

Annual Report 2020



Creativity in Bloom

Bayshore Gateway Triangle CRA Bayshore Beautification MSTU
Haldeman Creek MSTU





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Vision

Promote quality of life and economic vitality with a mixed-income, urban, multi-modal community that welcomes visitors, cultivates the area's artistic and cultural identity, uplifts unique local destinations, and finds balance with the natural environment.

CRA Community Redevelopment Agency

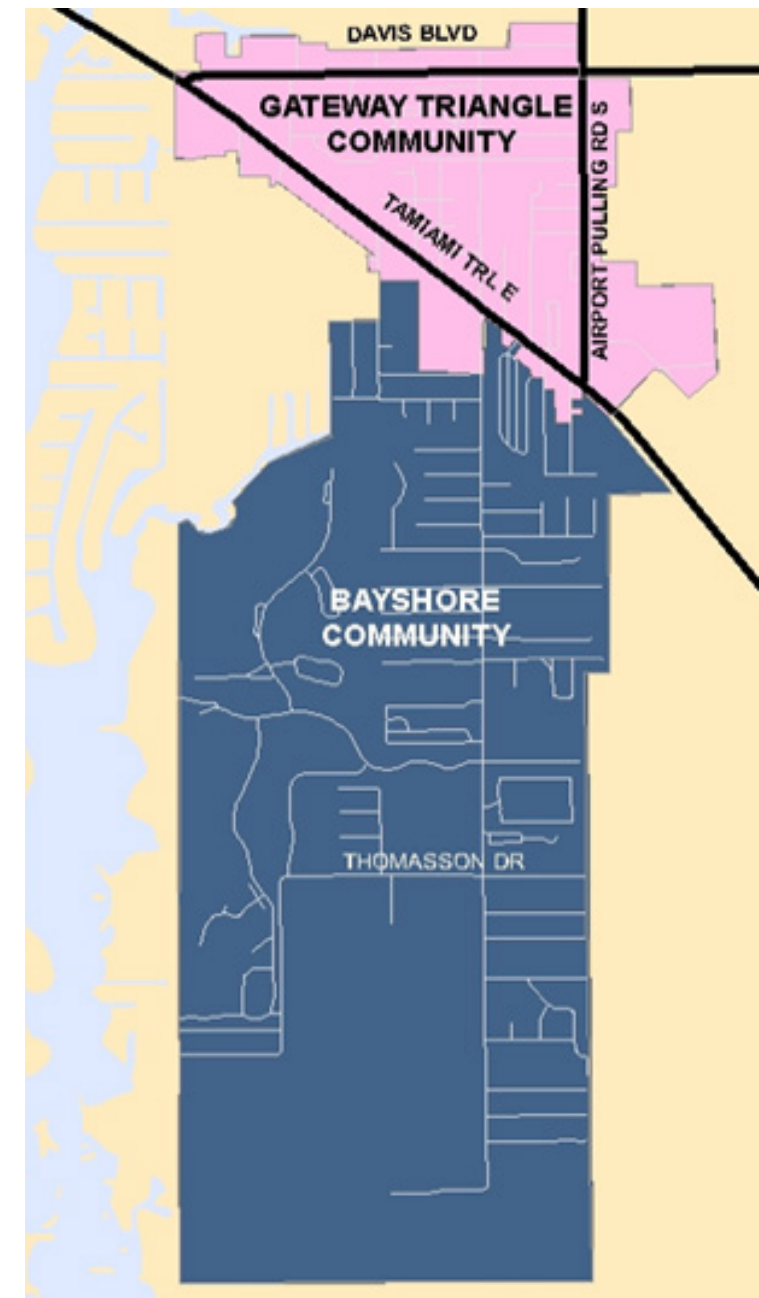
The Collier County Community Redevelopment Agency was created by the Collier County Board of County Commissioners on March 14, 2000 by Resolution 2000-82. The Agency has two redevelopment areas: The Bayshore/Gateway Triangle Community Redevelopment Area (BGTCRA) and Immokalee Community Redevelopment Area.

The BGTCRA is comprised of approximately 1,800 acres with a wide range of residential and commercial properties. Funding for the CRA comes from Tax Increment Financing (TIF).

The Redevelopment Trust Fund was established in 2000, which set the tax base at \$288,081,106. The January 2020 assessed real property tax value was reported to be \$768,618,341. The related tax increment value for 2020 budget was \$480,537,235. Tax Increment budgeted in 2020 was \$1,995,700. The incremental increase is annually allocated to the Trust Fund and used to implement the Redevelopment Plan and does not result in any additional tax to the property owners.

Since the adoption of the 2000 Redevelopment Plan, much has changed within the redevelopment area including: Bayshore Drive streetscape improvements, pedestrian pathways, crime reduction, demolition of substandard housing, new residential development, increased commercial activity, façade improvements and the opening of the Naples Botanical Gardens.

In 2019, the Board of County Commissioners approved the first amendment to the Redevelopment Plan, setting the vision and implementation plan for the next ten years.



For more information, please visit our website at:
www.bayshorecra.com or call 239-252-8844

MSTU

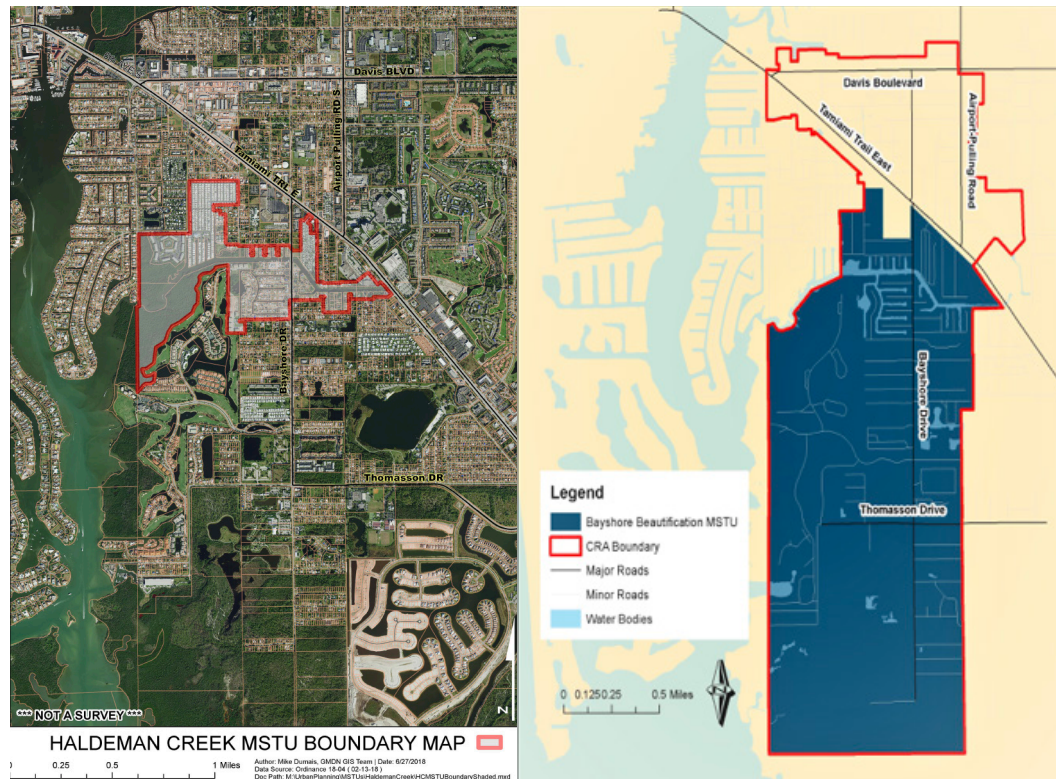
Municipal Service Taxing Unit

To improve the coordination and efficiency of project management the BGTCRA took over the management of the two MSTUs located within the BGTCRA - Bayshore Beautification MSTU and the Haldeman Creek Dredging MSTU.

A Municipal Service Taxing Unit is a special funding mechanism supported by the property owners within the unit's boundaries. A special tax assessment is levied to make improvements and provide additional services to the district based on the criteria outlined in the enabling ordinance adopted by the Board of County Commissioners.

The Bayshore Beautification MSTU's mission is the beautification and maintenance of the public right-of-way within its defined boundaries. MSTU's are funded through a millage rate set by the MSTU's enabling Ordinance and adopted by the Board of County Commissioner's each year. The Bayshore Beautification MSTU rate has remained constant over the past 5 years and is currently at 2.3604.

The Haldeman MSTU is charged with the maintenance and future dredging of Haldeman Creek. The Haldeman Creek MSTU millage rate has remained constant over the past three years and is currently at 1.000.



Advisory Boards: The Board of County Commissioners appoints community members to serve on local advisory boards to provide recommendations on annual budget and project implementation for each special district. The Local Redevelopment Area Advisory Board was established in 2000 to provide recommendations to implement the CRA Plan. MSTU Advisory Boards were established in conjunction with the establishment of the districts.

Collier County

Board of County Commissioners

On March 14, 2000 the Board of County Commissioners adopted Resolution 2000-83 declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency. In November 2020, Commissioner Faila, retired after 20 years of service to the Community and serving as co-chair of the CRA. Rick LoCostro, won the election to serve District 1 and was sworn in on December 8, 2020. Commissioner Taylor and Commissioner McDaniel now serve as co-chairs for the Community Redevelopment Agency.



Rick LoCastro
District 1



Andy Solis
District 2



Burt Saunders
District 3



Penny Taylor,
District 4,
BCC Chair & CRA
Board Co-Chair



William L. McDaniel, Jr.
District 5
BCC Vice-Chairman &
CRA Board Co-Chair

Collier County Community Redevelopment Agency Executive Board

There is no need to repeat the statistics for the challenges we have all faced due to the emergence of the COVID-19 virus. But we continue to move forward as we cross the threshold of the next phase of vaccines and economic recovery.

The Bayshore Gateway Triangle Community Redevelopment Area (BGTCRA) has proven to be resilient as you will see from the following highlights from 2020. Know that our community is not only a developing community, but a community that cares:

Three60 Market

On May 14, 2020, Three60 Market reopened with a \$5.00 lunch menu and a \$10.00 take home dinner from Thursday through Sunday. On May 22, 2020, Three60 Market launched a \$500,000 fundraiser to provide 50,000 hot and healthy meals campaign to first responders and social service providers. This successful campaign has not stopped, despite the fact that Three60 Market is open for regular business.

Naples Botanical Garden

Reopening in May, the Naples Botanical Garden also provided the food pantry, Brighter Bites, a location for food distribution during the summer months. In a four-week period Brighter Bites provided 50,000 pounds of fresh produce and perishables to the needy. In the fall of 2020, Brighter Bites returned to their usual school distribution sites. In December 2020, Naples Botanical Garden partnered with Our Daily Bread Mobile Food Pantry providing a small area of their parking lot for the pantry and assisting with promotions and logistics.

Mini Triangle

The sale of 5.27 acres was completed on November 13, 2020, when Metropolitan Naples and Naples Triangle Development finalized the \$6.2 million transaction. The BGTCRA is looking forward to this project coming to fruition.



Penny Taylor,
*District 4,
BCC Chair & CRA
Board Co-Chair*

Thomasson Drive

The Thomasson Drive enhancement project is expected to be completed by June 2021, including the roundabout at Del's Corner (Thomasson Drive and Bayshore Drive), sidewalks, decorative street lighting and landscaping. Del Ackerman, the entrepreneur of entrepreneurs, owned and operated Del's 24 hour for over 59 years, never closing his store despite hurricanes and other challenges. A plaque will be placed in the center of the roundabout memorializing "Del's Corner" in honor of Mr. Ackerman. The BGTCRA purchased this property from Mrs. Ackerman in November 2020 and we thank her for working closely with the BGTCRA during this process.

2021 Minto US OPEN Pickleball Championships (April 17 – April 24)

We are welcoming the Minto US OPEN Pickleball Championships in April, after a one-year hiatus due to the COVID-19 pandemic. The excitement starts on April 17 through April 24, and yes, Thomasson Drive will be ready for this great event.

Collier County Community Redevelopment Agency Executive Board

Ankrolab Brewery Company

The brewery received their Certificate of Occupancy in early 2020, only to have to shut down with Governor DeSantis' Stay-at-Home order. I am pleased to say that they are fully operational as of this writing.

Bean to Cup

This restaurant opened a food truck component in October 2020.

Business Expansion:

Things I Like By Catherine
MHK Architects
Both businesses purchased property to begin major renovation projects. They are scheduled to open in 2021.

Restaurant Openings:

Four new restaurants have opened:
I Love Curry
Pita Mediterranean
La Herradura Doble
Rios Cuban Cafe

Reopened for Business

In May 2020, we saw the reopening of over 20 restaurants in the area providing curbside pickup and outdoor dining.

The BGTCRA reports that there are 24 restaurants in the area and a total of 200 businesses in the Bayshore Gateway Triangle Community Redevelopment Area.

Let's not forget our infrastructure, so important for continuation of development and redevelopment in the BGTCRA. In April 2020, the completion of Fire Suppression Phase 2 Project brought new fire hydrants, larger water mains and drainage improvements to the BGTCRA.

I would like to extend my sincere appreciation to everyone in the community for pulling together during these difficult times. Investment is strong and creativity abound. Even though the BGTCRA is twenty years old this year, know that we have just begun!

Join us for the excitement and be part of our progress!

Penny Taylor

*Bayshore Gateway Triangle Community Redevelopment Area (BGTCRA), Co-Chair
Board of County Commissioners, Chair
District 4 Commissioner*

Bayshore Gateway Triangle

Community Redevelopment Agency Advisory Board

The phrase “hindsight is 2020” was coined without any concept of what we have all experienced this past year. Despite strong headwinds, our accomplishments are quite remarkable. Redevelopment means change, and our incredible CRA staff has reinvented ways of re-invigorating our district through these turbulent times.

Even though we temporarily canceled public meetings at the Naples Botanical Garden, our staff introduced us all to Zoom meetings and kept our board members busy as usual. We were able to complete the closing on the Triangle property we have all been awaiting. We have entered Phase III of fire suppression improvements on the east side of Bayshore in the Areca/Coco neighborhood, which will greatly improve safety and replace aging water lines. Our efforts to connect Sudgen Park to the Bayshore community continues and is finally getting traction with input from the Parks & Recreation Department. We are hoping to share the results of the selection process in the coming months. Last but not least, not since 2006 the CRA is now debt free! This was the result of closing on the triangle property. Coincidentally, the Ackerman Family approached the CRA with an offer to sell the Dels property prior to it being listed. Our staff reached out to our committee members and we unanimously agreed to secure the sale with the blessing of the Commissioners. This acquisition will now anchor our continuing effort to control such a crucial corner in our redevelopment vision, and did I say we are still debt free!

With so much activity going on, I can’t imagine what 2021 will bring to our district. We all strive to listen to our neighborhoods needs and we always try our best to balance redevelopment while keeping a focus on safeguarding our residential flavor. I’m looking forward to getting back to normal and re-engaging with all those who attend our meetings, but for now, stay safe and thanks to our staff for keeping us connected.

-Maurice Gutierrez
*Bayshore/Gateway Triangle CRA
 Advisory Board Chair*



Maurice Gutierrez

Advisory Board

- Maurice Gutierrez, Chairman Bayshore Resident
- Steve Main, Vice-Chair, Business Owner
- Karen Beatty Bayshore Resident
- Larry Ingram Business Owner
- Michael Sherman Bayshore Resident
- Dwight Oakley Bayshore Resident
- Steven Rigsbee Gateway Resident
- Camille Kielty Bayshore Resident
- Al Schantzen Bayshore Resident

CRA

Staff



Bayshore Gateway Triangle CRA Staff from left to right - Debrah Forester, Ellen Summers, Tami Scott and Shirley Garcia.

Debrah Forester, CRA Director, joined the Collier County team in July 2017 as the Collier County Community Redevelopment Agency (CRA) Director, overseeing both the Bayshore Gateway Triangle and Immokalee CRAs. Debrah is a member of the American Institute of Certified Planners (AICP) and certified as a Redevelopment Administrator by Florida Redevelopment Association.

Tami Scott, Project Manager, joined the Bayshore Gateway Triangle CRA team in 2017. Tami’s primary role is to manage and facilitate construction projects within BGTCRA and MSTU. Tami has 25 plus years’ experience in construction, design and project management. Tami is a member of the American Institute of Architects, Royal Institute of British Architects, American Institute of Building Designers and is a licensed contractor.

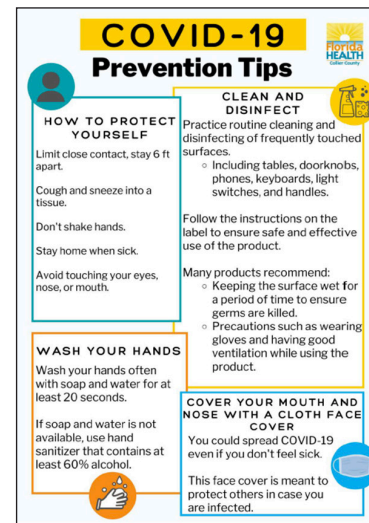
Ellen Summers, Principal Redevelopment Specialist, joined the team in 2020. Her responsibilities include facilitating the commercial and residential grant programs, private development projects, and coordinating regulatory changes. Ellen holds a Master of Public Administration, concentrating on Environmental Planning and Policy, from Florida Gulf Coast University and is a member of the American Planning Association.

Shirley Garcia, Operations Coordinator, joined the Bayshore CRA in 2015. Her duties include administrative functions for the office, providing general information to the public, and coordinates the maintenance of CRA properties. Shirley has a Bachelor of Science in Legal Studies from Hodges University and is a certified Florida Notary Public.

COVID

Working Through the Global Pandemic

Early in 2020, the world faced an unprecedented time of a global pandemic with the rapid spread of COVID-19. As we learned more about COVID-19 we were faced with a “new normal”. To continue business during a time where we had the limited ability to hold public neighborhood events, with “Safer at Home” orders, the staff began working from home and holding Advisory Board Meetings through ZOOM.



CRA

Community Redevelopment Agency

In April 2019, the CRA Redevelopment Plan was amended to update the vision of the area and lay out a framework of goals, objectives, and strategies for implementing the vision. This year the Annual Report provides an overview of the work that was completed and initiated in 2020, as well as a reflection of the accomplishments that have transformed the community over the past 20 years as we celebrate the 20th anniversary of the creation of the CRA..

March
2020

Governor DeSantis declares a State of Emergency. Almost half of County employees are working remotely, meetings are being held virtually.

April
2020

Governor DeSantis issues a “Safer at Home” order requiring those who are not conducting essential services to stay home until April 30.

May-June
2020

Governor DeSantis began re-opening Florida with a “Safe. Smart. Step-by-Step. Plan for Florida’s Recovery”.

July
2020

The Board of County Commissioners issues an Emergency/ Executive Order mandating face coverings in public.



PLANNING FRAMEWORK & ELEMENTS

5.3.1 Conceptual Plan Diagram

The planning framework and elements cover a broad range of themes that make up the overall redevelopment approach. Figure 5-3-1 provides a Concept Plan illustrating aspects of the framework through future land use and capital improvements with associated goals that are more capital intensive, including Land Use & Design; Public Space Parks, & Open Space; Development; Transportation, Connectivity, & Walkability; and Infrastructure. See the map legend on the following page for project descriptions, additional capital improvements without specified locations at this time, and future land use details. The reminder of this chapter provides lays out the framework in more detail by goal. Note that “Major Corridors” are based on highways, minor arterials, and major arterials in the CRA area.

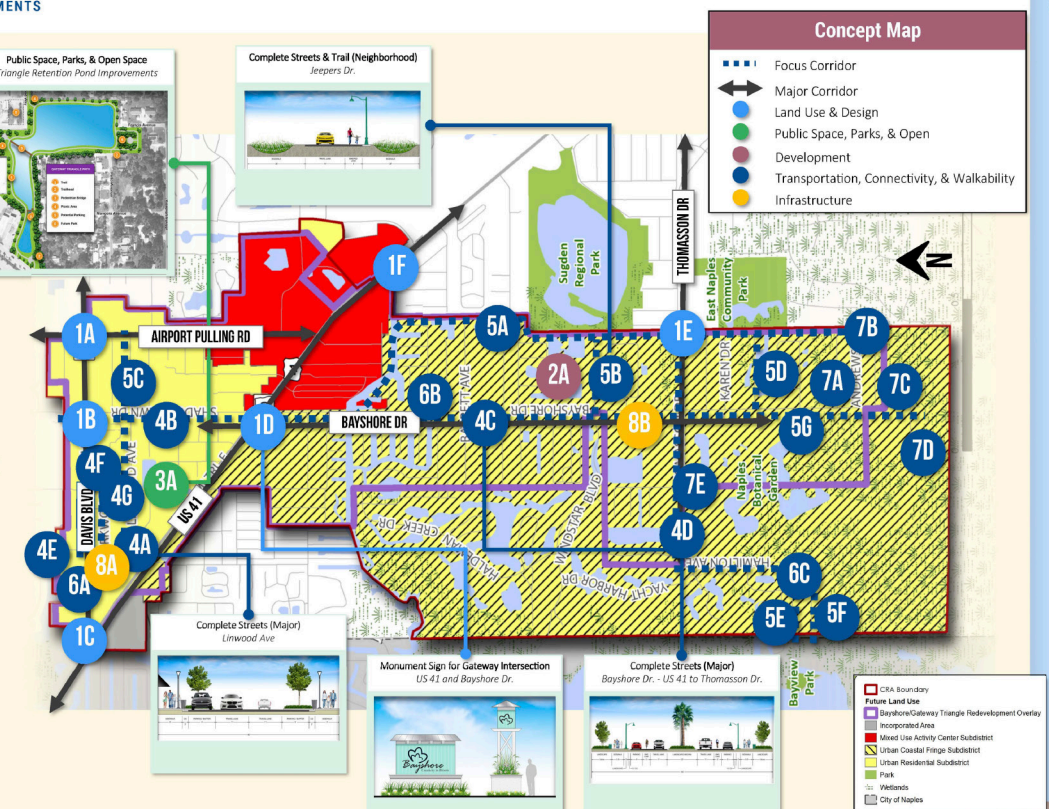


Figure 5-3-1: Redevelopment Concept

Bayshore Gateway Triangle CRA Area Plan—May 2019

5-3-2

Regulatory Changes

One of the strategies for implementing the vision includes updates to the Land Development Code (LDC). This year, CRA staff, along with our consultants Johnson Engineering, began drafting the LDC amendments along with corresponding Growth Management Plan updates. The scope of these changes have been discussed at great length at several Bayshore CRA Advisory Board meetings and will continue to be reviewed by the Advisory Board and throughout the Public Hearing process.

CRA Properties

2020 Accomplishments

Mini-Triangle

On November 13., 2020, the sale of the 5.27 acre site ("mini-triangle) in the Bayshore Gateway Triangle was completed. Metropolitan Naples acquired approximately 3.67 acres and is the lead private partner. Naples Triangle Development simultaneously closed on approximately 1.6 acres for the development of 240 luxury apartments.

The property was acquired by the CRA in 2009 with the intent to revitalize a key intersection of the redevelopment area. In April 2016, the CRA approved the Purchase and Sales Agreement (PSA) with Real Estate Partners International, LLC (REPI), assigned to Metropolitan Naples, LLC in October 2020. In February 2018, the Mini-Triangle Comprehensive Plan Amendment and MPUD zoning district were approved. The Mixed-Use zoning district allows for a mix of residential units and commercial uses, including retail, restaurants, and offices.

One of the main obstacles in redeveloping the site was the existing 160 feet cell tower located in the middle of the property with a lease extending to 2024. On August 14, 2020, the cell tower lease was terminated, and the tower was demolished per the terms of the 2018 Cell Tower Relocation Agreement.

Revenues received from the sale allowed the CRA to pay off it's outstanding debt of \$3.4 million.



Metropolitan Naples 2018 Conceptual Plan.



Commissioner McDaniel signing closing statement

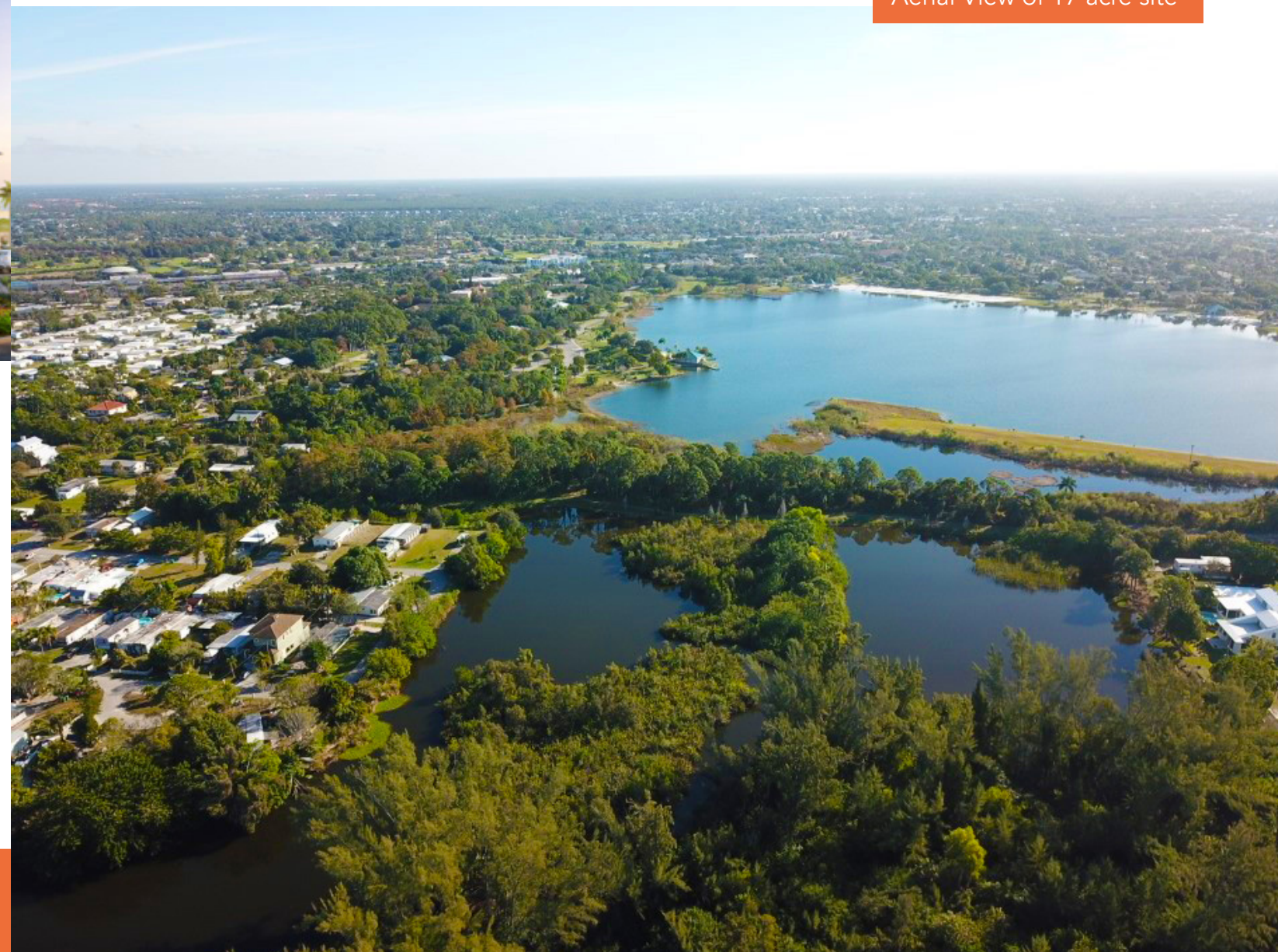
CRA Properties 2020 Accomplishment

17 Acres

In 2008, the CRA purchased approximately 17.5 acres of property to develop a cultural arts destination in the community. In 2012, the CRA rezoned the property to the Cultural Arts Mixed Use Planned Unit Development (MPUD). Over the past 10 years the CRA has solicited interest from developers to create a mixed-use site. Based on input and direction received during the Redevelopment Plan Update, the vision for the site shifted to park land while maintaining a cultural arts component. CRA staff is working

with other Collier County departments to explore various options to redevelop the site to include a connection to Sugden Park, cultural arts, and community park elements as well as opportunities for private sector development. The CRA anticipates starting the design and permitting of the boardwalk connection from the site to Sugden Park in 2021.

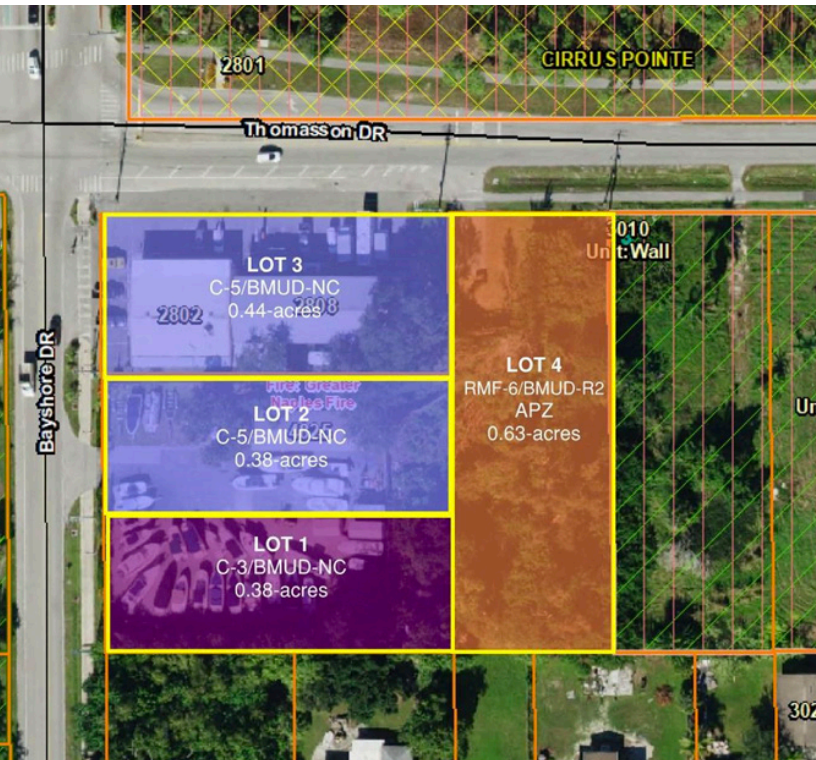
Aerial View of 17 acre site



CRA Properties

2020 Accomplishments

Del's Acquisition for \$2,118,000



In November 2020, the CRA acquired Del's Corner. This 1.84 acre site is located at the strategic intersection of Thomasson Drive and Bayshore Drive. The acquisition allowed the CRA to further implement the vision for the area as outlined in the Redevelopment Plan.

Redevelopment Plan

- Land Acquisition for targeted needs and to facilitate redevelopment
- Limit Heavy Commercial Uses
- Del's identified as a redevelopment opportunity
- Arts and culture-oriented development
- Development of Multi-purpose Facility

Benefits & Opportunities

- Reducing intensity of uses
- Enhance Thomasson Drive
- Potential Partnership



CRA Properties 2020 Accomplishment

Fire Suppression

The CRA in partnership with the City of Naples is implementing a multi-phase project to upgrade City water lines and install/upgrade fire hydrants throughout the Bayshore community. The CRA has applied for and received Collier County Community Development Block Grant (CDBG) funds to leverage the City contribution to continue project implementation.

Phase 1

Total Construction Cost: \$520,283.
CDBG Award \$330,000 (FY17-18).
City of Naples: \$190,283 plus design, engineering and construction management. (Completed)

Phase 2

Total Construction Cost: \$677,111
CDBG Award: \$227,960 (FY18-19).
City of Naples: \$449,151 plus design, engineering, and construction management. (Completed)

Phase 3

Construction Cost: \$658,500 CDBG Award \$300,000 (FY19-20) City of Naples: \$358,500,000 plus design, engineering, and construction management. (Construction start date January 11, 2021. Completion Anticipated July 10, 2021).

Phase 4

Estimated Construction Cost: \$650,000. Pending Grant Cycle in FY21

Phase 5-12

As funding is available



Stormwater

2020 Capital Project Fund Established

Stormwater improvements continues to be a top priority for the BGTCRA. Over the years, funds have been allocated to improve the area. To further assist with long-term capital project expenditures, a specific capital fund was establish to assist with long-range project planning and development. The Stormwater Subcommittee met in 2020 and selected two areas to begin engineering and permitting in 2021: Becca/Weeks/Pine Street and Gateway Triangle Area 4.

Gateway Triangle Pond
2008+



Karen Drive, Before (2006)
and after (2007)

Parking Lot Construction Commenced - Bayshore Drive and Coco Avenue

Land Purchased	2018
Designed	2019
Contract Amount	\$472,772.00
Funding Source	Bayshore CRA
Construction Start Date	12/20/2020
Substantial Completion Date	05/20/2021
Final Completion Date:	06/01/2021

The parking lot includes 37 parking spaces, electric charging station, designated car pull offs, and pocket park.



CRA Properties

2020 Accomplishments

Public Art

The Bayshore Gateway Triangle Community Redevelopment Area (CRA) is developing a Public Art Plan to guide the community in enhancing the presence of quality art in the local community. The plan will create a vision statement, set goals and policies for art selection and locations in order to help increase the availability and accessibility of public art in the community. The Public Art Plan was reviewed and unanimously approved by the CRA Advisory Board on October 6, 2020 and is tentatively scheduled to be heard by the Board of County Commissioners in 2021.

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Hold your phone over the square to the left.



Click the link to open and take the survey.

Or take the survey online at:
BayshoreCRA.com



Bayshore Electric Shuttle Survey

The Bayshore Gateway Triangle CRA, in coordination with the Collier County Public Transit and Neighborhood Enhancement Division, is considering providing an electric shuttle service for the convenience of the residents and visitors to enjoy the establishments in the area. Input will help determine routing and service hours for the shuttle. The survey will run from the end of November 2020 to the end of May 2021. Posters and Coasters were provided to area businesses to help promote the initiative

Permits

Residential and Commercial Permits

Development continued to move forward despite the COVID-19 pandemic. Residential permits were only slightly lower in 2020 (304 issued vs. 306 in 2019) as more home improvement projects were started to accommodate the “work from home” demands. Permits for commercial buildings were higher in 2020 than in 2019.

Total Permit Value



Year	Residential	Commercial
2019 Permits	\$8,735,666.00	\$25,771,178.00
2020 Permits	\$8,234,839.90	\$19,940,126.90

Residential Permit Data



Category	2019	2020
Misc.	144	178
Shutters/Doors/Windows	40	29
Roof	68	48
Demo	8	11
Building	46	38

Commercial Permit Data



Category	2019	2020
Misc.	236	201
Shutters/Doors/Windows	14	10
Roof	36	20
Demo	5	6
Building	49	77

New construction single family homes on Lunar Drive

Bayshore CRA
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Bayshore CRA
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CRA

Grant Awards & Private Development



In 2020, the CRA Staff processed 5 different grant applications, ranging from shoreline stabilization improvements, conversion of an existing residence to an art gallery, residential driveway improvements, and replacement of residential doors and windows. These grant applications accounted for over \$75,000 worth of CRA grant awards.

Site Improvement Grant awarded for new windows, doors, and fencing.



Shoreline Stabilization Grant awarded for new rip-rap along Haldeman Creek.

CRA Grant Awards & Private Development

Things I Like by Catherine

Things I Like by Catherine, a contemporary art gallery, began construction in 2020 and is expected to open their doors in 2021. The gallery was converted from an existing residential building along Bayshore Drive and was a recipient of the Bayshore Gateway Triangle Commercial Building Improvement Grant.

Harbor Dental

Harbor Dental opened in 2020 on the corner of Shadowlawn Drive and Davis Blvd. This business renovated an existing retail establishment and was a recipient of the Bayshore Gateway Triangle Commercial Building Improvement Grant.



Things I Like by Catherine



Harbor Dental



Bayshore Beautification

MSTU Advisory Committee

Whether you’re a local or a snowbird, it’s pretty obvious what our staff and board members have been up to in our MSTU district this past year. We are approaching the midpoint in the construction schedule on Thomason Drive and it’s finally taking shape. The project will improve traffic flow, increase pedestrian safety, and complete our vision of road improvements we so badly needed. The project is expected to be completed in May 2021, taking just over a year to make the improvements.

I remember back in 2008 envisioning this project at a time when the economy was in the tank. Our board members and I thought it could be completed with low costs due to demand. Well reality is a harsh teacher, but we never gave up on the concept and here we are for the better. This project is on schedule thanks to our project manager, Tami Scott. We anticipate entering the roundabout phase of construction early into the New Year. Parks and Recreation will complement



Maurice Gutierrez

our redesign of Thomason Drive with “safe” parking along Hamilton Avenue for the Bayview Park boat trailer overflow, something that is long overdue. When completed we will have brought the Bayshore/Thomason Drive corridor to a new level our neighborhood has always strived for.

Our staff is always working in the background to make us shine. I may be bias, but they were instrumental in getting us the best Holiday lighting we have ever enjoyed. I hope all feel the same and a warm thank you for their efforts. They are keeping us busy with forecasting the median improvements to landscaping on Bayshore coming as we wrap up Thomason, as well as dealing with the constant changes in growth. It’s no easy task being the center of attention as we realize we are “hot” in the real estate market but am thankful we have community support in our efforts to make Bayshore blossom.

-Maurice Gutierrez

Advisory Committee

- Maurice Gutierrez**
Chairman
Bayshore MSTU Resident
- Sandra Arafet**
Vice-Chair
Bayshore MSTU Resident
- George Douglas**
Bayshore MSTU Resident

- Jim Bixler**
Bayshore MSTU Resident
- Robert Messmer**
Bayshore MSTU Resident
- Susan Crum**
Bayshore MSTU Resident

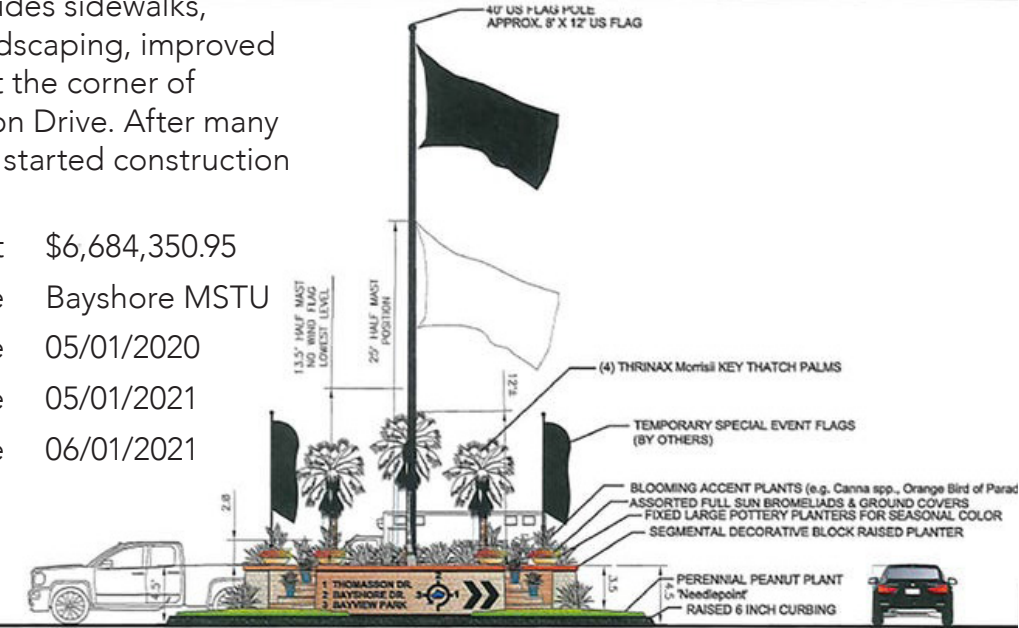
Bayshore Beautification

Signature Project

Thomasson Drive Beautification Project

This project’s boundaries run from Orchard Lane to Hamilton Avenue and includes sidewalks, decorative street-lighting, landscaping, improved drainage and a roundabout at the corner of Bayshore Drive and Thomasson Drive. After many years of planning, this project started construction in 2020.

Total Amount	\$6,684,350.95
Funding Source	Bayshore MSTU
Construction Start Date	05/01/2020
Substantial Completion Date	05/01/2021
Final Completion Date	06/01/2021



Bayshore Beautification 2020 Accomplishments

Haldeman Creek Bridge

Staff worked closely with MSTU Advisory Board member and volunteer Jim Bixler to bring the Haldeman Creek Bridge area to life with new paint and plants. The concrete barriers at the bridge were power washed and painted. The worn tile at the center median was also painted to provide a “face-lift” to the 20-year-old hardscape. New plants were installed to enhance the bridge and they will be changed throughout the year to reflect the seasonal changes.



Volunteers assisting with installing the 200 bromeliads.



Christmas Tree

To keep with the face-lift and native plant theme this year's Christmas Tree was a living bromeliad tree consisting of 200 red and green bromeliads.

Planters

Staff introduced new planters at the Bayshore Welcome Sign (pagoda) and two large turquoise blue planters were installed at each side of the bridge with native plants. Staff is working with the Naples Botanical Garden to replant the center median with flora that is colorful and appropriate for our climate and will withstand the harsh conditions in a median.



Haldeman Creek

MSTU Advisory Committee



Roy Wilson

2020 Started with a very informative “joint meeting” with the CRA and Beautification MSTU. This face-to-face update and exchange was helpful to keep the three agencies in sync and understanding the issues in our overlapping areas. Then the COVID restrictions were enforced and our HC MSTU meetings went ‘virtual’, along with the other slow downs that COVID brought to the County. With less meetings, I found that this put more pressure on the Staff to act on our behalf. They did this well.

We jointly kept our focus on items and issues related to our charge. Namely we spent time on the Mangrove Street deteriorating seawall issue, derelict boats, permitting for future dredging, and the actions necessary to include the development at Courthouse Shadows into the MSTU boundaries. Many of our activities involve interfacing with other County Departments.

While the COVID restrictions made it more difficult for MSTU taxpayers to “find us”, they did, as we continue to be a place for them to voice their concerns not only related to dredging, but anything related to Haldeman Creek. With the increased development and expansion of businesses along HC, we have had an increased amount of traffic from the outside. The biggest concern relates to speed and nighttime safety.

Sincerely,
Roy Wilson

Advisory Committee

Many thanks to Jack Bonzelaar for his years of dedicated volunteer service to the community on the Haldeman Creek Advisory Committee.

Jack Bonzelaar
Chairman
Haldeman Creek Resident

Roy Wilson
Vice Chair
Haldeman Creek Resident

Jim King
Haldeman Creek Resident

Kate Riley
Haldeman Creek Resident

Jacob Dutry van Haeften
Haldeman Creek Resident

Haldeman Creek

2020 Accomplishments



The consulting firm, Humiston and Moore Engineers, P.A. was hired to conduct an analysis of the current conditions of Haldeman Creek to assist in the determination of future dredging needs. The consultant’s work included three phases: existing conditions (Bathymetric survey); analysis and determination of future dredge; timeframe and permitting.

Humiston and Moore completed the survey and analysis in 2019. Based on comparison of date between the last dredge in 2007 and 2019 conditions, the impact from Hurricane Irma was minimal and dredging was not warranted. However, the survey did suggest that spot dredging in the future may be necessary. The consultants have moved into the permitting phase and applied to the Florida Department of Environmental Protection (FDEP) for a permit. On December 16, 2019, FDEP issued a notice that the proposed future dredge would be exempt from the need to obtain a regulatory permit from FDEP. An application to obtain a maintenance dredge permit from the U.S. Army Corps of Engineers is under review.

The permit, once approved, is open for 10 years which will provide the flexibility to coordinate future dredging with other dredge projects the County or the City of Naples may be doing in the area. The MSTU will continue to monitor the conditions of the Creek by conducting Bathymetric surveys every two to three years.

Courthouse Shadows Planned Unit Development was amended to allow for the redevelopment of the former shopping center in 2019. The scope of the redevelopment project includes demolishing a vacant commercial strip-mall and developing up to 300 multi-family residential units and amenities on the 20-acre site. The project will have access to Haldeman Creek. Staff initiated the process to expand the boundaries of the Haldeman Creek MSTU in 2020 and is expected to bring the expansion to the Board of County Commissioners in 2021 for consideration.

20 Years

Bayshore Gateway Triangle Community Redevelopment Area

Below are highlights of some of the events that have helped transform the community. Reflecting on the twenty years of redevelopment efforts that have occurred in the Bayshore Gateway Triangle Community Redevelopment Area, the accomplishments are the result of leadership and foresight by the Board, private investors, as well as the dedication of volunteer advisory board members and staff.

- 2002** Site Improvement Grant Program initiated
- 2004** Marketing Study including Residential Market Study began
First Haldeman Creek Art Festival
Construction of Davis Village on the south side of Davis Blvd. west of the Shadowlawn intersection
- 2006** 17 Acre site purchased for \$4.6M
Shadowlawn Drive Transportation Corridor Study completed
Land for Triangle Drainage Pond was purchased for \$529,000
Naples Botanical Garden receive \$10M in donation
- 2007** Haldeman Creek Dredge completed \$1.2 Million investment
Abaco Bay renovates and purchases Pine Lakes Apartments
Neighborhood Streetscape Improvement completed
Naples Botanical Garden Plan Unit Development approved
- 2008** CRA takes over Beautification MSTU and HC MSTU
Gateway Triangle Stormwater Pond Phase 1 completed
Opera Naples purchases property on Linwood Avenue
CRA expands grant program to include commercial properties

- 2009** Mini-Triangle Land Purchase 5.29 Acres for \$6,400,000
Grand Opening of Naples Botanical Garden and FGCU Research Facility
Stormwater Master Plan approved
- 2010** 360 Market Opens
Bayshore Club Apartments Demolished
- 2011** Gateway Triangle Stormwater Drainage Project received a \$2,700,000 CDBG award for residential street improvements
Gateway Triangle Walkability Study and streetscape guidelines completed
Bayshore Drive Beautification Master Plan completed
- 2013** Gateway Triangle Lighting project added security lights on Andrews, Peter, Gordon, and Collee Court
Gateway Triangle Stormwater Improvements Phase 2 completed
Karen Drive Drainage Study completed
- 2014** Mike Bait Shop opens
Linda Drive residential development begins
Regatta Landing is approved for 64 town homes
- 2015** Opera Naples ribbon-cutting of \$1.5 million renovation of 4,100 sq ft performing art space
- 2016** Pineland Avenue stormwater improvements completed
First Ever US OPEN Pickleball tournament at East Naples Park
Fogg Café opens at Botanical Gardens.
- 2017** Montessori Garden School of Naples opens
Hurricane Irma makes landfall- Hurricane Recovery begins
- 2018** Real McCaw celebrates 25 years on Bayshore Drive
Mattamy Homes starts construction of Arboretum – 244 Town Home complex
Alice Sweetwater Restaurant celebrates 30 years on Airport Road
- 2019** Ankrolab Brewing Company opens
Best Popcorn Shop opens
Celebration Food Truck Park opens
- 2020** Mini-Triangle sold for \$6.2 million. The CRA payed off it's outstanding debt of \$3.4 million
Opera Naples Expansion commences

**CRA Awards
over \$500,000
in grants over
the past 14 years**

Bayshore Gateway Triangle CRA

Goals and Implementation

REDEVELOPMENT GOALS/Objectives	RELEVANT PROJECTS	INITIATED	STATUS	CRA FY20		
				Budget	MSTU Budget	Other*
LAND USE & URBAN DESIGN	Land Use Regulatory Changes	Public Outreach and review of codes initiated	Public Hearing Process initiated in 2021	\$72,940		
Achieve consistent land uses						
Achieve consistent design character						
PUBLIC SPACE, PARKS, & OPEN SPACE						
Increase Access to parks and public gathering spaces	17 Acre Catalyst Site	Purchased in 2016.	Request for Proposal to design connection to Sugden Park published in 2021.	\$350,000		
Ensure a clean and well maintained public realm	CRA Property Maintenance	Ongoing maintenance of CRA property		\$20,000		
DEVELOPMENT						
Improve marketing, branding and communications	Public Art Plan	Consultant hired and public outreach initiated	Draft Plan completed	\$55,543		
Streamline and clarify development process	Commercial Grant Program	Ongoing - 2 grants awarded in 2020		\$269,588		
Incentivize desired type of development	Residential Grant Program	On-going - 3 grants awarded in 2020		\$171,325		
Capitalize on current and potential real estate and development opportunities	Mini Triangle Catalyst Project	Cell Tower Relocation Agreement	Lease Terminated and tower demolished	\$500,000		
	Mini Triangle Catalyst Project	Purchase Agreement negotiated in 2015	Property sale completed in 2020 and long-term debt paid	\$3,400,000		
	Acquisition of 1.84 Ac Site (Del's)	Purchase Agreement negotiated in 2020	Closed in November 2020	\$2,751,600		
Incorporate protections in development efforts to enhance existing community character and support existing CRA area residents	ROOF	Provide assistance for land acquisition	County Surplus lot provided within the CRA	in-kind		
TRANSPORTATION, CONNECTIVITY, & WALKABILITY						
Increase safety, comfort, and connectivity for active transportation modes	Thomasson Drive Enhancements	Under Construction			\$6,684,350	
	Hamilton Avenue Enhancements	Under Design			\$1,300,000	
	South Bayshore Drive Enhancements	Preliminary Design			\$11,635	
	North Bayshore Drive Enhancements	Preliminary Design			\$250,000	
	Linwood Ave Complete Streets	Budgeted in 2020.	Initiate in 2021	\$100,000		
Increase and enhance alternative mode options	Bayshore Drive Shuttle Service	Online Survey initiated in November 2020		\$1,250		
Improve parking options in commercial area	Surface Parking Lot	Land Purchased in 2018 for \$377,360. 2019 -Design and Permitting	Construction Contractor Selected. Start Date January 2021	\$500,000		
Improve transportation connections with downtown Naples						
INFRASTRUCTURE						
Ensure infrastructure will effectively achieve its primary purpose. Strategy 1 - Stormwater Master Plan	Stormwater	Two project areas identified	Design scheduled for 2021	\$550,000		
Coordinate with other jurisdictions and government for infrastructure planning and funding	Fire Suppression Phase 2	Partnership with the City of Naples	Completed	in-kind		\$677,111
	Fire Suppression Phase 3	Partnership with the City of Naples	Design completed. Construction 2021	in-kind		\$658,560
PROCESS						
Improve approaches and tools for communicating	Capital Improvement Fund	Established in 2020 to identify, prioritize, and communicate capital improvements				
Ensure targeted and balanced distribution of CRA Planning and implementation efforts		Gateway Neighborhood Initiative	Data and Analysis completed. Public Process 2021			
Coordinate with MSTU	Bayshore Drive Access Management Plan	Joint Funding effort		\$12,740	\$12,740	
* Community Development Block Grant funds and City of Naples						

Bayshore Gateway Triangle CRA

Historical Tax Increment 2000-2020

Fiscal Year	Tax Year	Taxable Value	Taxable	Increment	Total TIF Provided
			Value Change		
FY00	1,999	288,081,106			
FY01	2000	317,372,765	10.2%	29,291,659	120,917
FY02	2001	344,028,693	8.4%	55,947,587	250,600
FY03	2002	388,101,306	12.8%	100,020,200	445,100
FY04	2003	431,519,296	11.2%	143,438,190	638,300
FY05	2004	475,282,882	10.1%	187,201,776	833,000
FY06	2005	557,503,167	17.3%	269,422,061	1,199,000
FY07	2006	759,031,642	36.1%	470,950,536	1,962,400
FY08	2007	917,038,125	20.8%	628,957,019	2,293,300
FY09	2008	860,642,928	-6.1%	572,561,822	2,087,700
FY10	2009	753,584,795	-12.4%	465,503,689	1,893,000
FY11	2010	609,685,265	-19.1%	321,604,159	1,307,800
FY12	2011	533,026,785	-12.6%	244,945,679	996,100
FY13	2012	510,879,526	-4.2%	222,798,420	906,000
FY14	2013	519,892,199	1.8%	231,811,093	942,700
FY15	2014	536,405,973	3.2%	248,324,867	1,009,800
FY16	2015	564,523,522	5.2%	276,442,416	1,124,200
FY17	2016	599,334,363	6.2%	311,253,257	1,292,600
FY18	2017	664,353,038	10.8%	376,271,932	1,562,600
FY19	2018	713,306,651	7.4%	425,225,545	1,765,900
FY20	2019	768,618,341	7.8%	480,537,235	1,995,700
Grand Total					\$24,626,717.00

In accordance with Florida Statutes section 163.371(2), the annual report for the Bayshore Gateway Triangle Community Redevelopment Area (CRA) has been filed with Collier County. This report includes information on activities for fiscal year 2020. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund will be published on the CRA website (BayshoreCra.com) within 45 days after completion.

Bayshore Gateway Triangle CRA

Budget to Actual

Fiscal Year Budget - CRA Operations, Capital Projects, Debt Service and Grants Funds 187, 287, 787, 717 & 718				
				Variance to
	Adopted	Amended		Amended
Description	Budget	Budget	Actual	Budget
Revenues				
Carry Forward	\$ 2,156,100	\$ 3,227,100	\$ 3,229,100	2,000
Interest	38,000	38,000	64,278	26,278
Transfers Interfund	629,500	7,393,216	3,702,300	(3,690,916)
Tax Increment	1,995,700	1,995,700	1,995,700	- 0
Mgt. Fee	212,000	212,000	212,000	- 0
Misc. Rev	- 0	360,000	415,677	55,677
Land Sales	- 0	6,372,959	- 0	(6,372,959)
Grants & Reimbursements	- 0	1,330,000	10,890	(1,319,110)
Total Sources	\$ 5,031,300	\$ 20,928,975	\$ 9,629,945	\$ (11,299,030)
Less: Interfund Transfers	(629,500)	(7,393,216)	(3,702,300)	3,690,916
Net Sources	\$ 4,401,800	\$ 13,535,759	\$ 5,927,645	\$ 7,608,114
Expenditures				
Personal Services	\$ 499,900	\$ 499,900	\$ 379,251	\$ (120,649)
Operating Exp.	309,100	385,916	252,018	(133,898)
Capital Outlay and Projects	151,500	2,603,300	600,182	(2,003,118)
Land Acquisition	-	2,118,000	-	(2,118,000)
Grant Programs	175,000	257,500	10,385	(247,115)
Debt Service	632,000	4,392,000	986,846	(3,405,154)
Transfers	46,400	46,400	46,400	- 0
Trans Grant & Interfund	629,500	7,393,216	3,702,300	(3,690,916)
Reserves/Est. Carry Forward	2,587,900	3,232,743	3,652,563	419,820
Total Uses	\$ 5,031,300	\$ 20,928,975	\$ 9,629,945	\$ (11,299,030)
Less: Interfund Transfers	(629,500)	(7,393,216)	(3,702,300)	3,690,916
Net Uses	\$ 4,401,800	\$ 13,535,759	\$ 5,927,645	\$ (7,608,114)

Bayshore Beautification MSTU

Budget to Actual

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 906,800	\$ 6,439,280	6,522,200	\$ 82,920
Ad Valorem Taxes	1,125,500	1,125,500	1,147,820	22,320
Interest	60,000	60,000	124,342	64,342
Misc., TC & PA Trans	-	-	13,003	13,003
Transfer from 163	1,356,000	1,615,272	1,615,272	-
Total Sources	\$ 3,448,300	\$ 9,240,052	\$ 9,422,637	\$ 182,585
Less: Intrafund Transfers	(1,356,000)	(1,615,272)	(1,615,272)	-
Net Sources	\$ 2,092,300	\$ 7,624,780	\$ 7,807,365	\$ 182,585
Expenditures				
Operating Exp	\$ 442,300	\$ 442,300	\$ 243,937	\$ (198,363)
Capital Outlay/Projects	656,000	6,857,552	1,220,257	(5,637,296)
Transfer to Fund (160)	1,356,000	1,615,272	1,615,272	-
Mgt Fee to CRA	125,500	125,500	125,500	-
Cost of Tax Collection	38,700	38,700	33,562	(5,138)
Reserves/Est. Carry Forward	829,800	160,728	6,184,109	6,023,382
Total Uses	\$ 3,448,300	\$ 9,240,052	\$ 9,422,637	\$ 182,585
Less: Intrafund Transfers	(1,356,000)	(1,615,272)	(1,615,272)	-
Net Uses	\$ 2,092,300	\$ 7,624,780	\$ 7,807,365	\$ 182,585

Haldeman Creek MSTU

Budget to Actual

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 475,200	\$ 496,646	\$ 504,800	\$ 8,154
Ad Valorem Taxes	121,300	121,300	124,422	3,122
Interest	5,000	5,000	9,955	4,955
Misc., TC & PA Trans	-	-	794	794
Total Sources	\$ 601,500	\$ 622,946	\$ 639,971	\$ 17,025
Expenditures				
Operating Exp.	\$ 5,600	\$ 27,046	\$ 14,637	\$ (12,410)
Mgt. Fee	11,300	11,300	11,300	-
Cost of Tax Collection	4,500	4,500	4,040	(460)
Reserves/Est. Carry Forward	580,100	580,100	609,994	29,894
Total Uses	\$ 601,500	\$ 622,946	\$ 639,971	\$ 17,025



Thank You

Special thanks to our partners for all the work and support they have provided over the years.



Capital Project Planning
Code Enforcement
Parks & Recreation
Planning & Zoning
Road Maintenance
Solid Waste
Collier County Sheriff's Office



Naples Botanical
GARDEN



Bayshore/Gateway Triangle CRA
3299 Tamiami Trail East, Suite 103
Naples, FL 34112



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU