



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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

Hybrid Virtual Zoom Meeting
4870 Bayshore Dr, FGCU Buehler Auditorium Naples, FL 34112
April 6, 2023
6:00 PM

Chairwoman Karen Beatty
Maurice Gutierrez, Steve Main, Michael Sherman,
Al Schantzen, Camille Kielty, Steve Rigsbee, Kathi Kilburn, Sam Saad, Jr.

1. **Call to order and Roll Call**
2. **Pledge of Allegiance**
3. **Voting Privileges for Board Members via Zoom.**
4. **Approval of Agenda (Action Item)**
5. **Announcement - Public Comment Slips - Agenda Items only**
6. **Approval of Consent Agenda (Attachment 1) (Action Item)**
 - a. Approval of Minutes (Attachment)
 - i. March 2, 2023 Special Meeting
 - ii. March 8, 2023 Joint Meeting
 - b. Development Report (Attachment)
 - i. Viage Marina –PL20220000558 HEX Hearing April 27 9am 2800 Horseshoe Dr N Conference Room C (Attachment)
 - c. Priority Projects Report (Attachment)
 - d. Insurance Claims Report - (Attachment)
 - e. Financials – (Attachment)
7. **Community Agencies/ Business Presentations**
 - a. Collier County Sheriff Department
 - b. Bike Safety Blue Zones- Megan Greer (Attachment 2)
8. **Old Business**
 - a. Letter of Intent to Purchase Dels Property Update (Attachment 3) (Action Item)
 - b. Del's Corner Visioning (Attachment 4)
 - c. Organic Fertilizer Test Pilot Project BCC Meeting April 11
 - d. Gateway Triangle Neighborhood Master Plan Update (Attachment 5)
 - e. Public Art Donation BCC Agenda April 11, 2023
9. **New Business**
 - a. Advisory Board Vacancy – Steve Main and Camille Kielty Reappointment Reminder

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10. **Staff Report**
 - a. Project Updates (Attachment 6)
11. **Other Agencies -**
 - a. Collier County Code Enforcement (Attachment 7)
12. **Communication and Correspondence**
 - a. Full Time Maintenance Position (Attachment 8)
 - b. Roberts Rules (Attachment 9)
 - c. Conversation with Commissioner Kowal 4.12.23 (Attachment 10)
 - d. Gateway Triangle Project History (Attachment 11)
13. **Public Comment**
14. **Staff Comments**
15. **Advisory Board General Communication**
16. **Next Meeting**
 - a. May 2, 2023 @ 6pm
17. **Adjournment**



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March 2, 2023 Special Meeting Minutes

Item 6a.i- Attachment 1

BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD MINUTES OF THE MARCH 2, 2023 SPECIAL MEETING

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Chairwoman, Karen Beatty at 5:00 p.m.

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Al Schantzen, Karen Beatty, Steve Main, Sam Saad, Jr. Kathi Kilburn, Mike Sherman and Camille Kielty. Steve Rigsbee had an excused absence.

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

- II. Pledge of Allegiance:** Led by Karen Beatty.

- III. Adoption of Agenda:** Ms. Forester added Centennial Event under 6c. Steve Main made a motion to accept the agenda as amended, Camille Kielty second. Approved unanimously.

- IV. Old Business:**

a. Branding update-

- i. **Draft Survey** – a draft survey was attached for review.
- ii. **Survey Process** – Mr. Dan Rodriguez, Deputy County Manager attended to clarify the processes for branding that districts should follow before bringing it to the Board of County Commissioners because they will ask some of these questions such as did all the residents, property owners and businesses have an opportunity to provide input on what their area should be called. This typically does not go out to everyone who is not a stakeholder in the area, they want to know what the people who live or own property first. If they feel the need, it may go out later for additional comments or input, but it won't necessarily count or weigh in on the outcome. Ms. Forester noted that the integrity of the votes is important and we would look to the consultants to assist with managing the voting process, who would vote, how would they be notified, and how to assure one vote per unit of ownership. Staff is working with our procurement department to select a consultant that could assist. Al Schantzen had asked where in the CRA resolution or redevelopment plan is the CRA responsible to market the area for the businesses, why would they not be responsible for marketing for themselves and cover their own cost. Ms. Forester noted in the 2019 redevelopment plan that branding and marketing was

identified in the plan. In 2019 the community felt it was important and was listed as a top priority, but things may have changed regarding priorities. Mike Sherman noted the issues with the survey and that it is not consistent with the consultant's verbiage or recommendation that this is the Bayshore Arts District. The survey does not include that option and he feels that it is not a fair survey and should not go out as is. Mr. Rodriguez also noted that if the BCC brands the area whatever it is called it will belong to the BCC so he wanted everyone to be aware and be cautious before they decide to go through with branding. Maurice Gutierrez asked if someone had a name registered in the State is it proprietary to that person and could we the CRA brand an area that has the name already registered. Ms. Forester noted that the name Bayshore Arts District was registered as a "for profit" Florida corporation in 2019. While it is currently inactive, it could be activated again at any time. The Advisory Board members were each given a copy of the corporation papers with the names, (attached to the meeting minutes), although it had lapsed, they could update the registration and start using the name and that would have to go through legal to find out if there is a conflict when branding if the name is the same. Maurice Gutierrez noted that years ago he would agree with branding the area but now everyone knows where Bayshore is and the CRA does not need to spend tax dollars on marketing for businesses. Mike Sherman noted that an identity of an area is important for a developer building houses, like himself or other businesses that are in the area. Al Schantzen made a motion to table the branding leave the tagline where creativity blooms and not spend any money on the survey,

V. **Administration:**

a. **Staffing**

- i. **Level of Service-** Ms. Forester noted the expectations of the Community and the Board members to a level that exceeds the current staffing ability based on comments staff has received. She reminded everyone that last year, staff tried to recruit a part-time maintenance person to assist but were not successful in hiring anyone. Ms. Forester requested input from the committee on the level of service and if they should increase the MSTU Landscape Maintenance Contract – which for one additional day of service is \$600 or should we look at hiring a full time maintenance specialist from Key Staff the temporary agency the County uses. Steve Main made a motion to approve the new position through key staff, second by Al Schantzen passed unanimously.
- ii. **Special Events Position-** Ms. Forester noted the special events manager position is vacant and if the board wanted to fill that



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position or feel the need for an event planner staff needs a motion. Camille Kielty made a motion to fill the special events position, second by Kathi Kilburn passed unanimously.

- b. **Agenda Format-** Ms. Forester provided the draft agenda format with items on the consent agenda portion of the agenda noting that items can be moved from consent to regular if there was listed if they wanted to discuss. Al Schantzen recommended moving the projects report out of the consent because they always ask Ms. Scott about the projects, development report could stay but in case they have questions Ms. Forester said at any point they could move it down to discussion at the beginning of the meeting.
- c. **Centennial Event-** Ms. Beatty brought this item to the board to see how they can commemorate the centennial event into the Bayshore area, after some discussion there was a consensus to let the County and Parks Department handle any celebration but adding a banner somewhere on Bayshore Dr would be acceptable.

VI. Public Comments: Paul Gower noted that for three meetings now he has filled out a speaker slip for the branding item on each meeting. He provided written comments (attached to minutes) and has not had the opportunity to address his concerns. Kristin Hood introduced herself noting she is a resident of the Gateway Triangle and has been living in the neighborhood for a couple of years, she has attended our neighborhood meeting and wanted to address some of her concerns including the infrastructure improvements and flooding, she is encouraged staff to meet with the Naples Botanical Garden to review their stormwater process because it is innovative and current. She is also concerned with the lack of green space or parks in the neighborhood, illegal dumping – mattress in right of way, and trash pickup schedules and who to notify. She feels that the County should do more and be more proactive in the neighborhood. She voiced her disappointment of not being included in the email notification regarding the community meeting. Staff will correct the notification to add her email and will notify public utilities to pick up the mattress. Ms. Forester encouraged her to attend the neighborhood meeting on March 23 at the Baptist Church because 311 communications will be there as well as Stormwater and Stormwater maintenance staff from Road Maintenance.

XIII. Staff Comments:

XIV. Advisory Board General Communications:



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XV. Next Meeting Date:

- a. March 8, 2023 @ 5:30pm Joint MSTU Meeting Botanical Garden FGCU
Buehler Auditorium

VII. Adjournment – The meeting adjourned at 9:15 p.m.

Chairwoman, Karen Beatty



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March 8, 2023 Joint Meeting Minutes

Item 6a.ii-Attachment 1

**BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD &
BAYSHORE BEAUTIFICATION MSTU MINUTES OF THE MARCH 8, 2023 JOINT MEETING**

The Joint meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board & Bayshore Beautification MSTU was called to order by Chairwoman, Karen Beatty at 5:30 p.m.

- I. **CRA Roll Call:** Advisory Board Members Present: Al Schantzen, Steve Rigsbee, Karen Beatty, Steve Main, Kathi Kilburn, Mike Sherman and Sam Saad, Jr. Camille Kielty had an excused absence.
MSTU Roll Call: Maurice Gutierrez, Bob Messmer, Sandra Arafet, Joanne Talano, Susan Crum and Frank McCutcheon. George Douglas was approved to attend virtually.
CRA Staff Present: Debrah Forester, CRA Director, Tami Scott, Project Manager, and Shirley Garcia, Support Staff I.
- II. **Pledge of Allegiance:** Led by Karen Beatty.
- III. **Adoption of Agenda:** Al Schantzen made a motion to amend the agenda to move for a Special Meeting for the items under old business 7a and 7aii. and all under 8a. Debrah Forester also would like to add Commissioner Kowal to the agenda regarding Del's Property and requested to add the 17 Acre Boardwalk to old business. Maurice Gutierrez second the motion. 5-3 motion passes.
- IV. **Approval of Minutes:**
 - a. **February 9, 2023** –Al Schantzen made a motion to approve the minutes as written second by Steve Main. Approved unanimously.
 - b. **February 1, 2023** –Sandra Arafet made a motion to approve the minutes as written, second by Frank McCutcheon approved unanimously.
- V. **Reports:**
 - a. **Development Report Update-** Laura DeJohn, Johnson Engineering provided current updates to the new and existing developments, if anyone had any questions, she is available to answer.
 - b. **MSTU Landscape Monthly Maintenance and Financial Report-**
- VI. **Community / Business - Presentations**
 - a. Viage Marina, 3470 Bayshore Drive – Site Development Review - Ms. Perez noted the certificates of appreciation to all the volunteer groups that had assisted during Hurricane Ian recovery. Karen Beatty presented the token of appreciation to all in attendance. Each received a certificate and hand painting of historic Bayshore from Paul Arsenault, local artist. Staff will deliver the materials to those not in attendance.
- VII. **Old Business:**



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- a. **2022 Annual Report**
- b. **Bus Stops**
- c. **Del's Property Rental Agreement-**
- d. **Gateway Triangle Master Plan**
- e. **Scattered Lots- Extension Request -**

VIII. Joint Projects/Priorities:

- a. **Speeding –**
 - i. **Update from the February 7th Community Meeting** – Ms. Forester reviewed the summary of the comments from the neighborhood meeting and summarized next steps. Staff will organize another neighborhood meeting and will invite Stormwater Department and the Road Maintenance Department who manages the maintenance portion for stormwater.
 - ii. **Neighborhood Master Plan Process** – This item was tabled from the January 17, meeting, Ms. Forester provided the processes and asked the board for a recommendation on which process to follow. Ms. Perez answered several questions related to the process and which firms to select. Camille Kielty made a motion to move forward on Option #1 – Direct Select. Seconded by Steve Main and passed unanimously.
- b. **Del's Corner Visioning and Public Engagement** – Ms. Forester noted the flyer included and reminded the Board Members to attend the event on February 25.
- c. **Preliminary Draft Annual Report-** Ms. Forester noted the draft Annual Report that was distributed to them and asked for their review and comments by February 20. The final draft will be presented to them at the March 8th joint meeting.
- f. **Staff Report:**
 - a. **CRA Program Manager Position-** Ms. Forester noted that Ms. Perez took a position back in Code Enforcement thanked her for a job well done and noted the position is posted on the Collier County job board.
 - b. **Priority Project Report** – Ms. Forester noted the attachment if anyone had any questions.
 - c. **Insurance Claims Report:** Ms. Forester provided the current insurance claims report with the reimbursements to date.
 - d. **Financial Report:** Ms. Forester provided the current financials if anyone had any questions.
- g. **Other Agency's:**
 - a. **Collier County Code Enforcement:** Ms. Forester introduced John Johnson from Code Enforcement and the code report attached if anyone had any questions. Maurice Gutierrez commented on Viage Marina and noted that the accessory zone parking designation has not performed well.



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h. **Communications and Correspondence:** The following items were presented for the Committee's awareness.

- a. **What's new in the Gateway Triangle Article.**
- b. **Holly Avenue Neighborhood Gathering** - Ms. Forester noted the Holly Avenue neighborhood gathering on the 11th if anyone would like to attend.
- c. **FRA Conference 2023 Oct. 24-27** - Ms. Forester noted the FRA Conference coming up and asked the board members to save the date if they would like to attend.
- d. **Naples Cinematheque Naples Daily News Article.**

i. **Public Comments:**

XIII. **Staff Comments:** Ms. Forester noted the public art donation from the Real Macaw has been moved to February 28 BCC Agenda. Discussion from the members to hold special meeting early March prior to March 8th meeting. Karen Beatty suggested March 2. The consensus was to hold the meeting in the evening, during the week at the Botanical Gardens. The Meeting will be in-person only, no zoom. Staff will verify the date and time and confirm with the members.

XIV. **Advisory Board General Communications:** Maurice Gutierrez wanted to bring up again about the CRA having the ability to change the speed limit on the street and wanted staff to confirm with Jeff Burton, FRA President. Staff will follow-up with the County Attorney and Mr. Burton. Comments were raised regarding the financial capacity of Naples Cinematheque to assure they would be able to complete the project.

XV. **Kathi Kilburn Map-** Ms. Forester noted that at the last meeting Ms. Kilburn did not have a chance to provide an overview of her marketing map and was asked to bring it back at this meeting. Ms. Kilburn stated the map was for her business and she was using it as a marketing tool, and she continues to work with other businesses to add to the map. She has trademarked it so it will not be used for the CRA events.

XVI. **Next Meeting Date:**



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- a. March 8, 2023 @ 5:30pm Joint MSTU meeting at the Botanical Garden FGCU
Buehler Auditorium

XVII. Adjournment – The meeting adjourned at 9:15 p.m.

Chairwoman, Karen Beatty

April 2023 Development Update

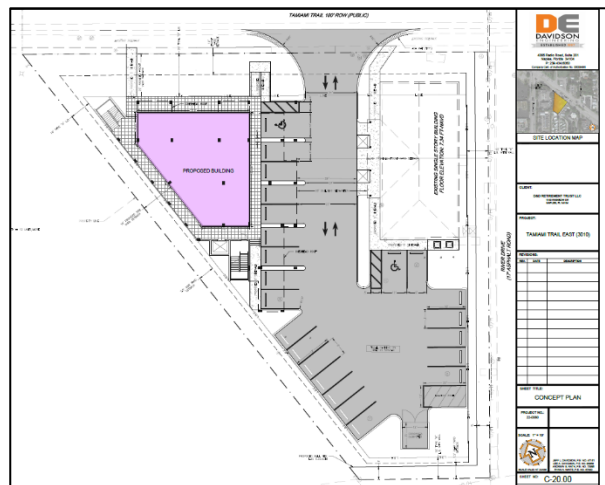
Please Note: Projects with *and highlight have been updated since the last report
Yellow highlight indicates old project with recent activity; Green highlight indicates new project

Zoning Petitions

3010 Tamiami Trl E (MUP): PL20220006931*

Location: 3010 Tamiami Trail E.
Owner: D&D Retirement Trust, LLC
Status: Pre-app meeting held 11/22/2022. First applicant submittal on 1/23/2023. **First Staff review letter issued on 3/6/2023.**

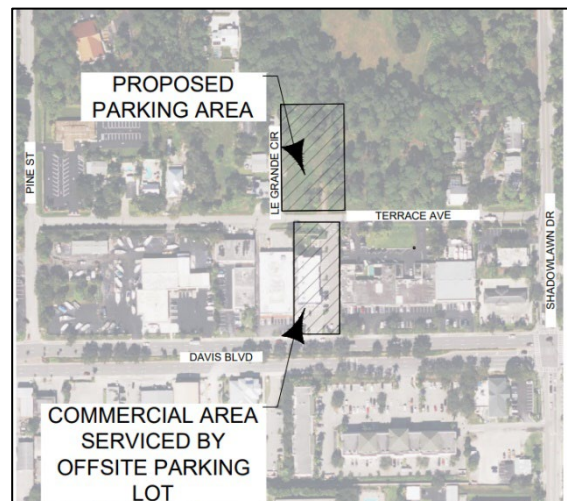
Application for a Mixed-Use Project (MUP). The 0.6-acre parcel is zoned C-3-GTZO-MXD and is in an Activity Center. The pre-existing building (former Pizza Hut) will house commercial business. Applicant seeks to construct eight live-work units with working space at ground level and living space on the second floor. Requires allocation from the density bonus pool.

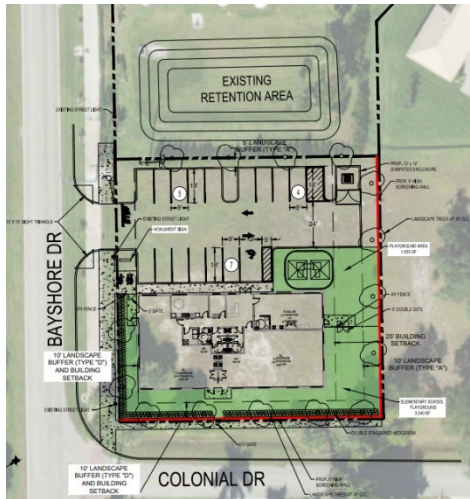


Davis Place Parking Exemption (PE): PL20220006085

Location: north side of Terrace Avenue west of La Petite Court (Folio No. 61833400007 and 61833401103)
Owner: Central Pk Prop of Naples, Inc.
Status: Pre-app meeting held 10/26/2022. First applicant submittal on 11/30/2022. Staff issued incomplete submittal letter on 12/2/2022. Additional documents submitted on 12/13/2022. Fee payment is pending since 12/14/2022.

The project entails constructing twenty space offsite parking area to accommodate the existing "Davis Place" retail building (former Greyhound station) located at 2669 Davis Blvd. The retail building was built under PL20180002510. The tenants have found they do not have enough parking for their employees and customers in the onsite parking lot.





Higher Ground Education (CU): PL20220006074

Location: NE corner of Bayshore Drive and Colonial Drive
Owner: Fortis I, LLC

Status: Pre-application meeting held on 10/5/2022.

(SDP- PL20220003954 Pre-application meeting was held on 6/28/2022.) Request for conditional use on two parcels with residential zoning for day care use. The project will serve as an expansion of the services provided by Higher Ground education on the adjacent parcel; it will provide the care of toddlers to elementary level students. There will be parking provided on site as well as recreational area for the students.

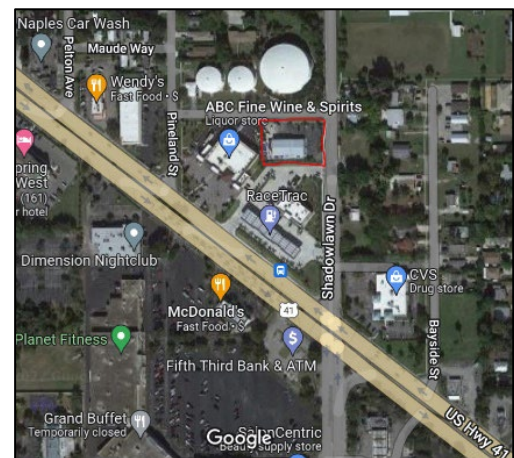
2360 Shadowlawn Dr (CU): PL20220005927

Location: 2360 Shadowland Drive (corner of Lois St)

Owner: 2360 Shadowland LLC

Status: Pre-app meeting held 11/1/2022.

Property is zoned C-4-GTZO-MXD. Request for a Minor Conditional Use change to be heard by the hearing examiner to allow ZCCR, a Classic Automobile Restoration company to relocate their business to 2360 Shadowland Dr.



Justin's Village Phase 2 (RZ): PL20220003739*

Location: 3163 Justin's Way

Applicant: SMH PROPERTIES OF SWFL INC (St. Matthews House)

Status: First staff review issued 10/20/2022. Second applicant submittal on 10/25/2022. Neighborhood Information Meeting held on 12/15/2022, Salvation Army Church, 3170 Estey Avenue. **Planning Commission meeting held 3/16/2023, recommendation for approval.** Scheduled for 4/25/2023 Board of County Commissioners.

Request to rezone 2.33 acres from RMF-6 GTZO-R to RMF-12 GTZO-R. Twenty-eight units are proposed.

The Promenade (PUDZ): PL20220006784

Location: 2836, 2800, 2772, 2754 Bayview Drive
Applicant/Owners: Gregory L Orick II REV Trust, 2754 Bayview LLC & Bayview Inn LLC
Status: Pre-app meeting held 11/9/2022.

Rezone five parcels (0.8 acres) from RMF-4-BZO-R4, RMF-6-BZO-R2 to C-4-BZO-NC with companion MUP.



**Naples Boat Yard Variance:
PL2020000007**

Location: 2775 Bayview Drive
Status: Originally a PUD Rezone, applicants have changed the request to a Variance. NIM meeting held May 11, 2021. Staff issued fourth comment review letter on 2/3/2022. Applicant requested six-month extension, granted through 2/2/2023. County planner indicated on 3/28/2023 that resubmittal has not been completed by petitioner.

The applicant is proposing a complete site renovation to construct a boat storage facility

along the north side of Bayview Dr. This petition requests a variance from the 20-foot rear yard waterfront setback to allow for a building to be 10 feet from the waterfront, and for a small office on the NE corner of the site to be setback back 0 feet from the waterfront.

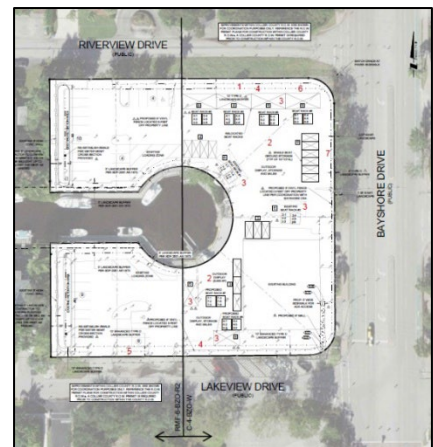
Viage Bayshore Marina (DR): PL20220000558*

Owner: Viage Marinas LLC

Status: Pre-application meeting held 2/7/2022. First applicant submittal on 9/2/2022. Staff issued comment letter on 10/10/2022. Second applicant submittal on 12/6/2022. Staff issued second comment letter on 1/9/2023. Applicant's third submittal was on 2/1/2023. Hearing Examiner scheduled for Thursday, April 27, beginning at 9:00 am at the Growth Management Department Meeting Room 609/610.

(See also SDPI-PL20220004489 on page 9)

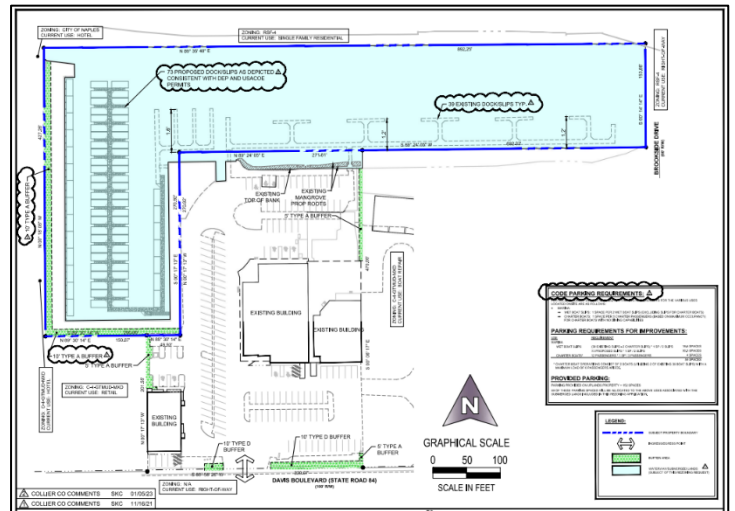
Request includes deviations to required screening of the on-site boat racks (for dry boat storage), to permit the existing chain link fence along the ROWs with additional landscaping and/or slats, to permit a reduction in the landscape buffer width along Bayshore Drive, and to permit boat parking/storage within the Accessory Parking Zone area of the site.



Brookside Marina Rezone: PL20190001540*

Location: 2015 and 2025 Davis Blvd.
Owner: Naples Marina Holdings, LLC
Status: Applicant's first submittal was 7/22/2020. Staff's first review comments issued 8/24/2020. Applicant's second submittal was 9/13/2021. Staff's second review comments issued 10/20/2021. NIM held on 1/6/2022. Second NIM held on 7/19/2022. Applicant's third submittal was 10/12/2022. Staff issued third review comments on 11/10/2022. Applicant's fourth submittal was on 1/9/2023.

Planning Commission hearing scheduled for 5/4/2023 beginning at 9:00 am at BCC Chambers.



Rezone of the submerged lands only from RSF-4 to C-4. Notwithstanding the straight C-4 zoning and to ensure GMP consistency, the permitted uses for the submerged lands will be limited to water-related or water-dependent uses associated with a marina. Uses include wet boat slips (with or without lifts/davits), boat lift canopies, boat ramps (one ramp exists already), small recreational boat rentals, operation of charter or party fishing boats, canoe/kayak/rowboat rentals, houseboat rentals, and tourist guide boat operations. Jet ski rentals are excluded but requesting ability to rent a wet slip to a private jet ski owner. Live-aboard vessels also excluded.

Development Review Petitions



Bumiller Admin. Variance (AVA): PL20230004881*

Location: 3813 Clipper Lane in Windstar

Owner: Michele Bumiller

Status: **First application submitted on 3/14/2023.**

The property owner is requesting a variance regarding the pool enclosure encroachment into the site setback. The homeowner is selling the property and the new buyer is requiring that we apply for the variance before closing. The encroachment exists on the northwest corner of the property where the pool enclosure is 5.6' from the property line at its closest distance.

Fifth Avenue Express Carwash (SDP): PL20230001721

Location: Parcel 76211080005 Tamiami Trail East (corner US 41 & Pine Street)

Owner: Cal German, Inc

Status: Pre-application meeting held on 2/23/2023.

Property zoned C-4-GTZO-MXD. Automated Tunnel express car wash with free vacuum parking spaces.



17-Acre Bayshore Project (SDP): PL20230002535

Location: 4315 & 4265 Bayshore Drive

Owner: Collier County Bayshore CRA

Status: Pre-application meeting held on 3/2/2023.

Promenade and boardwalk connection from Bayshore Drive across the eastern lakes and drainage canal to Sugden Park. Additional elements may include parking lots for the boardwalk use on the west end of the project area.



Regatta Landing (formerly Haldeman's Landing) SDPI Landscape Modification Plans: PL20230003091*

Location: 2513 Breakwater Way
 Owner: Regatta Landing a Condominium
 Status: First applicant submittal on 2/21/2023. **Staff reviews are pending, due date 4/3/2023.**

The project involves removal of 31 trees (18 Live Oaks and 13 Mahoganies) on west property line, to reduce the number of trees and replace with different species from the County's recommended list for the purpose of improving golf and lake views and protect real estate values. The current trees are erroneously designated as a type A buffer. LDC does not require a buffer for residential developments adjacent to a golf course per LDC section 4.06 table 2.4. 15 trees (from the Collier County recommended list (5 Satin Leaf, 4 Gumbo Limbo and 6 Sweet Bay)) will be planted as replacements at sizes in excess of the LDC minimum code requirements.



2865 Riverview Drive Boat Docks (SIP): PL20230002255*

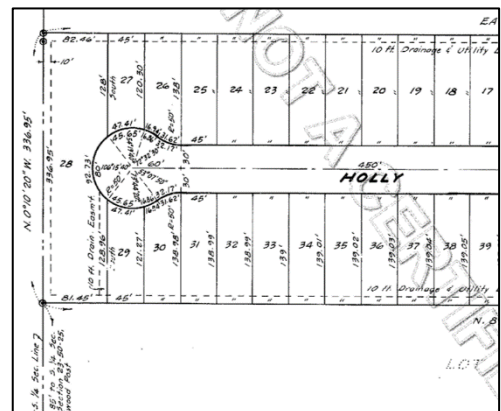
Location: 2865 Riverview Drive
 Owner: Robbins Mountain Tower, LLC
 Status: **Pre-application meeting rescheduled from 2/28/2023 and held on 3/29/2023.**

Proposed boat dock - 60 linear feet by 3' wide along the rear property line in the canal.

Beyderman (VAC): PL20220005685

Location: Parcel #50890840103 (at end of Holly Ave, last lot on south side)
 Owner: Irina & Yury Beyderman
 Status: First incomplete submittal letter issued on 9/2/2022. First applicant submittal on 9/6/2022. Second incomplete submittal letter issued on 9/15/2022. Additional materials submitted on 9/26/2022. Staff issued first comment letter on 10/14/2022. Second applicant submittal on 1/4/2023. Staff issued second comment letter on 1/30/2023.

Vacating an easement on parcel #50890840103.



Porsche Interim DC Charger Install (SDPI): PL20230000899*

Location: 3147 Davis Blvd.

Owner: TT of Tamiami, Inc.

Status: First applicant submittal on 1/19/2023. Additional materials submitted on 1/26/2023.

Incomplete submittal letter issued on 1/31/2023. Additional materials submitted on 2/21/2023. **Staff issued first comment letter on 3/9/2023.**

Installing new electric vehicle (EV) chargers and supporting infrastructure at Porsche of Naples.

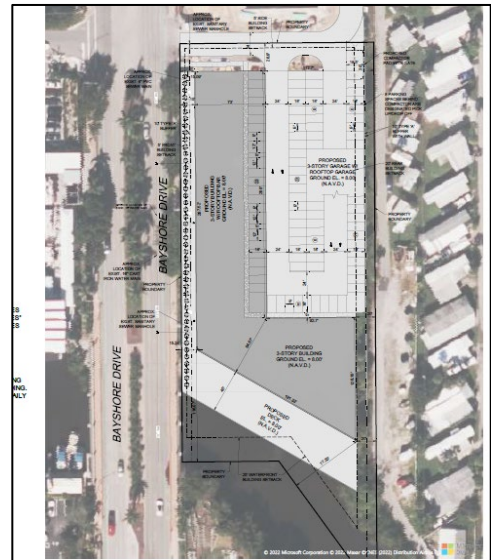
Bayshore Mixed Use Development (SDP): PL20220006723

Location: Parcel #'s 61841600006, 71580260001, & 71580250008 (at 2924 & 2974 Bayshore Dr.)

Owner: Thomas Burgess GST Trust

Status: Pre-application meeting held on 11/22/2022.

A 3-story building is proposed on ±2.16 acres at 2924 & 2974 Bayshore Drive. The proposed building is mixed-use with commercial, and restaurant uses on the first floor and a total of 30 condos are proposed on the second and third floors, which will require a companion request for density bonus pool allocation. Vehicular access to the site will be provided from Bayshore Drive via a shared access driveway with 2955 Bayshore Drive.



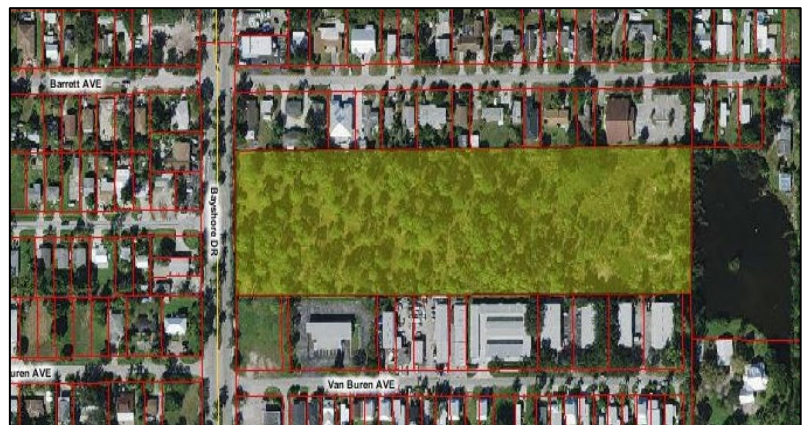
The Grove Bayshore (PPL): PL20210002029*

Location: Parcel 61841080008 (on Bayshore Dr. between Barrett Ave. & Van Buren Ave.)

Owner: Gulfview Development, LLC

Status: Pre-application meeting held on 9/2/2021. First applicant submittal on 3/29/2022. Additional documents submitted on 5/23/2022. Staff issued first comment letter on 6/17/2022. Applicant submitted response on 10/5/2022. Additional documents submitted on 11/16 & 12/12/2022. Staff issued second comment letter on 1/11/2023. **Third applicant submittal on 3/14/2022.**

10-acre Mixed Use Development located along Bayshore Drive. Single family subdivision with two commercial parcels fronting Bayshore Drive. Application type changed from SDP to PPL. Previous Project Name: GULFVIEW AND BAYSHORE MIXED USE DEVELOPMENT



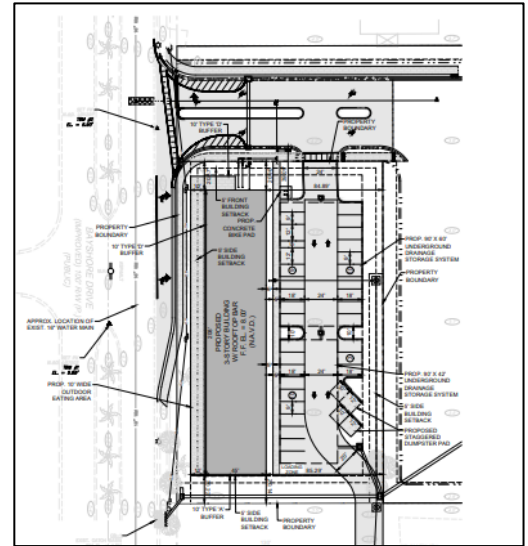
Ybor Mixed Use Development (SDP): PL20220007412

Location: Parcel 61841080008 (on Bayshore Dr. between Barrett Ave. & Van Buren Ave.)

Owner: Naples Groves Lot 113, LLC

Status: Pre-application meeting held on 12/13/2022.

The property is 0.86-acres and will include a new three (3) story building (7,540 S.F.), a parking lot, and associated site improvements. The first floor will include a covered outdoor dining area, restaurant, two offices, and retail stores. The second and third floors will be hotel rooms and the roof (terrace) will include a pool and bar.



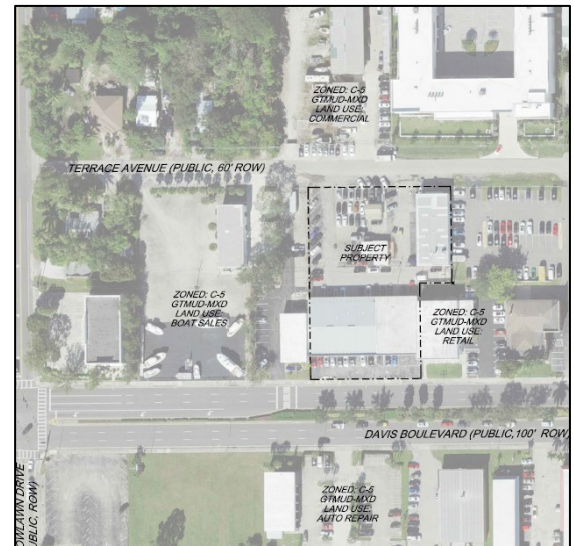
Autospace Naples (APR): PL20230003045*

Location: 3045 Davis Blvd. & 3072 Terrace Ave.

Owner: Davis Terrace Realty, LLC

Status: First applicant submittal on 2/21/2023. Fee payment on 3/8/2023. Staff review due on 4/5/2023.

In accordance with LDC Section 4.05.04.F.4, the applicant is requesting a new administrative parking reduction (APR) for Autospace Naples, located at 3045 Davis Boulevard and 3072 Terrace Avenue in Naples.



Autospace Naples (SDPA): PL20220006331

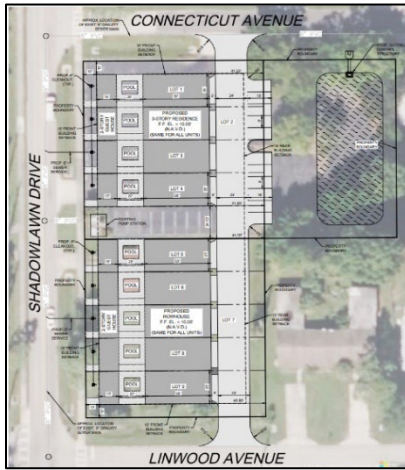
Location: 3045 Davis Blvd.

Owner: Davis Terrace Realty LLC

Status: First applicant submittal on 10/5/2022 with additional items on 10/12/2022. Staff issued first comment letter 11/9/2022.

Formerly known as Naples Classic Car. This is a vintage car restoration business with two existing buildings sitting on ± 1.10 acres of previously developed land at physical address 3045 Davis Boulevard and 3084 Terrace Avenue in Naples, Florida. Only the southern parcel was included in the original SDP (PL20160001805). The Autospace Naples development proposes the construction of a new three-story building with a footprint of $\pm 13,748$ sf. The new development will provide a total of 30 car condominium units varying in size. The existing paint and body shop (light industrial) building on the northeast will be replaced by a $\pm 4,000$ sf storage building. The existing building on the southern parcel will be used for a combination of used auto sales, warehouse, and office. The replacement $\pm 4,000$ sf building will be constructed right up against the proposed three-story building, per the deviations approved under HEX No. 2022-23.

Shadowlawn Dr Multi-Fam Development (SDP): PL20220005562



Location: 1795 Shadowlawn Drive

Owner: East Naples Baptist Church Inc

Status: Pre-application meeting held on 9/13/2022.

Request for a multi-family development of nine units at 1795 Shadowlawn Dr, currently occupied by parking lot and a home. Project to include site improvements such as utility connections, a stormwater system, a parking lot, landscaping & site lighting. *Per discussion at pre-app meeting, this will require a companion petition for allocation of 2 Limited Density Bonus Pool units.*

3063 Connecticut Ave (LS): PL20220005465

Location: 3063 Connecticut Ave.

Owner: Robert David Shepherd

Status: Applicant submittal on 8/12/2022. Incomplete applicant submittal on 8/17/2022. Staff issued comment letter 9/7/2022.

Applicant requests to split Parcel 61430480006 into two separate parcels.

(Note: PL20210002448 was the same request; it has been withdrawn.)



Viage Bayshore Marina (SDPI): PL20220004489

Location: 3470 Bayshore Drive

Owner: Viage Marinas, LLC

Status: Applicant first submittal on 6/23/2022. Staff comment letter issued on 7/15/2022. Applicant second submittal on 8/8/2022. Staff issued second comment letter on 8/12/2022.

(see also Viage Bayshore Marina DR-PL20220000558 on page 3)

Applicant proposes to replace boat racks from 4-racks high to 2-racks high, and to update fencing and buffering to screen the racks from adjacent properties. Note, there is not an increase in the number of boats being stored on the marina property. All marina operations will be contained within the C-4-BMUD-W zoned properties. Vehicular parking only will occur within the residentially zoned lots.

**The MED Restaurant of Bayshore (SIP):
PL20220003989***

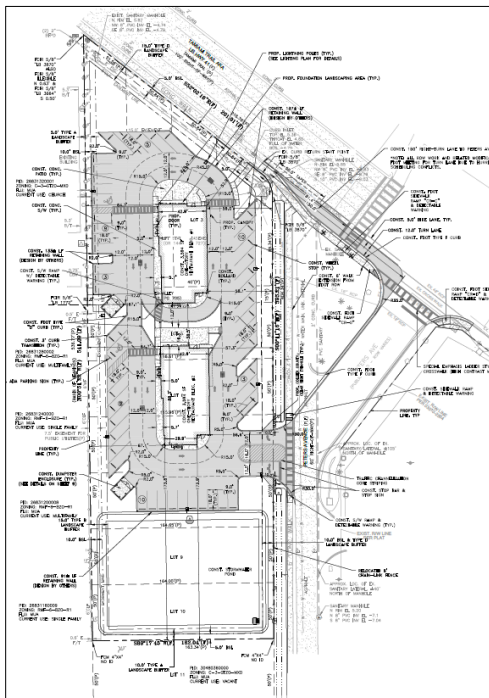
Location: 3929 Bayshore Drive

Owner: Antonio Miceli

Status: Pre-application meeting held on 6/29/2022. Applicant first submittal on 9/16/2022. Incomplete submittal letter issued on 9/21/2022. Applicant submitted additional information on 11/21/2022. Staff issued comment letter on 12/29/2022.

Applicant second submittal on 3/15/2023. Incomplete submittal letter issued by staff on 3/30/2023.

New owner requests outdoor improvements and addition of up to 136 outdoor seats to the existing restaurant.



KRB Naples (SDP): PL20220003647

Location: 3230 Tamiami Trail E. (at Peters Ave.)

Owner: 3230 Tamiami LLC

Status: Pre-application meeting held on 6/16/2022.

Incomplete applicant submittal on 11/4/2022. Applicant submitted additional materials on 11/11 and 11/17/2022. Staff issued comment letter on 12/9/2022.

Request for KRB (Kelley's Roast Beef) Naples construction of two restaurants & applicable parking.

**Mangrove Row (aka Arbutus Landing) (LDBPA):
PL20220004927**

Location: 2766 Arbutus Street

Owner: Arbutus Landing LLC

Status: Pre-application meeting held on 8/3/2022.

Applicant is requesting Limited Density Bonus Pool Allocation (2 units) for property located at 2766 Arbutus Street.



Approved Projects/Letters Issued

3214 Andrews Ave (ZLTR): PL20230004568*

Location: 3241 Andrews Avenue

Owner: Gail A. Hart

Status: Application submitted on 2/22/2023. Staff issued Zoning Verification Letter on 3/22/2023.

Request is to split the current property into two lots, remove a structure, and build two homes. Staff finding was that two platted non-conforming lots were combined, and development of the parcel occurred on the combined area of the platted lots; therefore the subject site is one conforming lot in the RMF-6 district. The lots cannot be divided to allow for two single family residences. The lot is eligible for a duplex or a single family home.



3570 Bayshore Lot Split (ZLTR): PL20230001926

Location: 3570 Bayshore Drive

Owner: Heritage Property Holdings, LLC

Status: Application submitted on 2/2/2023. Staff issued Zoning Verification Letter on 2/21/2023.

Request to confirm zoning for a possible lot split and future development. Zoning Letter indicates Mixed Use density (12 units/acre) allows for 9 units on the 1.58-acre site (currently constructed with 5 dwelling units). Maximum of 19 units could be achieved with approval of all bonuses allowed by the Growth Management Plan. Industrial Flex space or storage would require the conditional use process on the C-4-BZO property.



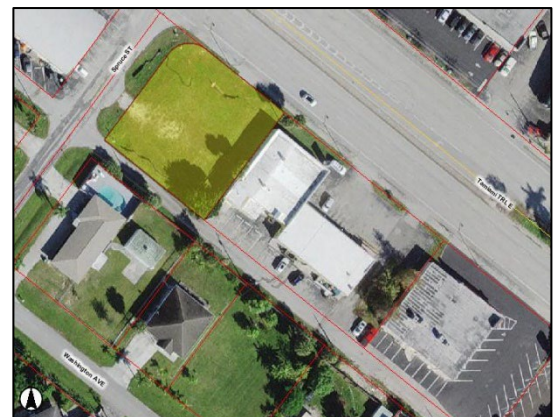
2201 Spruce Street (ZLTR): PL20230000200

Location: 2201 Spruce Street

Owner: FLRoy Holdings, LLC

Status: Application submitted on 12/29/2022. Staff issued Zoning Verification Letter on 1/30/2023.

Request that the County specifically verify: whether or not the subject property located at 2201 Spruce Street (Parcel No. 51690240009) may be legally combined with the adjacent parcel of land owned by our client, 2364 Tamiami Trail E. (Parcel No. 51690200007), for purposes of developing all parcels of land into one, contiguous, parcel, and used for such purposes as are permitted within the General Commercial (C-4) zoning district and the Gateway Triangle Mixed Use Overlay District (GTMUD-MXD).



Compass Point South at Windstar A Condominium (SDPI): PL20220004888

Location: 3554 Haldeman Creek Drive, Building 2

Owner: Compass Point South at Windstar A Condominium

Status: Applicant submittal on 7/18/2022. Incomplete submittal letters issued on 7/21/2022 and 8/19/2022. Additional materials submitted on 8/25/2022. Staff issued comment letter 9/8/2022. Applicant's second submittal on 11/10/2022. Staff issued second comment letter 11/18/2022. Additional materials submitted on 2/14/2023. Approval letter issued 2/23/2023.

Remove ten trees within the condominiums. Three of the trees have roots, which are interfering with buildings and water mains. The remaining trees have matured over the years and are now blocking entire views of third floor residents, who purchased their residences with views.

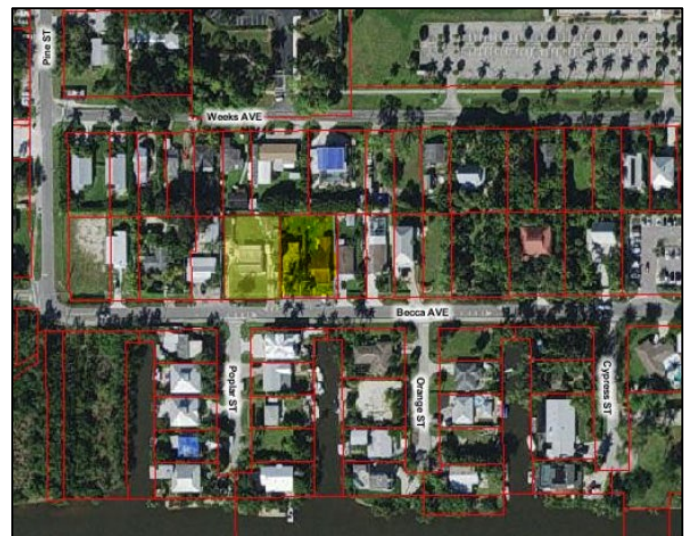
2595 & 2631 Becca Ave (ZLTR): PL20230000846

Location: 2595 & 2631 Becca Avenue Unit 1

Owner: Weston J. Bayes & William J. Bayes

Status: Application submitted on 1/12/2023. Staff issued Zoning Verification Letter on 1/27/2023.

Applicant wants to confirm the permitted uses, development regulations, and how many residential units can be constructed on the properties. Zoning Letter confirms zoning of RMF-6-BZO-R1 allows 4 dwelling units on 0.68 acres, with eligibility through zoning actions for up to 3 additional units (2 units due to proximity to activity center, and 1 unit through the Limited Density Bonus Pool).



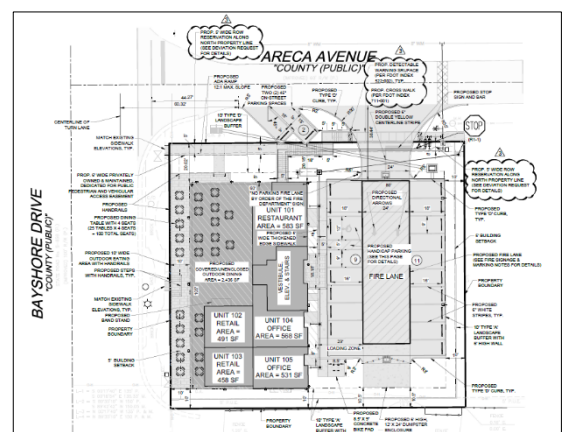
The 239 Bayshore & Areca Hotel/Restaurant (SDP): PL20210001360

Location: 3467 Bayshore Drive

Owner/Applicant: Michael J. Whalen, 3467 Bayshore Drive, LLC

Status: Pre-application meeting held on 6/16/2021. First applicant submittal on 11/30/2021. SDP Approval letter issued on 1/31/2023.

The proposed vehicular access to the site will be provided from Areca Avenue. Alcohol Distance Waiver required if sale of alcoholic beverage for on-site consumption. New three (3) story building (6,300 S.F.), a parking lot, and associated site improvements. The first floor will include a covered outdoor dining area, restaurant, two offices, and retail stores. The second and third floors will be hotel rooms (8 total) and the roof (terrace) will include a pool and bar. Twenty-two parking spaces total proposed.



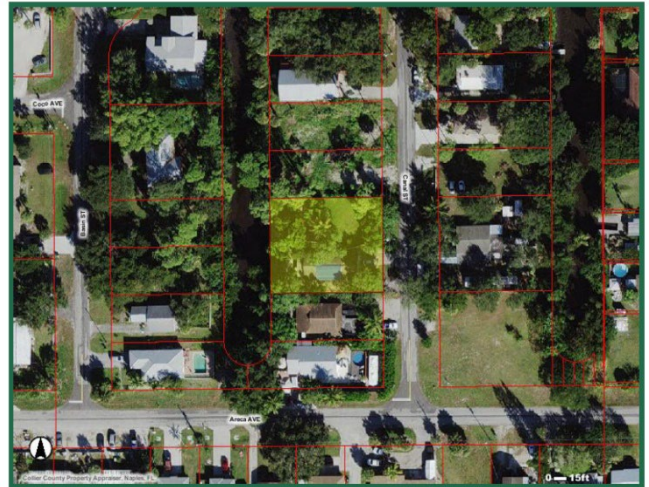
3400 Canal St (ZLTR): PL20230000014

Location: 3400 Canal Street

Owner: John F. Hughes

Status: Application submitted on 1/3/2023. Staff issued Zoning Verification Letter on 1/25/2023.

Applicant seeks to tear down the home on property located at 3400 Canal St AKA Sabal Shores Block F Lots 28 & 29. Property ID/Folio Number: 71800000462 comprising of +/- 0.28 acres. The property is zoned RMF-6-BZO-R1. The staff verified that a single home may be constructed on each platted lot.



Porsche Naples Expansion (SDPA): PL20220003796

Location: 3147 Davis Blvd.

Owner: TT of Tamiami, Inc.

Status: Pre-application meeting held on 6/23/2022. First applicant submittal on 9/27/2022, additional material submitted on 10/17 and 10/24. Staff issued first comment letter on 11/15/2022. Staff reviews complete/approved as of 12/27/2022; approval letter pending. SDPA Approval letter issued on 1/9/2023.

Request for expansion for existing Porsche Naples dealership to add three new detail bays located adjacent to existing bays. New bays will be partially under the parking structure on-site as well as extending into the exist landscaping island and parking located south of the structure. Displaced landscaping will be replaced at the new south extent of the building. Existing ADS stormwater pipes under asphalt in the vicinity of the proposed expansion will be removed and replaced elsewhere on site. Project will not result in additional impervious area or loss of landscaping.

Metropolitan Naples Lot 2 (Aura at Metropolitan Naples) - Luxury Condominium (SDP): PL20210003215

Location: 1936 Davis Blvd.

Owner/Applicant: Metropolitan Naples, LLC

Status: Pre-application meeting on 1/4/2022. Staff issued comment letter on 3/3/2022. Applicant second submittal on 5/10/2022. Staff issued second comment letter on 6/2/2022. Applicant third submittal on 8/10/2022. Staff issued third comment letter on 10/3/2022. Applicant submitted FAA approval letter on 11/25/2022. Applicant submitted Site Plan on 12/30/2022. SDP Approval letter issued on 1/9/2023.

SDP for a 15-story structure with rooftop pool deck, including 56 multi-family units and 6,500 sf retail/restaurant on ground floor. Floors 2-4 are parking.





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

LaCoe Administrative Variance (AVA): PL20220007186

Location: 3228 Lakeview Drive

Owner: Cindy Lou LaCoe

Status: First applicant submittal on 11/17/2022. Staff issued incomplete submittal letter on 11/22/2022. Approval letter issued on 12/28/2022, with condition that an "After-the-Fact" Building Permit will be applied for by the owner or applicant for the screen enclosure.

Administrative Variance Application to allow an 8.8-foot rear yard setback (instead of 10-feet) for the accessory structure screen enclosure constructed in 1988.

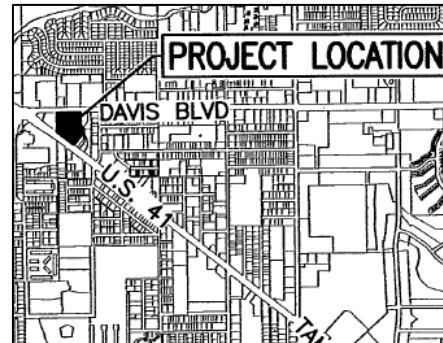
60135010060 (ZLTR) – Hotel Build: PL20220007725

Location: 2054 Davis Blvd. (Mini Triangle MPUD)

Owner: Naples Triangle Development JV-Propco, LLC

Status: Application submitted on 12/1/2022. Staff issued Zoning Verification Letter on 12/13/2022.

Request to verify zoning designation and allowable uses within the Metropolitan Naples Plat.



Dunkin (SDPI): PL20220006665

Location: 3400 Tamiami Trail E.

Owner: G&C Shadows LLC

Status: First applicant submittal on 10/25/2022. Staff issued comment letter on 11/18/2022, and applicant entered second submittal on 11/18/2022. SDPI approval letter issued 12/9/2022.

A building permit was issued for minor updates to the existing Dunkin Donuts without an SDPI for the exterior building changes. No site changes were constructed other than cleanup of the asphalt and refreshing the striping and signage.

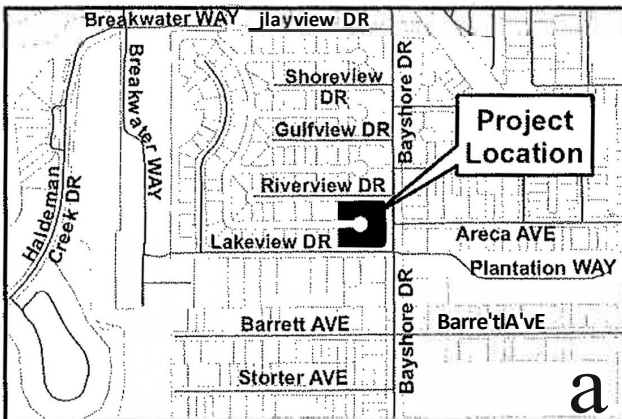
PUBLIC HEARING NOTICE

Viage Bayshore Marina (DR)
Petition Type: Deviations for Redevelopment
Petition No.: PL20220000558
Planner Name: Sean Sammon
Phone: (239) 252-8422

Hearing Examiner:

Date: 04/27/2023
Time: 09:00 AM
Location: GMO Conference Room 609/610
2800 N. Horseshoe Dr, Naples, FL 34104

This is to advise you of an upcoming public hearing because you may have interest in the proceedings. or you own property located near the vicinity of the following property.



For more information, or to register to participate remotely: https://bit.ly/Public_Hearings

'Remote participation is provided as a courtesy and is at the user's risk. **The County is not responsible for technical Issues.**



For difficulties registering please call Andy Youngblood at (239) 252-1042 or email to andrew.youngblood@CollierCountyFL.Gov.

Meeting information: Individual speakers may be limited to five (5) minutes on any item. Persons wishing to have written or graphic materials included in the agenda packets must submit materials a minimum of ten (10) days prior to the respective public hearing, to the county staff member noted above. All material used in presentations before the Hearing Examiner will become a permanent part of the record.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division, located at 2800 N Horseshoe Dr, Naples, FL 34104, (239) 252-2400, at least two (2) days prior to the meeting. Assisted listening devices for the hearing impaired are available upon request.

This petition and other pertinent information related to this petition is kept on file and may be reviewed at the Growth Management Community Development Department building located at 2800 North Horseshoe Drive, Naples, Florida 34104.

**COLLIER CNTY
BAYSHORE CAA
3299 TAMiami TR E STE 103
NAPLES, FL 34112---5746**

Hearing Examiner to consider the following:

PETITION NO. DR-PL20220000558 - VIAGE BAYSHORE MARINA - A REQUEST FOR APPROVAL OF A SITE PLAN WITH DEVIATIONS PURSUANT TO LDC SECTION 10.02.03.F AND SEEKS FOUR DEVIATIONS: (1) FROM LDC SECTION 4.02.16.C.7.C TO INSTEAD ALLOW AN ENHANCED TYPE 'D' LANDSCAPE BUFFER AND A SOLID 8 FOOT VINYL FENCE ALONG RIVERVIEW DRIVE TO SCREEN THE BOATS AND BOAT RACKS; (2) FROM LDC SECTION 4.02.16.C.10.D TO INCREASE THE MAXIMUM HEIGHT OF 17 FEET FOR STORED OR DISPLAYED BOATS TO 29 FEET; (3) FROM LDC SECTION 4.02.16.C.10.E TO REDUCE THE REQUIRED 50 FOOT SETBACKS TO A 15 FOOT SETBACK FROM RIVERVIEW DRIVE AND A 10 FOOT SETBACK FROM LAKEVIEW DRIVE; AND (4) FROM LDC SECTION 4.02.16.C.10.G TO INSTEAD ALLOW AN ENHANCED 10 FOOT TYPE 'D' BUFFER WITH AN 8 FOOT SOLID VINYL FENCE ALONG LAKEVIEW DRIVE, RIVERVIEW DRIVE, AND BAYSHORE DRIVE, WITH EACH STREET BUFFER CONSISTING OF SPECIFIC PLANTING AND VEGETATION REQUIREMENTS, FOR THE REDEVELOPMENT OF VIAGE BAYSHORE MARINA, CONSISTING OF ±1.48-ACRES AND LOCATED AT 3470 BAYSHORE DRIVE, NAPLES, FL 34112, ALSO KNOWN AS LOTS 25, 26, 27, AND 28, BLOCK 4, AND LOTS 1, 2, 3, AND 4, BLOCK 5, GULF SHORES SUBDIVISION, N SECTION 14, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA

Bayshore Gateway Triangle CRA Division Priority Projects Update District 4

March 31, 2023

TABLE OF CONTENTS

District 4- Priority Projects

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Gateway Triangle Stormwater Phase I	6
Gateway Triangle Neighborhood Initiative	7
Del's Corner	8
Hamilton Avenue Beautification Project	9
Bayshore MSTU Short Term Maintenance	10
Holly Avenue Assessment	11

17 Acre Pedestrian Connection to Sugden Regional Park

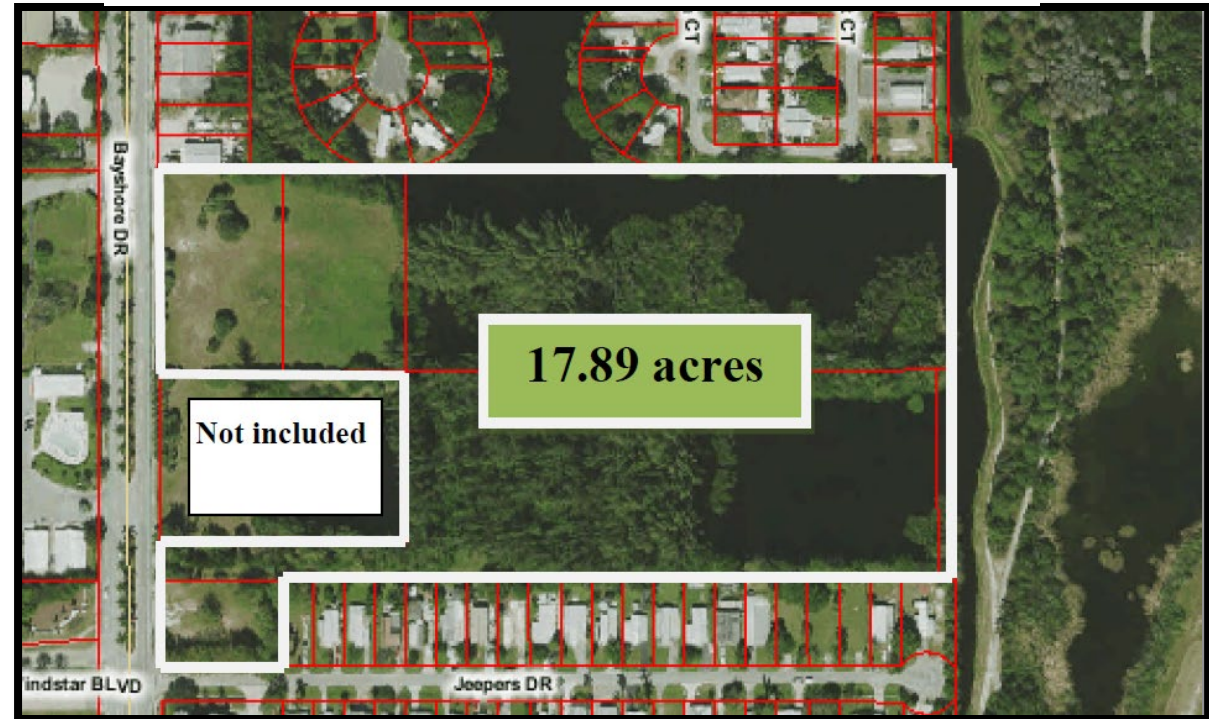
District #: 4
Project #: 50208

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 – TBD
Estimated Construction Date: 60% OPC provided 12-26-22
Change order #1- TBD

Bayshore Gateway Triangle CRA – 17.89 Acres Location Map



Milestones/Challenges to date: 3-30-2023

- Center pathway Project was approved at the March 14, 2023 BCC meeting.
- Stantec Engineering will provide CRA staff with an updated schedule to finish the deliverables for the Boardwalk.
- CRA staff is preparing Change order #1 for time only to compensate for the additional time needed for the center / south pathway discussion.
- As a separate project the board also approved on March 14, 2023 two surface parking lots associated with the Boardwalk. Direct has been approved to use Stantec to design parking lots.

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

Access Management Plan

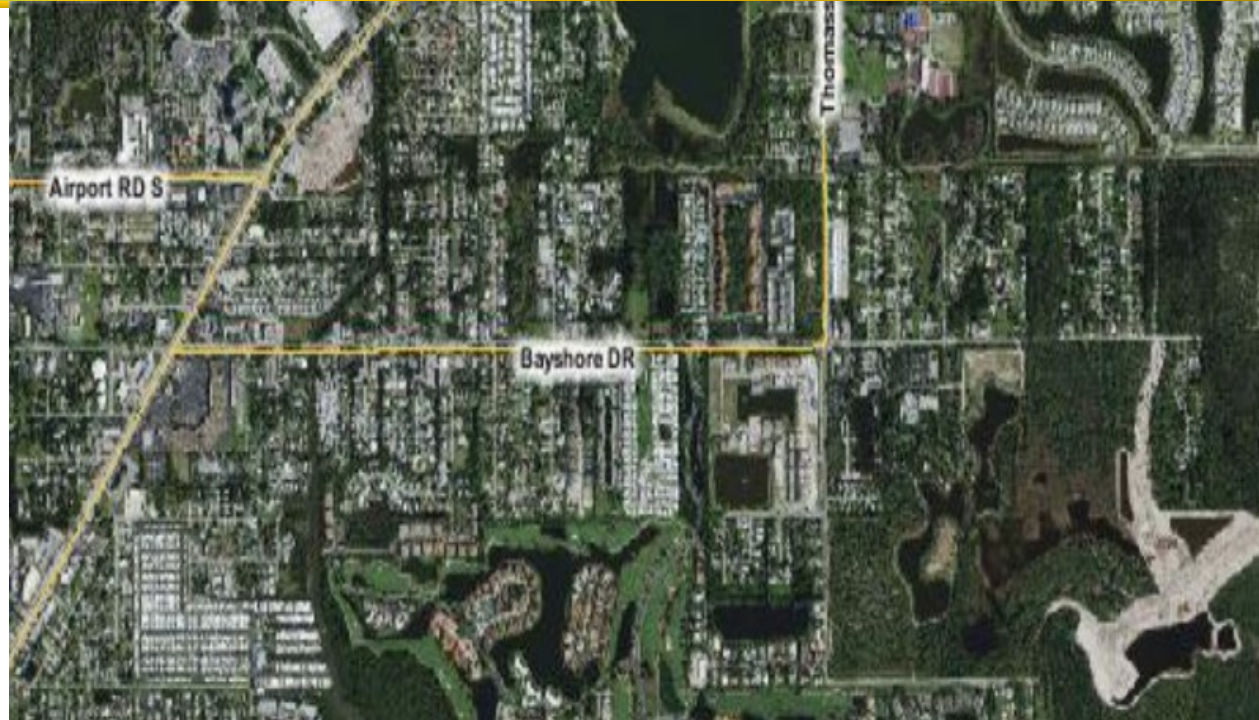
District #: 4
Project #: 50174

Funding Source: CRA and Bayshore Beautification MSTU
Project Manager: Tami Scott
Director: Debrah Forester
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 #1 approved.
Change order #2 approved.

Estimated Completion Date with CO#1: 3-6-2023
Change order #2 is being prepared to allow for an
addition 60 days. Change order #3 is being prepared to
allow for an addition 60 days.

New Completion Date with CO#3- 7-4-2023



Milestones/Challenges to date: 3-30-2023

- Meeting with Transportation Department is scheduled for April 7, 2023 to discuss final findings of project and how to proceed.
- CRA staff has prepared a third change order for time only , new completion date for final deliverable and findings is July 4,2023.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	90%
Construction	0%



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

- 60% drawings have been complete EOR is moving forward to complete the 90 % drawings with the realign to Weeks Avenue. Documents are anticipated to be completed in November of 2023.

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 and PO has been opened 1-13-2023
Design Notice to Proceed Date: January 16, 2023
60%: May of 2023
90%: September of 2023



Milestones/Challenges to date: 3-30-2023

- Work order completed and PO opened Kissinger, Campo and Assoc has started the work.
- 60% drawings anticipated to be complete May of 2023.
- 90% drawings anticipated to be complete September of 2023.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	20%
Construction	0%

Gateway Triangle Neighborhood Focus

Commissioner District: 4
Project #: 50203

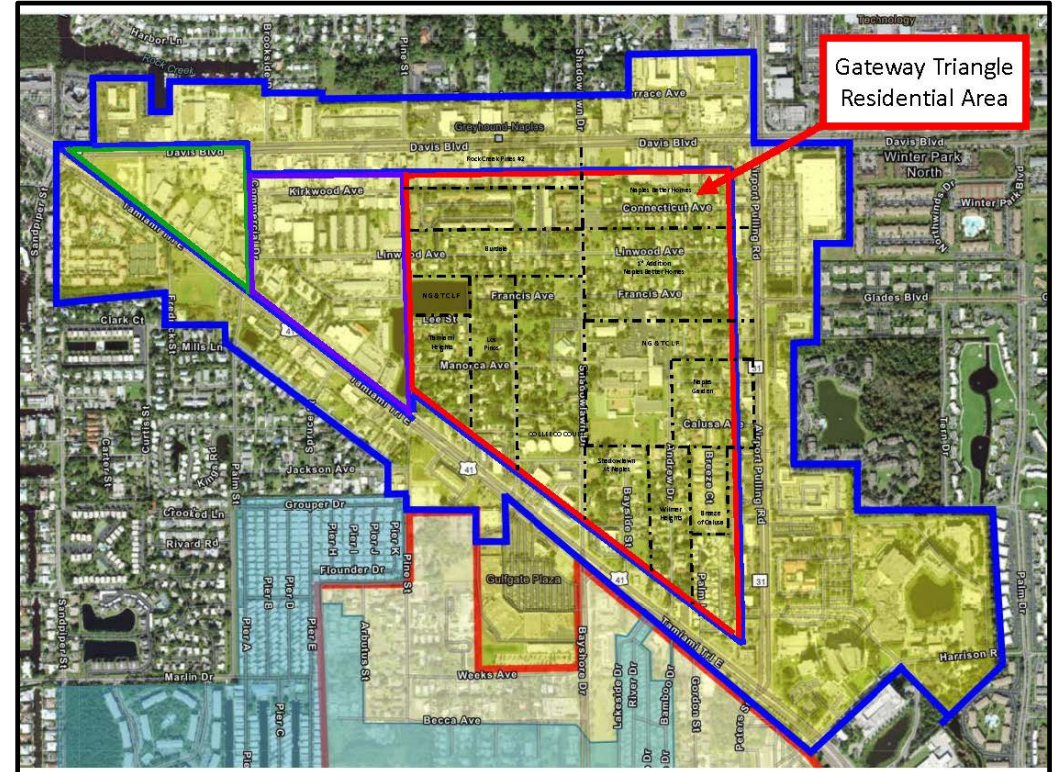
Funding Source: Bayshore CRA
CRA Project Manager: Shirley Garcia
Director: Debrah Forester

Project Scope: Develop a work plan for improvements in the community based on community input. Staff drafted plan and will bring in consultants as needed. Will work with other County Departments to develop action plan.

Phase 1 – Neighborhood Area. Focus on
stormwater/maintenance and traffic

Phase II – From Commercial and Linwood Way

Design Costs: TBD
Architect/Engineer: Pending approval
Status: TBD
Design Notice to Proceed Date: TBD



Milestones/Challenges to date: 3-30-2023

- Community meeting held February 7th with residential neighborhood to gather input. Second meeting held on March 23rd at the East Naples Baptist Church, 1697 Shadowlawn Drive.
- Stormwater issues identified and County staff is developing a work plan to address issues.
- Stormwater subcommittee meeting scheduled for April 17
- Next Community meeting scheduled for April 20
- Community clean-up scheduled for May 13
- Residents concern is more about traffic calming and Stormwater Maintenance
- Commercial and Linwood will be planned for Summer 2023

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

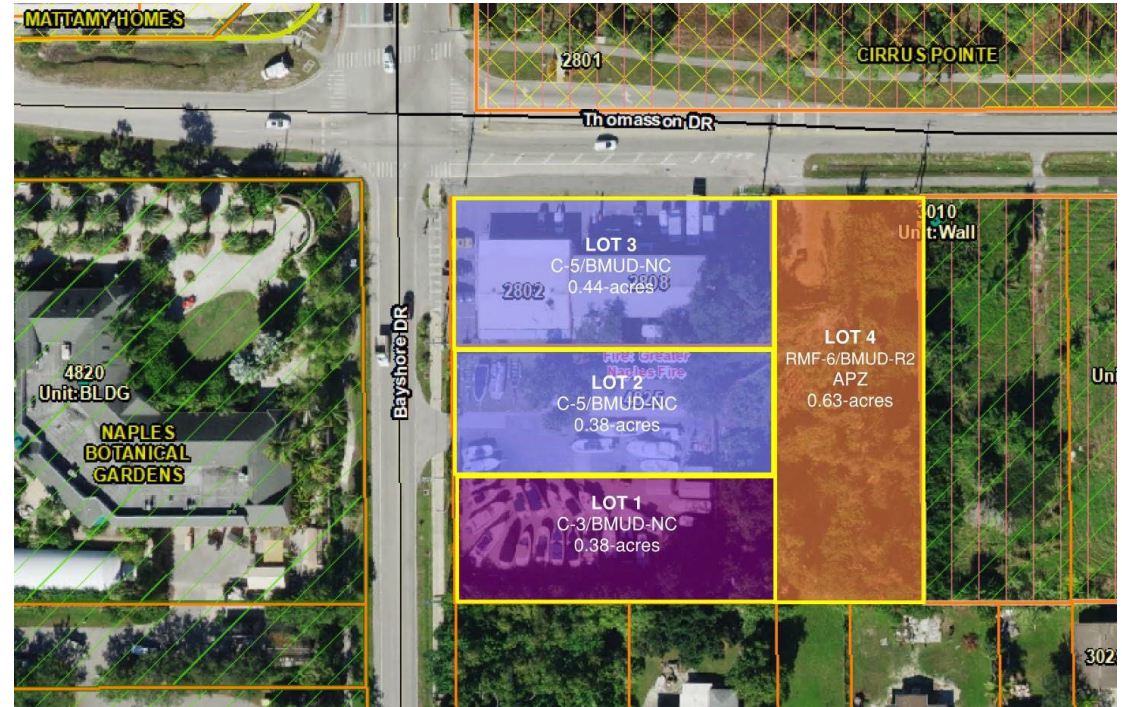
Phase 2- Future Use Analysis

Project Scope- Public Input and site analysis – development of alternative development site plans based on public input.

Purchase Order: \$24,673

Design Notice to Proceed Date: February 1, 2023

Letter of Intent to Purchase: Received December 12, 2022. Naples Cinematheque to develop 3 screen theater. Received December 12, 2022
CRA Advisory Board Presentation – January 12, 2023
Commissioner Kowal Item – February 14, 2023 BCC meeting directed staff to review and bring back the LOI for consideration.



Milestones/Challenges to date: 3-30-2023

Phase 2 - Community Engagement and Assessment – Stantec Consulting Scope of work approved by Advisory Board on December 6. Notice to Proceed issued for February 1.

Charette: Community visioning session held on February 25, 2023. Consensus from participants was to redevelop the corner with some type of neighborhood commercial or mixed-use development. Results will be presented to the Advisory Board in April.

Letter of Intent: BCC directed staff to review LOI on February 14 2023. Item will be brought back to BCC in April 11, 2023.

DESCRIPTION OF WORK	% COMPLETE
Procurement	10%
Design	20%
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.

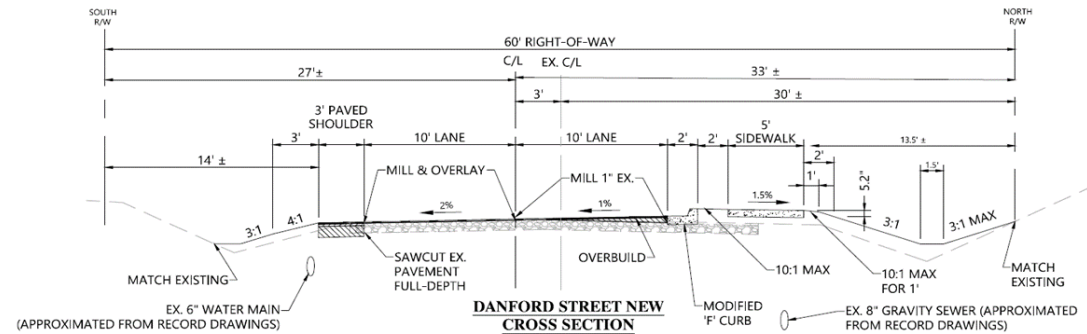
Construction Budget: \$3,246,304.75

Architect/Engineer: RWA

Design Notice to Proceed Date: 1-10-2022

Contractor : Haskins Construction

CEI Services: Johnson Engineering



Milestones/Challenges to date: 3-30-2023

- Project is complete, the Bayshore MSTU will take over the lawn maintenance.
- MSTU staff will monitor Parks and Recreation regarding installing signage and trash cans along parking area.
- Presentation on Danford Street scheduled for April 5 MSTU Advisory Board meeting.

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

Bayshore MSTU On-Going Maintenance

District #: 4

Project #: Bayshore MSTU

Funding Source: Bayshore Beautification MSTU

Project Manager: Tami Scott

Director: Debrah Forester

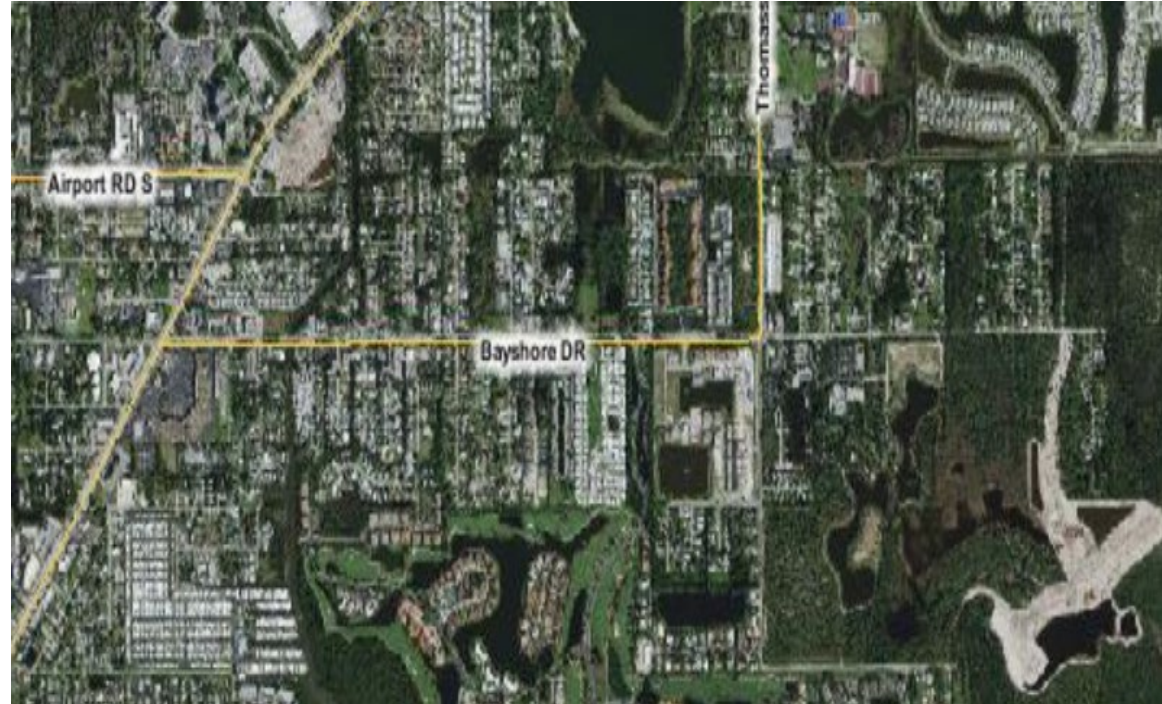
Project Scope: Coordinated maintenance and repairs within the Thomasson Drive, Bayshore Drive and Hamilton Avenue right-of-ways.

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: 3-30-2023

- CRA staff is working on new landscape design for entrance to Bayshore and 41.
- New water source will be needed for both Median 23 and the entrance CRA staff will work with the City of Naples to install a meter.
- Median 23 - Staff received a quote for new ground cover in Median on Bayshore Drive \$8,000. This median will be changed out the same time as Bayshore and 41. All medians on Bayshore have been replanted .
- Two large canopy trees on Bayshore need major trimming , CRA staff will coordinate a site visit for quotes.
- Old dead hedge along both sides of Bayshore have been removed and cleared up.

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

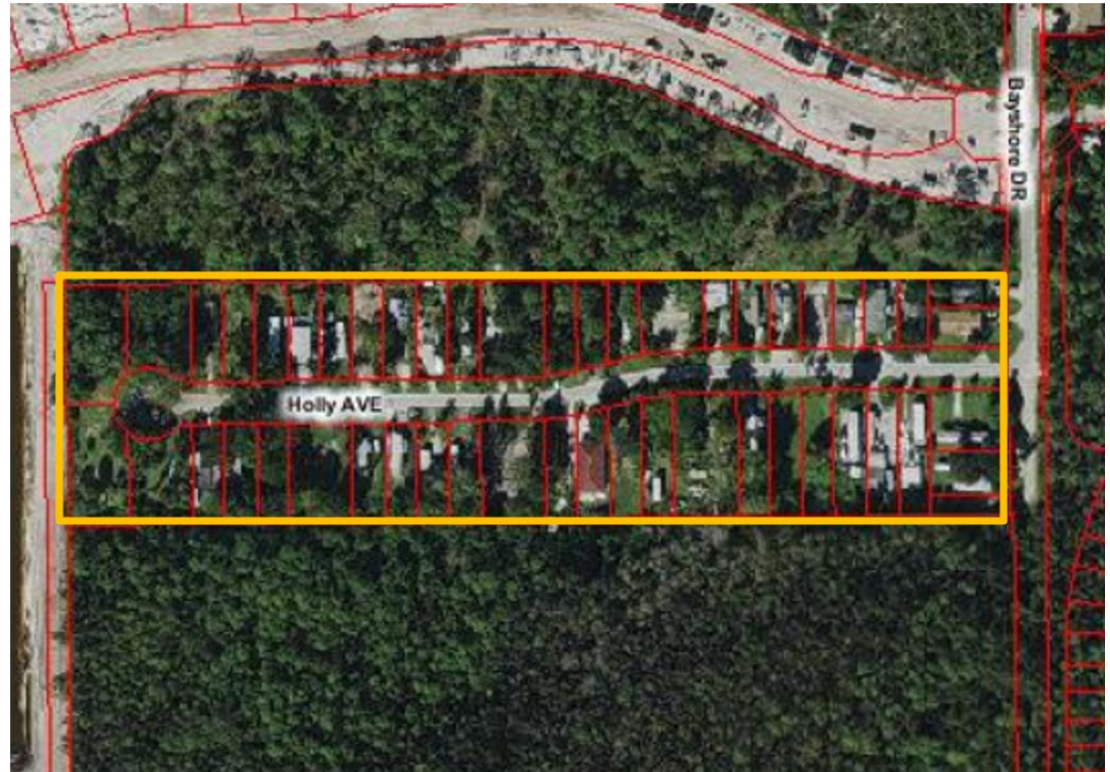
Holly Avenue Assessment

Commissioner District: 4
Project #: 50203

Funding Source: Bayshore CRA
CRA Project Manager:
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: 3-30-2023

- CRA staff is putting together a proposal for a complete street's renovation, lighting, landscaping, stormwater based on input received from the neighborhood meeting.
- CRA staff is working with Road Maintenance and Stormwater to complete the draft scope and approval to initiate the work.

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

Stars Report #	Invoice #	Date of damage	Submit to Risk Date	Description of damage	Amount of repair & Replacement	CCSO Incident report number	Total Paid	Reimbursement Date	Outstanding balance
5010192112266		10/19/2021	2/10/2022	Damage Trash Can/Bench, Fox Tail Palm	\$ 5,743.51	21-382379			\$ 5,743.51
5005152212600		5/15/2022	5/23/2022	Light Pole damage at Roundabout Botanical side	\$ 21,930.70	21-183526			\$ 21,930.70
5006132212754		6/13/2022	7/6/2022	Vandalism to Roundabout directional signage	\$ 870.00	no report filed	\$ 370.00	2/1/2023	\$ 500.00
5006152212693		6/15/2022	6/16/2022	Damage landscaping, irrigation on median 6	\$ 2,200.00	22-223732			\$ 2,200.00
5011012213571		11/1/2022	1/5/2023	Damage to pole #43	\$ 1,336.50	researching report	\$ 836.50	2/1/2023	\$ 500.00
5001012313572		1/1/2023	1/5/2023	Damage to pole #52		Researching report			
	\$49,198.97								\$ 49,198.97
	Total								\$ 30,120.15

Fund 187 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			169,350.36	718,132.58-	548,782.22
*** 187 BAYSHORE/GATEWAY TR			169,350.36	718,132.58-	548,782.22
** REVENUE Sub Total	3,589,600.00-	3,627,276.95-		3,520,873.71-	106,403.24-
* REVENUE - OPERATING Su	20,000.00-	20,000.00-		13,023.71-	6,976.29-
361170 OVERNIGHT INT				10,876-	10,876.21
361180 INVESTMENT IN	20,000.00-	20,000.00-		2,148-	17,852.50-
* CONTRIBUTION AND TRANS	3,569,600.00-	3,607,276.95-		3,507,850.00-	99,426.95-
481001 TRANS FRM 001	2,730,700.00-	2,730,700.00-		2,730,700-	
481111 TRANS FRM 111	618,200.00-	618,200.00-		618,200-	
481163 TRANS FRM 163	125,500.00-	125,500.00-		62,750-	62,750.00-
481164 TRANS FRM 164	11,300.00-	11,300.00-		11,300-	
481186 TRANS FRM 186	84,900.00-	84,900.00-		84,900-	
489201 CARRY FORWARD		37,676.95-			37,676.95-
489900 NEG 5% EST RE	1,000.00	1,000.00			1,000.00
** EXPENSE Sub Total	3,589,600.00	3,627,276.95	169,350.36	2,802,741.13	655,185.46
* PERSONAL SERVICE	539,800.00	539,800.00	29,493.50	224,332.63	285,973.87
* OPERATING EXPENSE	499,300.00	536,976.95	139,856.86	93,408.50	303,711.59
634210 IT OFFICE AUT	12,800.00	12,800.00	6,400	6,400	
634970 INDIRECT COST	53,700.00	53,700.00	26,850	26,850	
634980 INTERDEPT PAY	35,000.00	35,000.00			35,000.00
634990 LANDSCAPE INC	25,000.00	25,000.00			25,000.00
634999 OTHER CONTRAC	210,800.00	246,772.00	80,595	35,918	130,258.77
639967 TEMPORARY LAB	45,000.00	45,000.00			45,000.00
640300 TRAVEL PROF D	8,000.00	8,000.00		1,272-	9,271.60
641230 TELEPHONE ACC	1,800.00	1,800.00			1,800.00
641700 CELLULAR TELE	2,200.00	2,200.00		856	1,343.78
641950 POST FREIGHT	500.00	500.00		372	128.38
641951 POSTAGE	2,000.00	2,000.00			2,000.00
643100 ELECTRICITY	2,500.00	2,500.00	3,234	680	1,413.78-
643400 WATER AND SEW	6,500.00	6,500.00	5,312	988	200.00
644620 LEASE EQUIPME	2,000.00	2,000.00	1,415	1,785	1,200.00-
645100 INSURANCE GEN	3,400.00	3,400.00	1,700	1,700	
645260 AUTO INSURANC	500.00	500.00	250	250	
646180 BUILDING RM I				1,451	1,450.89-
646311 SPRINKLER SYS	500.00	500.00			500.00
646320 LANDSCAPE MAT				188	188.17-
646360 MAINT OF GROU	30,000.00	30,000.00	9,000	4,180	16,820.00
646430 FLEET MAINT I	300.00	300.00		80	220.00
646440 FLEET MAINT P	200.00	200.00		13	186.73
646445 FLEET NON MAI				198	197.97-
646970 OTHER EQUIP R				778	778.40-
647110 PRINTING AND	5,000.00	5,000.00		520	4,480.00
648170 MARKETING AND	7,500.00	7,500.00	3,600	5,584	1,683.96-
648174 REGISTRATION	1,000.00	1,000.00		1,086	86.05-
649000 SALES TAX EXP				133-	132.92

Fund 187 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
649030 CLERKS RECORD	2,500.00	2,500.00			2,500.00
649100 LEGAL ADVERTI	4,500.00	4,500.00	1,500		3,000.00
649990 OTHER MISCELL	500.00	500.00		624	123.76-
651110 OFFICE SUPPLI	4,000.00	4,000.00		561	3,438.68
651210 COPYING CHARG	5,000.00	5,000.00			5,000.00
651910 MINOR OFFICE	1,500.00	1,500.00			1,500.00
651930 MINOR OFFICE	2,000.00	2,000.00			2,000.00
651950 MINOR DATA PR	2,500.00	4,204.95			4,204.95
652110 CLOTHING AND	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATIN	1,000.00	1,000.00		507	493.46
652490 FUEL AND LUB	600.00	600.00		183	416.73
652920 COMPUTER SOFT	3,000.00	3,000.00		166	2,833.58
652990 OTHER OPERATI	4,500.00	4,500.00		636	3,864.04
652999 PAINTING SUPP	1,500.00	1,500.00			1,500.00
653710 TRAFFIC SIGNS	500.00	500.00			500.00
654110 BOOKS PUB SUB	500.00	500.00			500.00
654210 DUES AND MEMB	4,000.00	4,000.00		2,563	1,437.00
654360 OTHER TRAININ	4,000.00	4,000.00		304-	4,303.95
* CAPITAL OUTLAY	50,000.00	50,000.00			50,000.00
763100 IMPROVEMENTS	50,000.00	50,000.00			50,000.00
* TRANSFERS	2,485,000.00	2,485,000.00		2,485,000.00	
910010 TRANS TO 001	53,800.00	53,800.00		53,800	
917870 TRANS TO 787	2,431,200.00	2,431,200.00		2,431,200	
* RESERVES	15,500.00	15,500.00			15,500.00
991000 RESV FOR CONT	15,500.00	15,500.00			15,500.00

Fund 787 Bayshore CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI		-	1,331,703.99	2,354,464.75-	1,022,760.76
*** 787 BAYSHORE CRA PROJEC			1,331,703.99	2,354,464.75-	1,022,760.76
** REVENUE Sub Total	2,454,600.00-	11,193,943.60-		2,494,773.32-	8,699,170.28-
* REVENUE - OPERATING Su	24,600.00-	24,600.00-		63,573.32-	38,973.32
361170 OVERNIGHT INT				48,892-	48,892
361180 INVESTMENT IN	24,600.00-	24,600.00-		14,681.25-	9,918.75-
* CONTRIBUTION AND TRANS	2,430,000.00-	11,169,343.60-		2,431,200.00-	8,738,143.60-
481187 TRANS FRM 187	2,431,200.00-	2,431,200.00-		2,431,200.00-	
489201 CARRY FORWARD		8,739,343.60-			8,739,343.60-
489900 NEG 5% EST RE	1,200.00	1,200.00			1,200.00
** EXPENSE Sub Total	2,454,600.00	11,193,943.60	1,331,703.99	140,308.57	9,721,931.04
* OPERATING EXPENSE	640,300.00	2,766,158.28	1,331,703.99	140,308.57	1,294,145.72
631401 ENG FEES DESI			257,542.00		257,542.00-
631650 ABSTRACT FEES					
631800 ENVIRONMENTAL					
634980 INTERDEPT PAY				4,199.00	4,199.00-
634999 OTHER CONTRAC	640,300.00	2,766,158.28	842,994.73	46,632.55	1,876,531.00
639990 OTHER CONTRAC			231,167.26	89,477.02	320,644.28-
649030 CLERKS RECORD					
* CAPITAL OUTLAY	1,564,300.00	7,662,361.29			7,662,361.29
763100 IMPROVEMENTS	1,564,300.00	7,662,361.29			7,662,361.29
* GRANTS AND DEBT SERVIC	250,000.00	765,424.03			765,424.03
882100 REMITT PRIVAT	250,000.00	250,000.00			250,000.00
884200 RESIDENTIAL R		515,424.03			515,424.03

Fund 787 Project 50197 Residential Grants

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI		196,422.50			196,422.50
*** 50197 BAYSHORE CRA PROJEC		196,422.50			196,422.50
** EXPENSE Sub Total		196,422.50			196,422.50
* GRANTS AND DEBT SERVIC		196,422.50			196,422.50
884200 RESIDENTIAL R		196,422.50			196,422.50

Fund 787 Project 50198 Commercial Grants

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI		319,001.53			319,001.53
*** 50198 BAYSHORE CRA PROJEC		319,001.53			319,001.53
** EXPENSE Sub Total		319,001.53			319,001.53
* GRANTS AND DEBT SERVIC		319,001.53			319,001.53
884200 RESIDENTIAL R		319,001.53			319,001.53

Fund 787 Project 50203 Stormwater

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	838,000	2,504,664.82	463,565	27,750	2,013,350.00
*** 50203 BAYSHORE CRA PROJEC	838,000	2,504,664.82	463,565	27,750	2,013,350.00
** EXPENSE Sub Total	838,000	2,504,664.82	463,565	27,750	2,013,350.00
* OPERATING EXPENSE		279,285	463,564.77	27,750	212,030.00-
631401 ENG FEES DESI			257,542		257,542.00-
634980 INTERDEPT PAY				646	646.00-
634999 OTHER CONTRAC		279,284.82	206,023	27,104	46,158.00
* CAPITAL OUTLAY	838,000	2,225,380.00			2,225,380.00
763100 IMPROVEMENTS	838,000	2,225,380.00			2,225,380.00

Fund 787 Project 50204 Linwood

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	100,000	800,000.00			800,000.00
*** 50204 BAYSHORE CRA PROJEC	100,000	800,000.00			800,000.00
** EXPENSE Sub Total	100,000	800,000.00			800,000.00
* OPERATING EXPENSE		350,000.00			350,000.00
634999 OTHER CONTRAC		350,000.00			350,000.00
* CAPITAL OUTLAY	100,000	450,000.00			450,000.00
763100 IMPROVEMENTS	100,000	450,000.00			450,000.00

Fund 787 Project 50206 Ackerman-Dells

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI		635,863.50	25,841	3,213	606,810.00
*** 50206 BAYSHORE CRA PROJEC		635,863.50	25,841	3,213	606,810.00
** EXPENSE Sub Total		635,863.50	25,841	3,213	606,810.00
* OPERATING EXPENSE			25,841	3,213	29,053.50-
631650 ABSTRACT FEES					
631800 ENVIRONMENTAL					
634980 INTERDEPT PAY				3,213	3,213.00-
634999 OTHER CONTRAC			24,673		24,673.00-
639990 OTHER CONTRAC			1,168		1,167.50-
649030 CLERKS RECORD					
* CAPITAL OUTLAY		635,863.50			635,863.50
763100 IMPROVEMENTS		635,863.50			635,863.50

Fund 787 Project 50207 Bayshore Parking Lot

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	15,000	64,586.31	320		64,266.31
*** 50207 BAYSHORE CRA PROJEC	15,000	64,586.31	320		64,266.31
** EXPENSE Sub Total	15,000	64,586.31	320		64,266.31
* OPERATING EXPENSE			320		320.00-
634999 OTHER CONTRAC			320		320.00-
* CAPITAL OUTLAY	15,000	64,586.31			64,586.31
763100 IMPROVEMENTS	15,000	64,586.31			64,586.31

Fund 787 Project 50208 17 Acre Site

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	261,300	2,947,752.48	230,000	89,817	2,627,935.70
*** 50208 BAYSHORE CRA PROJEC	261,300	2,947,752.48	230,000	89,817	2,627,935.70
** EXPENSE Sub Total	261,300	2,947,752.48	230,000	89,817	2,627,935.70
* OPERATING EXPENSE		697,120.00	230,000	89,817	377,303.22
634980 INTERDEPT PAY				340	340.00-
634999 OTHER CONTRAC		697,120.00			697,120.00
639990 OTHER CONTRAC			230,000	89,477	319,476.78-
* CAPITAL OUTLAY	261,300	2,250,632.48			2,250,632.48
763100 IMPROVEMENTS	261,300	2,250,632.48			2,250,632.48

Fund 787 Project 50254 Commercial

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	125,000	125,000.00			125,000.00
*** 50254 BAYSHORE CRA PROJEC	125,000	125,000.00			125,000.00
** EXPENSE Sub Total	125,000	125,000.00			125,000.00
* OPERATING EXPENSE	125,000	125,000.00			125,000.00
634999 OTHER CONTRAC	125,000	125,000.00			125,000.00

Fund 787 Project 50255 Public Art

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	100,000	200,000.00			200,000.00
*** 50255 BAYSHORE CRA PROJEC	100,000	200,000.00			200,000.00
** EXPENSE Sub Total	100,000	200,000.00			200,000.00
* CAPITAL OUTLAY	100,000	200,000.00			200,000.00
763100 IMPROVEMENTS	100,000	200,000.00			200,000.00

Fund 787 Project 50256 Commun. Safety Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	50,000	135,899.00			135,899.00
*** 50256 BAYSHORE CRA PROJEC	50,000	135,899.00			135,899.00
** EXPENSE Sub Total	50,000	135,899.00			135,899.00
* CAPITAL OUTLAY	50,000	135,899.00			135,899.00
763100 IMPROVEMENTS	50,000	135,899.00			135,899.00

Fund 787 Project 50258 General Rd Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI		500,000.00			500,000.00
*** 50258 BAYSHORE CRA PROJEC		500,000.00			500,000.00
** EXPENSE Sub Total		500,000.00			500,000.00
* OPERATING EXPENSE		250,000.00			250,000.00
634999 OTHER CONTRAC		250,000.00			250,000.00
* CAPITAL OUTLAY		250,000.00			250,000.00
763100 IMPROVEMENTS		250,000.00			250,000.00

Fund 787 Project 50259 Multi-Modal Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI		150,000.00			150,000.00
*** 50259 BAYSHORE CRA PROJEC		150,000.00			150,000.00
** EXPENSE Sub Total		150,000.00			150,000.00
* CAPITAL OUTLAY		150,000.00			150,000.00
763100 IMPROVEMENTS		150,000.00			150,000.00

Fund 787 Project 50261 Housing

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	195,200	295,200.00			295,200.00
*** 50261 BAYSHORE CRA PROJEC	195,200	295,200.00			295,200.00
** EXPENSE Sub Total	195,200	295,200.00			295,200.00
* OPERATING EXPENSE	195,200	295,200.00			295,200.00
634999 OTHER CONTRAC	195,200	295,200.00			295,200.00

Fund 787 Project 50262 N Bayshore Enhance

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	200,000	1,049,453.46	11,979	19,529	1,017,946.00
*** 50262 BAYSHORE CRA PROJEC	200,000	1,049,453.46	11,979	19,529	1,017,946.00
** EXPENSE Sub Total	200,000	1,049,453.46	11,979	19,529	1,017,946.00
* OPERATING EXPENSE		449,453.46	11,979	19,529	417,946.00
634999 OTHER CONTRAC		449,453.46	11,979	19,529	417,946.00
* CAPITAL OUTLAY	200,000	600,000.00			600,000.00
763100 IMPROVEMENTS	200,000	600,000.00			600,000.00

Fund 787 Project 50263 Complete Streets

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI		100,000.00			100,000.00
*** 50263 BAYSHORE CRA PROJEC		100,000.00			100,000.00
** EXPENSE Sub Total		100,000.00			100,000.00
* CAPITAL OUTLAY		100,000.00			100,000.00
763100 IMPROVEMENTS		100,000.00			100,000.00

Fund 787 Project 50270 Mini-Triangle TIF Agreement

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	250,000	850,000.00	600,000		250,000.00
*** 50270 BAYSHORE CRA PROJEC	250,000	850,000.00	600,000		250,000.00
** EXPENSE Sub Total	250,000	850,000.00	600,000		250,000.00
* OPERATING EXPENSE			600,000		600,000.00-
634999 OTHER CONTRAC			600,000		600,000.00-
* CAPITAL OUTLAY		600,000.00			600,000.00
763100 IMPROVEMENTS		600,000.00			600,000.00
* GRANTS AND DEBT SERVIC	250,000	250,000.00			250,000.00
882100 REMITT PRIVAT	250,000	250,000.00			250,000.00

Fund 787 Project 50271 Neighborhood Initiative

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI	320,100	320,100.00			320,100.00
*** 50271 BAYSHORE CRA PROJEC	320,100	320,100.00			320,100.00
** EXPENSE Sub Total	320,100	320,100.00			320,100.00
* OPERATING EXPENSE	320,100	320,100.00			320,100.00
634999 OTHER CONTRAC	320,100	320,100.00			320,100.00

VOLUNTEERS NEEDED

Item 7b-Attachment 2

Help Cyclists “Ride Right!”

Blue Zones Project, in partnership with Naples Pathways Coalition and the Bayshore Gateway Triangle Community Redevelopment Area, is seeking bilingual volunteers to help educate cyclists in the community on Florida cycling laws to prevent accidents and improve safety for cyclists, pedestrians, and drivers. Focus areas will be Bayshore Drive and US41.

Volunteers are needed on the following days from 4:00-6:00 p.m. Volunteers will receive a \$60 grocery gift card per day.

Monday, April 17th

Friday, April 21st

Monday, April 24th

Friday, April 28th

To volunteer, please contact Megan Greer at megan.greer@sharecare.com or Jodi Walborn at jodi.walborn@sharecare.com



Collier County Board of County Commissioners

Attn: William McDaniel, Jr., Chairman
3299 Tamiami Trail East, Suite 303
Naples, FL 34112
Bill.McDaniel@colliercountyfl.gov

Dan Kowal, Commissioner District 4
3299 Tamiami Trail East, Suite 303
Naples, FL 34112
Dan.kowal@colliercountyfl.gov

With copy to:
Amy Patterson, Collier County Manager
3299 Tamiami Trail East, Suite 202
Naples, FL 34112-5746
Amy.patterson@colliercountyfl.gov

Dan Rodriguez, Deputy County Manager
3299 Tamiami Trail East, Suite 202
Naples, FL 34112-5746
Dan.Rodriguez@colliercountyfl.gov

Debrah Forester, CRA Director
3299 Tamiami Trail East, Bldg. F |- Suite 103
Naples, FL 34112
Debrah.forester@colliercountyfl.gov

RE: Letter of Intent – 2802 and 2808 Thomasson Drive, 4825 Bayshore Drive / “Del’s Corner”

REV DATE: March 30, 2023

To Whom it May Concern:

We are writing to provide a Letter of Intent for the purchase of the three parcels Folio Number 52600080009, 5260012008, and 52600160000 , formally the location of Del’s Market.

Buyer:

Naples Cinematheque Inc. or assigned affiliate or subsidiary.

LOI: Del’s Corner
REV: March 30, 2023

**Buyer Representation:**

The buyer will be represented by Jane Bond of The Bond Agency.

Price:

The proposed purchase price is \$2,500,000.00 of which 20% would be deposited with Seller, or Seller's agent upon acceptance of a binding Purchase Agreement. Buyer would pay the balance to seller at closing.

The Business:

Three screen theater venue for revival and repertory cinema, special events, and post-production services. The Venue will also have standard concessions and a full bar. The Naples Cinematheque will be a place of comfort directly tapping into the nostalgia market that people are yearning for while also showcasing new release "hidden gems".

We will build and offer to the community a state-of-the-art theater that will neither resemble a corporate multi-plex or the antiquated holding on-by-a-thread characteristics of a second run theater. The Naples Cinematheque will be of the highest caliber and class that can only be found in a private studio screening room.

We have always wanted to build and curate a theater that would not only celebrate the history of cinema, but that would be an essential part of a community as well as recognized throughout the world as a first-class repertory and revival cinema.

The Naples Cinematheque will offer the community a different vintage film title every night, celebrating each screening as if it's a new release. The programmed titles will appeal to every demographic. It will be the only theater in the county that celebrates the golden years of cinema without having to compete with the first run film releases at the local multi-plex.

Additional information as presented to the CRA at the meeting on January 17, 2023 is included as Exhibit A.

Information on similar businesses is included under Exhibit B: Case Studies.

Identified Architect:

Kenney Lee Architecture Group, Inc. specializes in theaters from multiplexes to Class-A luxury houses. They previously have worked for Regency Theatres, Luxe Reel Theatre, and many others. Walt Gannat is a lead architect for the firm and will work with our team and the county as appropriate to design and plan the venue and parking.

Walt Gannat of Kenny Lee Architecture Group has created initial schematics for the property which are included as Exhibit C.

Identified Acoustic Engineer:

John Storyk, the CEO of Walters-Storyk Design Group, is one the premiere acoustic theater masters in the world with renowned projects from Electric Ladyland Studios for Jimi Hendrix to



Spotify studios in Los Angeles. John has strong ties to both Florida, Los Angeles, and New York. He will be engaged to acoustically treat the theater.

Supporting Local Businesses:

As working within the community, Naples Cinematheque plans to partner with locally owned and operated businesses as much as possible and as approved by management including construction company, legal, vendors, financial institutions, and other consultants and partners.

Parking & Local Traffic:

We intend to plan approximately 1 parking space per 3 theater seats on the property – approximately 50-75 spaces as the current plan is to have no less than 150 theater seats and no more than 225 seats. At this time, we intend to have two 75 seat theatres and one 35 seat theatre. We will make best efforts mitigating any traffic and/or parking concerns including right turn entrance and exit points on both Thomasson Drive and Bayshore Drive.

Honoring Del Ackerman:

We recognize what a respected pillar the late Del Ackerman was to the community and have every intention of continuing to honor his legacy by displaying a memorial in the theater lobby which would include photos and information on the history of the property. We hope our roots in the community are as long and deep as Del's were.

County Outreach Collaboration:

Due to recent relief efforts related to Hurricane Ian in Collier County and Buyer's support of the community, Buyer agrees to collaborate with Seller in good faith on timing of full possession of the Property through a mutually agreed upon time not later than sixty days from transaction close unless mutually agreed, so long as good faith is reasonably reciprocated should any surveys, testing, etc. may need to be scheduled prior to Buyer's full possession of the property. Thereafter, Buyer agrees to remain in contact and support community efforts related to Hurricane Ian, so long as it does not impede on construction, development, or any obligations to investors or lending institutions related to the project.

Marketing and Community Engagement:

The real charm of curating a cinematheque comes with hosting events that work in partnership with the community: Hot Rod week and car show, where we screen a series of 1950's Teenage Rebel films and host a classic car show. We will open our doors to mixers for divorcees and widowers as well as young drama and musical theater students to initiate our cinema sing-along series. We will also reach out to every school and make the theater available for educational purposes. Every person and organization we engage with will be the ones that will spread the gospel of the Naples Cinematheque.

We will make every effort to collaborate with Naples' biggest annual events, such as the globally recognized Naples Winter Wine Festival, the Naples International Film Festival, the Naples Boat Show and The Naples Craft Beer Festival.



While we feel this will be more than enough to market ourselves in the community, we will also make a point to advertise in the local high gloss magazines that are still very much in vogue in Naples.

We also plan to have Q&A and/or guest speakers who will help add insight to the films being screened. And to broaden our appeal, we plan to set-up a Naples Cinematheque online channel which will stream all our Q&A and speaker series content. This way, the global film community will have access to what we're doing locally. Again, the possibilities are infinite.

Since the presentation of Naples Cinematheque to at the CRA meeting on January 17, 2023, the team has been in contact with several community leaders on the project and has been met with exceptional support.

Two articles have been written about Naples Cinematheque in Gulfshore Business and Naples Daily News. These articles are attached as Exhibit D.

Additionally, the team has been in contact discussing support and collaboration with several pillars of the community including Naples Botanical Gardens and United Arts Collier.

About Naples Cinematheque:

Naples Cinematheque Inc. is a for profit Delaware C-Corp established in 2022 which is intended to be registered and operated in Florida. The company is in the process of raising \$8.5mm under a Series A Reg D offering, (a private placement of securities pursuant to Section 4(a)(2) of the Securities Act and Regulation D, Rule 506(b)), for the purchase, construction, and start up costs of Naples Cinematheque Inc. The intent is to set up a subsidiary or affiliate LLC which will hold any real estate assets in a manner reflective of the agreed upon ownership with investors.

The raise of up to \$8.5mm raise will be used for the purchase of the property, professional fees including legal and accounting, insurance, team compensation, construction, materials, equipment, architectural and engineering fees, startup costs etc.

Naples Cinematheque Inc. currently has two directors officers, David Garonzik as Director, President and CEO, and Dené Anderberg as Director, CFO and Secretary. The third board seat will represent the Series A preferred shareholders. David and Dené's biographies as well as the other current and proposed members of the Naples Cinematheque team are accessible in Exhibit E.

Proposed investor terms include preferred shares in Naples Cinematheque Inc. and any subsidiaries (i.e. LLC holding property) and a 6% preferred return. It is intended that investors be repaid their investment and returns through the following means: loan finance with institutional lender, community fundraising for names throughout the venue (seats, theaters, bricks, etc.); distributions to shareholders.



The team has worked diligently with legal counsel to finalize all investor subscription documents and due diligence materials. The formal Series A Term Sheet and other required subscription documents are ready for investor review and execution. The company is in preliminary discussions with proposed suitable investors and the outside closing date specific to the company's Series A offering is July 31, 2023. The team is hoping for a some initial investor commitments by April 30th, 2023.

Development Timeframe:

A construction schedule with milestones will be determined once we identify the construction company. Based on discussions to date, we expect construction to take 18-24 months. The foregoing timeline will be finalized once we finalize the agreement with the builder.

Contingencies and Buyer Due Diligence:

Buyer is in contact with the zoning board regarding a preapplication for conditional use of the three parcels. The Purchase Agreement would include a contingency on completing zoning approval. Buyer has submitted a pre-approval application and is scheduled for the meeting on April 5, 2023.

[Signature on the next page]

Sincerely:

NAPLES CINEMATHEQUE INC.

Signed: _____

By: David Garonzik

Its: Chief Executive Officer



Script for CRA Meeting January 17, 2023 as presented by David Garonzik

INTRO:

On behalf of myself and the Naples Cinematheque team, which includes my wife and partner of 28 years, Cecilia Garonzik, our business partner and board member Dene Anderberg, who will speak at the close regarding the business, and our strategic advisor, Naples resident and real estate broker, Jane Bond of The Bond Agency, who are here as well, we want to thank the serving members of Collier County and this board of Advisors for this incredible opportunity to present our intent to purchase the four parcels located at 2802 and 2808 Thomasson Dr at the intersection of Bayshore Drive.

DRIVING FORCE:

Let me just jump right in and say that cinema has been my art, my religion, and my life since I was 10 years old and has been the singular driving force that has dictated my decisions throughout my life. It is the reason I became a movie theater projectionist in high school where I was the youngest member of the Washington D.C. projectionist union, it is the reason I moved to Los Angeles at 19 to attend film school and it's the reason that I'm standing here now.

BLESSED:

I've been incredibly blessed as I've had the opportunity to work in the entertainment industry for more than 30 years as a studio screening room manager and operator for some the most prestigious venues in Los Angeles, New York and Washington D.C. And in those years, I have worked alongside every A-List filmmaker, actor, executive, editor. I was there at the heyday of independent films when I was hired as Quentin Tarantino's personal projectionist. But it was my decade managing and building up the screening room business for Dick Clark Productions that I had cemented my reputation as offering the absolute highest of standards in theater presentation. I've spent years working with clients at one of the most crucial parts of their process, the film's final steps for completion and release to the public and I'm so grateful, as a true cinephile at heart, to have been privy to top secret works in progress from the likes of Alejandro Iñárritu, Ben Affleck, Christian Bale, Leonardo DiCaprio, Julia Roberts, David O'Russell, to name a few.

FROM PRODUCTION TO EXHIBITOR:

And though I loved working in the entertainment industry, and collaborating with so many talented people, I recognized a major shift had occurred during the lockdown, though it was on its way prior.

The creative aspect of the industry had started to change and was no longer recognizable to me. I could see the writing on the wall and I no longer saw a future for myself on the production side of filmmaking, or at least a future I wanted to be a part of. Instead, I thought the only way to find joy in the film industry and truly be passionate in my career, was, and is by becoming an exhibitor and sharing with the public what I love most and that's the history of film, and all the magic that comes with it.

**NAPLES:**

My wife and I fell in love with Naples, we fell in love with the tropical climate, the lush green landscape, the clean streets, the fantastic food, gorgeous white sand beaches and eco system, but above all else the community. Everybody we came in contact with were extremely friendly, whether they were locals or visitors. The community just had a way of bringing out the best in people.

REALIZATION:

What sealed the deal was in January of 2021 we decided to visit my folks, who were living in North Naples. Though we had been to Naples a couple of times in the past, it wasn't until this particular trip that I realized that it was time for me to open my own movie theater, and Naples seemed to be the ideal location.

BUILDING THE BUSINESS:

From that moment we have spent every single day putting all the pieces in place to build what we call the Naples Cinematheque. And what that commitment meant, was that my wife and I would be willing to resign from our current salaried jobs, put our home on the market, and leave behind all our friends and family that we had in Los Angeles. We felt our wealth of experience and knowledge would be more appreciated and valued in Naples.

NAPLES CINEMATHEQUE:

The Naples Cinematheque will be a boutique, state-of-the art, three screen repertory and revival theater which will offer the community an alternative cinema experience. We will screen a different vintage film title every day and celebrate each one as if it's a "new" release. After all, what's old is new. "New" vintage films, are alive and always evolving. The film changes with age, just as you change. A film you might have seen 20, 30, or even 40 years ago will be a completely "new" film to you upon revisiting. We are now in the golden age of film restoration, and this gives everyone the opportunity to experience the legacy of cinema like no other generation has had before.

MEMORIES:

I always ask everyone I come in contact with what are a couple of your favorite films. Everyone has at least one important memory that involves a film that they saw in the theater when they were young. A film upon revisiting conjures up a waterfall of memories. Or maybe it just brings back a memory of simpler times, before the world turned upside down. It's these films that you hold near and dear that we will be screening.

The Naples Cinematheque will be a place of comfort directly tapping into the "nostalgia" market that people yearn for.

EQUIPPED:

Our theater will be equipped with both digital to project the new restorations of vintage films as well as 35mm to be able to offer films that are unavailable in ANY format or streaming service.

**CONCESSION & BAR:**

The venue will have a standard concession and a full bar. We plan to have as few distractions as possible from your movie watching experience. We want the focus to be on the films.

COMMUNITY CURATING:

The programmed titles will appeal to every demographic in the community, and it'll be the only theater in Southwest Florida that celebrates the golden years of cinema without having to compete with the first run film releases of the local multi-plex's.

But the real charm of curating a cinematheque comes with hosting events that work in partnership with the community: Hot Rod week and car show, where we screen a series of 1950's teenage Rebel films and host a classic car show. We will open our doors to mixers for divorcees and widowers as well as young drama and musical theater students to initiate our cinema sing-along series. We will also reach out to every school and make the theater available for educational purposes.

COMMUNITY COLLABORATION:

We will make every effort to collaborate with Naples' biggest annual events, such as the globally recognized Naples Winter Wine Festival, the Naples International Film Festival, the Naples Boat Show and The Naples Craft Beer Festival.

LOCAL PARTNERSHIPS:

Naples Cinematheque plans to partner with locally owned and operated businesses as much as possible, including construction, legal, vendors, financial institutions, and other consultants and partners.

RENTAL & POST-PRODUCTION:

The theater will also be available for both private rental to individuals, businesses or organizations to host events, as well as being available for post-production services for any production in southwest Florida that needs to screen their material.

GOSPEL:

Every person and organization we engage with will be the ones that will spread the gospel of the Naples Cinematheque.

Q&A & SPEAKERS:

We also plan to have Q&A and guest speakers who will help add insight to the films being screened. The guest speakers will either be invited from my list of relationships that I have made over the last 30 years, or they will be professionals from the area who have a unique perspective that can complement a film. It's all about engaging with the community.

**CHANNEL FOR GLOBAL:**

And to broaden our appeal, we plan to set-up a Naples Cinematheque online channel which will stream all our Q&A and speaker series content. This way, the global film community will have access to what we're doing locally. The possibilities are infinite.

DEL:

We recognize what a respected pillar the late Del Ackerman was to the community and have every intention of continuing to honor his legacy by displaying a memorial in the theater lobby which would include photos and information on the history of the property. We hope our roots in the community are as long and deep as Del's were.

PIONEERS:

We witnessed how the pioneers: 360 Market and Celebration Park, The Med, Best Popcorn Company, and others opened up a business in the Bayshore Arts District, and we very much see ourselves sharing the same ethos as those that have already laid down roots. We couldn't think of better place for a boutique community movie theater, to set up shop but in the very center of the county's growing arts district.

PARKING & CAPACITY:

We intend to plan approximately 1 parking space per 3 theater seats on the property – approximately 50-75 spaces for the current plan of a total of 185 seats in three theaters. We will make best efforts mitigating any traffic and/or parking concerns including right turn entrance and exit points on both Thomasson Drive and Bayshore Drive.

ZONING:

We are also in contact with the zoning board regarding a preapplication for conditional use of the three parcels and will require approval from the zoning board prior to final execution of the purchase agreement.

I'll now have our business partner and board member, Dené Anderberg, who just flew in from Los Angeles last night add some additional information regarding the business.

BUSINESS & GOAL: (Read by Dené Anderberg)

Naples Cinematheque Inc. is a Delaware C Corp established in 2022 which is intended to be registered and operated in Florida.

The company is in the process of raising up to \$8.5mm from accredited investors as a Series A round for the purchase of the property, construction, materials, equipment, architectural and engineering fees, professional fees including legal and accounting, insurance, team compensation, and other startup costs of Naples Cinematheque Inc. The intent is to set up a subsidiary or affiliate partnership entity which will hold any real estate assets in a manner reflective of the agreed upon ownership with investors.

The goal is to open Naples Cinematheque for business operations by the end of Q3 2024.



THANKFUL:

We are well aware that the county has been dealing with a lot of in regard to Hurricane Ian and it's clean up, so again, we are so thankful that you were to make the time for us to present our intent for the Naples Cinematheque and hope you will help in giving the theater a home in the community.



CASE STUDIES

The Naples Cinematheque will be a premiere, state-of-the-art boutique 3 screen cinema theater.

I am incorporating my 30-year experience working in the film industry managing and operating studio screening. These are theaters that are built to of the highest industry standards, to meet the demands and expectations of A-List talent and craftsman.

I'm including several photos of motion picture studio screening rooms that I have had the good fortune to operate and which will serve as examples as to our approach:











We think of the large corporate first run theaters as applying the same construction principals as the studio screening room, but they do not. They are cookie cutter designs with high ceilings, thin walls, which are very rarely acoustically treated. The Naples Cinematheque is honored to have John Storyk, who was responsible for building Jimi Hendrix's Electric Ladyland studios in New York, as well as some of the most important venues throughout the world, as our acoustical engineer. Very few movie theaters in the United States can make this claim.

<https://wsdg.com/>

<https://www.cbsnews.com/news/electric-lady-studios-the-house-that-hendrix-built/>

Another example we are trying to emulate are the much loved and very successful Everyman Theaters in the UK. While our aesthetic design will differ, we embrace their intimate approach and community outreach. Here is a link to a video and several photos as examples.

https://www.youtube.com/watch?v=_otcoroIcg8&t=350s





First started by Henri Langlois in Paris during the 1930's, a cinematheque's philosophy is to preserve and exhibit the history and heritage of film as an art form and cultural necessity. Examples of current venues that we share would be the hugely successful New Beverly cinema in Los Angeles, which is currently owned and personally curated by Quentin Tarantino. The theater is not just successful because of its owner, but because of its variety and uniqueness in its programming.

<https://thenewbev.com/>

Other examples would be the American Cinematheque in Los Angeles, as well as the Film Forum in New York, Richard Linklater's Austin Film Society in Texas and on a global scale, the Cinematheque Suisse.

<https://www.americancinematheque.com/>

<https://filmforum.org/>

<https://www.austinfilm.org/>

<https://www.cinematheque.ch/en>

While the first run theaters are depended on the quality of the product being produced by the film industry, our success is dependent on the quality of our curated events and community engagement. As first run theaters continue to struggle post Covid, repertory and revival theaters seem to be doing very



well. Quentin Tarantino recently gave an interview discussing the success of the boutique cinema in the future.

<https://www.indiewire.com/2022/11/quentin-tarantino-streaming-theatrical-movies-1234783494/>

While Vanity Fair did a fantastic piece on the rise of the revival theater.

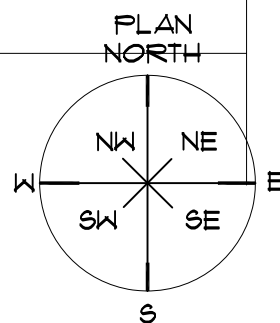
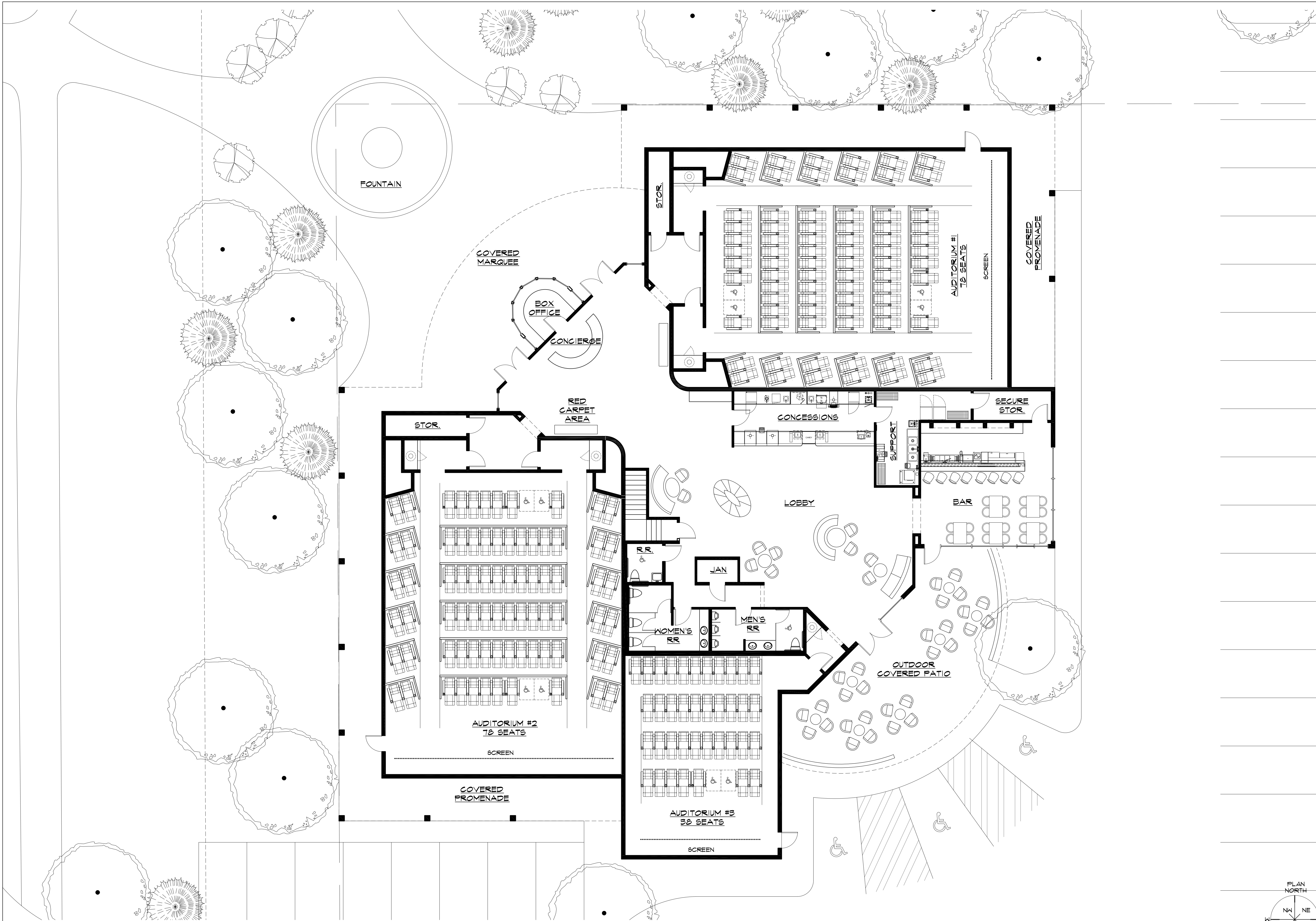
<https://www.vanityfair.com/hollywood/2018/01/the-decline-and-rise-of-the-cinema-revival-house>

And Cosmopolitan did a list of the coolest 50 movie theaters for film geeks throughout the U.S. We hope the Naples Cinematheque will not only make the list but be recognized as one of the coolest repertory and revival movie theaters throughout the world.

<https://www.cosmopolitan.com/entertainment/movies/g10356491/best-movie-theater-in-every-state/>



INITIAL SCHEMATICS



1 SCHEMATIC FLOOR PLAN
1/8" = 1'-0"

NOTICE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is required to coordinate and adjust the design and construction. The architect and his consultants shall not be responsible for any consequences arising out of such changes. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD ANY "A" OR "E" COVER SHEET BE OMITTED FROM THIS SET.

DATE: 03/10/2023
DRAWN: PKG
CHECKED:
JOB NO.:

REVISIONS:
1
2
3
4

Kenney Lee
architecture group, inc.

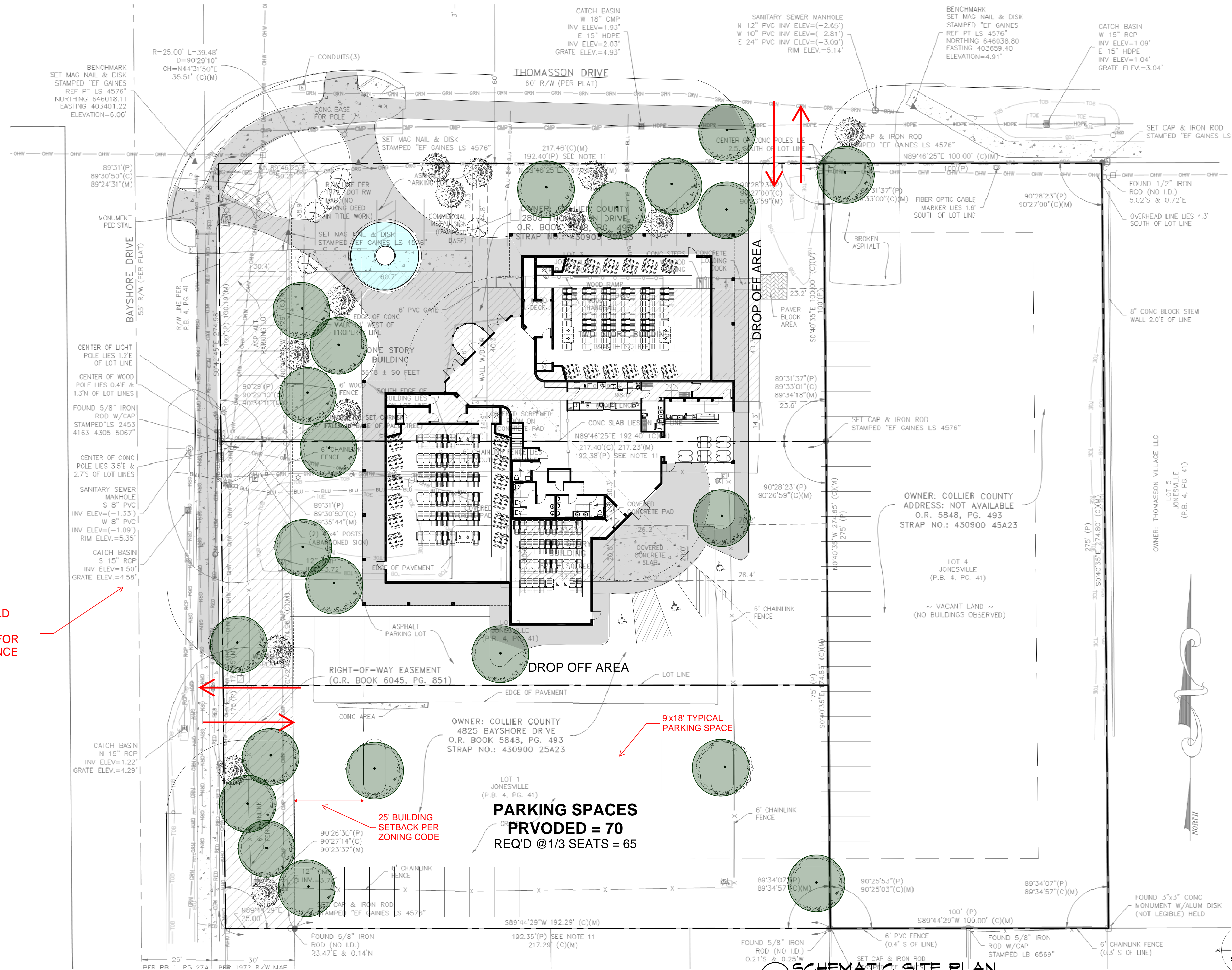
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SCHEMATIC FLOOR PLAN

Del's Corner

sheet
A1.2

NOTE: OLD SURVEY SHOWN FOR REFERENCE



1 SCHEMATIC SITE PLAN
1/16" = 1'-0"

Kenney Lee
architecture group, inc.

REVISIONS

DATE 03/10/2023
DRAWN PKG
CHECKED
JOB NO.

Naples
Cinematheque

Del's Corner

SCHEMATIC SITE PLAN

sheet
A1.1

(9 7 0) 6 6 3 - 0 5 4 8

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Boutique cinema hopes to settle on Del's Corner (<https://www.gulfshorebusiness.com/boutique-cinema-hopes-to-settle-on-dels-corner/>)

BY HARRIET
HEITHAUS

([HTTPS://WWW.GULFSHOREBUSINESS.COM/AUTHOR/HARRIET-HEITHAUS/](https://www.gulfshorebusiness.com/author/harriet-heithaus/))

JANUARY 19, 2023

PHOTO CREDIT:PARAMOUNT STUDIOS/COURTESY OF GETTY IMAGES; KRISHNA SAMOEDJH; TIM
ATEN



▶ PLAY ARTICLE

0:00 / 3:27 1X

David Garonzik sees the future of the cinema in its past. He wants Naples to see it, too, in a place he feels was made for it.

Garonzik and his business partner, his wife, Cecilia, are proposing a boutique cinema on the southeast corner of Thomasson and Bayshore drives that will specialize in vintage and personally curated films. Its fare would not be the first-run blockbuster, but the selected classic, sometimes attuned to a special day or season. Events such as the Naples Winter Wine Festival or Cars on Fifth could bring out a week of movies themed to their topics.

Garonzik said he's ready for the quirkiest of observances, such as National Roller Skating Day, with films centered around, or employing, them.

"I would program a calendar, but absolutely would take suggestions," he told attendees at the Bayshore Community Redevelopment Agency meeting Jan. 17, where he explained his plan to an approving crowd.

"I'm really excited about the fact that it would be located in the heart of the Bayshore Arts District," he told the group of around 30 residents.

The cinema's first series could appropriately center around a theme of convenience stores, since it would be on the property that held **Del's 24-Hour Food Store**, (<https://www.gulfshorebusiness.com/redevelopment-plans-open-for-former-dels-24-hour-store-in-east-naples/>) a legend on that corner for 55 years. Collier County bought its four parcels of land comprising 2802 and 2808 Thomasson Drive from the late Ackerman's wife. The Garonziks' company, Naples Cinematheque, is proposing to buy the land for \$2.5 million.



No date has been set yet for a meeting with Collier County commissioners. Garonzik said the couple is in the process of completing financial backing, “although I would always welcome someone local. I would love to see local investment in this.” The architect, acoustician and sound technicians are all set, however, he said.

Garonzik said he is a lifelong film aficionado, a former projectionist to stars in Hollywood as well as production companies there. It's been his dream to open a cinema that programs according to local needs, interests and celebrations.

Garonzik said he would love to bring films that may have been underrated or discarded at their openings, but are being given a second look now for their entertainment or social issue value or the legacy of their stars or directors.

Because of the current intrigue of international politics, he offered “Witness for the Prosecution” and “Judgment at Nuremberg,” or on the issue of abortion, “Love With a Proper Stranger.”

Garonzik said the couple is taking their cue from several cinemas that hew to the same format of themed and rare films: the Film Forum in New York City, and the American Cinematheque in Los Angeles, which spreads its films among three theaters. Both are nonprofit organizations.

Naples Cinematheque would hold two 75-seat theaters and an intimate 35-seat space. A concession stand and full bar are planned to be part of the mix.



Garonzik sees it as a perfect spot for private party rental as well. People can potentially rent a themed film for the celebration or screen their own documentaries. He recalled one man actually proposing to his girlfriend via a documentary he had assembled of her life and screened for her at a surprise party in one of the Los Angeles venues.

“I just think Naples is the kind of city for something like this,” Garonzik declared.

If he were programming his theater to begin with his favorite films, what would Naples see? “The ‘Godfather’ trilogy,” he said. “I love those films.”

*For more Collier County coverage, subscribe to **The Naples Press**.*

(<https://naplespress.com/?>

[utm_source=gulfshorelife&utm_medium=blog&utm_campaign=gbblog](https://naplespress.com/?utm_source=gulfshorelife&utm_medium=blog&utm_campaign=gbblog))

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(<https://www.gulfshorebusiness.com/gulfshore-business-40-under-40-2023/>)

Don't Miss

Save the Florida Panther Day in Collier County recognizes local conservation efforts
(<https://www.gulfshorebusiness.com/save-the-florida-panther-day-in-coller-county-recognizes-local-conservation-efforts/>)



(<https://www.gulfshorebusiness.com/save-the-florida-panther-day-in-coller-county-recognizes-local-conservation-efforts/>)

Estero Council approves recreational proposals for 20-acre Williams Road property
(<https://www.gulfshorebusiness.com/estero->



Naples Daily News

LOCAL

Vintage movie theater looking to open in Bayshore at former Del's location

Pending Collier County approval, CEO David Garonzik is hoping to open Naples Cinematheque by summer 2024.

Kendall Little Naples Daily News

Published 6:05 a.m. ET Feb. 2, 2023

You might not be able to get snacks 24/7 at Del's corner in Bayshore anymore, but soon you may be able to catch a movie that hasn't been in theaters since the 1960s.

Quentin Tarantino's former personal film projectionist David Garonzik is hoping to build a vintage movie theater called Naples Cinematheque on the land where Del's 24-Hour Food Store was located. The cinema would show movies that aren't in theater-circulation anymore, like silent, foreign, and vintage films.

But Garonzik doesn't just want to screen movies. He wants to create a unique cinema experience.

"Every night is a curated event," Garonzik said.

He's planning on screening different movies every week and bringing in guest speakers that worked on the films.

"We have CMX and Silverspot, and other movie theaters, but this is something completely different," Naples Realtor Jane Bond said. "This is nostalgia for us. This is something to bring back an era that's been long gone."

Garonzik wants to reintroduce films that haven't seen the big screen in decades.

"The only time I'll do first run is when they no longer become first run," Garonzik said.

Del's and Naples Cinematheque: 'kindred spirits'

Del's 24-Hour Food Store sat at the corner of Bayshore and Thomasson drives in East Naples for 61 years before being demolished last year. The owner, Del Ackerman, passed away in 2019. His store remained open for another year, but ultimately shut its doors in 2020.

Collier County bought the property from Ackerman's widow for \$2.1 million in 2020. The lot has remained vacant since.

Bond says Naples Cinematheque can be an anchor in the community — just like Del's was.

"It's something that is going to bring light to the community also, just like Del's did," Bond said. "It had been a historical landmark there for quite some time."

Siobhan Cleveland, owner of Bayshore restaurant the Real Macaw, believes Del's and Naples Cinematheque are more similar than they appear.

"I know people have a lot of fond memories of Del's," Cleveland said. "He was a trailblazer in his own right and did something unique and special. It's a totally different business model, but in a way [Ackerman and Garonzik] are kindred spirits to be doing their own thing and starting something new."

Bayshore community: 'We're super excited about the idea'

Garonzik pitched his project to Bayshore locals at the Collier County Community Redevelopment Agency meeting in January. He said he was amazed at the level of enthusiasm he was met with.

"We weren't sure how the community was going to respond, but they all responded fantastic," Garonzik said.

Bayshore resident and jewelry store owner Amanda Jaron says she loves the uniqueness of Naples Cinematheque.

"I love the fact that it's something to do other than eating and drinking," Jaron said. "This is a really great date night thing, and something that's creative and unique to the area."

Cleveland says the project captures the community's evolution over the years.

"I think it's really a ringing endorsement of how far we've come in the neighborhood and how much potential there is left to explore," Cleveland said. "Bayshore is full of possibility and the

Cinematheque is really an example of that.”

Garonzik says he knows how tightly knit the community is and that he wants to include locals in his business.

“I would love to showcase local artwork in the lobby and collaborate as much as possible,” Garonzik said. “We’ll definitely have the standard concessions: popcorn, hot dogs, and then we would love to absolutely work with local, community vendors.”

Jaron says Naples Cinematheque was accepted by the community because of how special it is, just like Bayshore is.

“We’re super excited about the idea of something unique to the area,” Jaron said. “It’s certainly something that would enhance the arts here, and it seems to be a perfect fit.”

Jaron and Cleveland both mentioned how the Bayshore Arts District has grown into a place for artistic people to thrive. Cleveland believes the theater will fit in perfectly.

“I think that the Cinematheque project seems to fit like squarely into that ethos of being eclectic and unique, yet elevated at the same time,” Cleveland said. “So I think it would become another special destination attracting visitors to the neighborhood.”

Behind the scenes: ‘Nobody else can do it but David Garonzik’

Garonzik attended film school in Los Angeles after running a small theater in high school and several cinemas in Washington DC. In L.A., Quentin Tarantino hired Garonzik as his personal film projectionist for Miramax Films. He spent most of his professional life working with film festivals and studios.

“I ended up on the production side and the postproduction side of the industry, but my real love always was film history,” Garonzik said.

After screening movies for filmmakers, actors, and executives during the week, Garonzik spent his weekends showing vintage films on the screens he managed. “I loved that because everybody would sit in the lobby and mingle,” he said. “And it was always a great evening.”

So Garonzik decided to make those evenings permanent — in Naples.

Garonzik, his wife Cecilia and daughter Masina recently moved to Naples to make their project come to life.

“I think it's going to be a very beautiful project and I think Naples is going to love it,” Bond said. “I think the community is going to love it because we have nothing like it. And nobody else can do it but David Garonzik.”

Opening night: Summer 2024

Naples Cinematheque is still in its pre-planning phase, as county officials have not decided whether Garonzik can buy the land Del's once sat on. But Garonzik says even if the “ideal location” doesn't work out, he'll find another place in Bayshore to build the cinema on.

“We definitely want to have sort of a cool art deco look on the outside,” Garonzik said.

For the inside, Garonzik wants guests to experience high quality screening rooms, similar to the ones he operated in L.A.

“What we're doing would be the equivalent as if you were to walk into the Netflix screening room or the Warner Brothers screening room,” he said.

Naples Cinematheque will have two larger rooms that seat 75 and one smaller room that seats 35.

“I believe if it's smaller and cozier, still with the big screen, that puts you in the movie,” Garonzik said.

Bond says Naples Cinematheque could be operational 12 to 18 months after they break ground. “We're just trying to get the project up and running and just make sure it comes to fruition, which I believe in my heart that it is going to come to fruition,” Bond said.

Garonzik is hoping to open the cinema by summer 2024.



EXECUTIVE TEAM SUMMARY

David Garonzik - CEO

David Garonzik was born in Queens, New York, and studied film at Brooks Institute of Photography, U.C.S.B., and U.C.L.A. Working from his current base in Los Angeles, he has become an important participant in the world of independent film.

Fascinated by film, David studied to be a skilled projectionist. His first job as a projectionist was in Washington, DC at the age of 17. He would eventually move on to film festivals, operating dozens of highly regarded events such as the Hamptons IFF and Palm Springs IFF. It was at Palm Springs that he was invited by Miramax to manage their new screening room built for Quentin Tarantino.

While running Miramax's screening room, David screened *The Harder They Come* for the first time, and it became a cinema mantra for him. He in turn set out to write and direct a children's musical set on the island of Jamaica using the best reggae music. While doing research in Jamaica for this project, David had the opportunity to meet Perry Henzell, the filmmaker who had changed his life, and in the process was soon to learn about *No Place Like Home*, Henzell's long lost follow-up feature to *The Harder They Come*. David was determined to help locate the film's negative that had been missing for 30 years. He succeeded, and then went on to organize the restoration and finishing with Henzell of *No Place Like Home*. Through his efforts, the film was finally completed and premiered at the Toronto International Film Festival.

David followed *No Place Like Home* with the documentary, *Man Free*. Directed by Kinsey Beck, the film teamed Garonzik once again with editor Alexis Chavez, who also edited *No Place Like Home*.

He produced and directed the documentary *Perry Henzell: A Filmmaker's Odyssey*, co-directed and produced with noted filmmaker Arthur Gorson.

The Harder They Come, *No Place Like Home* and *Perry Henzell: A Filmmaker's Odyssey* were all released as part of a 3-disc special edition by Shout! Factory and which was chosen by the Los Angeles Times as among the "10 Best of 2019."

That same year he completed work on the documentary *Girl* for director Kandeyce Jorden, which chronicles several of the most important female DJ's in the EDM community.

David Garonzik currently works for MRC (formerly Dick Clark Productions) managing their screening and DI facilities. For the past decade he has developed a reputation for being one of the most in demand screening room operators, having been credited on films like *GHOST IN THE SHELL*, the Academy Award winning *THE REVENANT*, as well many others.

He is happily married and currently lives in Los Angeles, while his 18-year-old daughter has left the nest and is currently enrolled at Temple University in Philadelphia.



Cecilia Garonzik - COO

Cecilia Garonzik was born in Vietnam but moved to Southern California when she was 3. At an early age, she demonstrated a strong love for fashion and design, which eventually led her to study at Otis College of Art and Design in Los Angeles, CA.

Cecilia spent 16 years as a Manager, Sales Associate & Fashion Stylist for Minnie T's, a women's luxury clothing boutique located in Santa Monica, CA. Along with developing exceptional customer service skills and relations, Cecilia was responsible for managing the day-to-day operations of a brick & mortar business.

Prior to Minnie T's, Cecilia worked along with her husband, David Garonzik, for several prestigious and globally recognized international film festivals such as the Palm Springs IFF and the Hamptons IFF. Managing both the festival's administrative and hospitality departments, Cecilia had the privilege of learning all that is needed to operate a film festival.

Currently, Cecilia works as head of customer service for Gallery Dept., a couture meets street wear, unisex clothing brand headquartered in Los Angeles, CA and recently profiled in the New York Times.

Cecilia has always been in search of a qualitative life, which led her to explore yoga and eventually becoming a certified yoga instructor. Her 20+ years of yoga practice informed her real talent, that of being a mother and guiding her 18 year old daughter through college.

Dené Anderberg - Partner & Board Member

Dené Anderberg is a motion picture industry veteran with experience in the distribution, financing, and production of feature films of various genres. Early in her career, Dené served as VP of Sales and Operations at Beverly Hills and Paris-based Cinema Management Group (CMG), where she managed the day-to-day operations, including all financial reporting, legal affairs, sales, and acquisitions, until her departure in 2018. During that time, she also consulted for a Chinese entertainment firm where she oversaw strategy, investments, and co-productions.

After departing the near-decade post at CMG, she consulted for sales, financing, and production for Voltage Pictures. In addition to film, Dené has supported several entertainment related companies in preparing marketing, due diligence, and capital raises. She spent 2.5 years as CFO of Media Capital Technologies from initial founding through Series A and during the private equity style film fund raise. She also serves as executive producer on feature films. Dené's resides in Los Angeles, CA.



Jane Bond - Strategic Advisor, Naples Community & Real Estate Agent

Jane Bond, Broker/Owner of The Bond Agency I Diamond Key Service works with entrepreneurs, career professionals and individuals in the high-net-worth community generally. Her clients include celebrities, entertainers, professional athletes as well as many Wall Street finance executives. Working with clients who demand extremely high levels of excellence from those around them requires Ms. Bond to bring her A-game at all times.

Armed with a background in finance, entertainment, interior design, international travel and now luxury real estate, Jane brings a wealth of knowledge and experience to her clients' disposal. One client remarked when asked what Jane brings to the table, "quite simply Ms. Bond is the table". Jane has taken the client service experience to next level concierge luxury status. Going above and beyond is simply the beginning.

Whether it is purchasing, listing, or negotiating investment properties for her clients, Jane is always thinking outside the box. Her ability to see angles and opportunities that others typically miss is a key weapon in her armory.

Living in a 24/7 global marketplace Ms. Bond is able to seamlessly facilitate transactions for clients whether located on the East Coast, West Coast or internationally. She always advocates for clients with the upmost integrity, knowledge, and business acumen.

Jane recently created an online membership for aspiring, new and seasoned agents where she coaches them from contrast to clarity of the Luxury market.

Outside of real estate Jane is passionate about working underprivileged children and young adults in the LGBTQ community.

Sean Conrad - Strategic Advisor

Sean Conrad is an accomplished Senior Executive with 20 years of success in the commercial insurance brokerage industry. Leveraging extensive experience in driving new business and top-line revenue, brand differentiation, and developing strong networks and partnerships, he is a valuable asset for organizations and companies experiencing challenges with growth and profitability. His broad areas of expertise include business development, employee benefits, commercial property/casualty, executive risk, cyber insurance, marketing, collaboration, tactical planning, leadership, and advising.

Throughout his executive career, Sean has held leadership positions with some of the most respected brands in the insurance sector, organizations that include Wells Fargo Insurance, Willis Towers Watson, and Allied Insurance, a Nationwide Company.

Over the last decade, he has helped build a differentiated brand, coached seasoned sales consultants to higher levels of performance, and placed over \$250 million dollars worth of commercial insurance



premium into the marketplace. He has been recognized as a perennial top performer, earning both Winner's Circle and Golden Spoke awards for exceptional performance and leadership.

Sean is also a Founding Member of The International Executive Council (IEC).

The International Executive Council (IEC) offers its members exclusive global networking and educational benefits that can greatly further professional and personal growth in those who share a passion for technological innovations, and who desire to leverage those relationships, knowledge, and innovations to leave a lasting legacy for our world.

John Storyk - Acoustic Engineer Advisor

John Storyk is a registered architect and acoustician who, together with wife and business partner Beth Walters, co-founded Walters-Storyk Design Group (WSDG). Beginning in 1968 with Electric Lady Studios for Jimi Hendrix in New York City, and founding partner (with wife and business partner Beth Walters) of Walters-Storyk Design Group. Soon to celebrate his 50th anniversary as an innovative recording studio designer, he began his career in 1968 with Electric Lady Studios for Jimi Hendrix in New York City, Storyk and WSDG have produced the provided design, system integration, and construction supervision services for nearly 4000 professional audio recording and video production/post-production studios, performance venues, sports venues, houses of worship and educational facilities. His work includes private studios for Jay-Z, Bruce Springsteen, Alicia Keys, Whitney Houston, Bob Marley, Aerosmith, Green Day, Goo Goo Dolls and R. Kelly.

Kinsey Beck - Post-Production Service Advisor

A native of Los Angeles, Kinsey began his television career in 1993 as a writer's assistant for Steven Spielberg's Amblin Entertainment. By 1997 he was director of development for Steve Oedekerk of the 'Ace Ventura' franchise. In 1999 Kinsey created his first company 'Kinseyfilm Incorporated' to provide editorial services to the Los Angeles television industry. In 2002 Atlas Digital was founded, a full-service post facility and by the end of 2004, was generating over 1.2 million in annual revenue. Selling Atlas Digital in 2005, Kinsey began directing documentaries, completing three, filmed on location in Palestine, Jamaica, and South-Central LA. Kinsey has filmed in conflict zones, been the creative director of dozens of websites, software applications, and has designed entire postproduction departments for shows such as 'American Chopper' 'Let's Make a Deal' and 'The Price is Right'. Continuing with same business model created by Kinsey, in 2021 Atlas Digital grossed over twelve million dollars while employing over 50 people. Now with over twenty-eight years experience in film, television and technology, Kinsey not only brings with him a comprehensive set of skills, but also a strong entrepreneurial spirit, which he cultivated while starting seven corporations in two separate countries. Additionally, Kinsey holds a 50 Ton captains license issued by the United States Coast Guard and has over 3,000 miles as a boat captain with 1,500 solo miles at sea.



Michael Golin and Southern California Cinetech - Technical Equipment Installation Advisor

Founded in 1999 Southern California Cinetech has over twenty years' experience in the cinema and studio environment. Our clients include many studios and large theater chains throughout the country. Working side by side with architects and engineers we have created a one stop shop for theaters, screening rooms, post houses and specialty venue projects. We are equipped to handle all aspects of A/V design including project management and value engineering.

Our areas of expertise include movie theaters, mix rooms (stereo/5.1/7.1/Atmos), large and small format post-level screening rooms, edit bays, color timing rooms, 4K storage workflows, Atmos home entertainment screening rooms, executive conferences spaces and live audio for events/concerts.

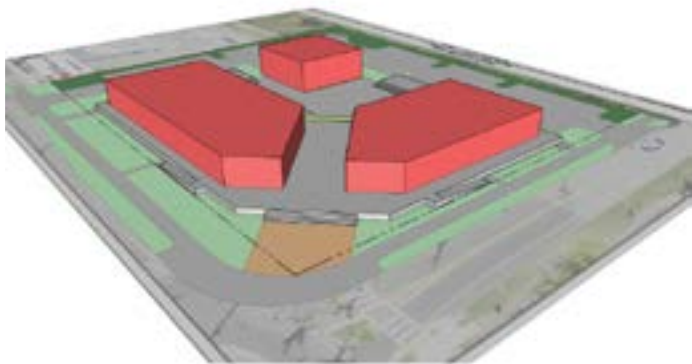
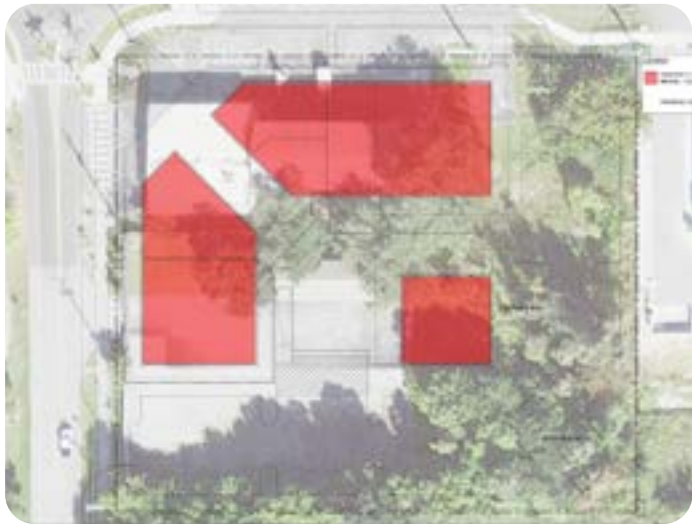
Brian Stubbs - Tamada Consulting Group, Hospitality Advisor

From the San Francisco Bay Area, Brian Stubbs is a well-seasoned and energetic hospitality professional, with extensive experience in fine dining, luxury resorts and international tourism. He began his career as a way to put himself through college, earning his stripes in the food and beverage department at The Phoenician Resort and Spa in Scottsdale, Arizona. He was soon recruited to open Restaurant Alex at Wynn Las Vegas Casino and Resort, which quickly earned five-star Forbes Travel Guide and two-star Michelin Guide designations. Brian later joined Forbes Travel Guide as an incognito hotel, restaurant and spa inspector, verifying luxury standards and performance at the world's most prestigious properties. His recent hospitality consultancy projects include luxury boutique hotels, restaurant groups and top-tier casinos. In addition to his consulting projects, works as a dining room leader at Gucci Osteria da Massimo Bottura in Beverly Hills, and longtime Abbot Kinney neighborhood favorite, The Tasting Kitchen in Venice, CA.

Del's Corner Visioning

Concept 01: Retail and Commercial

April 2023



LEGEND

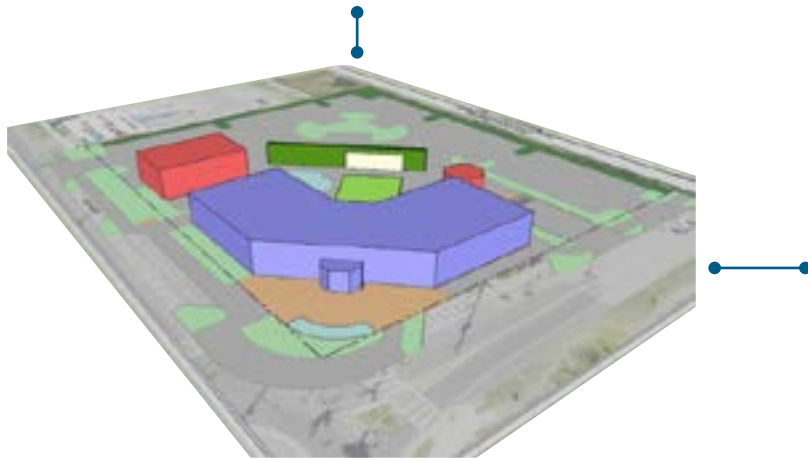
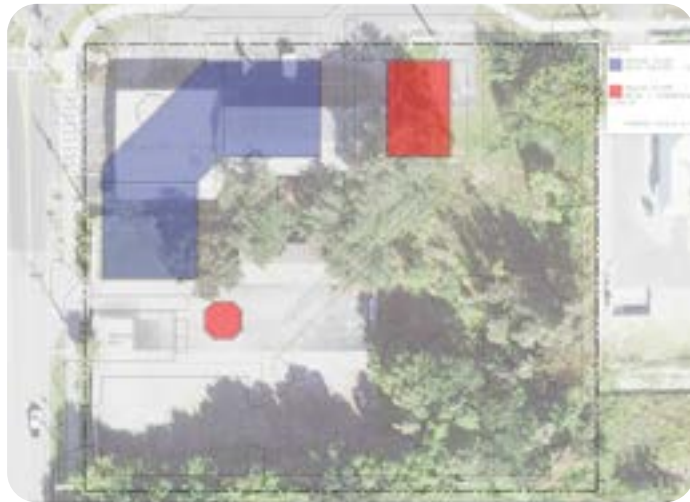
 Retail / Commercial: +/- 17,500 sq. ft.

Del's Corner Visioning

Concept 02: Culture and Entertainment

Concept 02

April 2023



LEGEND

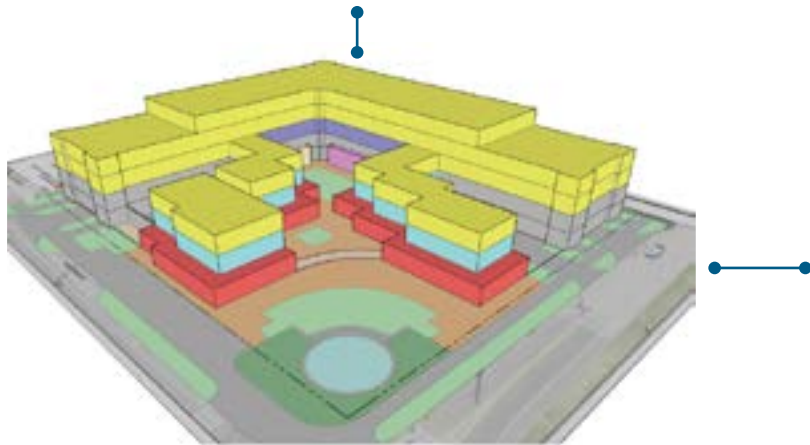
- Retail / Commercial: +/- 2,200 sq. ft.
- Theatre: +/- 10,000 sq. ft.

Del's Corner Visioning

Concept 03: Mixed-Use

Concept 03

April 2023



Ground Floor Uses

LEGEND

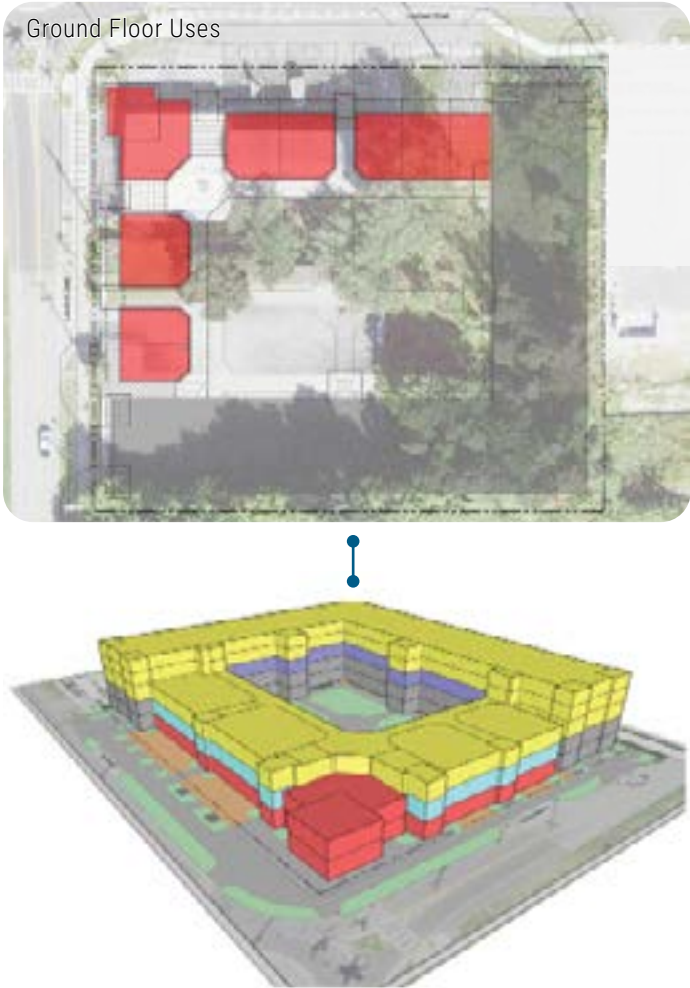
■	Retail / Commercial:	+/- 10,000 sq. ft.
■	Office:	+/- 7,400 sq. ft.
■	Residential:	+/- 32 units (varying size)
■	Theatre:	+/- 15,000 sq. ft.
■	Parking Garage	

Del's Corner Visioning

Concept 04

Concept 04: Mixed-Use

April 2023



Ground Floor Uses

LEGEND

- Retail / Commercial: +/- 14,500 sq. ft.
- Office: +/- 9,800 sq. ft.
- Residential: +/- 42 units (varying size)
- Theatre: +/- 10,000 sq. ft.
- Parking Garage

Del's Corner Visioning

Inspiration Images

April 2023



April 2023



Del's Corner Visioning

Inspiration Images

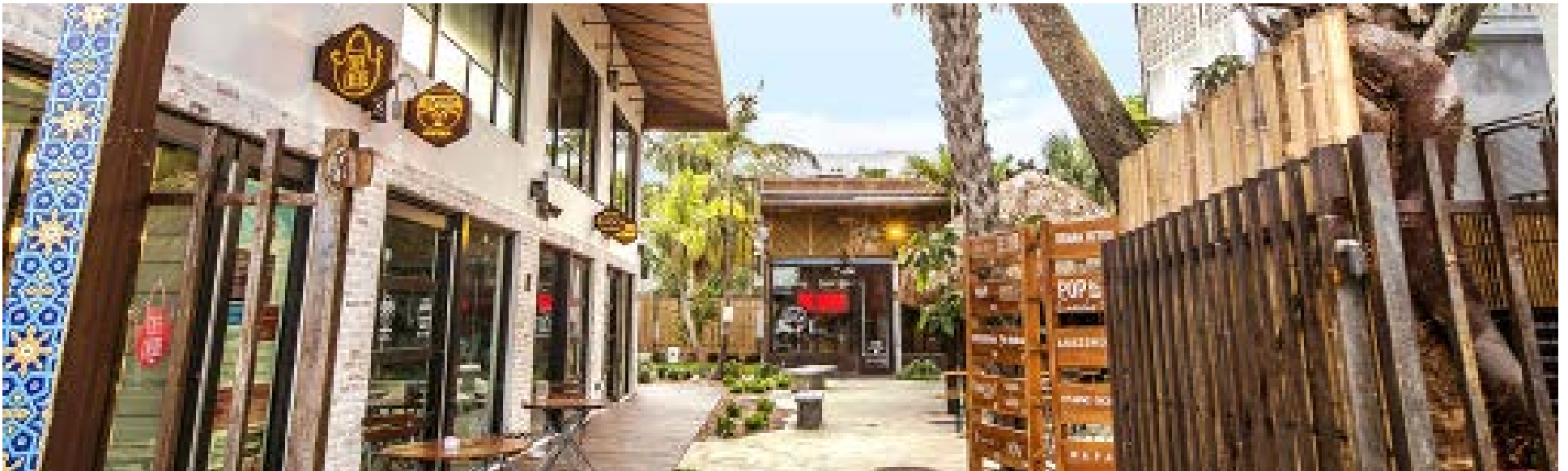
April 2023



Del's Corner Visioning

Inspiration Images

April 2023



Del's Corner Visioning

Zoning Summary

April 2023

Del's Corner consists of three parcels with three different base zoning districts: Heavy Commercial (C-5), Commercial Intermediate (C-3), and Residential Multi-Family-6 (RMF-6). All three parcels are also located in the Bayshore Zoning Overlay (BZO) District, which allows greater flexibility and development cohesiveness across the three parcels. Within the BZO District, the parcels are further divided into two BZO sub-districts: the Neighborhood Commercial Subdistrict (BZO-NC) and the Residential Subdistrict 2 (BZO-R2).

Permitted uses in the BZO-NC Sub-District, which encompasses the western two-thirds of the site along Bayshore Drive, include a mix of residential (ranging from single-family to multi-family), commercial (such as office, restaurant, and retail up to 15,000 sq. ft.), and civic uses.

A mix of residential development types, ranging from single-family to multi-family, are permitted in the eastern one-third of the site fronting Thomassan Drive.

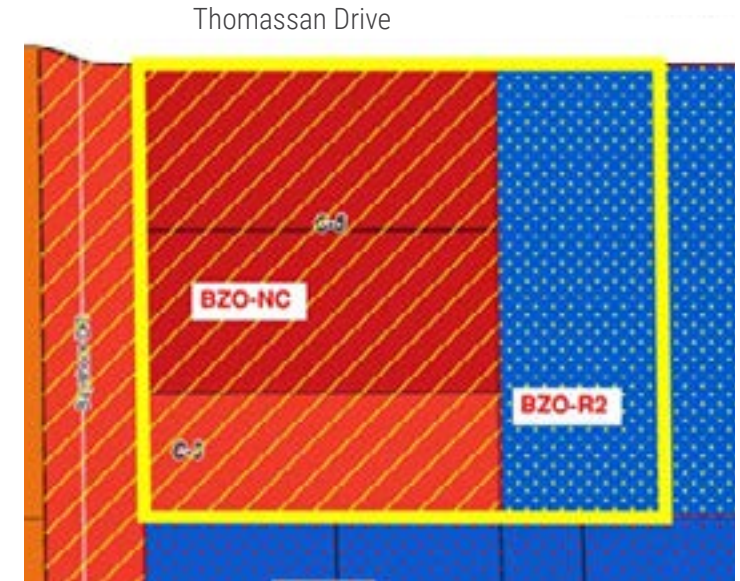
In evaluating the existing Zoning, a cumulative 17 dwelling units is currently permitted by right across the three parcels, further broken down below. Each dwelling unit must be minimum 700 sq. ft. in floor area.

- BZO-NC subdistrict: 14 total units based on maximum 12 units per acre
- BZO-R2 subdistrict: 3 total units based on maximum 6 units per acre

There is no maximum square footage or floor area ratio (FAR) for nonresidential uses. The maximum allowable height within each subdistrict is broken down as follows:

- BZO-NC subdistrict: 42-ft. for residential and 56-ft. for nonresidential and mixed-use
- BZO-R2 subdistrict: 35-ft.

Several of the development concepts discussed for Del's Corner throughout the public engagement process go beyond what the current zoning allows and would require a zoning change and/or variance.



Project Summary
Gateway Triangle Residential Neighborhood Focus
As of March 31, 2023

1. **Neighborhood Residents Meeting:**
 - February 7, 2023
 - March 23, 2023
2. **Attendance: CRA Staff**, Sheriff's Staff, County Staff and Advisory Board Members. Both Meetings had different Residents and Property Owners attend.
3. **SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis:** Completed first meeting, Recap at second meeting. (Agenda Attached)
4. **Invited County Staff for Q&A with Residents: March 23 Meeting**
 - Road Maintenance
 - Stormwater
 - 311 & Communications
5. **Main Concerns:** Both meetings highlighted 3 main points.
 - Speeding, cut through and too much traffic.
 - Stormwater Infrastructure failing and or needs maintenance.
 - Homeless, Illegal substance Abuse and other related offenses
6. **March 27 Site Visit with Residents and Staff** (Richard Orth, Daniel Roman, Geo Gonzales, and Shirley Garcia:
 - George Buonocore – resident of Lee Street:
 - Walked drainage easements from Manorca, Lee, Pelton, Winifred, Pineland along US41, north end of stormwater pond
 - Staff determined enormous amount of maintenance issues within the easement, and it requires research
 - Follow-up: Staff will review easements, surveys, questionable property rights
 - Steve Rigsbee -
 - Staff determined FDOT US41 Project silted in stormwater drainage basin and concrete flume damaged on Bayside St, will contact FDOT Project Manager to repair and resolve
 - Staff determined on Andrew Drive a new grate needs to be added at the north side of Andrew Dr where existing concrete basin exists and South side of Andrew Property Owner in violation of improper swale management, RM will issue NOV and send to Code

7. **March 31 Site Visit** – (Richard Orth and Geo Gonzales and Shirley Garcia)
Evaluate the easement issue along Lee, Pelton, Winifred, Pineland along US41. Follow-up – RM:

- Will send a crew to address the vegetation and wooden bridge at the ditch running south of Lee St.
- Will work on getting a survey of the property line at the southeast end of the pond for potential easement acquiring.
- Will have a crew dig and reshape the outfall ditch at Winifred next to the cycle shop as well as install a pipe across Winifred to re-route the north side of the road swale to the outfall on the south side.
- Remove exotic vegetation and remove trash debris from the ditch at end of Manorca Ave. Will get a survey on the drainage easement area.
- Shirley Garcia will provide property owner contact information to RM

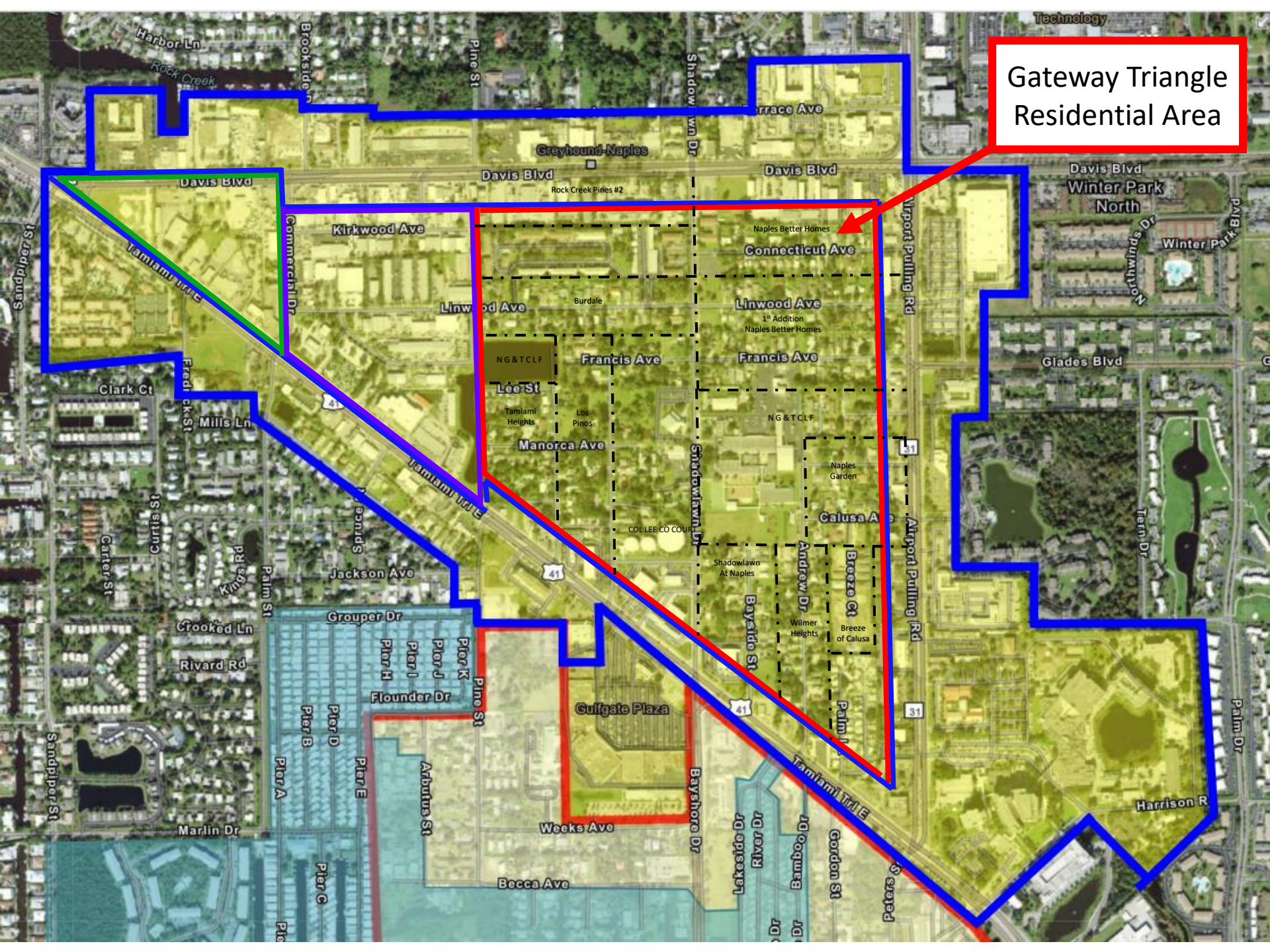
8. **Next Steps:**

- Stormwater Subcommittee Meeting April 17th -3pm-5pm
- Neighborhood Focus Meeting April 20 6pm-7:30pm Tree of Life Church. Proposed Agenda – Stormwater Update, Traffic Calming Program
- May 13th Neighborhood Clean-Up 8am-11am

9. **Planning Efforts:**

- **Neighborhood Focus - Staff Lead**
 - ✓ Stormwater Maintenance
 - ✓ Traffic Calming
- **Commercial Area (Commercial Drive to Linwood) – Consultant**
 - ✓ Evaluation of Zoning
 - ✓ Parking
 - ✓ Stormwater
 - ✓ Redevelopment Opportunities
 - ✓ Linwood/Commercial – Conceptual Plan for enhancements – lighting, sidewalk, landscaping

Gateway Triangle
Residential Area





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Miscellaneous Maintenance and Projects

3-30-2023

- Del's Corner PO opened and awarded to Carter Fence- \$9,913 to replace fence damaged from Hurricane Ian. Waiting on permit approval from Collier County permitting department.
- Bus stops- MSTU and CRA -BS 129, 134 and 143 have been approved. PO has been opened and monies allocated to order and install. Transportation will coordinate the ordering and installation. CRA and MSTU are simply paying for the units. Total cost to CRA \$34,905.00 – Total cost to MSTU \$110,926.00
Ridership info for FY22 (Oct 1, 2021 – Sep 30, 2022):
Bus Stop 129 – 2,445 Riders
Bus Stop 134 – 166 Riders
Bus Stop 143 – 718 Riders
- Final review with CC Staff of Access Management re-scheduled for 4-07-2023. CO 3# Change order three for time has been executed, new completion date is 7-4-2023.
- Center Boardwalk to Sugden park was approved at the 3-14-2023 BCC meeting. Staff is working with Stantec to create a CO #1 -change order for additional time based on Stantec's new schedule.
- Both parking lots associated with the boardwalk have been approved at the 3-14-2023 BCC meeting. Staff is working on a direct select to have Stantec provide design, permitting and post construction for the two parking lots. The parking lot projects, and the boardwalk will be separate project.
- Fertilizer study heading to BCC for approval April 11, 2023. Total amount of Donation \$30.00 - \$60.00 dollars. Once approved staff will set up study areas and review log. 6-month study.
- Planting at the roundabout is failing, two palm trees have died and been remove and the groundcover is in bad shape. The area where the ground cover is, is schedule for the fertilizer study. Staff is working with Landscape architect and botanical garden to determine if that ground cover should be replaced prior to the study.
- As of 3-30-2023 All irrigation and electrical pumps repairs - water is now working – approximate expenditure.
- Coordinating new Sidewalk to be installed in front of Mattamy Homes- Road Maintenance. MSTU approved funding the removal canopy trees in front of Mattamy homes Approximate cost \$20,000. Coordinating with Road Maintenance.



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Haldeman Creek MSTU

- New planting an irrigation in median 20 -waiting for FDOT project -Quote received and approved \$8,000. Does the board want to start this project sooner than later? need water to median.
- Staff is working on the renovation of the landscape and hardscape at the intersection of 41 and Bayshore. The MSTU will enter a LMA with either FDOT or CC, waiting on a survey to determine who has control of the area. Direct select has been completed for Coastal Vista Design. Irrigation and power will be needed to this median, same as median 20.
- Staff to start the process to install a City of Naples water meter to service median 20 and 41.
- As of 3-30-2023 all Replacement of damaged hurricane plants has been completed.
- 18 pallets of mulch installed the week of 3-13-2023. Additional mulch needed; Staff will order an addition 18 pallets.
- Additional services request to remove the dead hedge on either side of Bayshore has been completed.
- Concern / complaint from Amanda Jarron resident on lakeview drive. Concerned about the state of landscaping at the end of her street. MSTU staff is meeting with CC road maintenance on 3-31-2023 to discuss. MSTU does not maintain that area, staff to discuss options with board.
- Request from Jim Bixler resident on Jeepers Drive to install a pocked park at the end of Jeepers Drive. Staff will discuss the pros and cons with the board.
- Request from resident Jim Bixler resident of jeepers drive for additional color on median 20. Two large pots have been installed by MSTU staff.
- Four trash cans have been ordered for either side of the Bayshore bridge, MSTU staff will install can and our landscape maintenance contractor will empty on Mondays and Fridays for an additional service fee.
- Vacant lot next to Dels is being cleared of all exotics, contract has been awarded to Earth balance. Anticipate a start date of second week in April, Total cost \$17,350.00
- Hamilton Drive completed \$3,000,000. MSTU funds. waiting on signage and trash receptacles on the west side of the road from Parks and Recreation.
- New Light poles on Hamilton need to be labeled.
- Speed study on Bayshore drive being conducted the week of 3-27-2023. Two locations have been set up both north and south bound lanes. Results will be shared with both MSTU and CRA.
- Staff has completed a scope of work for Holly Avenue ready to select an engineer. Scope of work includes potential changes to stormwater, roadway, sidewalks, landscaping, and

Offices: 3299 Tamiami Trail, Unit 103, Naples, Florida 34112

Phone: 239-252-8844

Online: www.BGTCRA.com



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Haldeman Creek MSTU

lighting. Tami has also reached out to FPL to discuss the installation of new light poles; FPL is designing a plan. The board and residents may opt to do this portion of the project sooner than later.

- Francis lot- complaints / concerns about the lack of grass. Staff will coordinate having the lot hydro seeded once the rainy season starts. No irrigation on the lot.
- Our first Public Arts Subcommittee meeting has been scheduled for April 6, 2023, from 5:00 -6:00. This meeting will focus the holiday banners.
- LMA – Jim Bixler resident on Jeepers drive requested the Celebration Park landscape contractor replace the planting in the ROW adjacent to park. Staff agreed and a LMA was drafted with the help of the CAO. Staff is working on an executive summary to send to the BCC for review and approval.
- George Douglas MSTU board member requested at our March 17, 2023, landscape maintenance walk that staff contact an arborist to look at the two large canopy trees at the corner of Bayshore and Bayview drive. at they very least they need to be trimmed above the 10' height.
- Lots of landscape debris visible from the sidewalk in the parking lot at the corner of Bayshore and Riverview drive and Bayshore staff will contact code enforcement.
- Staff continues to water the flower baskets and pots three days a week. Water is being pumped for the irrigation pump on Jeepers drive into gallon jugs.

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEPM20190014027	PM	Open	11/20/2019	2978 Poplar St - 29831080005	Structure with roof and siding damage.
CEPM20200000363	PM	Open	01/10/2020	2862 Arbutus St - 81780360005 (note: CC Prop Appr. does not recognize these "common area" address points) permit number: PRBD20190522726. This permit is linked to 2862 Arbutus St - 81780360005	Docks that are failing and starting to fall into the water. Hazard for boats in the area.
CENA20200010414	NA	Open	09/24/2020	50891000007 - 2596 HOLLY AVE Prior cases : CENA	Grass & weeds in excess of 18". Also - vegetative debris. Inclusion to Mandatory lot Mowing program as of today 10/8/2020
CESD202000011642	SD	Open	10/27/2020	23120120009 - 2248 CURTIS ST	Complaint of turning this single family home into a multi family unit with possible garage conversion, and now too many people living in them.
CENA20210001924	NA	Open	02/24/2021	81780240002 - Unimproved lot at the west end of Becca Ave	*RE: AIMS 311 Service Request 51854*
CEV20210002337	V	Open	03/10/2021	2311 Andrew Dr.	High grass & weeds in excess of 18"
CEPM20210003116	PM	Open	03/30/2021	Along Commercial Dr Behind 2300 Davis Blvd. Economy Body Shop	Numerous unlicensed vehicles and all along the buffer hedge in a row all the way to the back of the property mostly trucks but all unlicensed Graffiti on utility boxes Between Davis Blvd. & Kirkwood Dr. in the alley on backwall of Economy Body Shop
CESD20210003927	SD	Open	04/20/2021	3056 Van Buren Ave Van Buren and Bayshore.	Unpermitted modification to trailer ending it's original DOT certification. Structure must be removed as it is a hazard to occupants and neighboring structures. Entire top of trailer and walls have been removed and replaced with site built materials without any permitting, engineering or inspection.
CESD20210004109	SD	Open	04/23/2021	3470 Bayshore Dr	Bayshore CRA has received complaints regarding new boat racks being installed, noise and debris at the Marina located at the corner of Bayshore and Riverview.
CENA20210005555	NA	Open	05/27/2021	County owned property to the west of complainant's property @ 2500 Lee St	Exotics encroaching on complainant's property
CESD20210005901	SD	Open	06/08/2021	3240 Collee Ct - 48680200004	Unpermitted AC unit, carport enclosure, and interior remodeling, see Contractor Licensing Case CECV20210004960.
CEPM20210006514	PM	Open	06/21/2021	4621 Bayshore behind Bldg Q - behind the wooden fence 21800001709 - 4629 BAYSHORE DR -- ABACO BAY CONDO ASSN INC	Really long cistern is in bad shape (rotted / trees growing out of it) to where someone could fall in & drown.
CESD20210011366	SD	Open	11/02/2021	(incorrect) 71800000307 - 3339 CANAL ST (incorrect) 71800000242 - 3399 CANAL ST	New carport that showed up over the weekend. Permits?
CESD20210011573	SD	Open	11/05/2021	3212 Bayshore Dr. - 48171320008 - 3200 BAYSHORE DR	Remodeling a room and adding a kitchen, adding walls and stairs (no permits)
CESD20210011987	SD	Open	11/18/2021	2564 Van Buren Ave 29280560309 - 2564 VAN BUREN AVE	Home occupied without C/O on permit. Also check status of expired tank permit PRBD20210416602 & rejected pool enclosure permit PRBD20210840479
CEAU20220000580	AU	Open	01/18/2022	48173680005 - 2649 LAKEVIEW DR	Fence built without a permit (from case # CEPM20210013352)
CESD20220001491	SD	Open	02/10/2022	2315 Andrew Drive	Unpermitted addition, see Contractor Licensing Case CECV20220000863.
CEVR20220002751	VR	Open	03/18/2022	71800000433 - 3370 CANAL ST	An unimproved parcel was illegally cleared of vegetation.
CEPM20220003654	PM	Open	04/12/2022	82640200000 - 2448 ANDREW DR	Possible dangerous structure on this parcel.
CEPM20220003671	PM	Open	04/13/2022	00388200001 - 301 PIER C - Main address for NAPLES LAND YACHT HARBOR INC Site Address: 103 Pier K, Naples Land Yacht Harbor	Mobile home that was crashed into by a stolen U-Haul box truck. The mobile home appears to have shifted off of its foundation and was declared a dangerous structure.
CESD20220003822	SD	Open	04/18/2022	2201 Paget Cir - 82840200606	Pool addition with exposed pipes coming out on Right side of home being performed without permits
CEAU20220004549	AU	Open	05/09/2022	48173640003 2667 Lakeview Dr	A fence was built that may be unpermitted.
CESD20220005678	SD	Open	06/15/2022	4607 Dominion Dr	Several unpermitted sheds, garage conversion, additions, and unpermitted alterations.
CESD20220005870	SD	Open	06/21/2022	Folio 81780360005 - Common area parcel @ 2862 Arbutus St 64770400002 - individual owners parcel....	Unpermitted parking lot in ROW, see Contractor Licensing Case CEMIS20220002239.
CEPM20220006154	PM	Open	07/01/2022	61841280002 - 3531 PLANTATION WAY	Caller states the staircases are in bad shape. The brackets are rusted & falling off, the bannisters shake & the foundation of the staircases are not good either. Caller states all 9 buildings are like this.
CEPM20220007058	PM	Open	07/28/2022	102 Jeepers Dr	Squatters reported at this location. No power, no water, and trailer in poor condition.
CESD20220008132	SD	Open	08/26/2022	50891080001 - 2620 HOLLY AVE	Unpermitted mobile home rebuild, see Contractor Licensing Case CECV20220007979.
CENA20220008235	NA	Open	08/31/2022	48173680005 - 2649 LAKEVIEW DR	Illegal outside storage of building materials
CEPM20220008389	PM	Open	09/06/2022	2996 Francis Ave #11	Rec'd call from a DAS officer. Converted shed w/ someone living in it. Looks like a utility shed.
CENA20220009888	NA	Open	10/28/2022	Preserve that runs from west end of Sunset Ave to west end of Florida Ave.	Exotic vegetation (Melaluca, Australian Pine, Areca Palms, Brazilian Pepper, etc.) overgrowing preserve area. This overgrowth is also affecting the drainage on the north side of Sunset Ave.
CEPM20220010218	PM	Open	11/10/2022	1002 Tippins Terr.	H2A Workers are moving into the unit approximately 10 people and more dropped off today by bus overcrowding in the home.
CESD20220010484	SD	Open	11/22/2022	3044 Coco Ave,	Unpermitted demolition of a garage on the back of the property and removal of cabinets and plumbing fixtures from inside the interior of the single family residence.
CESD20220011340	SD	Open	12/29/2022	2631 Becca Avenue All units (Triplex and big brown house with front efficiency apartment.	Unpermitted ongoing repairs in all rental units at all hours day and night. Unpermitted interior repairs in progress.
CESD20230000208	SD	Open	01/10/2023	3085 Areca Ave -- 71781920001	(referred from CESD20220009672)
CEVR20230000814	VR	Open	01/29/2023	1549 Sandpiper St Throughout the Royal Bay Villas property. They have really ground the stumps in well. COMMON AREA Parcel ID: 388280005	At Royal Bay Villas, an established community at 1549 Sandpiper Street in Naples, consisting of Florida Oak trees, Sable Palms, Florida Pines, etc that were originally kept on the property for a reason when the condominium buildings were built, are now being removed for no apparent reason and without permits. These trees are being removed on weekends when there are no code enforcement agents available to determine why the trees are being removed or to catch them in the act of removing the trees. There was an owner who asked one of the men removing the trees the name of the company since the company logo on the truck had been removed and the workers had no logo on their shirts. The worker would not reply. Moments later, a board member threatened to the police if this owner interfered in the trees being cut down. I am able to provide pictures and video footage including the license plate of one of the worker's trucks.
CENA20230000833	NA	Open	01/30/2023	30683080006	litter washer, plastic, clothes, laundry baskets, tools
CENA20230000835	NA	Open	01/30/2023	30682040005	litter stack of wood pallets
CELU20230000847	LU	Open	01/30/2023	Across from 2648 Weeks Ave - Gulfgate Plaza Lot: 61834960009	3 RVs parked in parking lot w/ people living in them
CESD20230000858	SD	Open	01/31/2023	2995 Francis Ave - 61481080002	Someone is living in the shed on the property
CELU20230001056	LU	Open	02/06/2023	2995 Francis Ave - 61481080002	Illegal outside storage
CESD20230001127	SD	Open	02/07/2023	71120240009 - 1627 SANDPIPER ST	Completing a full interior remodel without permits

Bayshore CRA
Open Cases
April 2023

CENA20230001242	NA	Open	02/10/2023	61841080008	Homeless camp on unimproved 10 acre lot on Bayshore
CELU20230001293	LU	Open	02/13/2023	2667 Lakeview Dr. - 48173640003	Outside construction without a permit, illegal outside storage
CEPM20230001536	PM	Open	02/21/2023	3181 Bayshore Drive - 71780240009 (Corner of Sabal Ct)	Falling-down garage may be dangerous structure, homeless may be on site

Bayshore CRA
April 2023

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CELU20230001576	LU	Open	02/22/2023	3181 Bayshore Drive - 71780240009 (Corner of Sabal Ct)	Piles of vegetative debris throughout the property, outside storage issues including but not limited to broken glass and other construction related materials,
CEN20230001607	N	Closed	02/22/2023	3131 Tamiami Trail E LOT 52 - 61842240009	Roof being replaced since IAN and works on it everyday all day and sometimes until until 2 am with hammer
CEOCC20230001614	OCC	Closed	02/23/2023	3096 Peters Avenue	I am a property owner in the area and observed a take out restaurant business being operated at this location. This area is being gentrified and we don't need commercial activity going on in someone's garage that will potentially bring down the are. Cars are parked across the sidewalk, and I am pretty sure that this type of activity isn't permitted in a residential zone out of someone's garage. This has to stop and stop now.
CEPM20230001675	PM	Closed	02/24/2023	2051 Pelton Ave, Naples	311 Service Request 122215 Safe and health electrical lines exposed broken stuff everywhere under the street light at end of Pelton.
CESD20230001721	SD	Open	02/27/2023	2861 Storter Ave - 81730840009	Unpermitted interior and exterior renovations to a single family residence. See case CECV20230001086.
CESD20230001728	SD	Open	02/27/2023	2898 Weeks Ave - 81270040000	Unpermitted wood deck installation at the front and rear of the home. See case CECV20230001354
CELU20230001746	LU	Closed	02/27/2023	2500 Van Buren Ave, or easement. 29280720000	Water pipes on county property not being used, water hose running
				2635 Van Buren - 29281000004	Possible illegal dumping on property, unsecured house.
CEPM20230001752	PM	Closed	02/28/2023	****Duplicate case. Case CENA20230000724. ****	****Duplicate case. Case CENA20230000724. ****
CEN20230001760	N	Closed	02/28/2023	Davis & 41 triangle - 60135010060	Starting construction between 4 & 5 am. Floodlights left on all night long Dirt also going into storm drains.
CEVR20230001816	VR	Closed	03/01/2023	5570 Tobago Blvd - 52505033122	There are 3 exits from the clubhouse parking lot. There are tennis & pickleball courts that stay open til 10pm. To alleviate light bleeding into neighboring homes, the development put up bushes adjacent to two of the exits. The caller wants them to put up bushes on the third exit as that would cover where he lives but they are hesitant do it. Code has been asked to help & speak to the development to get the other bush(es) in place.
CEA20230001823	A	Closed	03/02/2023	3096 Linwood Ave	Farm animal (baby lamb) being kept on residentially zoned property
CESD20230001825	SD	Open	03/02/2023	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
CELU20230001868	LU	Closed	03/02/2023	a few lots down from 3260 Lunar (address possibly 5301 Lunar)	Complainant states a home and two mobile homes are being demolished, possibly without permits
CESD20230001886	SD	Closed	03/03/2023	3080 Tamiami Trail E - 61841760001	Large amount of dirt going everywhere because of the wind from this construction site and no barriers
CESD20230001892	SD	Closed	03/03/2023	**** DUPLICATE CASE – CEAU20220004549 ****	**** DUPLICATE CASE – CEAU20220004549 ****
CEAU20230001931	AU	Closed	03/06/2023	Villas Common areas folio ID: 388560000	Unpermitted fence was constructed by Royal Arms Villas Extension
CEPM20230001970	PM	Open	03/07/2023	Alice Sweetwaters @ 1996 Airport Rd S - 61482520008	They have a really bright dusk to dawn spotlight that is shining into the complainants residence.
CEN20230002128	N	Closed	03/10/2023	Parcel Number: 71750002507 - Hampton Inn Construction	Construction activity on Parcel Number: 71750002507 - Hampton Inn Construction begins every Friday morning around 5:45am with loud bangs and reverse vehicle signals. This is the second time I have reached out to the county regarding activity outside allowable construction hours.(The first time was Dec 3, 2022 when I reached out to Timothy Crotts regarding an all night concrete pouring event -Case CEN20220010778 was opened for this issue by Mr. Crotts). Please make them stop operating outside of allowable hours. They are adjacent to a residential community.
CENA20230002172	NA	Open	03/13/2023	2801 Thomasson Dr (Corner of Bayshore and Thomasson) - 61840560008	Illegal dumping on vacant lot
CENA20230002176	NA	Open	03/13/2023	00387040000 2435 TAMIAMI TRL E Build# / Unit#: 005 / 1	There are trash piles and hurricane debris accumulating behind the strip mall. The complainant also mentioned the handicapped parking spaces are always occupied by the staff from the screen printing business, creating a problem for other businesses who have customers that need handicapped parking as well.
CESD20230002248	SD	Open	03/15/2023	11 Crooked Lane - 59980720008	Unpermitted drywall installation and exterior door to garage. See Contractor Licensing Case CECV20230002061.

Bayshore CRA
April 2023

CESD20230002249	SD	Open	03/15/2023	134 Moorhead Manor - 60586120004	Unpermitted recess lights and wiring, tankless hot water heater, plywood sub floor, mini split AC unit and drywall ceilings and floors. See Contractor Licensing Case CECV20230001860.
CESD20230002250	SD	Open	03/15/2023	112 Pier D - 388200001	Unpermitted interior renovations, see Contractor Licensing Case CECV20230001582.
CELU20230002259	LU	Open	03/15/2023	2068 Tamiami Trl (behind Planet Fitness) SAWCC - 2635 Weeks - 61835000104	Homeless encampment
CESD20230002377	SD	Open	03/17/2023	2464 Davis Blvd - 22720600001	Per the complainant, they are doing electrical work without permits.
CELU20230002404	LU	Open	03/20/2023	25080400003 - 2647 LINWOOD AVE	RV and a mobile home are parked on site
CEPM20230002405	PM	Open	03/20/2023	2522 Linwood - 25081280002	Unsafe structure in the driveway
CEPM20230002426	PM	Open	03/20/2023	2934 TAMAMIAMI TRL E - 71580040001	Exterior lighting at Voigt's Auto Repair is a nuisance to surrounding properties

Maintenance Specialist – Bayshore Gateway Triangle CRA

Hourly Rate: \$22 to \$24

Full Time – Flexible Hours

Hired through Key Staff

Performs specialized maintenance work within the Bayshore Gateway Triangle Community Redevelopment Area, assisting Project Manager with maintaining level of service. Work is primarily outdoors and may involve, irrigation maintenance, grounds maintenance, landscape planting, minor repair to equipment such as trash cans and benches, sign repair and installation, custodial maintenance, parking, or other projects within the assigned division. Tasks may include maintaining shrubs, plants, and flowers; installing new landscaping; watering landscaping, weeds flower beds; spreads pine straw, mulch, and other grounds materials; rakes and disposes of grass clippings, brush, and other materials; blows leaves/debris from walkways; pressure washing, picks up and disposes of debris/litter from grounds and parking lot; empties trash containers; removes dead animals from grounds or roadways; hauls garbage, tree limbs, and vegetation to landfill or other designated location. Assists with special event setup and assist skilled-trade employees or other workers as needed. Patrols the CRA owned property and public spaces within the designated area for compliance with County ordinances, rules, policies, and regulations; provides outreach regarding rules to the public.

Please apply by calling:

Key Staff - (239) 299-1920

Or complete an application online at:

<https://hire.myavionte.com/sonar/v2/careers/integrations/standalone/general?bId=TAp0UxvCfB4&jbId=PuBGy1TI2oU&rpId=genera>

Parliamentary Procedure

1. What Is Parliamentary Procedure?

It is a set of rules for conduct at meetings, that allows everyone to be heard and to make decisions without confusion.

2. Why is Parliamentary Procedure Important?

Because it's a time-tested method of conducting business at meetings and public gatherings. It can be adapted to fit the needs of any organization. Today, Robert's Rules of Order newly revised is the basic handbook of operation for most clubs, organizations and other groups.

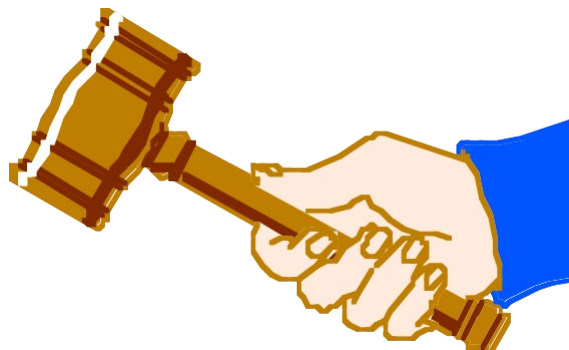
3. Example of the Order of Business:

1. Call to order.
2. Roll call of members present.
3. Reading of minutes of last meeting.
4. Officers reports.
5. Committee reports.
6. Special orders --- Important business previously designated for consideration at this meeting.
7. Unfinished business.
8. New business.
9. Announcements.
10. Adjournment.

4. Motions:

The method used by members to express themselves is in the form of moving motions. A motion is a proposal that the entire membership take action or a stand on an issue. Individual members can:

1. Call to order.
2. Second motions.
3. Debate motions.
4. Vote on motions.



Parliamentary Procedure

5. Purpose:

Main Motions: The purpose of a main motion is to introduce items to the membership for their consideration.

6. How are Motions Presented?

1. Obtaining the floor
 - 1.1. Wait until the last speaker has finished.
 - 1.2. Rise and address the Chairman by saying, "Mr. Chairman, or Mr. President."
 - 1.3. Wait until the Chairman recognizes you.
2. Make Your Motion
 - 2.1. Speak in a clear and concise manner.
 - 2.2. Always state a motion affirmatively. Say, "I move that we ..." rather than, "I move that we do not ...".
 - 2.3. Avoid personalities and stay on your subject.
3. Wait for Someone to Second Your Motion
4. Another member will second your motion or the Chairman will call for a second.
5. If there is no second to your motion it is lost.
6. The Chairman States Your Motion
 - 6.1. The Chairman will say, "it has been moved and seconded that we ..." Thus placing your motion before the membership for consideration and action.
 - 6.2. The membership then either debates your motion, or may move directly to a vote.
 - 6.3. Once your motion is presented to the membership by the chairman it becomes "assembly property", and cannot be changed by you without the consent of the members.

Parliamentary Procedure

7. Expanding on Your Motion

- 7.1. The time for you to speak in favor of your motion is at this point in time, rather than at the time you present it.
- 7.2. The mover is always allowed to speak first.
- 7.3. All comments and debate must be directed to the chairman.
- 7.4. Keep to the time limit for speaking that has been established.
- 7.5. The mover may speak again only after other speakers are finished, unless called upon by the Chairman.

8. Putting the Question to the Membership

- 8.1. The Chairman asks, "Are you ready to vote on the question?"
- 8.2. If there is no more discussion, a vote is taken.
- 8.3. On a motion to move the previous question may be adapted.

7. Voting on a Motion:

The method of vote on any motion depends on the situation and the by-laws of policy of your organization. There are three methods used to vote by advisory boards due to the Sunshine Law, they are:

1. By Voice -- The Chairman asks those in favor to say, "aye", those opposed to say "no". Any member may move for a exact count.
2. By Roll Call -- Each member answers "yes" or "no" as his name is called. This method is used when a record of each person's vote is required.
3. By General Consent -- When a motion is not likely to be opposed, the Chairman says, "if there is no objection ..." The membership shows agreement by their silence, however if one member says, "I object," the item must be put to a vote.

Parliamentary Procedure

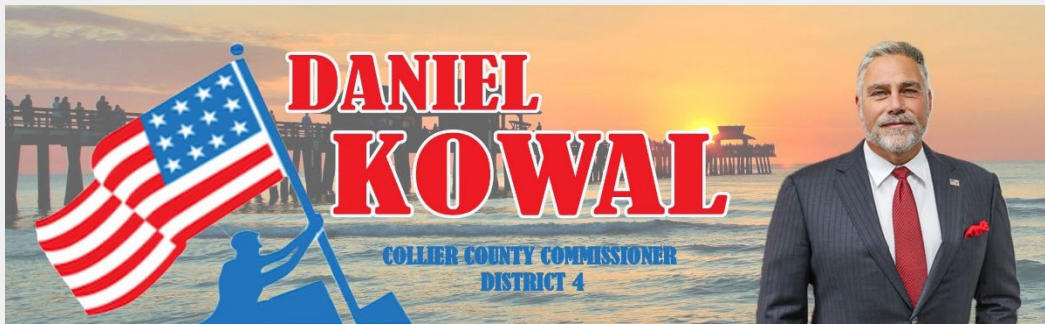
Tips in Parliamentary Procedure

The following summary will help you determine when to use the actions described in *Robert's Rules*.

- A main motion must be moved, seconded, and stated by the chair before it can be discussed.
- If you want to move, second, or speak to a motion, *address the chair*.
- If you approve the motion as is, *vote for it*.
- If you disapprove the motion, *vote against it*.
- If you approve the idea of the motion but want to change it, ask the motion maker to *amend it or submit a substitute for it*.

Parliamentary Procedure at a Glance

To Do This	You Say This	May You Interrupt The Speaker?	Must You Be Seconded?	Is The Motion Debatable?	VOTE REQUIRED
Adjourn meeting	I move that we adjourn...	No	Yes	No	Majority
Recess meeting	I move that we recess until...	No	Yes	No	Majority
Postpone consideration of something	I move we postpone this matter until...	No	Yes	Yes	Majority
Amend a motion	I move this motion be amended by...	No	Yes	Yes	Majority
Introduce business (a primary motion)	I move that...	No	Yes	Yes	Majority



CONVERSATIONS WITH COMMISSIONER DANIEL KOWAL

Please join me in this open forum gathering to learn more about what is currently happening in Collier County and to share your concerns with a member of Collier County government.

WHEN: Wednesday, April 12th, 2023

WHERE: Library Headquarters, located at:
2385 Orange Blossom Dr., Naples, FL 34109

TIME: 5:30 P.M to 7:00 P.M

**There will be limited seating, so please RSVP
by emailing or calling my Executive
Coordinator, Sarina Francis.**

239-252-8604

sarina.francis@colliercountyfl.gov

APRIL 2023

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[click here to
RSVP](#)

History of Projects and Programs in the Gateway Triangle Area only 2001-April 2023

Please note these items and totals are based on the most readily available documentation. Other programs and funding initiatives may have occurred as joint projects within the Bayshore area

Zoning Regulations

2006-

Zoning Overlays approved. \$325,000 paid in planning fees.

Gateway Triangle Mixed Use Development Overlays (Zoning) Approved.

2010-

Update of Overlay District to include live/work units.

2012-

Gateway Triangle Mixed Use Zoning Overlay Update – (\$3,000 CRA cost).

2008-

Triangle Aerial Topography Flights & Documentation - \$72,900

Mini -Triangle Development Project

2009-

Mini- Triangle purchased after 3 years of negotiating.

Mini-Triangle Catalyst Concept Design - \$2,800 (CRA cost).

Mini-Triangle Land Purchase 5.29 Acres - \$6,400,000 (CRA cost).

Cell Tower Relocation - \$1 million – 50/50 cost share with Developer – Metropolitan Naples

On-going Maintenance – 2009 to 2021

Stormwater

Land Purchase

2004 – 2664 Francis Lot Purchased – \$277,518 + On-going maintenance

2006- Triangle Drainage Pond - \$529,000 (CRA cost)

2021- 2732 Francis Lot Purchase - \$319,000 + on-going maintenance

2007-

Gateway Triangle Stormwater Pond – Phase II. Upon completion of Phase I in the spring of 2008, permitting will begin for the installation of a gravity feed piping system to channel stormwater to the pond. Phase II will include a pumping station to discharge water to the canals during high rain events to prevent the pond from overflowing.

2008-

Completion of Triangle Drainage Pond Construction – Phase 1 - \$1,000,000 (county cost)

2009-

Stormwater Master Plan approved.

Triangle Drainage Plan (residential section) - \$54,000 (CRA cost)

2010-

Stormwater Pond Phase 2 - \$3,900,000 - Expand footprint of pond and add hydraulic pumps.

Funding Sources: \$2,700,000 Disaster Recovery Funds awarded to CRA for stormwater pond Phase 2 and \$1,200,000 County Contribution

2011-

Swales and Culverts installed in Gateway Triangle.

Stormwater Drainage Grant Received - \$2,700,000

Completion of Triangle Drainage Pond Hydraulic Pumps

2012-

Construction of Drainage Improvements - \$1,700,000 grant (\$220,000 CRA match/cost).

2022

Bayside and Linwood Alley Way - \$257,542 – Design and Permitting

[Sidewalks, pedestrian, and street safety](#)

2006-

Bayshore-Shadowlawn Transportation Corridor Study - partnership with Transportation. CRA cost \$54K

3 Triangle Dirt Roads Paved (Manorca, Lee, Catherine) - \$64,488.50 County costs \$31,496 (CRA cost)

2007-

Davis Blvd Street Safety Lighting Project - \$1,050,000. Funding Sources - \$250,000 CRA; Collier County \$635,000 and FDOT - \$165,000 Upgrade the 90 light poles. Construction Start Date April 2008

2008-

Shadowlawn Sidewalk FDOT Grant award \$306,000. Construction in 2014. Lighted crosswalk at Francis and Shadowlawn also approved by Transportation and CRA to pay

2011-

Resurface of Roads within the Triangle - Partnered with GMD to resurface Commercial, Kirkwood, Linwood and Linwood Way to have them resurfaced sooner than on the work plan.

Re-Paving of 5 streets (Linwood, Linwood Way, Commercial, Kirkwood, Avondale) – Funding \$12,341 CRA and Collier County - \$72,191

2014- **Safe Routes to School Grant**

Gateway Triangle sidewalk installation - Andrew, Caledonia, Bayside St, Francis and Calusa roads- \$350,000.00

2019

FPL Streetlights – Linwood Avenue -CRA pays monthly electric bill - \$660/year – ongoing expense.

Streetscape Improvements

2005-

Union Motors Landscape Screening Project – \$12,000 (CRA cost)

2006-

Davis Blvd Median Landscape Project - \$30,000 (CRA cost)

2010-

Linwood Ave & Commercial Drive Streetscape Design Guidelines – \$27,400 (CRA cost)

2011-

Gateway Triangle Streetscape Design Guidelines Update - \$27,000 (CRA cost)

2016-

Pineland Avenue improvements - \$98,050 grant award

Triangle Walkable Community Study – \$0 - In House by Staff (Value \$10,000)

Commercial Grants Awarded 2006-2021 - \$228,751

Residential Grants Awarded 2006- 2021 - \$12,323