



# 2022 Annual Report



*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU



Del's Corner

# Table of Contents

- About the CRA ..... 1
- About MSTU ..... 2
- Collier County Board of Commissioners ..... 3
- Letter from Penny Taylor ..... 4
- Letter from Karen Beatty ..... 5
- CRA Advisory Board Members ..... 6
- CRA Staff ..... 7
- BGTCRA 2022 Overview ..... 8-14
- Redevelopment Plan and Projects ..... 15-19
- PERMITS Residential ..... 20
- PERMITS Commercial ..... 21
- Private Development ..... 22
- Letter from Maurice Gutierrez ..... 23
- Bayshore Beautification  
MSTU Accomplishments ..... 24-27
- Letter from Roy Wilson ..... 28
- Haldeman Creek 2022 Accomplishments ..... 29
- Financial Reports..... 30-32
- Partnerships Recognition & Appreciation ..... 33



## Vision

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

# CRA

## Community Redevelopment Agency

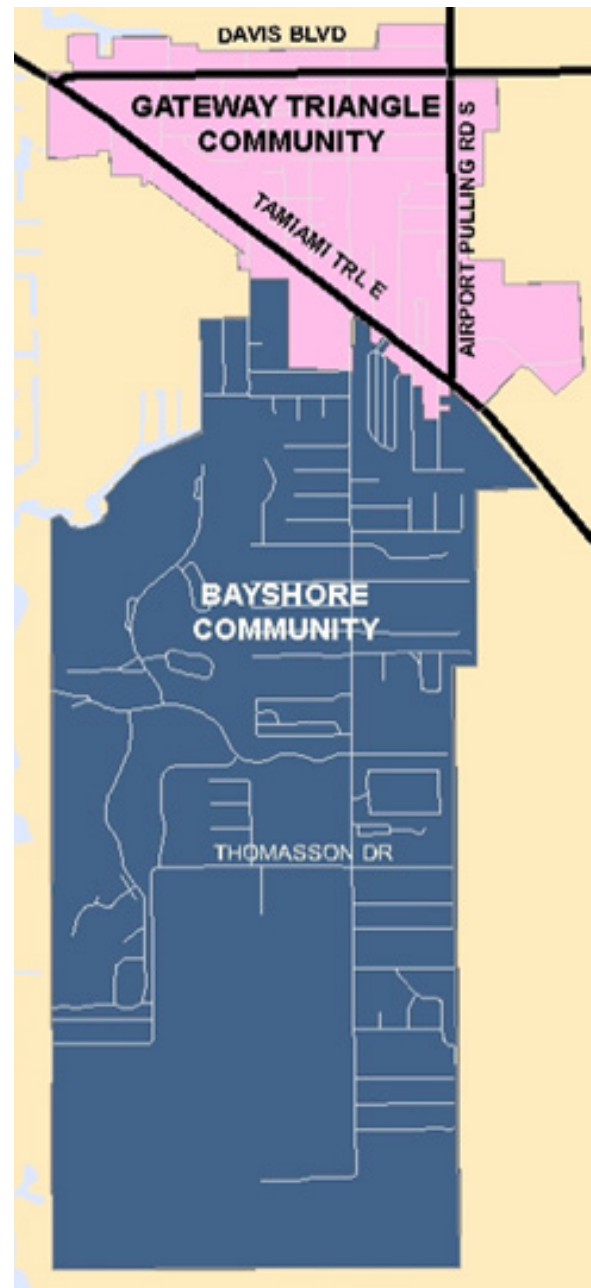
The Collier County Community Redevelopment Agency was created by the Collier County Board of County Commissioners on March 14, 2000 by Resolution 2000-82. The Agency has two redevelopment areas: Bayshore Gateway Triangle Community Redevelopment Area (BGTCRA) and Immokalee Community Redevelopment Area.

Local Redevelopment Advisory Boards were established in 2000 for each area to provide recommendations to implement the redevelopment plan. BGTCRA is comprised of approximately 1,800 acres with a wide range of residential and commercial properties.

The CRA is funded through a mechanism commonly referred to as Tax Increment Financing or TIF. Incremental revenue is calculated based on the increase in the taxable property values between the “frozen” tax base and current taxable value. The “frozen” tax base was established in 2000. The incremental increase is deposited into the Community Redevelopment Trust fund to be used to implement projects identified in the Community Redevelopment Plan. The 2000 “frozen” tax base for the Bayshore Gateway Triangle Community Redevelopment Area was established at \$288,081,106. The tax value for FY 2022 was \$934,213,928, which is an increase of \$646,132,822 in total property values since 2000. This incremental increase resulted in a TIF revenue of \$2,683,300 for 2022.

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

In 2019, the Board of County Commissioners (BCC) approved the first amendment to the Redevelopment Plan, setting the vision, updating the projects and implementation strategy for the BGTCRA. In 2022, the BCC approved the second amendment to the Redevelopment Plan, which focused on updating the Immokalee CRA section of the plan.



For more information, please visit our website at: [www.bayshorecra.com](http://www.bayshorecra.com) or call 239-252-8844

# MSTU

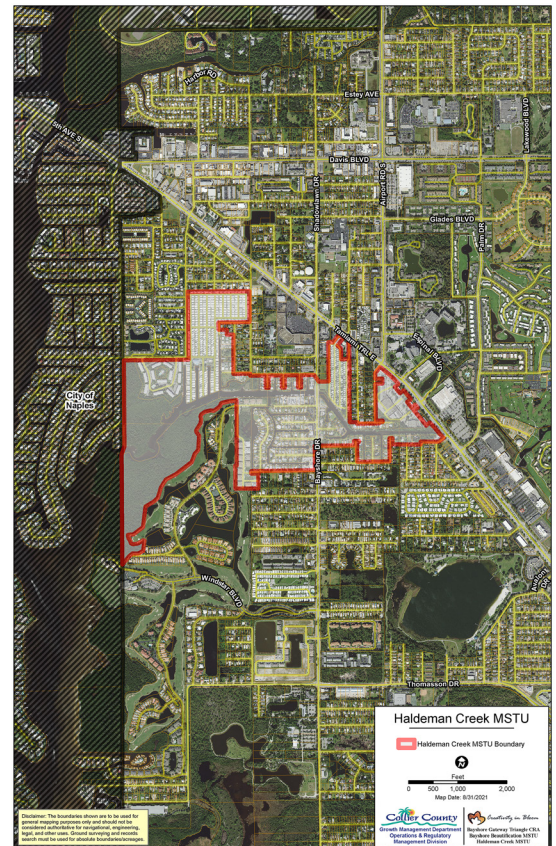
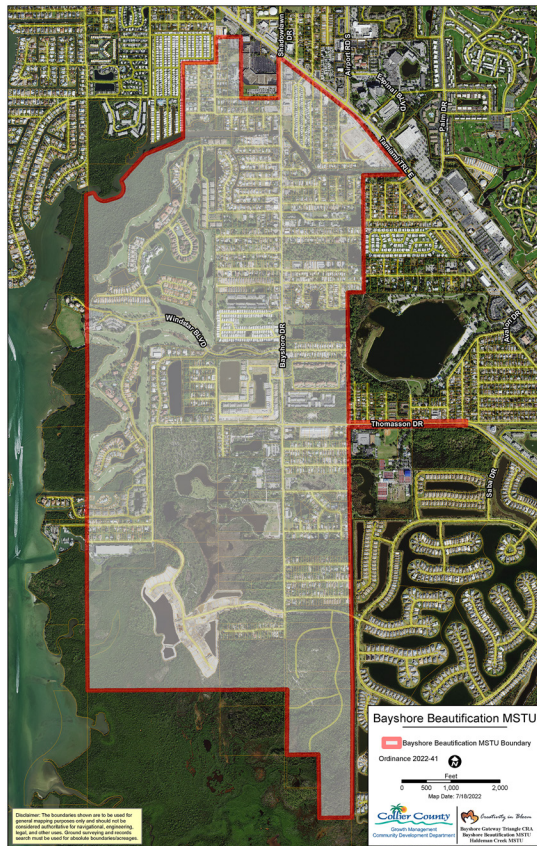
## Municipal Service Taxing Unit

To improve the coordination and efficiency of project management, the BGTCRA assumed the management of the two Municipal Services Taxing Units (MSTU) located within the BGTCRA – Bayshore Beautification MSTU and the Haldeman Creek Dredging MSTU.

An MSTU is a special funding mechanism supported by property owners within the unit's boundaries. A special tax assessment is levied to make improvements and provide additional services to the district based on the criteria outlined in the enabling ordinance adopted by the BCC. The maximum assessment or millage rate is approved in the enabling ordinance and each year the BCC reviews and sets the annual milage rate.

Bayshore Beautification MSTU was established in 1997 to install and maintain the streetscapes within boundary, including such items as enhanced landscaping, decorative street lighting, signage, and establishment of the Advisory Committee. The ordinance also established a millage rate not to exceed 3 mils per year. The Advisory Committee is a seven-member committee appointed by the BCC to provide recommendation on project implementation and annual budget. The ordinance has been amended several times; the most recent amendment was adopted in October 2022 to expand the boundaries to include an additional 62 acres along South Bayshore Drive. The current millage rate assessed is 2.3604 and has remained constant over the past six years.

The Haldeman Creek MSTU was established in 2006 for implementing and funding future dredging requirements of the public waterway and establishing an Advisory Committee. The ordinance also incorporated a millage rate not to exceed 3 mils per year. The Advisory Committee is a five-member committee appointed by the BCC to provide recommendation on project implementation and annual budget. The current millage rate assessed is 1.0 and has remained constant over the past four years.



# 2022 Collier County Board of County Commissioners

On March 14, 2000, the Board of County Commissioners adopted Resolution 2000-83, declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency. Commissioner Taylor and Commissioner McDaniel served as co-chairs for the Agency through November 22, 2022.

On November 22, 2022, Chris Hall (District 2) and Dan Kowal (District 4) were sworn in as new Commissioners, winning the November 8, 2022 election. A ceremony was held on December 13, 2022 recognizing their new positions.



**Rick LoCastro**  
District 1  
BCC Vice Chair



**Chris Hall**  
District 2



**Burt Saunders**  
District 3



**Dan Kowal**  
District 4



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



**Andy Solis**  
District 2



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

Sincere appreciation to Commissioner Andy Solis and Commissioner Penny Taylor for their six and eight years of community service and dedication, respectively.

# Collier County Community Redevelopment Agency Executive Board

The Bayshore Gateway Triangle Community Redevelopment Area (BGT CRA) continues to bloom with new investments, bringing statewide attention to this area. Bayshore Drive has been selected as the People's Choice Award Winner for the 2022 Great Places contest by the American Planning Association of Florida. This year's theme was 'Great Healthy Places', and Bayshore's long, elegant corridor encourages exploration as small businesses and attractions of all sizes are finding a home along this street.

The Naples Botanical Garden, located near the southern end of Bayshore Drive, continues to grow (no pun intended), not only in their offerings to the public, but in their awareness of the culture diversity of our region. The Garden's year-long celebration of the Hispanic Culture began in early November with La Calavera Catrina from the Dia de los Muertos through March. Additionally, a replica of the garden of Frieda Kahlo, an important and world acclaimed Mexican artist, will be installed for a January opening and run through September 2023. The opening of La Calavera Catrina exhibit was, unfortunately, delayed due to Hurricane Ian because The Garden, like all the coastal areas of Collier County, was exposed to the flood and wind damage of Hurricane Ian. But while The Garden was cleaning up, they also remembered the community.

The Garden has consistently shown its willingness to be a partner in community outreach provided to those in need and this year was no exception. Despite being closed for Hurricane Ian clean-up, The Garden opened to the Tzu Chi Foundation, a world-wide organization based in Taiwan. In October, Tzu Chi distributed aid to 425 families in a day-long event to families who had lost everything in the storm. The Garden hosted Tzu Chi in the FGCU auditorium on campus. The majority of the pre-registered recipients live in the Bayshore Gateway Triangle CRA and this truly was a neighbor lending-a-helping-hand to a neighbor event.

September's Hurricane Ian brought a stark reminder of the vulnerability of Florida to flooding. The storm also exposed the soft underbelly of Collier County ... the lack of workforce housing. Many of the victims of Hurricane Ian live in the Bayshore Gateway Triangle CRA. They work in our hospitals and schools, in our restaurants and shops along Bayshore Drive, and in our government. Their homes have been severely damaged and many, many are not covered by flood insurance. The Bayshore Gateway Triangle CRA has a grant program that could be re-activated to help the many homeowners affected by this storm. Of course, criteria would have to be developed and the applicants carefully scrutinized, but the need is great and urgent. I feel confident that the CRA Board is up to the task.

This year, I am finishing my eight years as District 4 County Commissioner, and as I review the development of the CRA over these past years, I am optimistic about the Bayshore Gateway Triangle CRA's growth into the future of Collier County.

It has been an honor to serve my community, and thank you for giving me this opportunity.



Penny Taylor, District 4 Collier County Commissioner  
CRA Board Co-Chair



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

# Bayshore Gateway Triangle Local Redevelopment Advisory Board



**Karen Beatty**  
*CRA Chair*

2022 brought the BGTCRA Advisory Board back into the Bayshore neighborhood with monthly meetings resuming at the beloved Naples Botanical Gardens. Newly appointed, Dan Rodriguez, Deputy County Manager, began overseeing the CRA. Near the end of the year, we welcomed the new District 4 Commissioner, Dan Kowal, who is the Co-Chair of the CRA. Starting the year on a positive note, little did our community know what was in store in the last quarter with Hurricane Ian.

Goals set long ago started taking shape with the initiation of the boardwalk/bridge pedestrian connection to Sugden Regional Park underway with Stantec Engineering. The CRA Advisory Board voted unanimously to approve the conceptual Plan/Site Plan by Stantec, sending it on to the Board of Commissioners for approval.

Del's Corner underwent a demolition of buildings on lot 3 with sod, now called "the Lawn", bordering flower vases were planted and parking spaces installed, setting the stage for future uses by the community. Plans for a community charette are set in place for 2023. Del's Corner served as a valuable asset for a food distribution location after Hurricane Ian, along with the parking lot at the corner of Coco and Bayshore.

Many commercial properties in the Gateway Triangle listed and sold in 2022. It will be interesting to see what unfolds there in the future.

Hurricane Ian's destruction from the storm surge left the BGTCRA in devastation, both residentially and commercially, however it proved how resilient and strong the community is with the recovery. All worked together tirelessly for many months to rebuild and restore with many volunteer organizations coming to the rescue.

A huge highlight this year was the 2022 Great Places in Florida People's Choice Award given to the CRA for Bayshore Drive. The Florida Chapter of the American Planning Association announced its 9th annual award, recognizing Bayshore as a place of cultural and historical interest, community involvement, with a vision for tomorrow and a sense of place. The 2022 theme was "Great Healthy Places". All past and present Advisory Board members, CRA staff, BCC, Sheriff's Office and Code Enforcement Department contributed to the winning of this award. However, adding to this list are the incredible, eclectic group of residents and entrepreneurs who have invested in Bayshore. The amazing businesses lining the street and the promotion of the arts, all largely contribute to the vast improvements made to Bayshore Drive over the years that obviously paid off.

The year ended on a happy note with holiday celebrations: Aura groundbreaking and tree lighting hosted by Metropolitan Naples in the Gateway Triangle and "Light Up Bayshore" tree lighting at "the Lawn" of Del's Corner. Light Up Bayshore was a great success with fun for all ages, caroling, a surprise visit from Santa Claus, mini-art projects and refreshments. Both events were a welcome relief to Hurricane Ian recovery work.

Hope restored, we march on, continuing to attract interesting new residential and commercial developers adding to the amazing mix of successful businesses already thriving. Community input and involvement are always welcome by attending the monthly CRA Advisory Board meetings.

A handwritten signature in blue ink that reads "Karen Beatty".

Karen Beatty, Chair  
Local Redevelopment Advisory Board

# CRA Advisory Board Members

The Florida Redevelopment Association (FRA) is a membership-based organization that provides educational programs to promote knowledge and professional training in community redevelopment. The association also hosts annual conferences that provide training, networking, and information exchange on successful redevelopment projects and programs. The Bayshore Gateway Triangle CRA is a member of the association and supports ongoing training of staff and members of the Advisory Board. Dr. Jeff Burton, FRA President, was invited to provide Redevelopment 101 training to the Bayshore Gateway Triangle Local Redevelopment Advisory Board members, CRA staff and interested parties. Members of the Immokalee Community Redevelopment Area Advisory Board and the City of Naples Redevelopment Agency also attended the training held on August 19, 2022. The 4-hour training was informative and well received by all who attended. A huge thanks to Dr. Burton for making a trip down to Collier County and providing additional training for our board members and staff.



*Dan Rodriguez, Deputy County Manager and Maurice Gutierrez, CRA Vice-Chair at the "Light-Up Bayshore" event.*



*Steve Rigsbee, CRA Advisory Board Member at the Aura groundbreaking ceremony.*



*Karen Beatty, CRA Chair at the "Light Up Bayshore" event addressing the crowd just before the lighting of the tree.*



*Residents enjoying "Light up Bayshore" event.*



*CRA Advisory Board Members and County Staff attending the Ascent groundbreaking ceremony.*



*CRA and MSTU Advisory Board Members during the presentation of the Access Management Plan on August 17, 2022.*

## Advisory Board

Karen Beatty, Chair	Bayshore Resident
Maurice Gutierrez, Vice Chair	At-Large
Camille Kielty	At-Large
Kathy Kilburn	At-Large
Steve Rigsbee	Gateway Triangle Resident
Allen Schantzen	At-Large
Steve Main	Davis Blvd. Business Owner
Michael Sherman	Bayshore Business Owner



# CRA Staff



*Bayshore Gateway Triangle CRA Staff from left to right – Tami Scot, Kellie Cipperman, Cristina Perez, Shirley Garcia and Debrah Forester.*

**Debrah Forester**, CRA Director, joined the Collier County team in July 2017 as the Collier County Community Redevelopment Agency (CRA) Director, overseeing both the Bayshore Gateway Triangle and Immokalee CRAs. Debrah has over 30 years of experience in redevelopment and county planning. She is a member of the American Institute of Certified Planners (AICP) and is certified as a Redevelopment Administrator by Florida Redevelopment Association.

**Tami Scott**, Project Manager II, joined the Bayshore Gateway Triangle CRA team in 2017. Tami's primary role is to manage and facilitate construction projects within BGT CRA. Tami has 30 plus years of experience in construction, design and project management. She is a member of the American Institute of Architects, Royal Institute of British Architects, American Institute of Building Designers and is a licensed contractor.

**Shirley Garcia**, Operations Support I, joined the Bayshore CRA in 2016. Her duties include administrative functions for the office, providing general information to the public, and coordinating the maintenance of the

CRA properties. Shirley has a Bachelor of Science in Legal Studies from Hodges University and is a certified Florida, Notary Public.

**Kellie Cipperman**, Special Events Project Manager, joined the Bayshore Gateway Triangle CRA team in September 2022, overseeing special events and marketing. Kellie has over 25 years of experience creating and leading special events for charity and school organizations, as well as in corporate America within the consumer products sector as a Sales Leader.

**Cristina Perez**, Program Manager, joined the Bayshore Gateway Triangle CRA team in July 2022, to manage the implementation of the Bayshore Gateway Triangle Community Redevelopment Plan. Cristina has been employed by Collier County since January 2003 and holds several certifications including Public Manager, Public Supervisor, and Florida Association of Code Enforcement, as well as extensive training in emergency response.

# BGTCRA Properties

## Catalyst Projects

### Mini-Triangle

On November 13, 2020, the sale of the 5.27 acre site (“mini-triangle”) in the Bayshore Gateway Triangle was completed. Metropolitan Naples acquired approximately 3.67 acres and is the lead private partner. Naples Triangle Development simultaneously closed on approximately 1.6 acres for the development of 270 luxury apartments.

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

Following a year of demolition and underground utility work, Naples Triangle Development started construction in August 2022. Ascent at Metropolitan Naples held their groundbreaking ceremony on September 20, 2022. The project will include 270 luxury multi-family units and approximately 7,600 square feet of commercial. Construction started on August 15th with completion targeted for the fourth quarter of 2024.

Aura at Metropolitan Naples celebrated their groundbreaking and Holiday Celebration on December 7, 2022. The 15 story luxury high-rise will include 56 luxury condominiums and approximately 6,500 square feet of commercial.

Metropolitan of Naples applied and received approval of amendments to the Plan Unit Development zoning standards and comprehensive plan that provides greater flexibility in the number of residential units and hotel rooms, and allowable commercial uses for the development of the third and final parcel.



*Cranes in operation as the initial phase of construction begins for Ascent.*



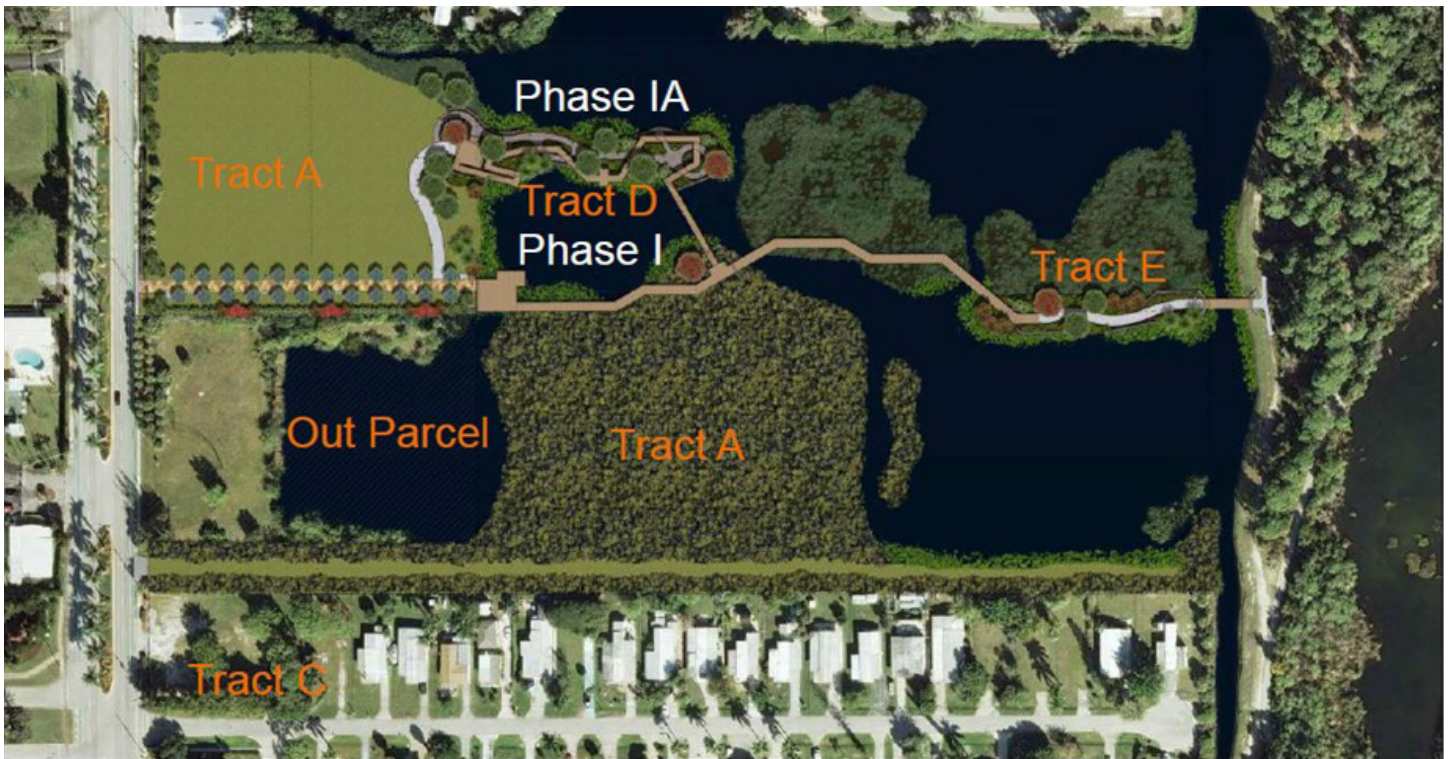
*Developers of Ascent at Naples Metropolitan at the groundbreaking ceremony.*

# 17 Acres

On May 24, 2022, the contract with Stantec Consulting Services Inc. was executed to complete the design and permit a pedestrian connection from Bayshore Drive to Sugden Park on the 17.7 acre property owned by the CRA. The contract award is \$344,932. The terms of the Agreement provide for \$278,024 in fixed costs, including Conceptual Plan, Site Development Plan, Construction Plans and Permitting for the pedestrian connection (pathway and Boardwalk) to Sugden Park, and \$66,908 on Time and Materials – not to exceed basis for Bidding Services and Post Design Services.

The project commenced on June 10, 2022, and Tasks 1-4 are scheduled to be completed by May 16, 2023. The following tasks are included in the Scope of Work:

- Task 1 – Conceptual Plan/Site Plan
- Task 2 – Stormwater Analysis and Treatment/ Geotechnical Analysis/Environmental Services
- Task 3 – Construction Plans including lighting and landscaping. Permit Application and Support Services
- Task 4 – Bidding Services
- Task 5 – Post Design Service



*Above: December 2022 – Preliminary Concept Plan of the 17 acre boardwalk project.*

*Left: Staff from Naples Botanical Gardens and CRA Staff met with Stantec consultant on site to walk the property.*

# BGTCRA Properties

## 2022 Accomplishments



*Del's 24-Hour Store*

## Del's Corner

At Del's Corner, there stood a two-story building that was a 24 hour food store. It was operated for over 57 years by the late Del Ackerman. A memorial plaque, benches and signage were installed, marking BGTCRA's appreciation for all his generous contributions. In November 2020, the CRA acquired Del's Corner to further implement the vision for the area as outlined in the Redevelopment Plan.

In the summer of 2022, the buildings on the corner lot were demolished and sod was placed over the bare land. Ironically, Del's Corner continued to be a blessing to the community. In the aftermath of Hurricane Ian, "the Lawn", as it's recently been referred to, became a distribution location for those looking to help the residents affected by the storm. Tents and food trucks were set up to distribute warm cooked meals and essential items.

As the holidays approached, the CRA proceeded with the planned event Light Up Bayshore, aimed to bring everyone together for an evening of fun activities: a visit from Santa Claus, cookies and hot cocoa and the lighting up of the 40-foot holiday tree in the center of the roundabout. Community members heard from guest speakers: Commissioner Penny Taylor and Commissioner Elect Daniel Kowal, District 4, Deputy County Manager Dan Rodriguez, CRA Chair Karen Beatty and MSTU Chair Maurice Gutierrez. The event was a success, a special thank you to Santa Claus and fire fighters from Fire Station 22.



*Demolition process of the buildings*



*"The Lawn" at Del's Corner after demolition was completed.*



*Light Up Bayshore Event*



*Commissioner Kowal addresses event goers*

# BGTCRA

## 2022 Accomplishments

### Stormwater

The CRA and Collier County are continuing their partnership in identifying and funding stormwater improvement projects. Two projects were initiated in 2021. Transportation Management Services Department is taking the lead on project management for these projects.

Within the Bayshore community of the redevelopment area, Phase 1 stormwater improvements include three Streets: Becca Avenue, Pine Street and Weeks Avenue. Bolt Engineering was selected to complete the design, permitting and post-design services for this project. The total project cost is \$337,132. Project design began in November of 2021. Survey work was completed in February 2022 and 30% plans were completed in July 2022. Due to the alignment of the roadway, pavement conflicts were identified with the proposed stormwater improvements. A change order to the contract for additional engineering services to realign Weeks Avenue to the north was approved in November 2022. Updated design plans are pending review in the first quarter of 2023. Design plans are anticipated to be completed in November 2023.



*Demolition of existing structure on Francis Avenue lot*

The focus of Phase I stormwater improvements in the Gateway Triangle community will include two streets:

Linwood Way and Bayside Street – Kissinger, Campo and Associates were selected to complete the design and permitting and post design services for this project. The total project cost is \$257,542 and was approved by the project manager in November 2022. Work is anticipated to begin in first quarter of 2023.

In June 2021, the CRA, in partnership with Collier County, purchased 2732 Frances Avenue in the Gateway Triangle area to facilitate future stormwater needs in relationship to the existing stormwater pond that was constructed in 2008. Both agencies contributed funds for the purchase and demolition of the existing structure. Demolition was completed in February 2022. The CRA continues to maintain the property until stormwater improvements are implemented.



*Gateway Triangle Phase 1*



*Francis Avenue property – Demolition completed*

# Hurricane Ian

Hurricane Ian passed along the coast of Collier County on September 28, 2022. The center of the eye of the hurricane was located about 50 miles from our beautiful Gulf of Mexico coastline and the eyewall, encompassing a radius of 30-35 miles wide, was positioned too close for anyone's comfort.

The powerful storm continued a North Northeasterly path making a catastrophic landfall in neighboring Lee County. But for the Bayshore Gateway Triangle Community Redevelopment Area, Hurricane Ian left behind its share of destruction from major storm surge never seen before in Collier County. The strong hurricane force winds, combined with the day's high tide, created the "500-year flood event" as it was called, affecting residential and commercial properties as far in as 2.5 miles from the coast.



Living in paradise comes with a price during Hurricane season, but also enhances a wonderful example of human kindness. A generous community of family, friends, neighbors, and even strangers, rallied behind the Bayshore community utilizing "the lawn" at Del's Corner and the CRA parking lot as a community donation site, providing hot meals, water, health care services and distribution of donated goods. In the Gateway Triangle community, the East Naples Baptist Church, despite having sustained damage from water intrusion themselves, allowed multiple organizations to use the church parking lot to continue to serve the community in a time of need.

There are never enough words that can be said, or actions taken, to express the gratitude from the Bayshore Gateway Triangle community to all the organizations, businesses, and individuals who simply showed up for a greater good.

There truly was a display of kindness, and an outpouring of love, help and support for one another. The BGT CRA intends to reach out to those who can be identified for giving during this time of need to share with them a gift of appreciation. In a moment of disaster, when everyone around was in the same difficult situation; our hope in humanity was restored.

Proving it to be true, that we are resilient when we stand together.

*Army provided hot meals for area residents*



*Flooding along US 41 and Bayshore Drive/Shadowlawn Drive*



*Standing water from Hurricane Ian on Hamilton Ave.*



*Litter along the right-of-way on Connecticut Ave. in the Gateway Triangle*



# Regulatory Changes

To further implement the Community Redevelopment Plan, the CRA received approval from the CRA Board in 2019 to move forward with changes to the Comprehensive Plan and the Land Development Code (LDC). Since the first public meeting in October 2019, the BGTCRA Advisory Board, CRA staff, and Growth Management staff have continued to review and draft changes to meet the intent of the redevelopment plan and gather public input. On January 11, 2021, the updates to the proposed LDC drafts were presented at the CRA Advisory Board meeting, where staff received direction to move forward with the LDC and Growth Management Plan (GMP) amendment review process.

The two regulatory changes were approved by the Board of County Commissioners in March 2022. The first change was an amendment to the Future Land Use Element and Land Development Code regarding Bonus Density Pool. This amendment established a limited density pool allocation for multi-family projects and mixed-use projects of 2 acres or less, and provided for public realm improvements for projects which utilize the density pool. Monetary contributions may go towards 1) CRA's Public Art Fund; 2) CRA Capital Project Fund; 3) County Capital Project Fund; or 4) an equivalent contribution of physical improvement within the project or dedication of land/easement consistent with CRA Redevelopment Plan, Public Art Pilot Plan, CRA Capital Improvement Plan, or County Capital Improvement Plan.

The second change was revisions to the Land Development Code and Administrative Code, which included revising the name of the overlay districts to Bayshore Zoning Overlay District and Gateway Triangle Zoning Overlay District, to add prohibited uses in the Bayshore Zoning Overlay, add appearance standards for outdoor display and storage, add a boundary map for the Bayshore Zoning Overlay District and for the Gateway Triangle Zoning Overlay District, add architectural standards for single-family homes, and change other development standards.

The LDC changes require that all single-family residential projects in the Bayshore overlay adhere to the new Architectural Design Standards. Those standards are reviewed and approved by staff prior to the issuance of the building permit. For more information, please contact Collier County Zoning Department at 239-252-2400.

## BAYSHORE GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT AREA

### Density Bonus Pool in the Bayshore Gateway Triangle Community Redevelopment Area

These standards are effective as of March 11, 2022 (Ordinance 2022-06 and Ordinance 2022-08). See LDC Section 4.02.16.C.

#### BACKGROUND

The Bayshore Gateway Triangle (BGT) Community Redevelopment Plan outlines the goals, redevelopment objectives, and funding strategies for improvements in the BGT Redevelopment Area.

The Future Land Use Element of the Growth Management Plan establishes the BGT Redevelopment Overlay and the policies governing how property is redeveloped within the BGT Redevelopment Area.

#### DENSITY BONUS POOL HIGHLIGHTS

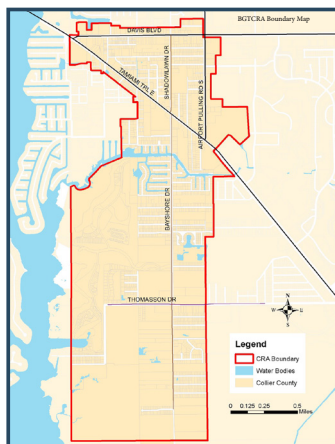
In 2000, the Board of County Commissioners established a bonus pool of 388 entitled and unused dwelling units within the BGT Redevelopment Area.

The bonus pool units are available to developers who request approval to use these units in new development and redevelopment projects within the Area.

In 2022, a total of 122 bonus pool units remain available. The maximum number of units that may be allocated to a project is up to 25% of the pool (currently 31 units), or 10 units, whichever is greater.

#### BONUS POOL UNIT PROGRAM PER THE GROWTH MANAGEMENT PLAN

- Maximum density is 12 units per acre for **Mixed Use Projects** using density pool units. This only applies to projects with access to US 41, Bayshore Drive, Davis Boulevard, or the west side of Airport Road.
- Maximum density is 8 units per acre for **Residential-Only Development** using density pool units. This only applies to projects with frontage on Bayshore Drive and land area of at least 3 acres in size, and PUD rezoning is required. Only market rate housing is eligible for these density pool units. Note: The Growth Management Plan includes Affordable Housing Density Bonus programs as an alternative for increased density for housing that is affordable.
- Smaller properties (up to 2 contiguous acres) are eligible for up to 2 additional dwelling units per acre through a **Limited Density Bonus Pool Allocation** process. These properties must be within a zoning district or overlay zoning district that permits multi-family or mixed-use development.



For questions or additional information, contact:  
 Bayshore Gateway Triangle  
 Community Redevelopment Agency  
 3299 Tamiami Trail East Bldg. F Suite 103  
 Naples, Florida 34112  
 (239) 252-8846

Updated criteria was adopted for density bonus pool allocations in the Bayshore Gateway Triangle Community Redevelopment Area. These criteria are effective as of March 11, 2022 (Ordinance 2022-08). The intent of the criteria is for the allocation of bonus density units to correspond with the goals of the BGT Community Redevelopment Plan by providing improvements to the public realm in the CRA.

#### DENSITY BONUS POOL ALLOCATION PUBLIC HEARINGS

Land Development Code Section 10.02.15.C provides that **Mixed Use Projects (MUPs)** are eligible for up to 12 dwelling units per acre. The project must be zoned B20-NC, B20-W, or G20-MXD and must have access to US 41, Bayshore Drive, Davis Boulevard, or the west side of Airport Road.

A Neighborhood Information Meeting (NIM) and a public hearing by the Board of County Commissioners is required for allocation of density bonus units for a Mixed-Use Project.

**Residential-Only developments** are eligible for up to 8 dwelling units per acre. The project must have frontage on Bayshore Drive and land area of at least 3 acres in size, and PUD rezoning is required. The PUD rezoning requires a NIM, public hearing by the Collier County Planning Commission and Board of County Commissioners.

The **Limited Density Bonus Pool Allocation (LDBPA)** is for smaller multi-family or mixed-use developments on 2 contiguous acres or less. The property must be within a zoning district or overlay zoning district that permits multi-family or mixed-use development. Land Development Code Section 10.03.06.R provides that a public hearing by the Hearing Examiner is required. If the Hearing Examiner defers to the Planning Commission, then one Board of Zoning Appeals hearing is also required.

**Expiration:** All Density Bonus Pool allocations expire 5 years from the date of approval if building permits for the allocated units have not been issued.

For complete submittal and procedural requirements, see the Administrative Code for Land Development.



Example of Bayshore Drive Enhancement

#### DENSITY BONUS POOL ALLOCATION CRITERIA

Criteria specific to **MUPs** using the Density Bonus Pool are in Land Development Code Section 4.02.16.C.8.

- The MUP cannot be gated.
- Vehicle and pedestrian interconnection must be provided to provide public access between abutting properties.
- A mix of use ratio is required, so that any one use (residential or non-residential) cannot exceed 80% of the gross building square footage. Non-residential uses must be publicly accessible.

Criteria specific to **LDBPAs** are in Land Development Code Section 4.02.16.C.13 and 14.

- Vehicle access cannot be gated.
- Additional buffering (above minimum requirement) streetscape enhancements are required.

#### PUBLIC REALM IMPROVEMENTS

Any project that receives Density Bonus Pool units must provide an improvement or contribution to the public realm at time of Site Development Plan (SDP) or Plat approval.

- Monetary Contribution to the CRA's Public Art Fund, CRA Capital Project Fund, or County Capital Project Fund** is calculated based on units received:  
 (1 to 4 bonus units): 3% of the engineer's Opinion of Probable Cost at time of SDP or Plat  
 (5 to 9 bonus units): 5%  
 (10+ bonus units): 5% plus 1% for each increment of 10 over nine units

Example: for a project receiving 20 to 29 bonus units, the calculation is 5% + 1% + 1% = 7%

- or-
- An alternative or offset to the monetary contribution may be completed through **physical improvements** within the project or by **land or easement dedications** where such improvements or land or easement is identified as a need in the CRA Redevelopment Plan, Public Art Pilot Plan, CRA Improvement Plan, or County Capital Improvement Plans.

See Land Development Code Section 4.02.16.C.15 for all provisions related to the public realm improvement requirement.

# BGTCRA

## 2022 – Bayshore Drive: Great Places in Florida People’s Choice Award

Bayshore Drive has been a great place in the making for several years, but in fall of 2022 the Florida Chapter of the American Planning Association announced that Bayshore Drive was a finalist for the 2022 Great Places in Florida Award, with the annual theme of Great Healthy Places. Great Places in Florida is a unique award program because communities submit nominations, and the public determines the winner. Each year the nominees focus on unique, memorable places in Florida.

The Florida Chapter of the American Planning Association announced in October, the 9<sup>th</sup> Annual Great Places Award was Bayshore Drive, recognizing it as one of the most distinct Healthy Places in Florida. Stretching nearly two miles in unincorporated Collier County, Bayshore Drive has evolved over the last several decades from a 2-lane corridor of underutilized businesses and residences to a complete street with a true sense of place.

On December 13, 2022, Wiatt Bowers, President of the Florida Chapter of the American Planning Association, presented the 2022 Great Places in Florida People’s Choice Award to Collier County Community Redevelopment Agency. Karen Beatty, Chairwoman of the Bayshore Gateway Triangle Community Redevelopment Area and Maurice Gutierrez, Chairman of the Bayshore Beautification MSTU, accepted the award on behalf of the community. Bowers called Bayshore Drive “A strong example of healthy planning and sustainability that other communities should aim to replicate.”

Revitalization of the corridor has been achieved through comprehensive community visioning and public investment in complete street improvements led by Collier County’s Bayshore Triangle Community Redevelopment Area and Bayshore Beautification MSTU.

As the street’s infrastructure transformed, it energized private investment. It is anchored by the award-winning Naples Botanical Garden to the south, and a vibrant waterfront and mixed-use district to the north. Now Bayshore Drive is a place for people of all abilities and backgrounds seeking to embrace healthy living, social engagement, and a sustainable environment.

This award is a tribute to residents, property owners, and business owners that supported the vision and invested time and money into the community.

*On December 13, 2022, representatives from FAPA presented the award to the Collier County Commissioners and Bayshore Gateway Triangle CRA Advisory Board Members Karen Beatty, Chair and Maurice Gutierrez, Vice-Chair.*





# BGTCRA

## Bayshore Gateway Triangle Community Redevelopment Plan

The Collier County Community Redevelopment Plan is the comprehensive document that provides the goals and implementation strategies to reduce the probability of blighted conditions. The plan includes potential capital projects and programs considering different funding sources to accomplish redevelopment goals. The Plan identifies projects that can be funded by tax increment revenues to meet both short-term and long-term priorities.

Section 5 of the Plan focuses on the Bayshore Gateway Triangle Redevelopment Area.

The main goals of the plan include:

**Land Use & Urban Design** – Promote a defined, harmonious, and urban visual and land use character tailored to the CRA area, cultivating its unique artistic and cultural identity. To further this goal, Land Development Code and Comprehensive Plan changes were adopted in 2022.

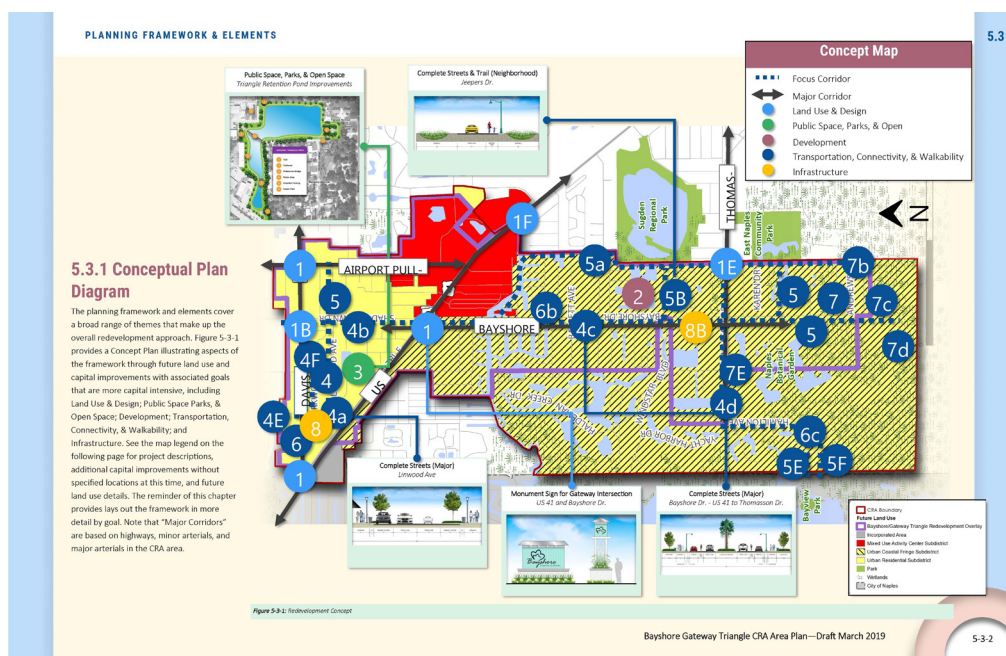
**Public Space, Parks, & Open Space** – Ensure accessible, activated, and well-maintained public spaces, parks, and open space. To further this goal, the Board approved the contract to design the pedestrian connection from Bayshore Drive to Sugden Park.

**Development** – Foster and guide private development to enhance community character and provide increased stability and prosperity for community members. To further this goal, development activity reports are presented to the public at monthly meetings. CRA staff actively engages in pre-application meetings.

**Transportation, Connectivity, & Walkability** – Ensure safety, comfort, and convenience for various methods of transportation within and connecting with the CRA area. To further this goal, preparation of an access management plan for Bayshore Drive is underway.

**Infrastructure** – Provide effective infrastructure that preserves environmental and neighborhood design quality through coordinated improvement planning and funding. To further this goal, two stormwater improvement projects are under design.

**Process** – Carry out CRA area planning and implementation efforts to engage and serve the various communities within the CRA area. To further this goal, new team members have been hired to help facilitate program implementation.



# BGTCRA

## Project Status Report

The 2019 amendment to the Community Redevelopment Plan lays out the framework of goals, objectives, and strategies to support the overall community vision. Below are the six goals and the specific projects identified to implement the vision. Tax Increment Funds have been allocated to complete the projects.

### GOAL 5.3.2 – Land Use & Urban Design

Promote a defined, harmonious, and urban visual and land use character tailored to the CRA area, cultivating its unique artistic and cultural identity.

Projects	Budget Allocation
<b>50197 – Residential Grant Program</b>	<b>\$196,422</b>
<b>50198 – Commercial Grant Program</b>	<b>\$319,001</b>

**Status:** Program is on hold pending new criteria and partnership with Collier County. No funds have been allocated to affordable housing in 2022.



*Sunbelt construction underway, commercial grant received in 2021, completion date extended to July 2023*

### GOAL 5.3.3 – Public Space, Parks, & Open Space

Ensure accessible, activated, and well-maintained public spaces, parks, and open space.

Projects	Budget Allocation
<b>50206 – Ackerman – Del’s Property</b>	<b>\$619,696</b>
Phase 1A – Demolition Completed October 2022	
Phase 1B – Exotic Removal – Scheduled for 2023	
Phase 2 – Future Analysis – Scheduled for 2023	
<b>50208 – 17 Acres Site Project</b>	<b>\$2,628,276</b>
<b>Pedestrian Connection Design</b>	<b>\$344,932</b>

**Status:** Project initiated in 2022



*Del’s Property after demolition and sod installation*

# Project Status Report

## GOAL 5.3.4 – Development

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

### Projects Budget Allocation

<b>50256 – Community Safety &amp; Clean Up</b>	<b>\$135,899</b>
<b>50261 – Housing</b>	<b>\$295,000</b>
<b>50254 – Communication</b>	<b>\$125,000</b>
<b>50271 – Neighborhood Initiative</b>	<b>\$320,100</b>

**Status:** Gateway Triangle Neighborhood Initiative anticipated to begin in 2023.

### 50255 – Public Art \$200,000

**Status:** Coordinating with Collier County Public Art Committee. Received first request to accept public art donation. Pending BCC approval in 2023.

### 50270 – Development Incentive Program \$250,000

**Status:** Funding allocation to assure Tax Increment Rebate Agreement approved September 8, 2020.

### Cell Tower Relocation Payment \$600,000

**Status:** Pending final certificate of completion and request for payment from cell tower company.

**Scattered Lots Agreement Status:** Approved in February 2020, six additional single-family homes completed construction, bringing the total of completed homes to ten. The remaining five are scheduled for completion by second quarter of 2023.



*Siobhan Cleveland, owner of the Real Macaw, during plaque dedication for her mother, Jeanne Harvey. She was a Bayshore Drive pioneer woman who bought The Real Macaw Restaurant over 30 years ago.*



*Both homes located on Karen Drive were built on a scattered lots. The homes were completed in 2022.*

# BGTCRA

## Project Status Report

### GOAL 5.3.5 – Transportation, Connectivity, & Walkability

Projects	Budget Allocation
<b>50204 – Linwood Beautification</b>	<b>\$800,000</b>
<i>Status:</i> Pending Gateway Triangle Master Plan Study	
<b>50207 – CRA Parking Lot</b>	<b>\$64,266</b>
<i>Status:</i> Project Completed in 2021. Remaining funds allocated for Electric Charging Station and minor improvements.	
<b>50259 – Multi-Modal</b>	<b>\$150,000</b>
Micro Transit Service for Bayshore Drive	
<i>Status:</i> Request for Proposals drafted	
<b>50263 – Complete Street</b>	<b>\$100,000</b>
Additional Bus Shelters within the District	
<i>Status:</i> Collier County Transit Partnership Construction 2023	
<b>50262 – North Bayshore Enhancements</b>	<b>\$1,017,946</b>



*CRA Parking lot*

Projects	Budget Allocation
<b>Access Management Plan</b>	<b>\$82,054</b>
<i>Status:</i> Partnership with Bayshore Beautification MSTU contribution of \$83,296.	



*Bayshore Drive*

# Project Status Report

## GOAL 5.3.6 – Infrastructure

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

Projects	Budget Allocation
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<b>50203 – Stormwater Project</b>	<b>\$2,288,778</b>
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<b>Bayshore Phase 1</b>	<b>\$337,132</b>
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*Status:* Initiated in 2021. Ongoing design and permitting of improvements.

### Gateway Triangle Phase 1

*Status:* Initiated in 2022, scope of work completed

<b>50258 – General Road Improvements</b>	<b>\$500,000</b>
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*Status:* Coordinating with Collier County to develop scope of work to evaluate roads within community. Anticipated start date in 2023.

### 50257 – Fire Suppression

*Status:* Contingent on partnership with the City of Naples.



*Stormwater improvements are ongoing to alleviate street flooding*

## GOAL 5.3.7 – Process

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

*Status:* Ongoing administrative efforts including the hiring of a Special Events Manager to promote the area and continued monitoring of developments in the area to encourage quality development.



*CRA and MSTU Public Meeting held at the Naples Botanical Gardens*

**Initiated Projects: 3**

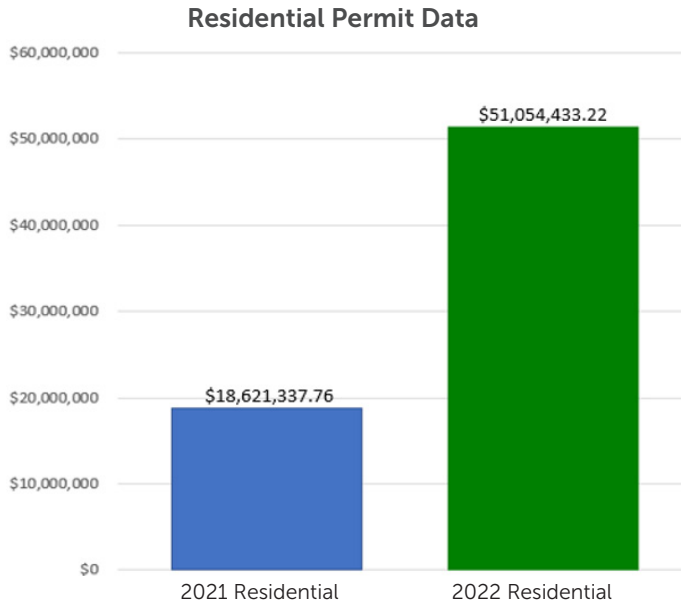
**Completed Projects: 1**

**Total CRA Project Fund Encumbered as of October 1, 2022: \$1,164,156**

**Total CRA Project Fund Balance October 1, 2022: \$11,193,943.60**

# BGTCRA

## PERMITS – Residential



2022 brought new development to the residential community, and as the year ended it continued to increase. In 2022, 660 residential permits were issued with a declared value of \$51 million; including 89 single-family residential permits, of which 19 homes were finalized and the others are well on the way.

Isle of Collier Preserve and Stock Development communities are located at the end of Bayshore Drive. They have made substantial progress on infrastructure improvements. Permits totaling just over \$29 million were issued in 2022 for these projects.



*Isle of Collier – New entrance on South Bayshore Drive*



*Stock Development Home*



*Residential house under construction on Jeepers Drive*



*New house completed on Karen Drive, 1 of 6 houses built on the scattered lots*

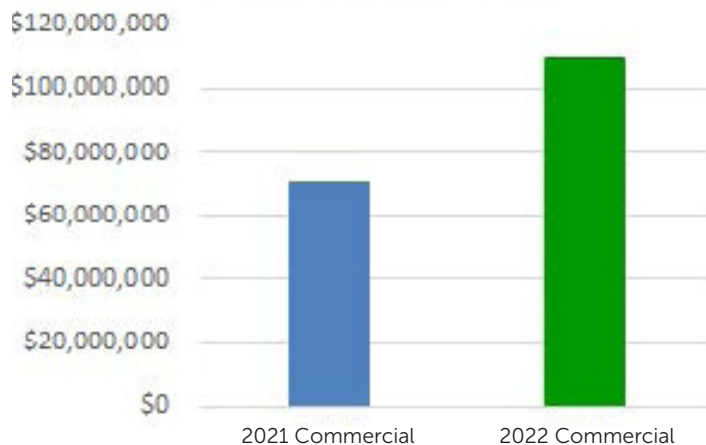
# BGTCRA

## PERMITS – Commercial

Commercial Building Permits were on the rise in 2022 with a total of 559 issued in calendar year 2022 with a declared value over \$109 million. The development of the Ascent and Aura at the Metropolitan Naples alone contributed \$78 million.

The Arboretum, a Mattamy Home development, continues to move forward in its development and was issued permits totaling just over \$18 million. In 2021, Courthouse Shadows broke ground as a multi-family development and is close to completion. In 2022 they were issued additional permits with a declared value of over \$1.5 million.

Commercial Permit Data



Iconic Little Italy Demolition



Pine Street Storage Warehouse



Courthouse Shadows apartment complex



Naples Botanical Garden Greenhouse

# BGTCRA

## Private Development

The growth of Collier County and impacts to the East Naples area from Hurricane Ian created delays in construction material, labor work and completion time frames for some of the anticipated projects in the BGTCRA. For projects like the Trail Professional Center, construction began in 2021; progress was slowed but continued to move forward and completion in 2023 is anticipated. The 3-story building will have an open air lobby, stairwell, 2nd floor balconies, lush landscaping, artwork, and plants throughout, as well as a mail center and bicycle racks.

Bayshore Wine Venue – On July 16, 2021, the groundbreaking for the highly anticipated chic, contemporary setting wine venue by local entrepreneur Rebecca Maddox was held unveiling the names – The Maddox and Rebecca’s. Rebecca’s will provide a traditional wine bar and charcuterie bar and The Maddox Naples will be a private membership club with private tasting rooms and wine storage. The architecturally stunning building will include retail, restaurant, office, and warehouse space. It is anticipated to be completed in 2023.



*Trail Professional Center*



*Wine Venue*



*1 of 6 scattered lot homes completed in 2022*



*Arboretum*



# Bayshore Beautification

## MSTU Advisory Committee

A day doesn't go by without seeing how much Hurricane Ian affected all of us in our district. Some more than others, but the effects are etched in our hearts and in our homes.

I feel the County did a great job in debris clearing and Mother Nature followed with great rains to help us get "green" again. Kudos to emergency management, staff and all the neighbors, church groups, and volunteers that helped us "shake it off and move on".

On the street the obvious things have shown improvements such as landscaping and lighting. At every turn our medians have been challenged with FPL hardening projects, fire suppression and new water mains on Coco Avenue, all needing landscaping love after project completion. Our staff has followed up on sidewalk maintenance issues created by Ian and they have been able to keep the Hamilton Avenue project on track.

When completed, this will end the construction on the Thomasson Drive/Hamilton Avenue improvements corridor with a "wow" factor. A great thanks to Facilities and Parks & Recreation Divisions for working with us to complete on time.

Despite our challenging year, our tree lighting at Del's corner went off bigger and better than ever, great turn out! It's great to see how strongly our community supports our improvement efforts here on Bayshore.

To all my neighbors, stay safe, stay strong and hope to see you all at our monthly meetings at "The Garden".



**Maurice Gutierrez**

A handwritten signature in blue ink that reads "Maurice Gutierrez".

Maurice Gutierrez, Chairman

Bayshore Beautification MSTU Advisory Board

## Advisory Committee

**Maurice Gutierrez**  
Chairman  
Bayshore MSTU Resident

**Sandra Arafet**  
Vice-Chair  
Bayshore MSTU Resident

**Susan Crum**  
Bayshore MSTU Resident

**Frank McCutcheon**  
Bayshore MSTU Resident

**George Douglas**  
Bayshore MSTU Resident

**Robert Messmer**  
Bayshore MSTU Resident

**Joann Talano**  
Bayshore MSTU Resident

Many thanks for Jim Bixler for his years of dedicated volunteer service on the Bayshore Beautification MSTU Advisory Board.

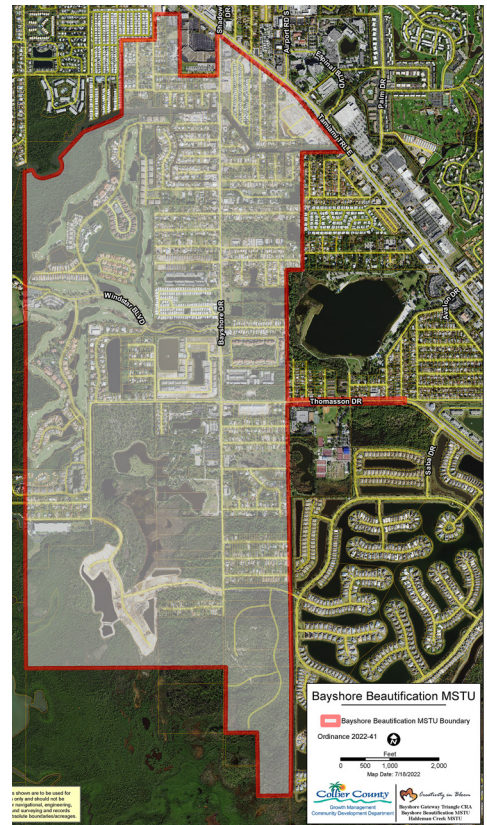
# Bayshore Beautification

## MSTU Boundary Adjustment

In 2020, Minto Development submitted a PUD amendment to rezone approximately 102 acres of land (Tract R9 Fleishman Parcel) to the Sabal Bay Mixed-Use Planned Unit Development, and to add 230 dwelling units to the Isle of Collier Preserve development. The property is located south of Thomasson Drive with access to South Bayshore Drive and is adjacent to the existing Bayshore Beautification MSTU boundary. Minto Development presented the proposed expansion to acquire the land and rezone the property at the January 7, 2020 joint meeting of the following three advisory boards; Bayshore Gateway Triangle Local Redevelopment, Bayshore Beautification MSTU, and Haldeman Creek MSTU. The Boards requested that the developer consider including the additional 102 acres into the Bayshore Beautification MSTU boundaries to support the ongoing beautification and maintenance within the district. Further analysis determined that approximately 40 acres of Tract R9 are in the MSTU and approximately 62 of the acres are not in the MSTU boundary.

The Board of County Commissioners adopted Ordinance 2021-04 at the January 26, 2021 regular board meeting to approve the PUD amendment. During the public hearing to consider the rezoning, the applicant's representative stated that if the County desired to expand the boundary of the MSTU to include the additional acres, they would not object.

County staff began working with the developer to secure the legal description in early 2022. The developer closed on the property on February 2, 2022. On October 25, 2022, the Board of County Commissioners approved the expansion.



# Signature Projects

## Hamilton Avenue Beautification Project



The Bayshore Beautification MSTU and Collier County Parks and Recreation Department partnered to upgrade Hamilton Avenue and provide overflow boat trailer parking to serve Bayview Park. The \$3.2 million project will provide 34 trailer parking spaces on Hamilton Avenue, a roundabout at Hamilton Avenue and Thomasson Drive will assist with traffic flow, multi-use pathway from Thomasson Drive to Danford Street, and additional streetlighting and landscaping consistent with the completed Thomasson Drive Enhancement Project.

The project also resulted in a partnership with Naples Botanical Gardens to handle the additional stormwater runoff from the added impervious surface. Naples Botanical Gardens will create an educational exhibit related to natural filtration of water management systems.

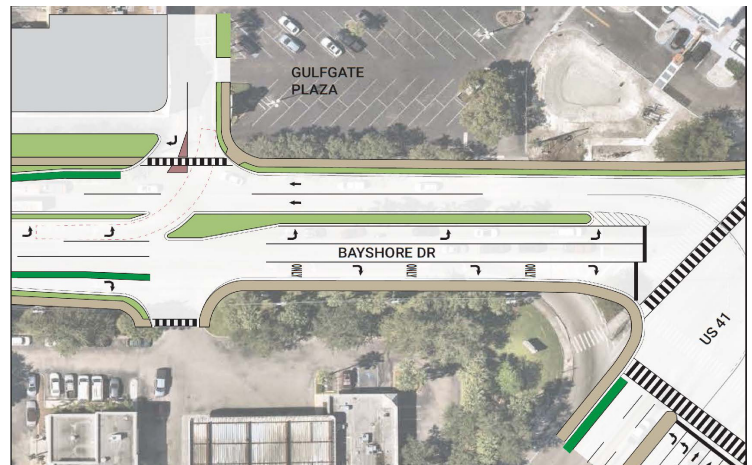
The construction contract was awarded to Haskins Inc. and Johnson Engineering. They have assisted the County with Construction Management and inspections during the development of the project. The additional trailer parking will allow for more boating visitors to launch from Bayview Park to enjoy our beautiful coastal waters. Project was completed in January 2023.

## Access Management Plan

The Bayshore Gateway Triangle CRA and the Bayshore Beautification MSTU have collaborated in funding a study to evaluate the traffic conditions along the Bayshore Corridor from US 41 to the southern terminus of Bayshore Drive.

In December 2021, Stantec Consulting Services was hired to conduct an Access Management Study to evaluate the current traffic flow, as well as future travel forecasted out to 2045. The results of the study were analyzed to determine the need for potential changes to the corridor to improve pedestrian and bicycle safety, while maintaining capacity and level of service for Bayshore Drive from US 41 to the southern terminus of Bayshore Drive and the county-wide transportation network.

On August 16, 2022 a Community Forum was held with area residents, business owners and property owners to discuss the results of the analysis and review four conceptual designs based on the results of the data collected by the consultants. The Access Management Plan review process by Collier County staff is ongoing; additional public presentations are planned for 2023 before the CRA and MSTU Advisory Boards and the Board of County Commissioners.



*Conceptual Design, Bayshore Drive from US 41 intersection to the southern terminus of Bayshore Drive*

# 2022 Holiday Celebration



Holiday decorations in 2022 included the lighting of the tree at the roundabout during the celebration of the inaugural tree lighting event. During the event, community members added their hand print on a large wooden tree which was displayed at the CRA parking lot along with other wooden trees made and painted by Tami Scott, CRA Project Manager II. Additionally, Christmas poinsettias were added throughout Bayshore in rich colored planters, the heritage tree in the CRA parking lot, the larger menorah, and garland at the bridge.



## Median Landscaping

In 2022, the MSTU staff partnered with the Naples Botanical Garden and Landscape Architect Leigh Gevelinger of Coastal Vista Design of Sanibel Island. Leigh's assignment was to design a plan with more resilient and hearty plants in the median that could withstand high volumes of traffic and environmental impacts. In addition, the plants had to be unique to other landscaping in Collier County, colorful, low maintenance, drought tolerant, and Florida-Friendly. The plant selections include Coccothrinax palms, Cruenta Bromeliad, Purple Queen, Ice Plant, Golden Creeper and for the ground cover washed shell. If these plant selections are successful, we will start to introduce them into additional medians throughout Bayshore Drive. The new Wine Venue development purchased and installed the new plant material on median 20 as part of their project.



Median 20 Landscaping

## Special Thank You

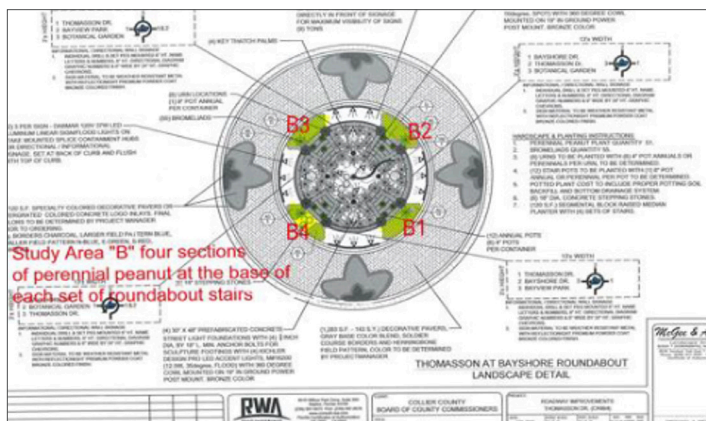
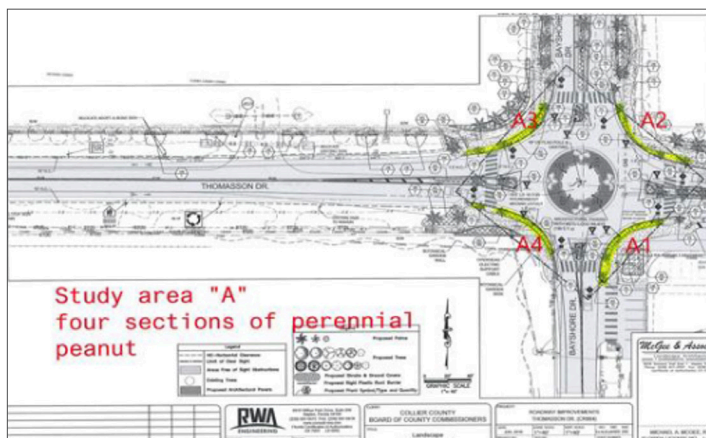
A special thank you to MSTU Advisory Committee Member George Douglas for his additional volunteer service as the Flag Bearer. His time and dedication hoisting the flag throughout the year is greatly appreciated.



## Fertilizer Pilot Program

The BGTCRA and the MSTU partnered with Ecological Laboratories, Naples Botanical Garden, and Doctor Cohen of University of Florida to study a bacterial inoculant within the medians of Thomasson Drive. On June 13, 2022, Aaron Sane of Ecological Laboratories provided a presentation of their product Quantum Growth Series to the CRA board. A similar presentation was also provided to the MSTU board on July 13, 2022. At both presentations, Mr. Sane describe the benefits of the product, not only to the plants, but the environment. The goal of this study is to determine if municipalities can reduce reliance on nitrogen-based fertilizers by using a bacterial inoculant (Quantum product) alone or in combination with reduced amounts of fertilizers. The study design compares different treatment plans; the study protocol results in the collection of visual and plant tissue data which will determine the success of the bacterial inoculant product. Quantum Growth Series primary benefits are reported to:

- Improve nutrient availability transfer
- Enhance/restore soil biology



Areas of fertilizer applications

# Haldeman Creek

## MSTU Advisory Committee



**Roy Wilson**

We continued our prime activity of collecting and 'banking' tax dollars for a future dredge of the Haldeman Creek MSTU area. While we don't anticipate a need for several years, we study this continuously. Evaluation by County staff in 2023 will allow us to see if there was any impact from Hurricane Ian.

Looking back on 2022 before Ian, MSTU members and staff participated in Keep Collier Beautiful with teams on land and on the water with kayaks and boats. Everyone who participated enjoyed giving back to the health and beauty of Haldeman Creek. We have had support from Coastal Zone Management who erected State speed zone signs, and from Florida Fish and Wildlife in terms of enforcement. We continue to have one or two Channel Markers damaged each year, therefore requiring replacement. Again, we get help from Coastal Zone Management.

We have been seeing more and more manatees in Haldeman Creek and opened a file to collect pictures so we can show authorities of this trend. Local volunteers joined the Manatee Club and obtained manatee warning signs. We allowed them to attach the signs to some of our channel markers. Casual observation is that boats have been more attentive to their speed.

Many of our MSTU residents have had home and dock damage from the hurricane. While we have empathy for the damage or loss of home, as an MSTU we are most concerned with docks and/or boats that have been damaged or sunk.

Sincerely,



Roy Wilson  
Chairman  
Haldeman Creek MSTU  
Advisory Committee

### Advisory Committee

**Roy Wilson**  
Chairman

**Jacob Dutry Van Haften**

**James D. King II**  
Vice Chair

**Bill Robbins**

**Robert Wopperer**

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

# Haldeman Creek MSTU

## 2022 Accomplishments

### Bay Days on March 5, 2022

Keep Collier Beautiful, Waste Management, Solid and Hazardous Waste Division, Code Enforcement and many volunteers within the CRA District participated with great pride, in the Great American Clean Up to remove trash and debris from the Haldeman Creek waterways.

Sincere appreciation to local residents Bob and Suzy Buelow for providing their dock to the many volunteers as a drop off site.

The CRA public parking lot was utilized for Waste Management's dumpster, and Code Enforcement Area Investigator John Johnson coordinated collection to and from the dumpster. Haldeman Creek MSTU Committee Members Bill Robbins and Roy Wilson volunteered as "Co-Captains". The City of Naples assisted by providing donated gloves, garbage bags and litter pickers to the staff to hand out.

Haldeman Creek MSTU Advisory Board coordinates with other Collier County Divisions, such as Pollution Control, to improve and maintain Haldeman Creek as a safe and navigable waterway. Collier County Pollution Control Division is responsible for monitoring the water quality. Their mission is met through the implementation of programs such as: Quality Monitoring and Assessment, Domestic Wastewater Treatment Plant Compliance, Sludge Transportation & Disposal Management, Stormwater Pollution Complaint Investigation, Wellfield Protection, Water Permit Compliance, Education and Outreach. To learn more about these programs please visit: [www.LiveGreenSaveBlue.com](http://www.LiveGreenSaveBlue.com)

## Volunteers from the Bay Days Clean up



**Manatees in the Creek** – After the cleanup from Hurricane Ian, the manatees came out to play. The Haldeman Creek MSTU Advisory Committee has played a significant role in slowing down the boater's speed in the Creek to protect the species and allow them a safe place to harbor. Florida Fish and Wildlife has assisted the Collier County Sheriff's



*Manatees in the Creek*



*Haldeman Creek view from the bridge*

Marine Patrol Unit by monitoring and deterring speeders within the Creek. A special thanks to both of those Agencies and to Collier County Coastal Zone Management for assisting with channel markers, and scans of the Creek.

# Bayshore Gateway Triangle

## Tax Increment 2000-2022

Fiscal Year	Taxable			Total
	Taxable Value	Value Change	Increment	TIF Provided
FY 00	\$288,081,106			
FY 01	\$317,372,765	10.2%	\$29,291,659	\$120,917
FY 02	\$344,028,693	8.4%	\$55,947,587	\$250,600
FY 03	\$388,101,306	12.8%	\$100,020,200	\$445,100
FY 04	\$431,519,296	11.2%	\$143,438,190	\$638,300
FY 05	\$475,282,882	10.1%	\$187,201,776	\$833,000
FY 06	\$557,503,167	17.3%	\$269,422,061	\$1,199,000
FY 07	\$759,031,642	36.1%	\$470,950,536	\$1,962,400
FY 08	\$917,038,125	20.8%	\$628,957,019	\$2,293,300
FY 09	\$860,642,928	-6.1%	\$572,561,822	\$2,087,700
FY 10	\$753,584,795	-12.4%	\$465,503,689	\$1,893,000
FY 11	\$609,685,265	-19.1%	\$321,604,159	\$1,307,800
FY 12	\$533,026,785	-12.6%	\$244,945,679	\$996,100
FY 13	\$510,879,526	-4.2%	\$222,798,420	\$906,000
FY 14	\$519,892,199	1.8%	\$231,811,093	\$942,700
FY 15	\$536,405,973	3.2%	\$248,324,867	\$1,009,800
FY 16	\$564,523,522	5.2%	\$276,442,416	\$1,124,200
FY 17	\$599,334,363	6.2%	\$311,253,257	\$1,292,600
FY 18	\$664,353,038	10.8%	\$376,271,932	\$1,562,600
FY 19	\$713,306,651	7.4%	\$425,225,545	\$1,765,900
FY 20	\$768,618,341	7.8%	\$480,537,235	\$1,995,700
FY 21	\$853,583,306	11.1%	\$565,502,200	\$2,348,500
FY 22	\$934,213,928	9.4%	\$646,132,822	\$2,683,300
<b>Grand Total</b>				<b>\$29,658,517</b>

On September 13, 2022, the CRA Board approved a budget amendment authorizing carry-forward in CRA Operating Fund (187) to the CRA Capital Fund (787) to ensure compliance with Florida Statutes section 163.387(7) by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Bayshore Gateway Triangle Community Redevelopment Area.

In accordance with Florida Statutes section 163.371(2), the Annual Report for the Bayshore Gateway Triangle Community Redevelopment Area (CRA) has been filed with Collier County. This report includes information on activities for fiscal year 2022. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund will be published on the CRA website (BayshoreCRA.com) within 45 days after completion. The most recent audit (2021) is available online at [www.BayshoreCRA.com](http://www.BayshoreCRA.com).



# CRA Operations, Capital Projects, Debt Service and Grants

## Budget to Actual – FY 22

Funds 187, 287, 787, 717 & 718				
Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
<b>Revenues</b>				
Beginning Balance	\$(600,000)	\$7,347,432	\$6,795,900	\$(551,532)
Interest	\$42,400	\$42,400	\$55,176	\$12,776
Miscellaneous	-	-	-	-
Tax Increment	\$2,683,300	2,683,300	2,683,300	-
Mgt. Fee	\$210,900	\$210,900	\$210,900	-
Grants & Reimbursements	-	-	\$30,000	\$30,000
Land Sales	-	-	-	-
Transfers	\$2,271,700	\$3,337,600	\$1,717,100	\$(1,620,500)
<b>Total Sources</b>	<b>\$4,608,300</b>	<b>\$13,621,632</b>	<b>\$11,492,376</b>	<b>\$(2,129,256)</b>
Less: Intrafund Transfers	\$(2,271,700)	\$(3,337,600)	\$(1,717,100)	\$1,620,500
<b>Net Sources</b>	<b>\$2,336,600</b>	<b>\$10,284,032</b>	<b>\$9,775,276</b>	<b>\$(508,756)</b>
<b>Expenditures</b>				
Personal Services	\$453,800	\$453,800	\$407,802	\$(45,998)
Operating Exp.	\$543,100	\$563,124	\$271,832	\$(291,292)
Capital Outlay/Projects	\$1,485,500	\$9,151,469	\$343,658	\$(8,807,812)
Land Acquisition	-	\$32,563	-	\$(32,563)
Grant Programs	\$255,000	\$583,877	\$68,453	\$(515,424)
Debt Service	-	-	-	-
Transfers	\$1,770,900	\$2,836,800	\$1,770,900	\$(1,065,900)
Reserves/Est. Carry Forward	\$100,000	-	\$8,629,733	\$8,629,733
<b>Total Uses</b>	<b>\$4,608,300</b>	<b>\$13,621,632</b>	<b>\$11,492,376</b>	<b>\$(2,129,256)</b>
Less: Intrafund Transfers	\$(2,271,700)	\$(3,337,600)	\$(1,717,100)	\$1,620,500
<b>Net Uses</b>	<b>\$2,336,600</b>	<b>\$10,284,032</b>	<b>\$9,775,276</b>	<b>\$(508,756)</b>

# Bayshore Beautification MSTU

## Budget to Actual – FY 22

Funds 160 and 163				
Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
<b>Revenues</b>				
Beginning Balance	\$347,200	\$3,039,975	\$3,121,700	\$81,725
Ad Valorem Taxes	\$1,354,200	\$1,354,200	\$1,377,187	\$22,987
Interest	0	0	\$20,819	\$20,819
Misc., TC & PA Trans	-	-	\$41,465	\$41,465
Advance from 187	-	-	-	-
Transfer from 163	\$904,800	\$904,800	\$904,800	-
<b>Total Sources</b>	<b>\$2,606,200</b>	<b>\$5,298,975</b>	<b>\$5,465,971</b>	<b>\$166,996</b>
Less: Intrafund Transfers	\$(904,800)	\$(904,800)	\$(904,800)	-
<b>Net Sources</b>	<b>\$1,701,400</b>	<b>\$4,394,175</b>	<b>\$4,561,171</b>	<b>\$166,996</b>
<b>Expenditures</b>				
Operating Exp	\$573,900	\$579,096	\$335,146	\$(243,950)
Capital Outlay/Projects	\$305,000	\$2,992,579	1,278,416	\$(1,714,163)
Transfer to 187	\$554,600	\$554,600	-	\$(554,600)
Transfer to Fund (160)	\$904,800	\$904,800	\$904,800	-
Mgt Fee to CRA	\$125,500	\$ 25,500	\$125,500	-
Cost of Tax Collection	\$42,600	\$42,600	\$39,254	\$(3,346)
Reserves/Est. Carry Forward	\$99,800	\$99,800	\$2,782,855	\$2,683,055
<b>Total Uses</b>	<b>\$2,606,200</b>	<b>\$5,298,975</b>	<b>\$5,465,971</b>	<b>\$166,996</b>
Less: Intrafund Transfers	\$(904,800)	\$(904,800)	\$(904,800)	-
<b>Net Uses</b>	<b>\$1,701,400</b>	<b>\$4,394,175</b>	<b>\$4,561,171</b>	<b>\$166,996</b>

# Haldeman Creek MSTU

## Budget to Actual – FY 22

Fund 164				
Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
<b>Revenues</b>				
Beginning Balance	\$709,600	\$718,013	\$739,500	\$21,488
Ad Valorem Taxes	\$143,800	\$143,800	\$146,462	\$2,662
Interest	\$3,000	\$3,000	\$5,624	\$2,624
Misc., TC & PA Trans			\$1,443	\$1,443
<b>Total Sources</b>	<b>\$856,400</b>	<b>\$864,813</b>	<b>\$893,029</b>	<b>\$ 28,217</b>
<b>Expenditures</b>				
Operating Exp.	\$61,200	\$69,613	\$1,957	\$( 67,656)
Mgt. Fee	\$11,300	\$11,300	\$11,300	\$ –
Cost of Tax Collection	\$5,300	\$5,300	\$4,544	\$(756)
Reserves/Est. Carry Forward	\$778,600	\$778,600	\$875,228	\$96,628
<b>Total Uses</b>	<b>\$856,400</b>	<b>\$864,813</b>	<b>\$893,029</b>	<b>\$28,217</b>

# Thank You

To The Joyful Life Of  
Bayshore Trailblazer  
Jeanne Harvey  
Loving Mother, Philanthropist,  
And Restaurateur



November 6, 2022, E.T. Brisson Detachment of the Marine Corps League, Adopt-a-Road crew, known as the "Bayshore Raiders", picked up 300 lbs. of trash on Bayshore Drive



Hurricane Ian support and food distribution

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



- Capital Project Planning
- Code Enforcement
- Corporate Business Operations
- Parks & Recreation
- Planning & Zoning
- Road Maintenance
- Public Utilities
- Transportation
- Facilities Management
- Communications
- Government & Public Affairs



Collier County Sheriff's Office



## Stay Connected on Social Media

Collier County Government has social media pages in which the Bayshore Gateway Triangle CRA has posted upcoming community meeting information and upcoming events. Stay in the know with what is happening in Collier County and within the CRA. Follow Collier County social media pages for the latest information on Facebook, Twitter, Instagram and Nextdoor. If you would like to receive informative emails from us and our future newsletter, please register your name and email address on our website, [www.bayshorecra.com](http://www.bayshorecra.com).



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Register as Collier County resident to receive updates

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

