



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Haldeman Creek MSTU Advisory Committee Meeting

AGENDA

January 9, 2023

3:30 PM

3299 Tamiami Trail E 3rd Floor BCC Chambers, Naples, Florida 34112

Acting Chairman Roy Wilson

Jacob Dutry van Haeften, James King, Bill Robbins, Robert Wopperer

1. **Call to order and Roll Call**
2. **Pledge of Allegiance**
3. **Adoption of Agenda**
4. **Approval of Minutes**
 - a. April 4, 2022 Minutes (Attachment)
5. **Community / Business – Presentations**
6. **Old Business**
7. **New Business**
 - a. Election of Officers Chair and Vice Chair (**Action Item**)
 - b. State Scan of the Creek- Pawel Brzsky, Capital Project Planning/Impact Fees/Program Management
 - c. Bay Days Clean Up April 1, 2023
 - d. HC Meeting Calendar 2023
8. **Staff Report**
 - a. Priority Project Report – (Attachment)
 - b. Financials- (Attachment)
9. **Correspondence and Communication**
 - a. Quality of Place Award – Florida Planning Association
10. **Public Comment**
11. **Staff Comments:**
12. **Advisory Board General Communications**
13. **Next meeting date:**
 - a. February 6th, 2023 3:30pm BCC Board Room
14. **Adjournment**



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

April 4, 2022 meeting minutes

Item 4a

HALDEMAN CREEK MSTU MINUTES OF THE APRIL 4, 2022 MEETING

The meeting of the Haldeman Creek MSTU Advisory Committee was called to order by Roy Wilson at 3:30 p.m. at 3299 Tamiami Trail E, 3rd Floor BCC Chambers, Naples, FL 34112.

- I. **Roll Call:** Advisory Board Members Present: Chair, Roy Wilson, Robert Wopperer, Bill Robbins and Jim King Jacob Dutry van Haeften.

MSTU Staff Present: Debrah Forester, CRA Director, and Shirley Garcia, Operations Coordinator

- II. **Pledge of Allegiance-** Was led by Roy Wilson

- III. **Adoption of Agenda:** Robert Wopperer made a motion to approve the agenda as amended, Jim King second. Approved unanimously.

- IV. **Adoption of Minutes:** Robert Wopperer made a motion to approve the minutes, Jim King second, approved unanimously.

- V. **Community / Business – Presentations**

- a. **PL20220000731 - Regatta Landings, Turrell, Hall & Associates, -** Joshua Maxwell presented the dock extension amendment that was being requested to the County to amend the boat size requirement. The community is at the point where they need some nicer boats with amenities, but the width requirement is so restrictive that would discourage people from buying into their community. The current agreement was for a maximum width of the boat to be 10.5 and they would like to have that modified. The request is to remove the 10.5 maximum beam width and The proposed modifications are the BDE's per boat dock accordingly to the chart below:

Slip No.	BDE Line From Dock	Slip No.	BDE Line From Dock
1	19ft	14	14.9ft
2	16.3ft	15	14.9ft
3	14.5ft	16	15.4ft
4	12.2ft	17	16.2ft
5	10.6ft	18	16.3ft
6	11.6ft	19	15.2ft
7	12ft	20	12.3ft
8	12.5ft	21	12.3ft
9	12.5ft	22	17.7ft
10	14.6ft	23	18.3ft
11	14.7ft	24	18.3ft
12	12.2ft	25	17.7ft
13	12.2ft	26	16.1ft



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After much discussion, Bill Robbins made a motion to support the modification to amend their application to limit max beam width up to 13ft. and no slip should stick beyond the pre-approved boat extension line. Jim King, second. Jaap Dutry van Haeften and Robert Wopperer both abstained from the motion due to conflict. Approved unanimously.

VI. Old Business:

- a. **Bay Days Haldeman Creek Clean up-** Ms. Forester noted the attached power point of the clean up at Haldeman Creek for the bay days

VII. New Business:

- a. **Mileage Neutral or Tax Neutral-** Roy Wilson explained to the committee the difference between Mileage Neutral and Tax Neutral. Jim King made a motion to remain Mileage Neutral, second by Bill Robbins approved unanimously.
- b. **FY23 Priorities-** Ms. Forester noted their budget for any priorities the committee wanted to discuss now, Roy Wilson recommended continuing to save money and come back to the priority list later. Mr. Robbins asked if homeowners could piggy-back the dredging permit the CRA acquired, and Ms. Forester noted the homeowners could piggy back the permit to pull their own individual permit from the County to dredge. Jaap Dutry van Haeften asked for a copy of the priority list the committee received. Mr. Wilson asked staff to send the last priority list so the committee could look it over and update it.

VIII. Staff Report:

- a. **CRA Directors Report-** Ms. Forester provided the report and asked if anyone had any questions.
- b. **Project Manager Report-** Ms. Forester provided the project managers report if anyone had any questions.
- c. **Financials-** Ms. Forester noted the tax revenues generated and reminded the committee of the expansion of the boundary to include the Courthouse Shadows Development.

IX. Correspondence and Communications:

- a. **Signage email response boating and waterways-** Mr. Wilson had emailed numerous photos of the damaged signage in the creek, some were needing replacement, some just needed to be straightened out. The staff will send it to Coastal Zone Mgmt in the County to request new signs and set some of the pilings upright again. Mr. Wilson also spoke about the manatee signs and would like to request these manatee signs be put on the same poles as the other signage. The signs are free from the Manatee Club, folks could pick up the signs and put it on their docks as well.



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- X. **Public Comments:** There was a question about dredging the drainage canal and Ms. Forester noted the County had gone in there and cleaned it all out. Mr. Wilson noted that the drainage canals is under their purview to dredge it out. He also asked about if a weir was going in at Harvest Ct. and Ms. Forester responded that it was a county project and she would email him a contact in the County to ask about their project.

XI. **Staff Comments:** Ms. Forester noted the joint workshop and the MSTU Chair would sit at the table with the CRA and MSTU Chair but all is welcome to attend in the audience. She also noted the next meeting as October 3, but can be changed. Mr. Wilson would not be in town on October 3 but will be available in November. The next meeting will be November 6th.

- XII. **Advisory Committee Comments:**

- XIII. **Next Meeting Date:**

- a. **BCC/CRA/MSTU Joint Workshop May 3, 2022 9am BCC Boardroom**
- b. **October 3, 2022 @ 3:30pm TBD**

- XIV. **Adjournment:** 5:00 pm

Roy Wilson, Chairman



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Haldeman Creek MSTU Advisory Committee 2023 Calendar

Meetings are held on the first Monday of each month at 3:30 PM unless otherwise notified.
Meeting Agendas will be posted online at www.bayshorecra.com at least one week prior to the meeting.

- January 9, 2023 – 2nd Monday of the month due to New Year's Holiday TBD
- February 6, 2023 TBD
- March 6, 2023 – TBD
- April 3, 2023 - TBD
- May 1, 2023- TBD
- May 2, 2023 – BCC/CRA/MSTU Workshop @ 9:00 a.m. TBD
- June 5, 2023 – Summer Break
- July 10, 2023 – Summer Break
- August 7, 2023 - Summer Break
- September 11, 2023- Summer Break
- October 2, 2023 –TBD
- November 6, 2023 TBD
- December 4, 2023 TBD

BCC Holiday Schedule 2023

The Board of County Commissioners recognizes the following holidays in 2023, observed on the dates listed below:

- | | |
|-------------------------------|-------------------------------------|
| • New Year's Day | Monday, January 2, 2023(observed) |
| • Martin Luther King, Jr. Day | Monday, January 16, 2023 |
| • President's Day | Monday, February 20, 2023 |
| • Memorial Day | Monday, May 29, 2023 |
| • Independence Day | Tuesday, July 4, 2023 |
| • Labor Day | Monday, September 4, 2023 |
| • Veteran's Day | Friday, November 10, 2023(Observed) |
| • Thanksgiving Day | Thursday, November 23, 2023 |
| • Day After Thanksgiving | Friday, November 24, 2023 |
| • Christmas Eve | Friday, December 23, 2023 |
| • Christmas Day | Monday, December 25, 2022 |

Offices: 3299 Tamiami Trail E, Unit 103, Naples, Florida 34112
Phone: 239-252-884

Bayshore Gateway Triangle CRA Division Priority Projects Update District 4

January 6, 2023

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District 4- Priority Projects



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Access Management Plan	4
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Del's Corner	8
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17 Acre Pedestrian Connection to Sugden Regional Park

District #: 4
Project #: 50208

Funding Source: CRA
Project Manager: Tami Scott
Director: Debrah Forester, Director CRA

Project Scope: Design & permit pedestrian connection from Bayshore Drive to Sugden Regional Park. Tasks include:
Task 1 - Development of Conceptual Plan/Site Development Plan
Task 2 - Stormwater Analysis/Investigative Services
Task 3 - Construction Plans and Permitting
Task 4 - Bidding Services
Task 5 – Post Design Services

Design Costs: \$344,932.30
Construction Costs (Estimated): \$2,000,000 EST
Architect/Engineer: Stantec Consulting Services, Inc.
Board Approval Date: 5/24/22
Notice to Proceed Date: 6/10/22
Completion of Tasks 1-4 – May 16, 2023
Estimated Construction Date: TBD

Bayshore Gateway Triangle CRA – 17.89 Acres Location Map



Milestones/Challenges To Date: 1-04-2023

- 60% Plans presented to the Advisory Board on December 6 and the BCC on December 13, 2022.
- Staff has prepared overview of the option to build pathway along Kelly Court. Team is continuing forward on the 60% plans and bring back the item to the Advisory Board on January 17 and BCC in February.
- Parking – draft sketch on parking options for a Phase 2 has been completed– The proposed parking is shown at the corner of Jeppers and Bayshore .
- Community meeting will be scheduled to discuss the boardwalk, parking options and pathway January 21.
- Bring item back to the BCC in February prior to finalizing the 100% plans.
- Presentation scheduled for January 18 Parks and Rec Advisory Board

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	60%
Construction	0%

Access Management Plan

District #: 4
Project #: 50174

Funding Source: CRA and Bayshore Beautification MSTU

Project Manager: Tami Scott

Director: Debrah Forester

Project Scope: Access Management and Traffic Calming for Bayshore Drive.

US41 down to Thomasson Drive on Bayshore Drive
East/West sides of the roadway.

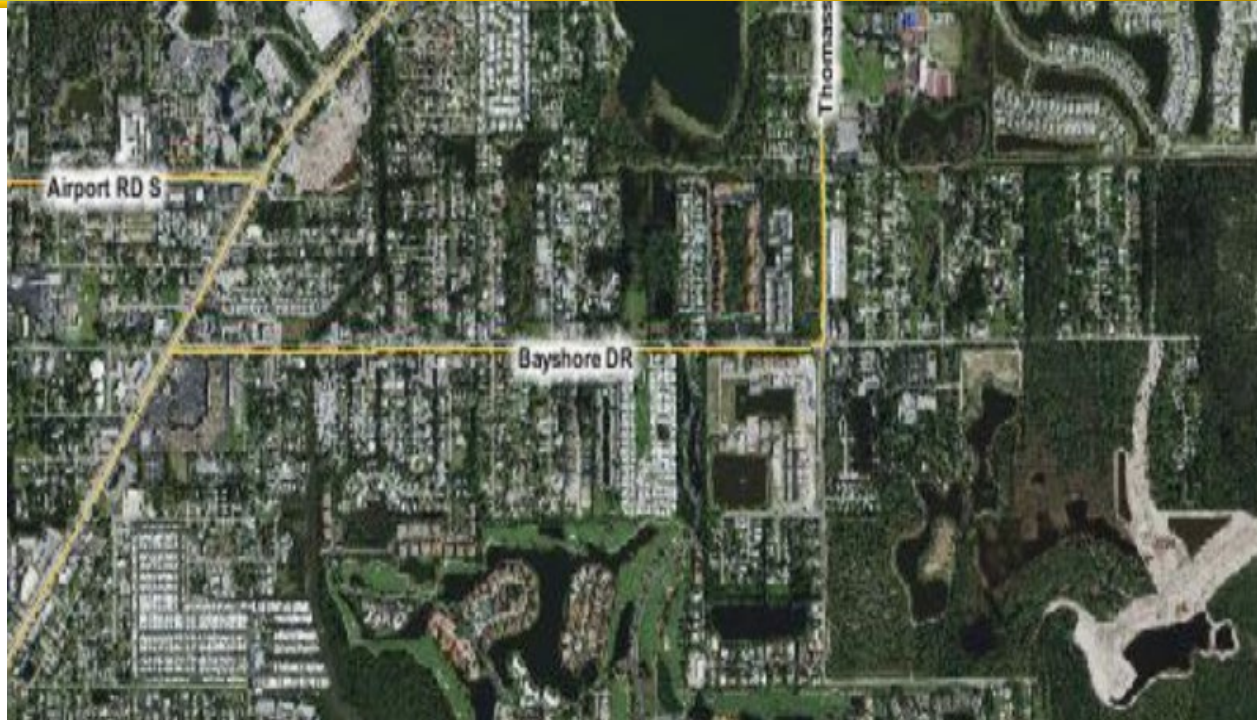
Design Costs: \$165,350.00

Architect/Engineer: Stantec Consulting Services, Inc.

General Contractor: N/A

Notice to Proceed Date: Design 11/29/2021 and
Kick off meeting held 1-20-2022
Change Order to extend contract 60 days pending
approval.

Estimated Completion Date with CO: 3-6-2023



Milestones/Challenges To Date: 1-04-2023

- Meeting is scheduled for January 11 with Collier Transportation staff to review data and analysis and roundabout options.
- Presentation to Advisory Board tentatively scheduled for January 2023.
- Presentation to BCC/CRA Board tentatively scheduled for February 2023

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	70%
Construction	0%



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Bayshore Stormwater Phase 1

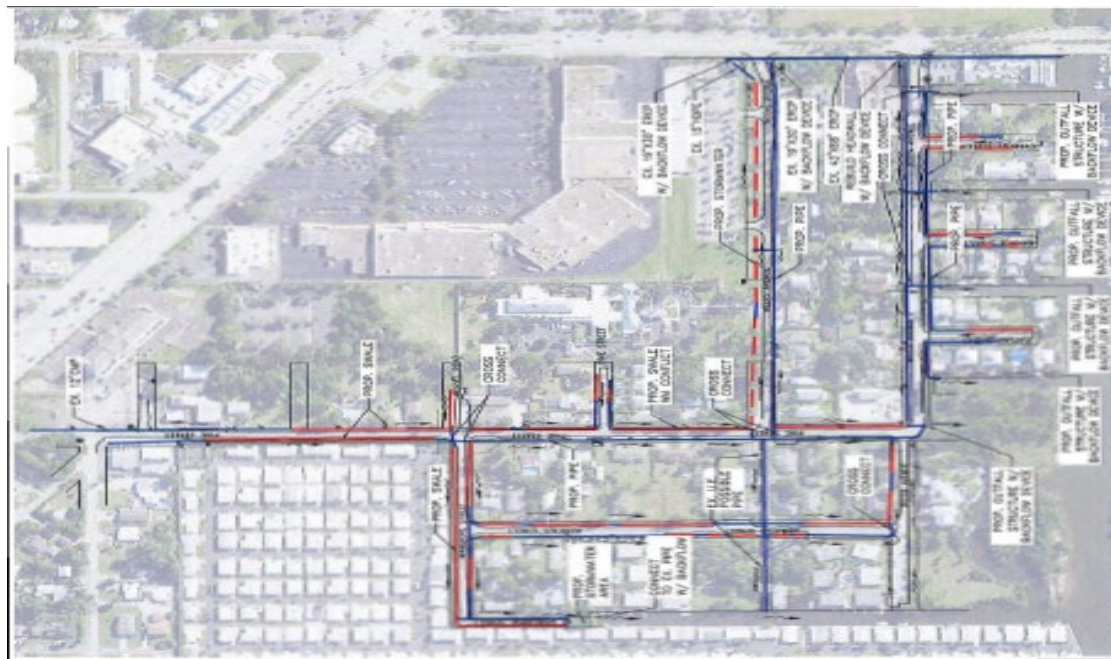
Commissioner District: 4
Project #: 50203

Funding Source: Bayshore CRA
Lead Project Manager: Richard Orth, Capital Improvements
 CRA Project Manager: Tami Scott
Director: Debrah Forester

Project Scope: Stormwater study and design for Becca, Weeks and Pine.

Construction Budget: TBD
Architect/Engineer: Blot Engineer
Design Notice to Proceed Date: 11/16/21
Change Order approved

Total Contract as of November 28, 2022: \$337,132
Contract Days – 1,320 includes post design services.



Milestones / Challenges to date: 1-04-2023

- CRA Staff has provided Blot Engineering with comments on the 30% drawings.
- ROW alignment issue identified in 30% plans
- Change order has been approved for additional engineering design services and time extension for the re-alignment of Weeks Avenue.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	30%
Construction	0%

Gateway Triangle Stormwater Phase 1

Commissioner District: 4
Project #: 50203

Funding Source: Bayshore CRA
Lead Project Manager: Richard Orth, Capital Improvements
CRA Project Manager: Tami Scott
Director: Debrah Forester

Project Scope: Bayside Street and Linwood Stormwater Improvements

Design Costs: \$257,542
Construction Budget: TBD
Architect/Engineer: Kissinger, Campo and Assoc
Status: Work Order Pending
Design Notice to Proceed Date: TBD



Milestones / Challenges to date: 1-04-2023

- Engineer Firm Selection via Rotation process
- Scope of work finalized
- Work order pending approved
- Pending Purchase Order

DESCRIPTION OF WORK	% COMPLETE
Procurement	10%
Design	0%
Construction	0%

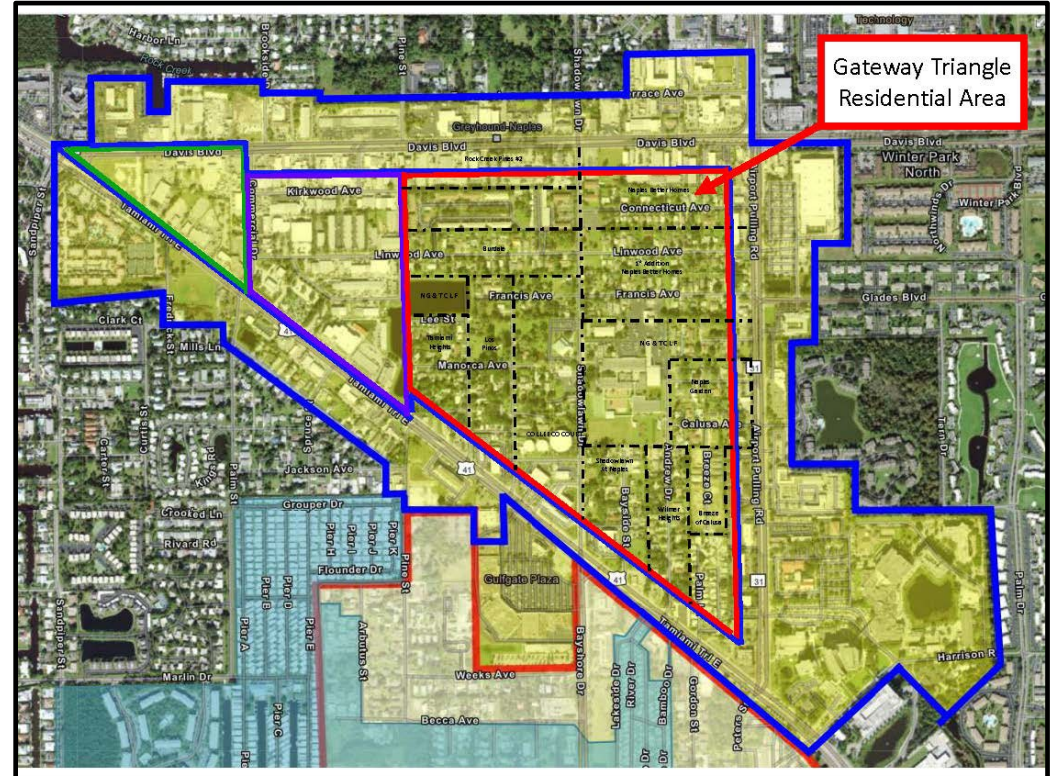
Gateway Triangle Master Plan

Commissioner District: 4
Project #: 50203

Funding Source: Bayshore CRA
CRA Project Manager: Cristina Perez
Director: Debrah Forester

Project Scope: Develop master plan for the Gateway Triangle neighborhood to further implement the BGTCRA Redevelopment Plan.

Design Costs: \$170,000 (estimate)
Architect/Engineer: Pending approval
Status: Drafting scope of work
Design Notice to Proceed Date: TBD



Milestones / Challenges to date:

- Hurricane Ian severely impacted this area
- Area will be subdivided into neighborhoods/districts
- Scope of work drafted.
- CRA Advisory Board requested evaluation of Direct Select vs RFP process. Item will be brought forward at the January 12 meeting.
- Community Engagement process with residential neighborhood tentatively scheduled for February 9.

DESCRIPTION OF WORK	% COMPLETE
Procurement	10%
Design	0%
Construction	0%

Commissioner District: 4
Project #: 50206

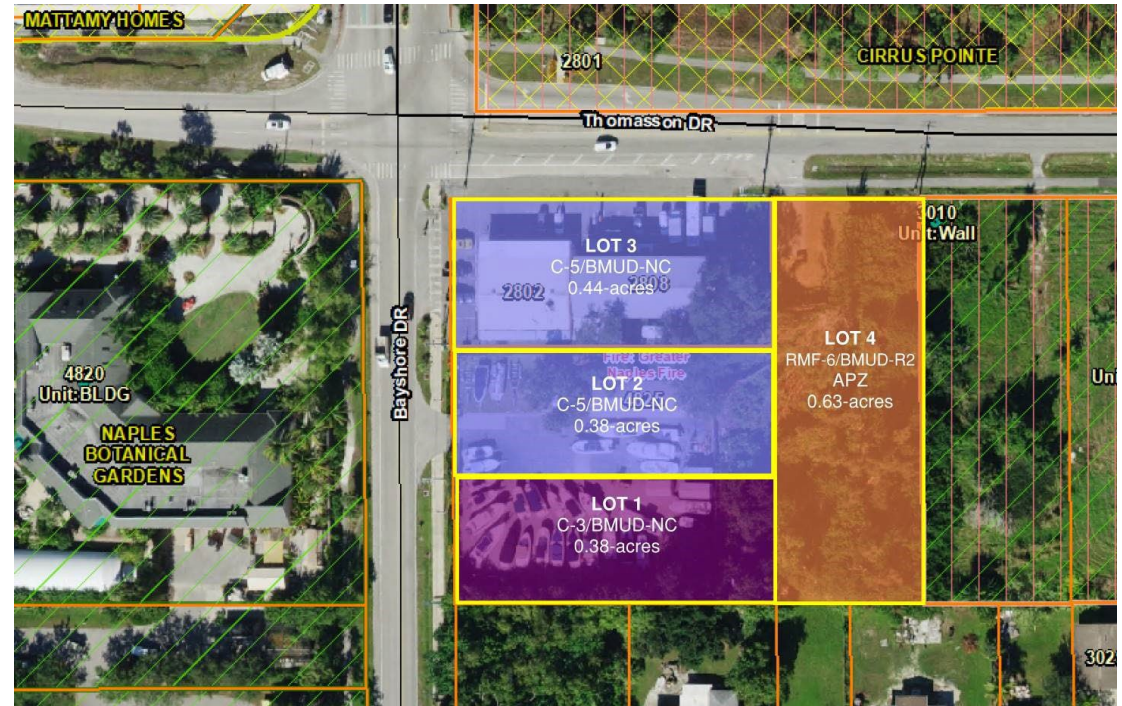
Funding Source: Bayshore CRA
Project Manager: Debrah Forester
Director: Debrah Forester

Phase 1A- Demolition Completed
Demolition Budget: \$142,600
Final Completion: 10-6-2022

Phase 1B – Clearing
Project Scope: Remove exotics on Lot 4
Budget: \$25,000

Phase 2- Future Use Analysis
Project Scope- Public Input and site analysis – development of alternative development site plans based on public input.
Purchase Order: \$24,673

Letter of Intent to Purchase Received December 12, 2022
CRA Advisory Board Presentation – January 12, 2023



Milestones / Challenges to date: 1-04-2023

Maintenance

- Lot 4 of the Del's purchase – vacant RMF-4 parcel has been hand cleared as allowed by code. Staff has received quotes for the removal of all exotics on that lot. and will proceed. Purchase Order pending.
- New hose bib to be installed on the vacant grass area on Lot 3. Quote to replace fence due to Hurricane Ian damage pending.

Phase 2 - Community Engagement and Assessment – Stantec Consulting Scope of work approved by Advisory Board on December 6. Notice to Proceed pending approval from Procurement. Community visioning charette tentatively scheduled for mid-February.

DESCRIPTION OF WORK	% COMPLETE
Procurement	10%
Design	0%
Construction	0%

Hamilton Avenue Beautification

Commissioner District: 4

Project #: 50171

Funding Source: Bayshore MSTU/Parks & Recreation

Project Manager: Olivier Surreau

Project Scope: Construct 34 boat trailer parking spaces, multi-use path, streetlighting and landscape, new roadway, and sidewalks along Hamilton Avenue.

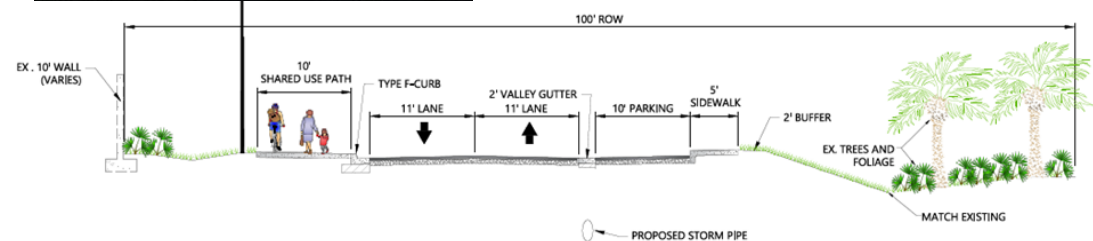
Construction Budget: \$3,246,304.75

Architect/Engineer: RWA

Design Notice to Proceed Date: 1-10-2022

Contractor : Haskins Construction

CEI Services: Johnson Engineering



Milestones / Challenges to date: 1-04-2023

- Project coming close to final completion, Substantial completion walk thru held on 12-15-2022.
- ROW inspection requested with Collier County.
- Meeting with Parks and Recreation January 5 to confirm maintenance of parking area and request signage and trash and recycle containers be installed in parking area.
- Presentation scheduled January 18 Parks & Rec Advisory Board

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	100%
Construction	90%

Bayshore MSTU Short Term Maintenance

District #: 4

Project #: Bayshore MSTU

Funding Source: Bayshore Beautification MSTU

Project Manager: Tami Scott

Director: Debrah Forester

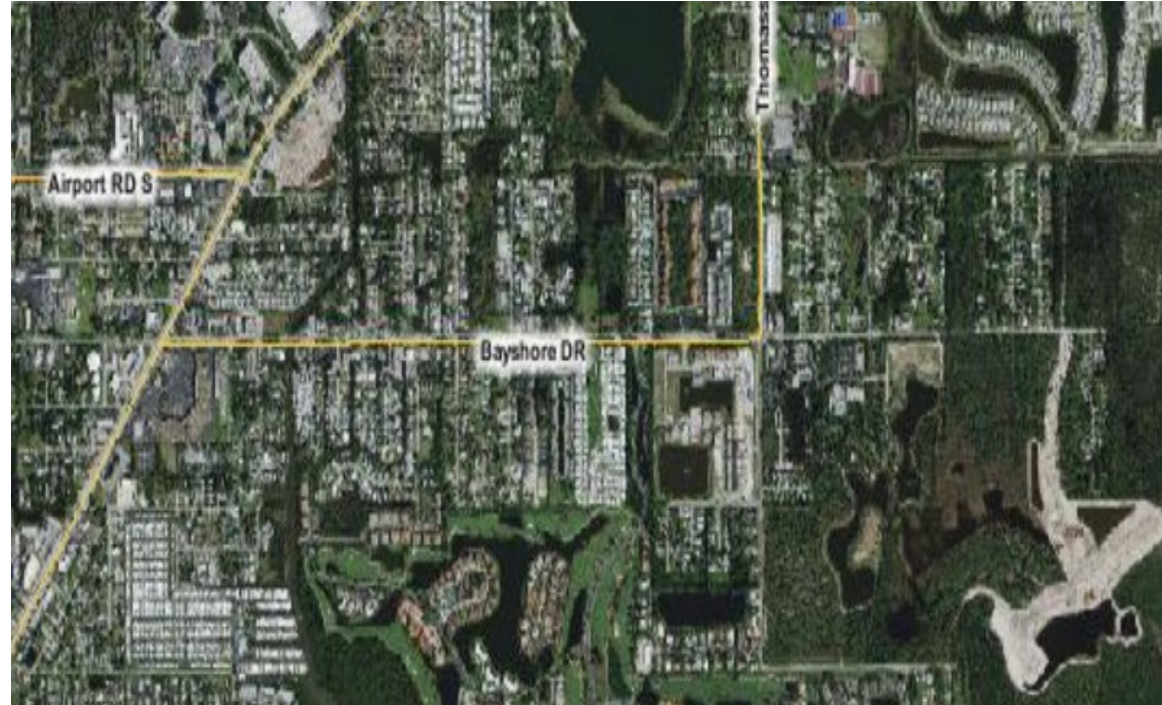
Project Scope: Coordinated maintenance and repairs within the Thomasson Drive, Bayshore Drive and Hamilton Avenue right-of-ways.

Landscape contractor – A&M

FY23 Annual Maintenance Contract: \$153,220.82

FY23 Annual Maintenance Incidentals Budget: \$70,000

Notice to Proceed Date: Nov. 12, 2019 (3-year contract)



Milestones/Challenges To Date: 1-04-2023

- Coastal Vista Design has been completed their work on median 20 and 23.
- Median 20 has been replanted
- Staff received a quote for new ground cover for Median 23 on Bayshore Drive \$8,000. MSTU approved the quote on 12-14-2022. Waiting on FDOT project to be completed prior to replanting, staff is working on PO.
- Staff received a quote for Hurricane Ian replanting on Bayshore Drive \$17,000, MSTU approved the quote on 12-14-2022, staff is working on PO.
- Irrigation break of main discovered December 29. Quote on repair is pending. Replanting will begin after irrigation is repaired.
- Large section of sidewalk to be replaced by RM on Bayshore, damaged from canopy Trees.

DESCRIPTION OF WORK

% COMPLETE

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Ongoing Maintenance	25%

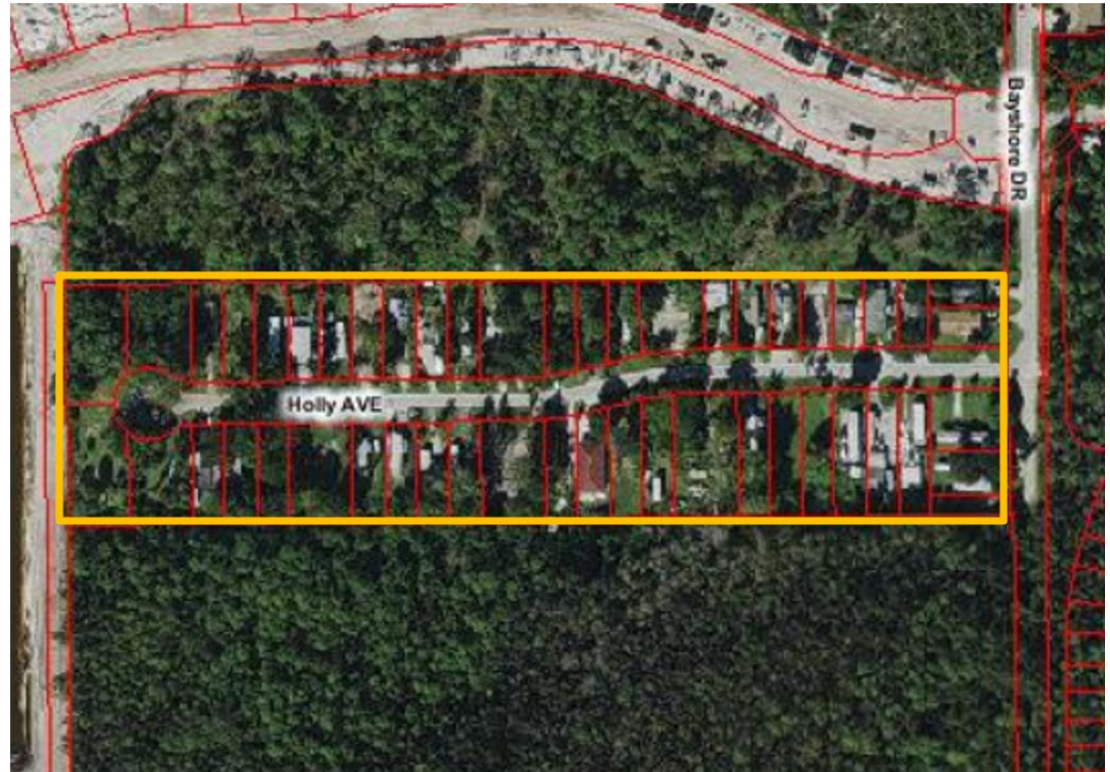
Holly Avenue Assessment

Commissioner District: 4
Project #: 50203

Funding Source: Bayshore CRA
CRA Project Manager: Cristina Perez
Director: Debrah Forester

Project Scope: Neighborhood assessment of potential opportunities for life quality enhancement to further implement the BGTCRA Redevelopment Plan.

Design Costs: TBD
Architect/Engineer: TBD
Status: Coordination of meetings to initiate assessment
Design Notice to Proceed Date: TBD



Milestones / Challenges to date: 1-04-2023

- Hurricane Ian severely impacted this area
- Resident requested a community meeting be held to gather input on needs and opportunities.
- Tentative Schedule for February 11 to host community meeting.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	0%
Construction	0%

Item 8b

Fund 164 Haldeman Creek MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/ CI			8,962.50	146,509.56-	137,547.06
*** 164 HALDEMAN CREEK MSTU			8,962.50	146,509.56-	137,547.06
** REVENUE Sub Total	1,043,700.00-	1,052,112.50-		150,537.15-	901,575.35-
* REVENUE - OPERATING Su	192,000.00-	192,000.00-		150,444.42-	41,555.58-
311100 CUR AD VALORE	188,600.00-	188,600.00-		148,201.54-	40,398.46-
361170 OVERNIGHT INT				1,388.24-	1,388.24
361180 INVESTMENT IN	3,400.00-	3,400.00-		854.64-	2,545.36-
361320 INTEREST TAX					
* CONTRIBUTION AND TRANS	851,700.00-	860,112.50-		92.73-	860,019.77-
486600 TRANS FROM PR				92.73-	92.73
486700 TRANS FROM TA					
489200 CARRY FORWARD	861,300.00-	861,300.00-			861,300.00-
489201 CARRY FORWARD		8,412.50-			8,412.50-
489900 NEG 5% EST RE	9,600.00	9,600.00			9,600.00
** EXPENSE Sub Total	1,043,700.00	1,052,112.50	8,962.50	4,027.59	1,039,122.41
* OPERATING EXPENSE	21,300.00	29,712.50	8,962.50	250.00	20,500.00
631400 ENG FEES		8,412.50	8,412.50		
634970 INDIRECT COST	500.00	500.00	250.00	250.00	
634980 INTERDEPT PAY	500.00	500.00			500.00
634999 OTHER CONTRAC	20,000.00	20,000.00			20,000.00
645100 INSURANCE GEN	300.00	300.00	300.00		
* TRANSFERS	11,300.00	11,300.00			11,300.00
911870 TRANS TO 187	11,300.00	11,300.00			11,300.00
* TRANSFER CONST	6,500.00	6,500.00		3,777.59	2,722.41
930600 PA BUDGET TRANS	1,800.00	1,800.00		313.56	1,486.44
930700 TC BUDGET TRANS	4,700.00	4,700.00		3,464.03	1,235.97
* RESERVES	1,004,600.00	1,004,600.00			1,004,600.00
993000 RESV FOR CAPI	1,004,600.00	1,004,600.00			1,004,600.00



Great Places in Florida Award
2022 People's Choice Award
Bayshore Drive - Collier County!

December 13, 2022
Collier County
Board of County Commissioners Meeting
Award Presentation

Top Row: Left to Right: Commissioner Chris Hall, Commissioner Rick LoCastro, Commissioner William uMcDaniel, Chair; Commissioner Burt Saunders; Commissioner Dan Kowal

Front Row: Left to Right: Tony Palermo, VP Section Affairs, APA Florida; Waitt Bowers, President, APA Florida; Karen Beatty, Chairwoman, Bayshore Gateway Triangle Local Redevelopment Advisory Board; Maurice Gutierrez, Chairman, Bayshore Beautification Municipal Services Taxing Unit Advisory Committee