arts and Cultural Manager's engagement.
3. 17 AC - BOARDWALK – Scheduled for February 8 BCC meeting companion item to overall discussion on the future direction of the 17 Acres.
4. BRANDING - Paradise Advertising and Marketing, Inc. – Site visit held January 31 and February 1. Community Survey to follow
5. BAYSHORE ACCESS MANAGEMENT PLAN – Kick off meeting with consultant and staff held January 10, 2022. Tami Scott will be the project manager. Data collection will be held during February/March
6. COASTERS/SHUTTLE SERVICE – On-demand Service. Requested Procurement to review option to piggyback on St. Pete Beach contract.
7. LAND USE REGULATIONS/BONUS DENSITY AMENDMENT – CCPC recommended approval First BCC hearing first hearing February 8th. Consultant contract extended to March 31, 2021.
8. Francis Avenue lot – purchased for additional stormwater. Notice to proceed start date January 17, 2022. Should be completed in 30 days but the contract does allow for up to 90 days. There is an issue with shortage of truck drivers which are needed to haul the debris.
9. Conservation Collier Cycle 10 Properties – The Bayshore Parcels (Forrest G Amaranth Trust – 71 acres) was reviewed on December 9th by Conservation Collier Land Acquisition Advisory Committee (CCLAAC) and recommended for acquisition. BCC at the January 25th voted to move forward with acquisition process for this parcel as well as other parcels on the "A" list.
10. Linwood Sidewalk – Safe Routes to School Project – PE – 2022/2023 and Construction 2024/2025

Attachment 5-Item 9a

FPN : 4465501 Project/Location : SHADOWLAWN ELEMENTARY - SRTS

Desc: SIDEWALK

Project Length : 0.510 Begin Mile Post : 0.000 End Mile Post: 0.510

Comments :

Phase	Fund	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026
CST	SR2T	\$0	\$0	\$0	\$771,516	\$0
PE	SR2T	\$0	\$90,943	\$0	\$0	\$0
Project Total:		\$0	\$90,943	\$0	\$771,516	\$0

11. Peters Avenue – five-foot sidewalk from Collee Court to US41. \$389,000 CDBG grant awarded and managed by Transportation Planning department. The sidewalk will be placed on the residential side of the street. Construction contract approved in November. Pre-construction meeting is December 3. Anticipate Notice to Proceed in January 2022. Completion anticipated April 2022. Laurie Beard (GMD) is project manager
12. Pine Street – FDOT Funded Becca to US41 – PE 2022/2023. Construction 2024/2025. Will coordinate with stormwater study.
13. Commercial Drive Stormwater Improvements – Off-site improvements will be completed by mini-triangle developer. Improvements have been designed and permitted. The project will replace a 15-inch diameter drainage pipe across Commercial Drive with a 30-inch drainage pipe to improve stormwater conveyance to the Gateway Triangle stormwater management pond. The project will install a 36-inch connection pipe in the alley just west of commercial Drive to improve stormwater management connections which will help reduce flooding in this alley.
14. April 13, 2021 BCC approved construction contract for the East Naples Community Park Welcome Center," to Curran Young Construction, LLC, in the amount of \$2,965,622.28. Construction underway. Opening scheduled for April.



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PROJECT UPDATES Tami Scott February 02, 2022

CRA Parking Lot:

Staff is working on additional items, bench signage for Jean Harvey, planting, entry gates, site signage.

Bayshore Bridge:

On December 15 road maintenance cleaned up the area under the bridge, removed all the clothing, mattresses, food and temporarily fixed the gate. Staff is working on an estimate to repair and replace the fencing under the bridge. To repair and replace in kind which includes fastening sections of chain-link to new post set in concrete is approximately \$10,000. To repair and replace the sections of chain-link with new horizontal bars welded to new post set in concrete is approximately \$30,000. Road Maintenance has agreed to cost share on the fencing, CRA /MSTU staff will put together a scope of work to go out to bid.

CBIG Grant for Southern Region Development / Sunbelt on Davis:

Construction is taking longer than expected, the board approved at the January meeting an extension. Staff will put together the necessary paperwork for review and approval.

SIG Grant for Ozlyn Garden Villas Condominium:

Site approvals have taken longer than expected, Staff was directed to verify the projects code compliance prior to granting an extension. Staff will contact code enforcement for an update.

MSTU Landscape Contract:

New landscape contractor A & M Property Maintenance, LLC. Has been focusing on irrigation repairs to date we have spent and additional \$4, 500 to get the system up and running properly. Staff has scheduled monthly walk thru meetings with A & M Property Maintenance, LLC for the first Wednesday of each month.

Stormwater:

Two projects underway

- 1- Becca, Weeks, and Pine – Notice to proceed has been issued to Bolt Engineering of Cape Coral, Florida 33904 (Progress report attached)
2. Gateway Triangle- Q. Grady Minor was selected for as the engineer of record, draft a scope of work presented to CRA Advisory Board 02.01. 22

South Bayshore:

Isles of Collier is working on an entrance off Bayshore. Substantial amount of truck traffic, Staff is looking into the SDP to verify what was approved in terms of construction activity and hours of operation.

Sabal Shores street lighting:

The boards approved the Proposed plan and cost for the new street lighting in Sabal shores neighborhood. CRA/MSTU Staff is working with Eric Culling, FPL Sr. Representative to receive a contract that will be reviewed and approved by the county attorney's office. From date of the signed agreement lights should be installed 16 weeks after.

Bus stop on Thomasson drive:

Staff is working with the transportation department to modify two bus stop number 134 on Thomasson / Lombardy drive. The Board has agreed to move forward with the partnership.

Linwood Way:

PO has been opened; City of Naples has installed the water meeting, Notice to Proceed has been issued to the DMI Contractor on December 31, 2021.

Hamilton Avenue:

- Construction has started NTP was issued to Haskins Inc. will be issued on January 10, 2022.
- CEI contract has been approved with Johnson Engineering, Naples Florida.
- Bi-weekly meetings have started, Wednesday at 10:00 am.
- City of Naples has scheduled a waterline upgrade project on Hamilton Avenue. Planned start date is January 4, 2022.
- Project Manager assigned to the project is Olivier Sureau Collier County Facilities.
Olivier.sureau@colliercountyfl.gov
- Danford Street is NOT part of this project and is still in design.

FDOT Project:

US41 F DOT Safety Improvement Project – Construction start date is December 6, 2021. There are 300 calendar days of contract time. 7 existing light decorative poles are called out be removed as well as the “porkchop” at the corner of Bayshore and US41.

1/31/2022

Maintenance Report

Attachment 7-Item 9c

Locations	Activity	Description/Issues	Date	Results	Status	completion date
Light Pole #35 due to accident	Tami got the insurance and driver information	Completely knocked down pole need to use replacements from Thomasson Drive project	4/12/2021	Filed claim	waiting for reimbursement from insurance	
Fence under Haldeman Creek Bridge needs repair	John Johnson working with Road Maintenance with CRA partnership	Homeless continuing to cut fence	5/1/2021	CRA Staff putting costs together for CRA	Staff requesting additional quotes for Welded Fence	
Light Pole #50 due to accident	reported from Traffic Ops Pole knocked down	the light pole was destroyed Traffic Ops removed all debris	9/3/2021	New light installed by Southern Signal 9/23	Waiting for reimbursement	
Light Pole 31	Reported from Community Member and Road Maintenance	Light Pole damaged Lunar/Bayshore Dr in front of Golf Cart Business	1/26/2022	Will submit claim and made request for repair		
In front of Labor Finders Bench/Trash can and Foxtail crush by Auto Accident	Need to get trash can and bench ordered and foxtail purchased and pay for MSTU Landscaper to install	Fox Tail, Trash can and Bench at bus stop crushed	10/19/2021	Filing claim for reimbursement	Putting all documents needed to get all reimbursements	
Outside entrance of Windstar	Need to file insurance claim and have contractor replace top of light	Top of Light Pole crashed	10/1/2021	Filing claim for reimbursement minus the deductible	assembling back up for reimbursement claim	
All Bayshore Drive with Pavers	Safety check for trip hazards on Bayshore Dr	found 12 areas with trip potential scheduled repairs	1/14/2022	Paver Repair contractor will repair week of 2/1		

Fund 187 Bayshore/Gateway Triangle

Attachment 8- Item 9d

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						868,946.79	1,762,135.71-	893,188.92
** REVENUE Sub Total	2,867,800.00-	3,487,823.50-			3,487,823.50-		2,837,579.41-	650,244.09-
* REVENUE - OPERATING Su	20,000.00-	20,000.00-			20,000.00-		6,129.41-	13,870.59-
361170 OVERNIGHT INTEREST							461.26-	461.26
361180 INVESTMENT IN	20,000.00-	20,000.00-			20,000.00-		6,129.41-	13,870.59-
* CONTRIBUTION AND TRANS	2,847,800.00-	3,467,823.50-			3,467,823.50-		2,831,450.00-	636,373.50-
481001 TRANS FRM 001	2,188,000.00-	2,188,000.00-			2,188,000.00-		2,188,000.00-	
481111 TRANS FRM 111	495,300.00-	495,300.00-			495,300.00-		495,300.00-	
481163 TRANS FRM 163	125,500.00-	125,500.00-			125,500.00-		62,750.00-	62,750.00-
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-	
482160 ADV/REPAY FRM 160	554,600.00-	554,600.00-			554,600.00-			554,600.00-
489200 CARRY FORWARD	600,000.00	600,000.00			600,000.00			600,000.00
489201 CARRY FORWARD		620,023.50-			620,023.50-			620,023.50-
489900 NEG 5% EST RE	1,000.00	1,000.00			1,000.00			1,000.00
** EXPENSE Sub Total	2,860,200.00	2,860,200.00	600,000.00		1,669,523.50	868,946.79	1,075,904.96	702,923.79-
* PERSONAL SERVICE	446,200.00	446,200.00			453,800.00	43,969.50	93,686.85	316,143.65
* OPERATING EXPENSE	543,100.00	543,100.00			561,923.50	224,977.29	69,868.11	268,278.10
631400 ENG FEES	50,000.00	50,000.00			55,267.00	50.00	5,217.00	50,000.00
631600 APPRAISAL FEE	7,500.00	7,500.00			7,500.00			7,500.00
634207 IT CAP ALLOCA	9,400.00	9,400.00			9,400.00	7,050.00	2,350.00	
634210 IT OFFICE AUT	15,700.00	15,700.00			15,700.00	11,775.00	3,925.00	
634970 INDIRECT COST	67,000.00	67,000.00			67,000.00	67,000.00		
634980 INTERDEPT PAY	20,000.00	20,000.00			31,000.00	11,000.00		20,000.00
634990 LANDSCAPE INCIDEN	25,000.00	25,000.00			25,000.00			25,000.00
634999 OTHER CONTRAC	200,000.00	200,000.00			203,756.50	97,319.95	29,503.54	76,933.01
639967 TEMPORARY LABOR	45,000.00	45,000.00			45,000.00			45,000.00
640300 TRAVEL PROF D	8,000.00	8,000.00			8,000.00		1,805.06	6,194.94
641230 TELEPHONE ACC	1,800.00	1,800.00			1,800.00			1,800.00
Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available

641700 CELLULAR TELE	1,500.00	1,500.00		1,500.00		183.22	1,316.78
641900 TELEPHONE SYSTEM						0.66	0.66-
641950 POST FREIGHT	300.00	300.00		300.00		93.37	206.63
641951 POSTAGE	1,200.00	1,200.00					1,200.00
643100 ELECTRICITY	2,000.00	2,000.00		2,000.00	2,098.98	861.02	960.00-
643400 WATER AND SEW	5,000.00	5,000.00		5,000.00	3,441.19	2,577.81	1,019.00-
644620 LEASE EQUIPME	2,000.00	2,000.00		2,000.00	2,110.37	1,089.63	1,200.00-
645100 INSURANCE GEN	2,800.00	2,800.00		2,800.00	2,100.00	700.00	
645260 AUTO INSURANC	500.00	500.00		500.00	375.00	125.00	
646180 BUILDING RM ISF						841.50	841.50-
646311 SPRINKLER SYSTEM	200.00	200.00		200.00			200.00
646360 MAINT OF GROU	30,000.00	30,000.00		30,000.00	20,656.80	14,343.20	5,000.00-
646430 FLEET MAINT ISF						48.00	48.00-
646440 FLEET MAINT PARTS						22.83	22.83-
646445 FLEET NON MAI	100.00	100.00		100.00			100.00
647110 PRINTING AND	5,000.00	5,000.00		5,000.00			5,000.00
648160 OTHER ADS	300.00	300.00		300.00			300.00
648170 MARKETING AND	5,000.00	5,000.00		5,000.00			5,000.00
648174 REGISTRATION FEES						955.00	955.00-
649030 CLERKS RECORD	2,500.00	2,500.00		2,500.00			2,500.00
649100 LEGAL ADVERTI	4,500.00	4,500.00		4,500.00			4,500.00
649990 OTHER MISCELLAN	500.00	500.00		500.00			500.00
651110 OFFICE SUPPLI	3,000.00	3,000.00		3,000.00		354.86	2,645.14
651210 COPYING CHARG	5,000.00	5,000.00		5,000.00			5,000.00
651910 MINOR OFFICE E	1,500.00	1,500.00		1,500.00			1,500.00
651930 MINOR OFFICE F	1,500.00	1,500.00		1,500.00			1,500.00
651950 MINOR DATA PR	3,500.00	3,500.00		3,500.00			3,500.00
652210 FOOD OPERATIN	1,000.00	1,000.00		1,000.00			1,000.00
652490 FUEL AND LUB	300.00	300.00		300.00		185.07	114.93
652920 COMPUTER SOFT	3,000.00	3,000.00		3,000.00			3,000.00
652990 OTHER OPERATI	3,000.00	3,000.00		3,000.00		1,889.34	1,110.66
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		2,557.00	1,443.00
654360 OTHER TRAININ	4,000.00	4,000.00		4,000.00		240.00	3,760.00
* CAPITAL OUTLAY			600,000.00	600,000.00	600,000.00		
763100 IMPROVEMENTS			600,000.00	600,000.00	600,000.00		

* TRANSFERS	1,770,900.00	1,770,900.00			53,800.00		912,350.00	858,550.00
910010 TRANS TO 001	53,800.00	53,800.00			53,800.00		53,800.00	
917870 TRANS TO 001 GEN	1,717,100.00	1,717,100.00					858,550.00	858,550.00
Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
* RESERVES	100,000.00	100,000.00						100,000.00
991000 RESV FOR CONT	100,000.00	100,000.00						100,000.00

Fund 787 Bayshore CRA Projects

[illegible]

Fund 787 Project 50197 Residential Grants

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendment	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/ CI								
*** 50197 BAYSHORE CRA PROJEC	55,000.00	55,000.00	#REF!		218,781.24	#REF!	6,356.46	212,424.78
** EXPENSE Sub Total	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
* OPERATING EXPENSE	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
* GRANTS AND DEBT SERVIC	55,000.00	55,000.00			218,781.24		6,356.46	212,424.78
884200 RESIDENTIAL R	55,000.00	55,000.00			218,781.24		6,356.46	212,424.78

Fund 787 Project 50198 Commercial Grants

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendment	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/ CI								
*** 50198 BAYSHORE CRA PROJEC	200,000.00	200,000.00	#REF!	#REF!	365,095.53	#REF!		365,095.53
** EXPENSE Sub Total	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
* OPERATING EXPENSE	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
* GRANTS AND DEBT SERVIC	200,000.00	200,000.00			365,095.53			365,095.53
884200 RESIDENTIAL R	200,000.00	200,000.00			365,095.53			365,095.53

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	350,000.00	350,000.00	1,781,005.00	319,892.00	1,615.00	1,449,528.00
** EXPENSE Sub Total	350,000.00	350,000.00	1,387,380.00			1,387,380.00
* CAPITAL OUTLAY	350,000.00	350,000.00	1,387,380.00			1,387,380.00
634980 INTERDEPT PAYMENT					1,615.00	1,615.00-
634999 OTHER CONTRACTUAL			393,625.00	305,000.20	24,861.80	63,763.00
761100 LAND CAPITAL OUTL						
763100 IMPROVEMENTS	350,000.00	350,000.00	1,387,380.00			1,387,380.00

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	150,000.00	150,000.00	700,000.00			700,000.00
** EXPENSE Sub Total	150,000.00	150,000.00	350,000.00			350,000.00
* CAPITAL OUTLAY	150,000.00	150,000.00	350,000.00			350,000.00
634999 OTHER CONTRACTUAL			350000.00			350,000.00
763100 IMPROVEMENTS	150,000.00	150,000.00	350,000.00			350,000.00

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	185,500.00	185,500.00		773,025.95	1,117.95	9,238.00	762,670.00
** EXPENSE Sub Total	185,500.00	185,500.00		773,025.95	1,117.95	9,238.00	762,670.00
* OPERATING EXPENSE				87,546.45	1,117.95	9,238.00	77,190.50
631650 ABSTRACT FEES				7,562.50			7,562.50
631800 ENVIRONMENTAL				25,000.00			25,000.00
634980 INTERDEPT PAYMENT							
639990 OTHER CONTRAC				53,983.95	1,117.95	9,211.00	43,655.00
649030 CLERKS RECORD				1,000.00		27.00	973.00
* CAPITAL OUTLAY	185,500.00	185,500.00		685,479.50			685,479.50
761100 LAND CAPITAL							
763100 IMPROVEMENTS	185,500.00	185,500.00		685,479.50			685,479.50

Fund 787 Project 50207 Bayshore Parking Lot

Fund / Comm Item	BCC Adopt Budget	CarryF Amendme	Amendment	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/ CI							
*** 50207 BAYSHORE CRA PROJEC				66,100.96	40,600.00	11,414.65	14,086.31

**	EXPENSE Sub Total				66,100.96	40,600.00	11,414.65	14,086.31
*	CAPITAL OUTLAY				66,100.96	40,600.00	11,414.65	14,086.31
	763100 IMPROVEMENTS				66,100.96	40,600.00	11,414.65	14,086.31

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	300,000.00	300,000.00		2,348,000.00		391.00	2,347,609.00
** EXPENSE Sub Total	300,000.00	300,000.00		2,348,000.00			2,348,000.00
* OPERATING EXPENSE				698,000.00			698,000.00
634980 INTERDEPT PAYMENT						391.00	391.00-
639999 OTHER CONTRAC				698,000.00			698,000.00
* CAPITAL OUTLAY	300,000.00	300,000.00		1,650,000.00			1,650,000.00
763100 IMPROVEMENTS	300,000.00	300,000.00		1,650,000.00			1,650,000.00

You're invited

Please join us for a special
**VIP Open House and Ribbon
Cutting** at our new
Gulfgate Plaza Banking Center

Thursday, February 3, 2022

10:30 a.m. - 11:30 a.m.

Ribbon Cutting Ceremony: 11:00 a.m.

Fifth Third Gulfgate Plaza Banking Center
2898 E Tamiami Trail
Naples, FL 34112

Please RSVP to Ruben Perales before January 27, 2022 by calling
239-330-3007 or emailing ruben.perales@53.com.

Stop by and say hello.



FIFTH THIRD BANK

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