

Annual Report 2021



Creativity in Bloom

Bayshore Gateway Triangle CRA
Bayshore Beautification MSTU
Haldeman Creek MSTU





Del's Corner

Table of Contents

- About the CRA3
- About MSTU4
- Collier County Board of Commissioners5
- Letter from Penny Taylor6
- Letter from Maurice Guterrez7
- CRA Staff8
- BGTCRA Plan Overview9
- Catalyst Projects.....10
- BGTCRA 2021 Accomplishments.....12
- PERMITS Residential16
- PERMITS Commercial17
- CRA Commercial Improvement Grants18
- Private Development19
- Letter from Maurice Guterrez20
- Thomasson Drive Beautification Project21
- Bayshore Beautification 2021 Accomplishments22
- Letter from Roy Wilson24
- Haldeman Creek 2021 Accomplishments25
- Project Status Report.....26
- Financial Reports.....28



Paul Arsenault - Artist

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

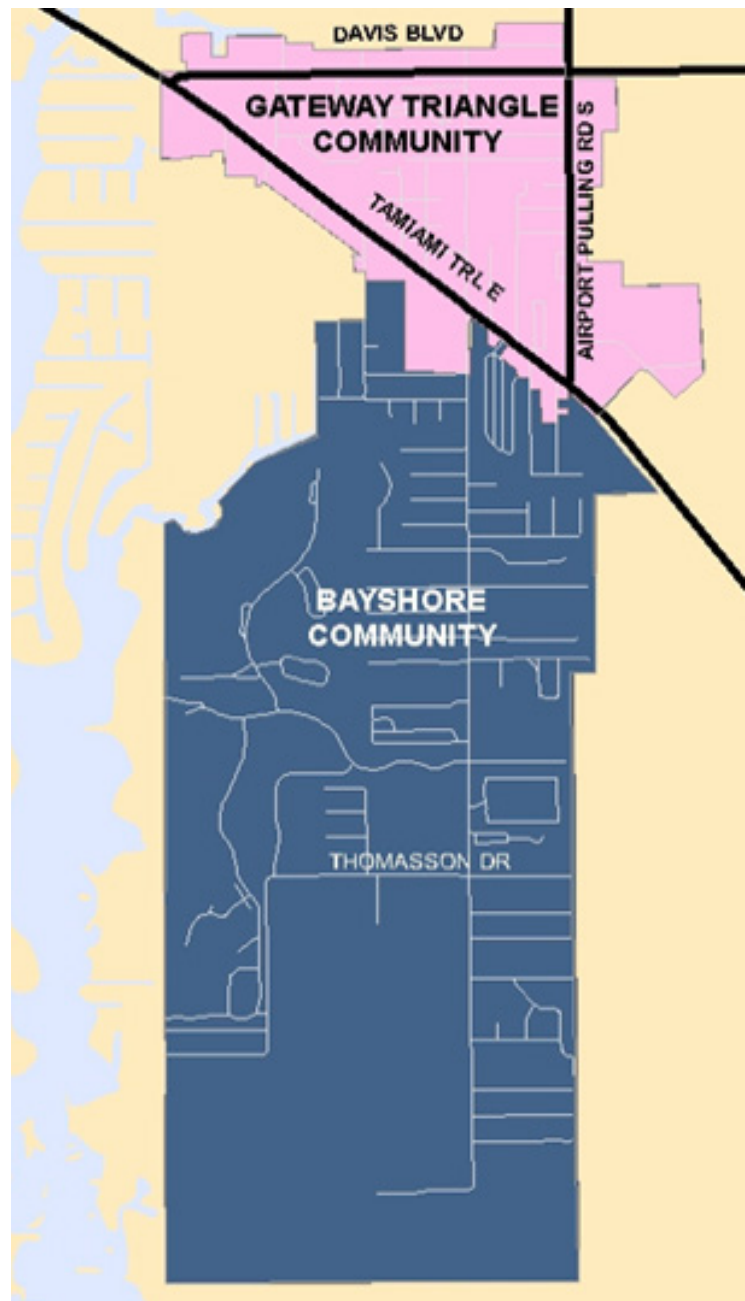
The Collier County Community Redevelopment Agency was created by the Collier County Board of County Commissioners on March 14, 2000 by Resolution 2000-82. The Agency has two redevelopment areas: The Bayshore/Gateway Triangle Community Redevelopment Area (BGTCRA) and Immokalee Community Redevelopment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

The BGTCRA is comprised of approximately 1,800 acres with a wide range of residential and commercial properties.

The Community Redevelopment Agency is funded through a mechanism commonly referred to as Tax Increment Financing or TIF. Incremental revenue is calculated based on the increase in the taxable property values between the "frozen" tax base and current taxable value. The "frozen" tax base was established in 2000. The incremental increase is deposited into the Community Redevelopment Trust fund to be used to implement projects identified in the Community Redevelopment Plan. The 2000 frozen tax base for the Bayshore Gateway Triangle Community Redevelopment Area is \$288,081,106. The tax value for FY 2021 was \$853,583,306, which is \$565,502,200 increase in total property values since 2000. This incremental increase resulted in a TIF revenue of \$2,348,500 for 2021.

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

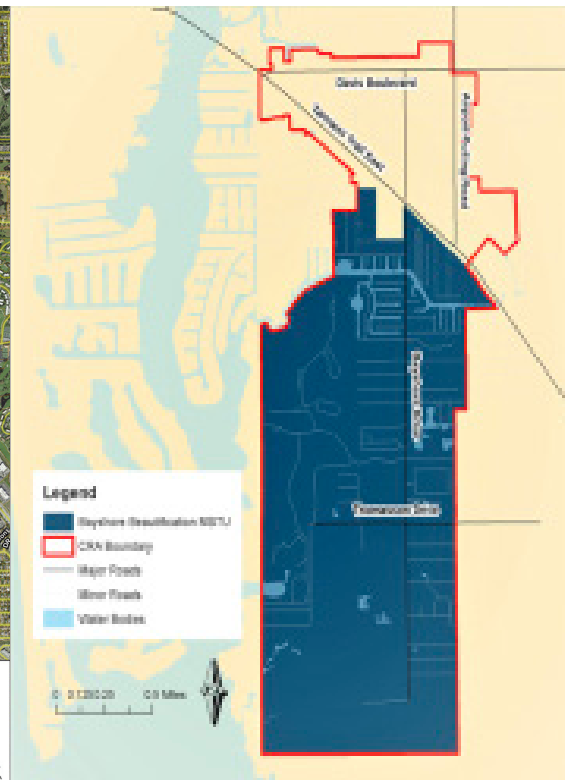
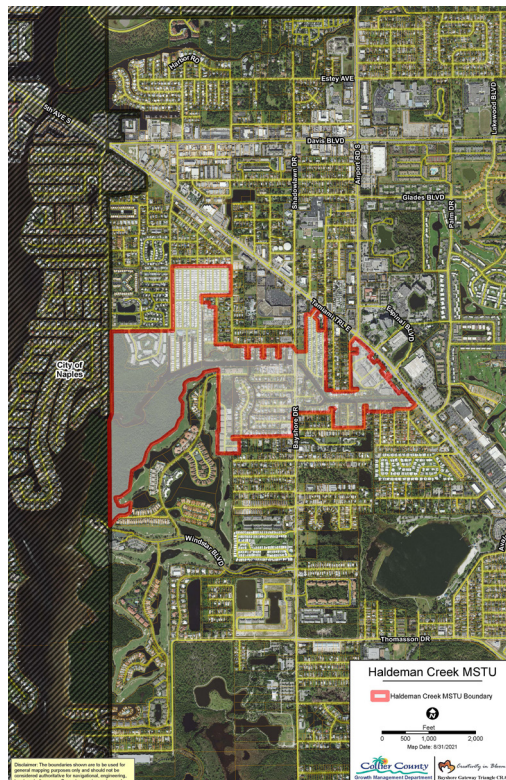
To improve the coordination and efficiency of project management the BGTCRA took over the management of the two MSTUs located within the BGTCRA - Bayshore Beautification MSTU and the Haldeman Creek Dredging MSTU.

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. MSTUs 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.

In October 2021, the Board of County Commissioners approved the expansion of the boundaries of the Haldeman Creek MSTU boundary to incorporate the Courthouse Shadows Planned Unit Development (PUD).



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.

2021 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. Commissioner Taylor and Commissioner McDaniel 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

A ballad from the 1960's describing a father's reaction to the growth of his child – "Turn Around and You're a Young Man" reminisces about the milestones the Father crossed as his son grew up.

The Advisory Board of the Bayshore/Gateway Triangle Community Redevelopment Area (BGT CRA) might just share those feelings expressed in lyrics of this popular melody. This hard-working Board, some members of which have been actively engaged on the Board for 20+ years, have watched the development of the BGT CRA from the Kelly Road days to what this area has matured into today.

And what an extraordinary transformation – the days of Kelly Road have been left far, far behind, and the BGT CRA has matured into a bustling and thriving area.

Consider this. The BGT CRA is adjacent to the home of the Minto US Open Pickleball Tournament, bringing the top players of the world to compete on the courts of the East Naples Community Park. The first food truck park in Collier County, the Celebration Food Truck Park, is located on Bayshore. The Maddox Naples, a unique private wine club serving fine wines and charcuterie, and Rebecca's, a public wine bar – are slated to open later this year...under the same roof.

Opera Naples completed the renovation of an existing building on Linwood Avenue in 2016/2017 and today, The David and Cecile Wang Opera Center is a sought-after venue for opera and all of the musical arts. The Wang has acoustics that would rival any larger facility, and the performance intimacy is unmatched in our region. Metropolitan Opera singers have performed at the Wang, and the creativity has just started.

The Triangle area is under construction, continuing to transform the area and to establish a vision of the BGT CRA Board for the future. But as the new rises from the ground, so we say goodbye to the icon of Bayshore – Del's 24 Hour Food Store. Founded by Del Ackerman over fifty years ago, this convenience store was the commercial anchor of the area and never closed due to inclement weather, such as hurricanes, threats of tornadoes, thunderstorms, etc. The community has named the intersection of Bayshore and Thomasson where the store sat as "Del's Corner".

The length of Thomasson in the CRA has been 'beautified' and more parking along Hamilton is under construction today. Empty lots are being filled with homes. New businesses are opening up.

Congratulations to the BGT CRA for their time and energy growing the area! The Bayshore/Gateway Triangle Community Redevelopment Area is indeed blossoming with the future.



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

Bayshore Gateway Triangle

Local Redevelopment Advisory Board

Naples has its share of pioneers who shaped the community we all enjoy today, some old time pioneers as well as modern day pioneers. It was not so long ago that one of those modern-day pioneers, Bill Neal, single handedly fought to establish our CRA district that has led us to where we are today. His vision and commitment to help improve our neighborhoods paved the way and gave our community a voice.

Our residents have used that voice, through the CRA & Sheriff's office, to reduce crime over 500% since being established. Blight has all but vanished because safe neighborhoods are the results of community involvement, which also increases the tax base. We have stimulated development, both commercially and ecologically, as in the mini triangle and the Naples Botanical Gardens. Infrastructure projects implemented have eliminated flooding on Karen Drive and Gateway neighborhoods and current efforts are addressing drainage problems on Pine Street and Andrews Avenue areas. Our focus has now turned to having the 17 acres give back to the community in the form of a park and bridge the connection to Sugden Park. The park will bring us full circle and fulfill the redevelopment vision Bill Neal had of connecting not only our community but giving back to the residents.

- Maurice Gutierrez, Chairman
Local Redevelopment Advisory Board

Many thanks to Larry Ingram and Dwight Oakley for their years of dedicated volunteer service on the Bayshore Gateway Triangle Local Redevelopment Advisory Board.



Maurice Gutierrez

Advisory Board

Maurice Gutierrez, Chairman	Bayshore Beautification MSTU
Allen Schantzen, Vice Chair	At-Large
Karen Beatty	Bayshore Resident
Larry Ingram (Resigned 9/2021)	US 41 Business Owner
Camille Kielty	At-Large
Kathy Kilburn (Appointed 10/2021)	At-Large
Dwight Oakley (Term ended 5/2021)	Bayshore Resident
Steve Main	Davis Blvd. Business Owner
Steven Rigsbee	Gateway Triangle Resident
Michael Sherman	Bayshore Business Owner

CRA

Staff



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

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 BGT-CRA 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.

Shirley Garcia, Operations Coordinator, joined the Bayshore CRA in 2016. Her duties include administrative functions for the office, providing general information to the public, and coordinating the maintenance of CRA properties. Shirley has a Bachelor of Science degree in Legal Studies from Hodges University and is a certified Florida Notary Public.



June 30, 2021 Flag Raising

BGTCRA

Bayshore Gateway Triangle Community Redevelopment Area

In July 2019, the Board of County Commissioners directed staff to begin the review, drafting, and public hearing process of regulatory changes to implement the adopted 2019 Plan. In January 2020, the review process began and during 2021 several public meetings were held to receive input and review changes. In January 2021, the BGTCRA Local Redevelopment Advisory Board recommended approval of the draft language and to move into the public hearing process. In November 2021, the Planning Commission reviewed and recommended approval of the changes. The changes are scheduled to be heard by the Board of County Commissioner during the first quarter of 2022.

The main goals of the plan include:

Land Use & Urban Design - Promote a defined, harmonious, and urban visual and land use character tailored to the CRA area, cultivating its unique artistic and cultural identity.

Public Space, Parks, & Open Space - Ensure accessible, activated, and well-maintained public spaces, parks, and open space.

Development - Foster and guide private development to enhance community character and provide increased stability and prosperity for community members.

Transportation, Connectivity, & Walkability - Ensure safety, comfort, and convenience for various methods of transportation within and connecting with the CRA area.

Infrastructure - Provide effective infrastructure that preserves environmental and neighborhood design quality through coordinated improvement planning and funding.

Process - Carry out CRA area planning and implementation efforts to engage and serve the various communities within the CRA area.

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 remainder 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.

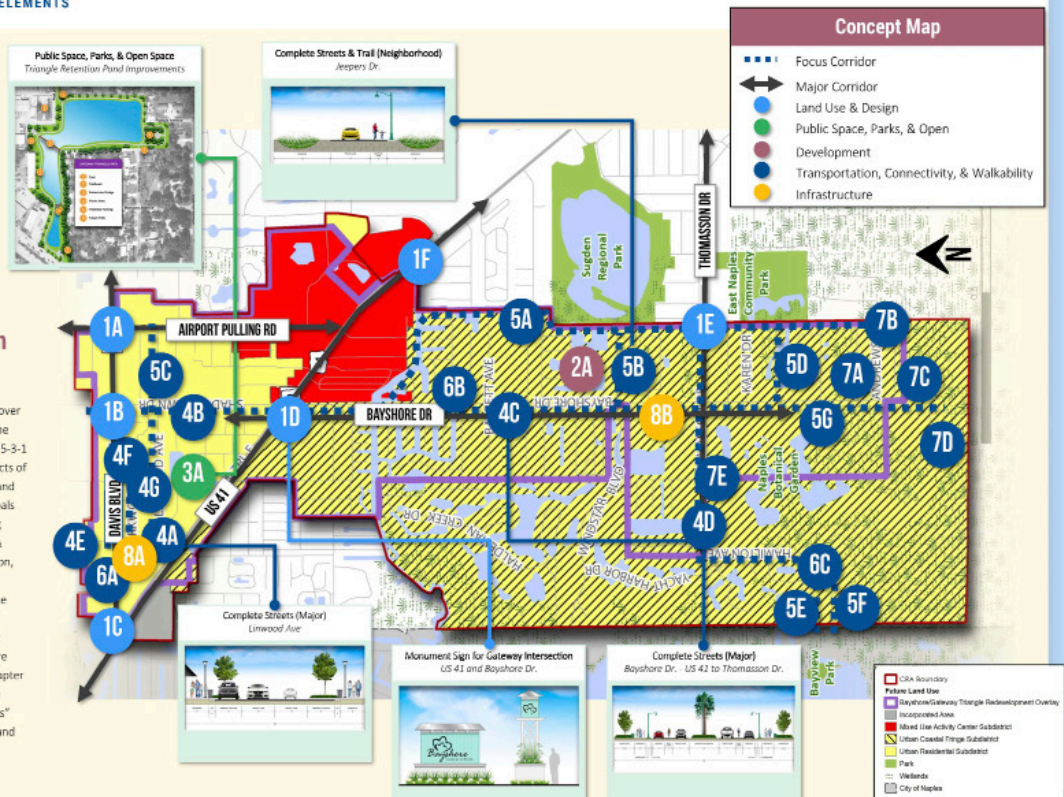


Figure 5-3-1: Redevelopment Concept

BGTCRA Properties

Catalyst Projects

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.

Vision is close to becoming a reality as demolition of the abandoned commercial structures began in 2021 as well as site development planning applications to create three parcels. The intent is to subdivide the project into three separate development tracts consistent with the current zoning approval and allow each tract to be developed as the market supports the land use for each individual tract. Parcel 1 will be developed by Naples Triangle Development containing 270 luxury multi-family units, parking and approximately 7,600 sf of commercial. Parcel 2 will be developed by Metropolitan Naples and will consist of 56 luxury condominiums, parking, and approximately 6,500 sf of commercial.



Naples Triangle Development - Conceptual Plan



Metropolitan Naples Conceptual Plan

BGTCRA Properties

Catalyst Projects

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.

In January 2021, a request for professional services to develop a master plan and design, permit and prepare construction plans to build the connection to Sugden Regional Park was advertised. In June 2021, the CRA Board approved the selection committee and directed staff to negotiate with the top ranked firm, Stantec Consulting Services Inc. The CRA received an unsolicited proposal to purchase the property in 2021 which raised questions regarding the future development of the property. In November 2021, the BGTCRA Advisory Board recommended unanimously to approve the design contract and construct the boardwalk. The contract and the future plans for the site are pending review by the CRA Board in 2022.



Aerial View of 17 acre site

BGTCRA 2021 Accomplishments

Del's Corner



In 2016, the Board of County Commissioners voted unanimously to name the intersection of Thomasson Drive and Bayshore Drive "Del's Corner" to recognize Del Ackerman for his many years of community service.

In November 2020, the CRA acquired Del's Corner to further implement the vision for the area as outlined in the Redevelopment Plan. This 1.84 acre site is located at the strategic intersection of Thomasson Drive and Bayshore Drive, which was upgraded as part of the Thomasson Drive Enhancement project funded by the Bayshore Beautification Municipal Services Taxing District (MSTU). The \$6 million project included the signature roundabout at "Del's Corner."

On November 5, 2021, a ribbon cutting ceremony was held to officially dedicate the corner to Del Ackerman (1936-2019) in recognition of his landmark establishment, operating for over 57 years and for his countless meaningful contributions to the community. A memorial plaque, benches and signage were installed.



BGTCRA 2021 Accomplishments

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 plus design, engineering, and construction management. Construction start date January 11, 2021. Completed August 2021.

Phase 4-12

As funding is available



BGTCRA 2021 Accomplishments

Stormwater

Partnership

The CRA and Collier County are continuing their partnership in identifying and funding stormwater improvement projects. Based on input from the Stormwater subcommittee, the Local Redevelopment Advisory Board approved moving forward on stormwater improvements for two areas. A notice to proceed was issued in November 2021, to Bolt Engineering to complete a scope of work for three streets in the Bayshore community – Becca, Weeks, and Pine. A scope of work is being negotiated for two streets in the Gateway Triangle community- Linwood Way and Bayside Street. This work includes site assessment through 100% construction plans and permitting as well as post design services. These projects are funded by the CRA and managed by Collier County Stormwater staff.

In June 2021, the CRA in partnership with Collier County purchased 2732 Frances Avenue in the Gateway Triangle area to facilitate future stormwater needs in relationship to the existing stormwater pond that was constructed in 2008. Both agencies are contributing funds for the purchase and demolition of the existing structure. Demolition is scheduled for 2022.



Gateway Triangle Stormwater Plan - Future Expansion



The development of a public art plan for the community was identified in the 2019 CRA Plan as one of the short-term non-capital projects to implement the vision of the community. Public meetings began in the first quarter of 2020 and the draft plan was presented and adopted by the Collier County Board of Commissioners (BCC) on July 13, 2021.

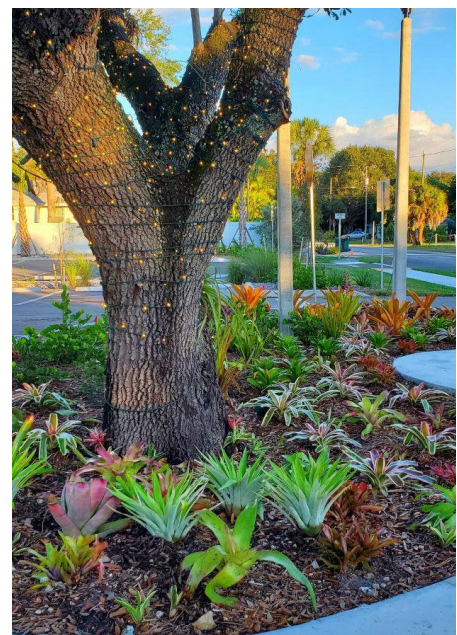
The plan includes items to be addressed in the first six months; two of which were accomplished in 2021:

- The County established a new position – Arts and Cultural Manager to implement the Arts & Cultural Strategic Plan and other duties. The position was posted and anticipated to be filled during the first quarter of 2022.
- Ordinance 2021-49 was approved by the BCC on December 14, 2021 establishing the Public Art Committee (PAC). This seven-member advisory committee will review proposals to provide public artwork and make recommendations to the BCC for final approval. Posting for the committee member vacancies is anticipated for first quarter 2022.

BGTCRA 2021 Accomplishments

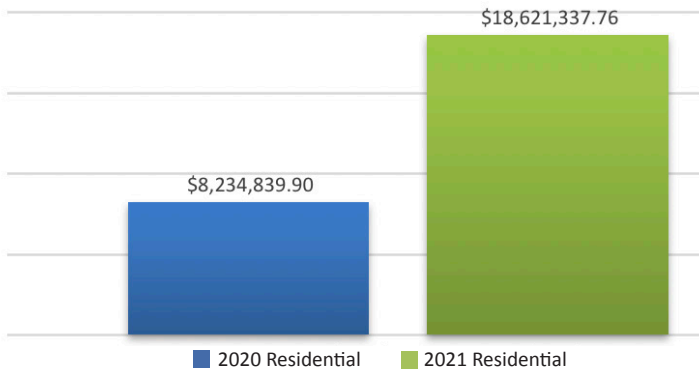
Parking Lot Construction Completed Bayshore Drive and Coco Avenue

In 2018, the CRA purchased a vacant lot at the corner of Coco and Bayshore Drive to develop a public parking lot to help with the increasing demand for public parking along the revitalized corridor. The \$437,772 construction project began in December 2020 and was completed in August 2021. The new parking lot provides 37 spaces, two spaces for ridesharing vehicles, and an underground stormwater system. The heritage tree on the corner was preserved and now provides a park-like setting for the community to enjoy with benches and Adirondack chairs. An electric car charging station will be installed in 2022. There is also space for future public art installations.



BGTCRA PERMITS Residential

Residential Permit Data

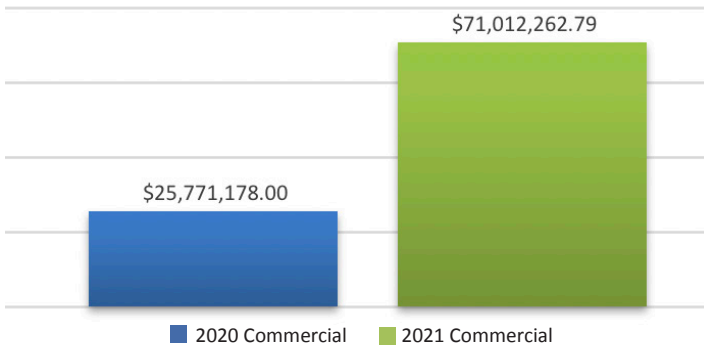


Residential development in the community continues to increase. In 2021, 342 residential permits were issued with a declared value of nearly \$19 million. Included in that total are 11 building permits issued for residential lots previously owned by the CRA.



BGTCRA PERMITS Commercial

Commercial Permit Data



2021 saw a dramatic increase in approved building permits. Over 471 Commercial Building Permits were issued in calendar year 2021 with a declared value over \$71 million dollars, nearly half of that amount (\$39,917,572) is related to the new Courthouse Shadows multi-family development which broke ground in 2021.

The Arboretum, a Mattamy Home development, continues to move and were issued permits totaling just over \$9.3 million.



Trail Professional Center



Courthouse Shadows Apartment Complex



Bayshore Wine Venue



Arboretum - Mattamy Homes

BGTCRA

CRA Commercial Improvement Grants

Three previously approved grant applications completed their improvements in 2021. Best Popcorn Company located at 6023 Bayshore Drive, completed the installation of security shutters with a total reimbursement of \$4,493. The local company provides both online and in-person shopping of the “best popcorn.” Ice cream is also available at the storefront.

Things I Like by Catherine, located at 3954 Bayshore Drive, completed the conversion of a single-family structure to a commercial retail art gallery. The project received the maximum reimbursement of \$50,000.

MHK Architects opened their new corporate office space at 2059 Tamiami Trail in 2021 and completed the work associated with the \$46,094 commercial reimbursement grant which included exterior landscaping and lighting improvements and interior improvements. The conversion of the former night club space sets a high standard for redevelopment along this prime commercial corridor.

Southern Region Development received a Commercial Building Improvement Grant in the amount of \$30,000 in July 2021 to assist in the construction of a new 12,000 SF Sunbelt Rental facility. The new structure will improve the Davis Boulevard corridor. Total exterior work is estimated at \$83,000.



Things I Like by Catherine



Sunbelt Rentals

BGTCRA

Private Development

Trail Professional Center, a three story 22,500 sf office building began construction in 2021. The commercial building permit was issued with a declared value of \$4.2 million.

Fifth Third Bank located at the corner of Tamiami Trail East and Bayshore Drive is scheduled for completion in the first quarter 2022.

Bayshore Wine Venue – On July 16, 2021 the ground breaking for the highly anticipated new wine venue by local entrepreneur Rebecca Maddox was held unveiling the names - The Maddox and Rebecca's. Rebecca's will provide a traditional wine bar and charcuterie bar and The Maddox Naples will be a private membership club with private tasting rooms and wine storage. The 13,684-sf building will include retail, restaurant, office and warehouse space. It is anticipated to be completed in early fall 2022.



Rebecca Maddox - Owner



Wine Venue Concept Plan



1 of 3 completed homes

In February 2020, the CRA entered into a settlement agreement to assure the development of 15 scattered single-family lots would be completed over a three-year period. The agreement includes five phases with three homes in each phase with deadlines for building permits and completion dates. Three homes were completed in 2021 and eleven building permits were issued.

Bayshore Beautification MSTU Advisory Committee

“Patience is a virtue” must have been coined by someone working with local governments. I have come to believe that Bayshore is an extremely virtuous community. Our patience finally paid off this past year with the long awaited completion of the Thomason Drive project. Without the generosity of Del deeding us the right-of-way on the now coined Del’s corner, the commitment of our volunteer board, an incredible level of community support and our amazing staff we would still be dealing with the dysfunctional 4-way stop. The Bayshore MSTU is a model for all to see what can be accomplished when you keep an idea laser focused.

Not to be outshined, the multitude of daily tasks keep us busy as we maintain everything we have improved. This year’s Holiday lighting, ongoing irrigations challenges and dealing with developmental changes to our landscaped corridor keeps us busy. Hopefully we will be again meeting at the Botanical Gardens as we enter the New Year and seeing all who support our efforts to keep Bayshore in Bloom.

Maurice Gutierrez, Chairman
Bayshore Beautification MSTU Advisory Board



Maurice Gutierrez



George Douglas, Maurice Gutierrez & Sandra Arafet

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

On June 30, 2021, the community gathered to celebrate the completion of the Thomasson Drive Enhancement Project and hoist the American Flag for the first time. The \$6,022,000 project consists of the signature roundabout at the intersection of Thomasson Drive and Bayshore Drive, new 6-foot-wide sidewalks, improved drainage, bike lanes, decorative street lighting, signage and Florida-friendly landscaping along Thomasson Drive from Orchard Lane to Hamilton Avenue. For over eight years the Bayshore Beautification MSTU Advisory Board focused on completing this project including raising the six million dollars. The year-long project was completed on time and under budget.



The 8 foot by 12 foot American flag was hoisted by ET Brisson Detachment MCL, Marine Corps League of Naples. Marco Kircher did an outstanding performance singing the National Anthem and God Bless America. Commissioner Taylor and Maurice Gutierrez, Chairman of the Bayshore Beautification MSTU shared remarks on the project's history and impact on the community. On behalf of the Bayshore Beautification MSTU sincere thank you to all those that participated in this project over the years. Projects such as these would not be possible without the cooperation, teamwork and dedication of several individuals and organizations.

Bayshore Beautification 2021 Accomplishments

Bayshore Beautification MSTU partnered with Moorhead Manor Mobile Home Park Homeowners Association to develop a License Agreement to provide enhanced landscape improvements along Bayshore Drive. The \$55,000 grant allows the enhanced landscaping within the private property: freeing up the right of way portion for installation of a wider sidewalk at a future date.

Per the agreement the MSTU may make future improvements such as additional landscaping, hardscape, or additional lighting. The MSTU welcomes the opportunity to partner with other property owners along Bayshore Drive to develop similar agreements to enhance the public realm.



The MSTU assisted in providing a colorful welcome for the 5th Annual US Open Pickleball Championship held at East Naples Community Park every April.



Special thanks to Jim Bixler, Bayshore Beautification MSTU Advisory Board member for his outstanding volunteer service as landscape advisory and worker. His dedication and commitment to creating a vibrant and beautiful community is greatly appreciated.

2021 Holiday Celebration



The Bayshore MSTU expanded their holiday decorations in 2021 including lighting up the heritage tree in the new public parking lot, the purchasing of a larger menorah, installing a Christmas Tree and wreaths at the roundabout.



Haldeman Creek

MSTU Advisory Committee



Roy Wilson

2021 was an interesting year as COVID increased boat traffic on Haldeman Creek. One resident recorded 200 “passes” on his outside video camera. This number was assumed to be an even split of residents and those just out for a boat ride to visit or view Celebration Food Truck Park. It seems that boating was one of the things boaters could do despite the pandemic.

Our activities included working with various governmental groups to get ‘derelict’ boats removed from Haldeman Creek. This a slow process, but at this writing two have been removed and two are pending. Another project coming to an end is updating and renewing dredging permits so that any future dredge will be easier to permit. We are concerned about some areas where mangrove growth is limiting visibility and impacting boaters ability to navigate safely.

The deteriorated seawall at the end of Mangrove Street has been replaced thanks to the efforts of county staff. Over the summer our County Commissioner convened a meeting of representatives from Florida Fish & Wildlife, Collier County Sheriff, Naples Marine Patrol, and the Bayshore Gateway Triangle CRA. The focus of this meeting was safety on the waterway, namely speeding boats not adhering to the Slow Speed/Minimum Wake requirement. This meeting has resulted in increased patrols on Haldeman Creek. Residents have appreciated this effort.

For 2022 we will continue to measure and monitor sediment increases on Haldeman Creek so we can better predict budget requirements to insure we have the funds available for any future dredge project.

Stay safe and enjoy the waterways!

Sincerely,

Roy Wilson
Chairman
Haldeman Creek MSTU
Advisory Committee

Many thanks to Kate Riley for her years of dedicated volunteer service on the Haldeman Creek Advisory Committee.

Advisory Committee

Roy Wilson
Chairman

James D. King II
Vice Chair

Jacob Dutry Van Haeften
(Appointed 7/2020)

Kate Riley
(Resigned April 2021)

Bill Robbins
(Appointed 2/2021)

Robert Wopperer
(Appointed 5/2021)

Note: All members must be residents of the Haldeman Creek MSTU



Haldeman Creek

2021 Accomplishments

The consulting firm, Humiston and Moore Engineers, P.A. was hired in 2019 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, the impact from Hurricane Irma (2017) was minimal and dredging was not warranted in the short term. However, the survey did suggest that spot dredging in the future may be necessary. The consultants 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.

In December 2019, staff submitted an application to the U.S. Army Corps of Engineers (Corps) to conduct a maintenance dredge of approximately 706,656 square feet from Haldeman Creek and adjacent

canals. On September 13, 2021, Corps issued notice that the project was permitted under the Nationwide Permit (NWP) Number 35 until March 18, 2022. Staff will be submitting a request to renew that permit prior to the expiration date.

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. One of the commitments to the rezoning to accommodate the development was to participate in the Haldeman Creek MSTU. As part of the PUD rezoning, the owner committed to participating in the MSTU if residential development occurred. In March 2021, the development of 300 multi-family units were approved and construction commenced. In October 2021, the Board of County Commissioners approved the expansion to include the Courthouse Shadows development.

Bayshore Gateway Triangle CRA

Project Status Report

REDEVELOPMENT GOALS/OBJECTIVES	CRA Plan Page Reference	RELEVANT PROJECTS	INITIATED	STATUS	CRA Amount 2021*	CRA Project Fund Balance*	MSTU Budget	Other**
LAND USE & URBAN DESIGN	5.3.2							
Achieve consistent land uses	5-3-16	Land Use Regulatory Changes	Initiated in 2020 -\$72,940	Public Hearing Process initiated in 2021. Adoption scheduled for 2022.				
Achieve consistent design character	5-3-22	Land Use Regulatory Changes	Initiated in 2020	Public Hearing Process initiated in 2021. Adoption scheduled for 2022.				
Residential Grant Program	5-3-16	Four grant types	Reinitiated in 2020	On hold pending revisions to grant policies.	\$23,348	\$212,425		
Commercial Grant Program	5-3-22	Commercial Improvement Grants	Initiated in 2008	On-going	\$76,094	\$365,096		
Linwood Way Landscape Improvements	5-3-22		October 2020 Landscape Design plans	PO approved	\$1,800			
Provide regulatory assistance to private sector	5-3-22	Monthly Private Sector Reports	May 14, 2021	On-going	\$45,371	\$30,983		
PUBLIC SPACE, PARKS, & OPEN SPACE	5.3.26							
Increase Access to parks and public gathering spaces	5-3-26	17 Acre Catalyst Site	Purchased in 2016.	Request for Proposal to design connection to Sugden Park published in 2021. Pending Board direction.		\$2,348,000		
Ensure a clean and well maintained public realm	5-3-30	CRA Property Maintenance	Ongoing maintenance of CRA property		\$26,091			
Community Safety Improvements	5-3-30					\$100,000		
DEVELOPMENT	5.3.31							
Improve marketing, branding and communications	5-3-32							
Public Art	5-3-32	Public Art Plan	Initiated in January 2020. Total Contract \$45,950	Public Art Pilot Plan adopted July 13 2021.				
Public Art Implementation	5-3-32	Public Art Committee Ordinance approved in 2021.	Pending Advisory Board appointments	Mural Ordinance pending review and presentation for consideration.		\$100,000		
Branding	5-3-32	Develop Brand Identity	Paradise Advertising PO issued October 2021	Market research initiated. Immersion trip scheduled for first quarter 2022	\$51,750			
Capitalize on current and potential real estate and development opportunities	5-3-34	Mini Triangle Catalyst Project	Cell Tower Relocation Agreement approved. Lease Terminated and tower demolished.	Relocation payment pending final closure of new replacement tower permit.		\$600,000		
		Mini Triangle Catalyst Project	Purchase Agreement negotiated in 2015	Property sale completed in 2020 and long-term debt paid off in 2021.	\$3,400,000			
Incorporate protections in development efforts to enhance existing community character and support existing CRA area residents	5-3-40	Acquisition of 1.84 Ac Site (Del's)	Purchase Agreement negotiated in 2020 for \$2,126,600	Survey initiated in 2021. Demolition Scheduled for 2022	\$51,271	\$685,480		
TRANSPORTATION, CONNECTIVITY, & WALKABILITY	5.3.42							
Increase safety, comfort, and connectivity for active transportation modes	5-3-43	Thomasson Drive Enhancements	Project start date May 2020	Completed in June 2021			\$6,684,350	
	5-3-43	Hamilton Avenue Enhancements	Construction Contract awarded in FY21	Construction scheduled for FY23			\$1,855,000	\$1,391,305
	5-3-43	South Bayshore Drive Enhancements	Preliminary Design in FY20	Pending Access Management Plan recommendations			\$11,635	
	5-3-43	North Bayshore Drive Enhancements	Preliminary Design in FY20	Access Management Plan Study scheduled to begin January 2022	\$82,675	\$817,325	\$82,675	
Linwood Drive Beautification Improvements	5-3-50	Linwood Ave Complete Streets	Budgeted in 2020.	Design Schedule 2022		\$700,000		
	5-3-43	General Road Improvements	Budgeted in FY21	Coordination with County Departments		\$500,000		
Increase and enhance alternative mode options	5-3-56	Bayshore Drive Shuttle Service		Options being reviewed				

Bayshore Gateway Triangle CRA

Project Status Report cont.

REDEVELOPMENT GOALS/OBJECTIVES	CRA Plan Page Reference	RELEVANT PROJECTS	INITIATED	STATUS	CRA Amount 2021*	CRA Project Fund Balance*	MSTU Budget	Other**
Improve parking options in commercial area	5-3-56	Surface Parking Lot	Land Purchased in 2018 for \$377,360. 2019 - Design and Permitting - \$16,656	Construction & Post Design Services completed FY21	\$448,171	\$49,586		
Complete Streets	5-3-50					\$150,000		
Improve transportation connections with downtown Naples	5-3-58							
INFRASTRUCTURE	5-3-59							
Stormwater						\$1,449,528		
Ensure infrastructure will effectively achieve its primary purpose. Strategy 1 - Stormwater Master Plan	5-3-59	Stormwater	November 2021 Purchase Order for Becca, Pine, Weeks Project 1	Design scheduled for 2022	\$319,892			
Ensure infrastructure will effectively achieve its primary purpose. Strategy 1 - Stormwater Master Plan	5-3-59	Stormwater	Gateway Triangle Area 4	Design scheduled for 2022				
Gateway Triangle Stormwater Pond	5-3-59	Stormwater	Francis Lot purchase in 2021 . Cost Share with Collier County	Title Commitment and Demolition scheduled for FY22	\$167,320			\$159,500
Coordinate with other jurisdictions and government for infrastructure planning and funding	5-3-61	Fire Suppression Phase 3	Partnership with the City of Naples	Design completed. Construction 2021	in-kind			\$658,560
	5-3-61	Hamilton Avenue Watermain Improvements	Partnership with the City of Naples	Construction 2022				\$482,184
PROCESS	5.3.66							
Improve approaches and tools for communicating	5-3-66	Capital Improvement Fund 787	Established in 2020 to identify, prioritize, and communicate capital improvements	Budget Amendment in 2021 transferred funds to appropriate projects per plan				
Ensure targeted and balanced distribution of CRA Planning and implementation efforts	5-3-66		Gateway Neighborhood Initiative	Data and Analysis completed. Public Process 2021				
Coordinate with MSTU	5-3-67	Bayshore Drive Access Management Plan	Joint Funding effort	Maintenance Cooperation Continues				

*Estimates based on 2021 Budget Amounts or Purchase Orders

** Other includes Community Development Block Grant funds and City of Naples or Other County Departments

2021 INITIATED PROJECTS	COMPLETED PROJECTS	Total CRA Amount 2021*	Total CRA Project Fund Balance*	Total MSTU Budget	Total Other
Nine	Four	\$4,693,783	\$8,108,422	\$8,633,660	\$2,691,549

No tax increment funds were allocated directly to affordable housing in 2021.

Bayshore Gateway Triangle CRA

Budget to Actual

FY-21 Budget to Actual - CRA Operations, Capital Projects, Debt Services and Grants Funds 187, 287, 787, 717, 718/787

DESCRIPTION	ADOPTED BUDGET	AMENDED BUDGET	ACTUAL	VARIANCE TO AMENDED BUDGET
Revenues				
Beginning Balance	\$997,500	\$6,267,815	\$4,743,915	-\$1,523,900
Interest	\$38,000	\$38,000	\$29,689	-\$8,311
Miscellaneous	\$0	\$0	\$13,962	\$13,962
Tax Increment	\$2,348,500	\$2,348,500	\$2,348,500	\$0
Mgt. Fee	\$210,900	\$210,900	\$210,900	\$0
Grants & Reimbursements	\$0	\$658,560	\$1,209,642	\$551,082
Land Sales	\$6,078,000	\$6,078,000	\$6,497,959	\$419,959
Transfers	\$6,453,000	\$9,813,300	\$6,271,500	-\$3,541,800
Total Sources	\$16,125,900	\$25,415,075	\$21,326,067	-\$4,089,008
Less: Intrafund Transfers	-\$6,453,000	-\$9,813,300	-\$6,271,500	\$3,541,800
Net Sources	\$9,672,900	\$15,601,775	\$15,054,567	-\$547,208

Expenditures

Personal Services	\$446,200	\$446,200	\$410,725	-\$35,475
Operating Exp.	\$406,400	\$428,399	\$284,614	-\$143,785
Capital Outlay/Projects	\$1,501,500	\$7,891,360	\$1,160,070	-\$6,731,290
Land Acquisition	\$0	\$2,150,600	\$2,262,978	\$112,378
Grant Programs	\$200,000	\$446,916	\$118,039	-\$328,877
Debt Service	\$3,464,000	\$3,464,000	\$3,320,139	-\$143,861
Transfers	\$7,207,300	\$10,567,600	\$6,325,300	-\$4,242,300
Reserves/Est. Carry Forward	\$2,900,500	\$20,000	\$7,444,203	\$7,424,203
Total Uses	\$16,125,900	\$25,415,075	\$21,326,067	-\$4,089,008
Less: Intrafund Transfers	-\$6,453,000	-\$9,813,300	-\$6,271,500	\$3,541,800
Net Uses	\$9,672,900	\$15,601,775	\$15,054,567	-\$547,208

Bayshore Gateway Triangle CRA

Tax Increment Revenues 2000 - 2021

FISCAL YEAR	TAXABLE VALUE	TAXABLE VALUE CHANGE	INCREMENT	TOTAL TIF PROVIDED
FY00	288,081,106			
FY01	317,372,765	10.2%	29,291,659	120,917
FY02	344,028,693	8.4%	55,947,587	250,600
FY03	388,101,306	12.8%	100,020,200	445,100
FY04	431,519,296	11.2%	143,438,190	638,300
FY05	475,282,882	10.1%	187,201,776	833,000
FY06	557,503,167	17.3%	269,422,061	1,199,000
FY07	759,031,642	36.1%	470,950,536	1,962,400
FY08	917,038,125	20.8%	628,957,019	2,293,300
FY09	860,642,928	-6.1%	572,561,822	2,087,700
FY10	753,584,795	-12.4%	465,503,689	1,893,000
FY11	609,685,265	-19.1%	321,604,159	1,307,800
FY12	533,026,785	-12.6%	244,945,679	996,100
FY13	510,879,526	-4.2%	222,798,420	906,000
FY14	519,892,199	1.8%	231,811,093	942,700
FY15	536,405,973	3.2%	248,324,867	1,009,800
FY16	564,523,522	5.2%	276,442,416	1,124,200
FY17	599,334,363	6.2%	311,253,257	1,292,600
FY18	664,353,038	10.8%	376,271,932	1,562,600
FY19	713,306,651	7.4%	425,225,545	1,765,900
FY20	768,618,341	7.8%	480,537,235	1,995,700
FY21	853,583,306	11.1%	565,502,200	2,348,500
Grand Total				\$ 26,975,217

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 2021. 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. The most recent audit (2020) is available online at www.BayshoreCRA.com.

Bayshore Beautification MSTU

Budget to Actual

FY-21 Budget to Actual - Bayshore Beautification MSTU - Fund 160 and 163

DESCRIPTION	ADOPTED BUDGET	AMENDED BUDGET	ACTUAL	VARIANCE TO AMENDED BUDGET
Revenues				
Beginning Balance	\$ 200,100	\$ 5,837,396	6,183,100	\$ 345,704
Ad Valorem Taxes	1,220,500	1,220,500	1,242,783	22,283
Interest	10,000	10,000	25,695	15,695
Misc., TC & PA Trans	-	-	52,726	52,726
Advance from 187	700,500.00	700,500.00	-	(700,500)
Transfer from 163	791,600	791,600	791,600	-
Total Sources	\$ 2,922,700	\$ 8,559,996	\$ 8,295,904	\$ (264,092)
Less: Intrafund Transfers	(791,600)	(791,600)	(791,600)	-
Net Sources	\$ 2,131,100	\$ 7,768,396	\$ 7,504,304	\$ (264,092)
Expenditures				
Operating Exp	\$ 330,100	\$ 330,100	\$ 276,205	\$ (53,895)
Capital Outlay/Projects	1,550,000	7,187,132	4,499,553	(2,687,579)
Transfer to Fund (160)	791,600	791,600	791,600	-
Mgt Fee to CRA	125,500	125,500	125,500	-
Cost of Tax Collection	41,300	41,300	35,928	(5,372)
Reserves/Est. Carry Forward	84,200	84,364	2,567,117	2,482,753
Total Uses	\$ 2,922,700	\$ 8,559,996	\$ 8,295,904	\$ (264,092)
Less: Intrafund Transfers	(791,600)	(791,600)	(791,600)	-
Net Uses	\$ 2,131,100	\$ 7,768,396	\$ 7,504,304	\$ (264,092)

Haldeman Creek MSTU

Budget to Actual

FY-21 Budget to Actual - Haldeman Creek MSTU - Funds 164

DESCRIPTION	ADOPTED BUDGET	AMENDED BUDGET	ACTUAL	VARIANCE TO AMENDED BUDGET
Revenues				
Beginning Balance	\$ 593,300	\$ 593,300	\$ 610,000	\$ 16,700
Ad Valorem Taxes	\$ 128,900	\$ 128,900	\$ 131,731	\$ 2,831
Interest	\$ 5,000	\$ 5,000	\$ 2,827	\$ (2,173)
Misc., TC & PA Trans	\$ -	\$ -	\$ 11,239	\$ 11,239
Total Sources	\$ 727,200	\$ 727,200	\$ 755,797	\$ 28,597
Expenditures				
Operating Exp.	\$ 60,800	\$ 60,800	\$ 800	\$ (60,000)
Mgt. Fee	\$ 11,300	\$ 11,300	\$ 11,300	\$ -
Cost of Tax Collection	\$ 4,900	\$ 4,900	\$ 4,206	\$ (694)
Reserves/Est. Carry Forward	\$ 650,200	\$ 650,200	\$ 739,491	\$ 89,291
Total Uses	\$ 727,200	\$ 727,200	\$ 755,797	\$ 28,597

Thank You



Monthly Community Task Force Meeting



Blue Zones Project SWFL and Florida Bicycle Association

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



- Capital Project Planning
- Code Enforcement
- Corporate Business Operations
- Parks & Recreation
- Planning & Zoning
- Road Maintenance
- Solid Waste



Naples Botanical GARDEN



Collier County Sheriff's Office



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
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