



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Haldeman Creek MSTU Advisory Committee Meeting

AGENDA

May 8, 2023

3:30 PM

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

Chairman Roy Wilson- Vice Chair Robert Wopperer

Jacob Dutry van Haeften, James King, Bill Robbins

- 1. Call to order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Approval of Minutes**
 - a. March 6, 2023 Minutes (Attachment)
- 5. Community / Business – Presentations**
- 6. Old Business**
- 7. New Business**
 - a. 3241 Sabal Ct - Dock Facility within a Drainage Easement, Haldeman Creek (Attachment)
 - b. FY 24 Millage Neutral Rate (Action Item)
 - c. Mangrove Trimming (Attached Map)
- 8. Staff Report**
 - a. Priority Project Report – (Attachment)
 - b. Financials- (Attachment)
- 9. Correspondence and Communication**
- 10. Public Comment**
- 11. Staff Comments:**
- 12. Advisory Board General Communications**
- 13. Next meeting date:**
 - a. TBD
- 14. Adjournment**



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

March 6, 2023 meeting minutes

Item 4a

HALDEMAN CREEK MSTU MINUTES OF THE MARCH 6, 2023 MEETING

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

- I. **Roll Call:** Advisory Board Members Present: Robert Wopperer, Jacob Dutry Van Haeften, Bill Robbins and Jim King. Chair, Roy Wilson, was approved to attend virtually.

MSTU Staff Present: Debrah Forester, CRA Director, Cristina Perez, Program Manager and Shirley Garcia, Operations Support.

- II. **Pledge of Allegiance-** Was led by Bob Wopperer

- III. **Adoption of Agenda:** Jim King made a motion to approve the agenda as written, second by Bill Robbins. Approved unanimously.

- IV. **Adoption of Minutes:** Jim King made a motion to approve the minutes as written, second by Jacob Dutry van Haeften. Approved unanimously.

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

- VI. **Old Business:**

- a. **Courthouse Shadows – Blake Bayse, Johnson Development Assoc, Inc –** Mr. Bayse presented the plans for the dock request for Courthouse Shadows Development and is requesting a letter of no objection from the committee, he noted that there is no intention on having motorized vessels; strictly paddle boards and kayaks will be allowed to launch into Haldeman Creek. Mr. King asked if they would have any trash receptacles so there are no issues with trash being thrown in the waterway. Mr. Bayse noted there will be trash cans and they also have full time maintenance staff that will be onsite cleaning up because they do want this to continue to be attractive to their residents. After much discussion and questions from the committee, Jim King made a motion to approve a letter of no objection, second by Bill Robbins approved unanimously.
- b. **Viage Marina –** Ms. Forester noted this item was being brought to the Beautification MSTU and CRA meetings this week, and staff is sharing the same



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Haldeman Creek MSTU

information to this committee. Representatives from the Marina will be at the March 8 joint meeting of the BGTCRA and Bayshore Beautification MSTU meeting if anyone is interested in attending.

VII. New Business:

- a. **2865 Riverview Drive Boat Dock** – Ms. Forester noted this was a new pre-app that just came in and just wanted the committee to be aware of another dock request that was requested. Staff will be following this item.

VIII. Staff Report:

- a. **Priority Project Report-** Ms. Forester provided the new priority project report format and asked if anyone had any questions.
- b. **Financials-** Ms. Forester provided the financial report if anyone had any questions. Mr. King asked about the tax increment because of the Hurricane there are a lot of folks that received a huge tax break because they were displaced out of their home. Ms. Forester will look at the impact around June.

IX. Correspondence and Communications:

- a. **Commissioner Kowal Town Hall Meeting-** Ms. Forester noted the town hall meeting if anyone would like to attend and they can RSVP with his assistant Sarina Francis.

X. Public Comments:

Ashely Jenkins, introduced herself as one of the East Naples Foundation Board Member, and noted that in her capacity as a local water advocate. She would like the assistance of the CRA to assist in bringing some attention to the red tide issue and she along with her business partner Shelly have identified solutions and request the help to support their efforts in influencing the BCC, City of Naples and even Marco Island because this should be a joint effort to be on the same page working together to clean our waterways.

Maurice Gutierrez noted that when the MSTU was created they were taxed to maintain the creek and wonders why the Glades Community is not taxed into the MSTU or included since all the silt that comes downstream comes from them. Mr. King has been talking about this for a long time but no one in the County supported their efforts. Mr. Wopperer asked how we can try and incorporate them within the boundary. He suggested that someone in the County should be able to prove there is a negative impact from that community into Haldeman Creek so they can show proof that there is a need to include them into the boundary. Ms. Forester noted the process to go through a boundary change must be a benefit for that community and over 50% of the property owners need to support the extra tax. Richard Orth, County



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Haldeman Creek MSTU

Stormwater Division noted that they have all the basins and levies identified within that area and the control structure they have between the Glades, the new weir and Haldeman Creek shows that prevents the silt from flowing downstream into the Creek.

XI. **Staff Comments:** Ms. Forester noted her retirement and thanked the committee.

XII. **Advisory Committee Comments:**

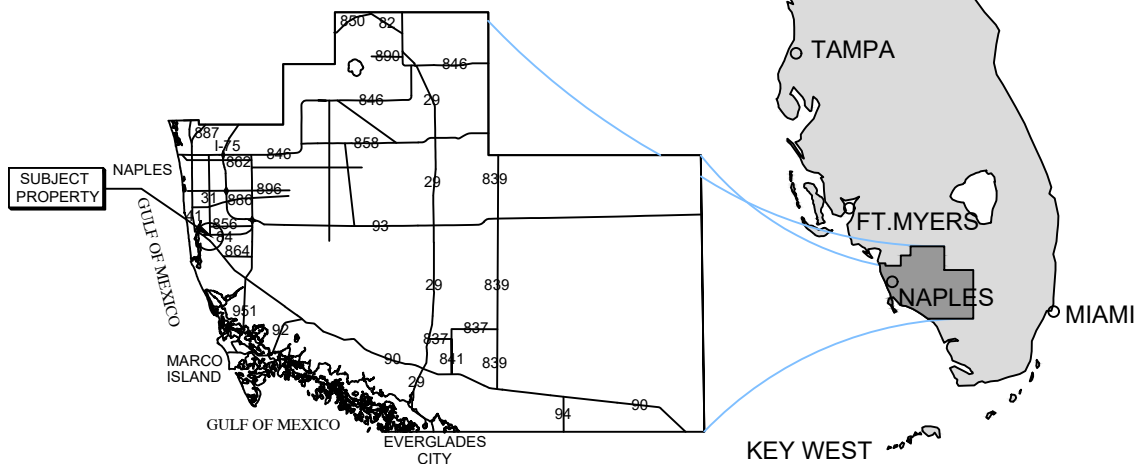
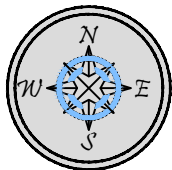
XIII. **Next Meeting Date:**

a. TBD

XIV. **Adjournment:** 4:32 pm

Approved by: Bob Wopperer, Vice Chairman

STATE OF FLORIDA

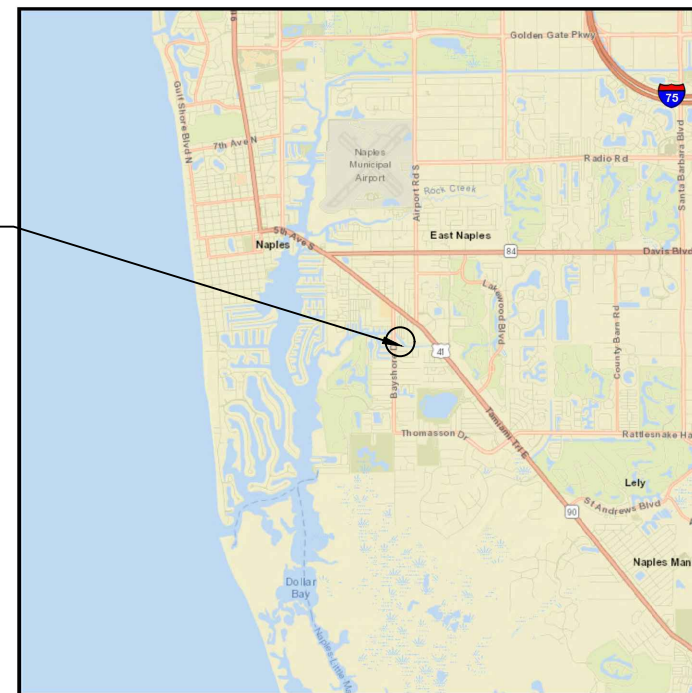
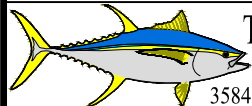
COLLIER COUNTY**SITE ADDRESS:**

<> 3241 SABAL CT
NAPLES, FL 34112

<> LATITUDE: N 26.123243
<> LONGITUDE: W -81.768874

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION USE.

VICINITY MAPCOUNTY AERIAL

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

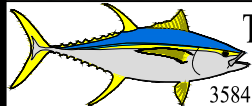
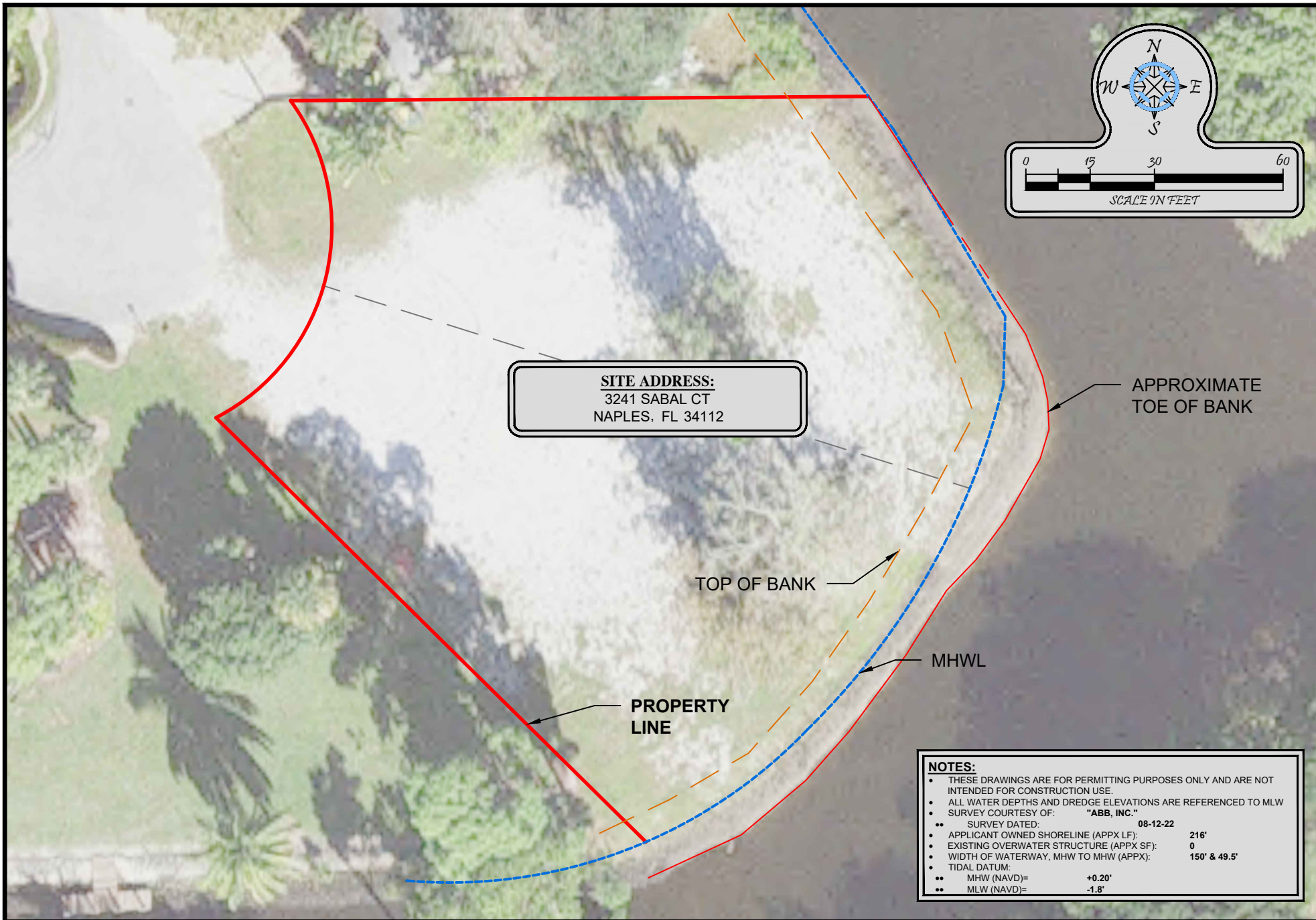
3241 SABAL CT

LOCATION MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JR	REV#	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	04-17-23	2.	-	-	-	-
JOB NO.:	22187	3.	-	-	-	-
SHEET NO.:	01 OF 04	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 14		TOWNSHIP- 50S		RANGE- 25E		



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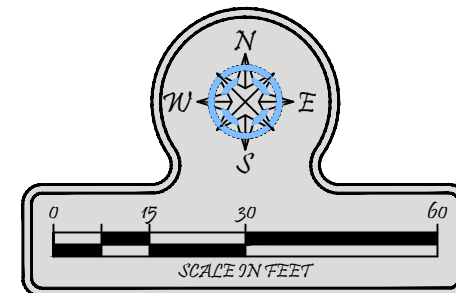
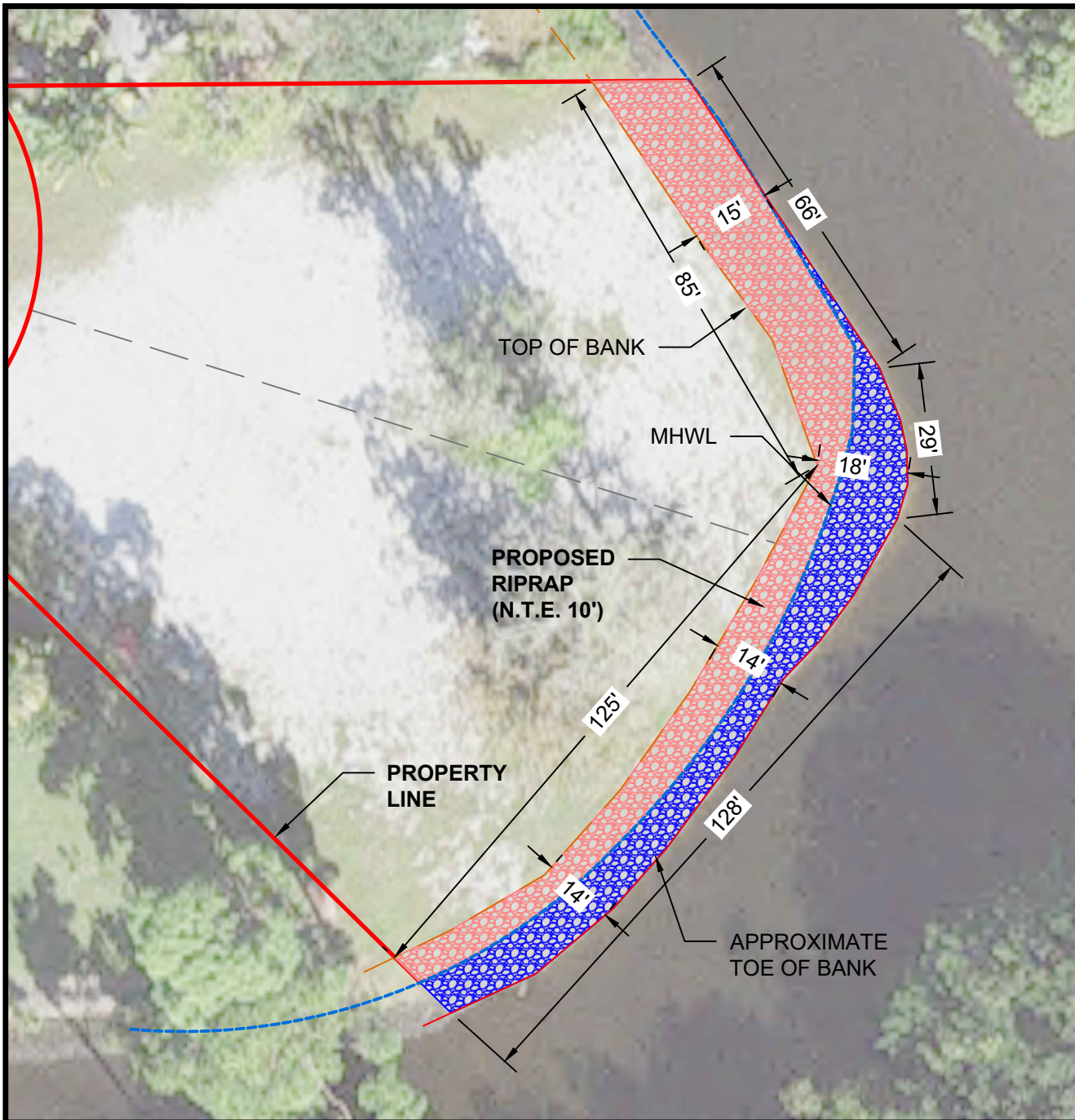
3241 SABAL CT

EXISTING CONDITIONS

RY NO. 5875

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		5.	-	-	-	-
SECTION- 14		TOWNSHIP- 50S		RANGE- 25E		



	RIPRAP ABOVE WATERLINE	2076 (115 CY)
	RIPRAP BELOW WATERLINE	1336 (124 CY)

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: "ABB, INC."
- SURVEY DATED: 08-12-22
- APPLICANT OWNED SHORELINE (APPX LF): 216'
- EXISTING OVERWATER STRUCTURE (APPX SF): 0
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 150' & 49.5'
- TIDAL DATUM:
 - MHW (NAVD)= +0.20'
 - MLW (NAVD)= -1.8'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 0
- TOTAL OVERWATER STRUCTURE (APPX SF): 0
- TOTAL PROTRUSION FROM MHWL: N/A



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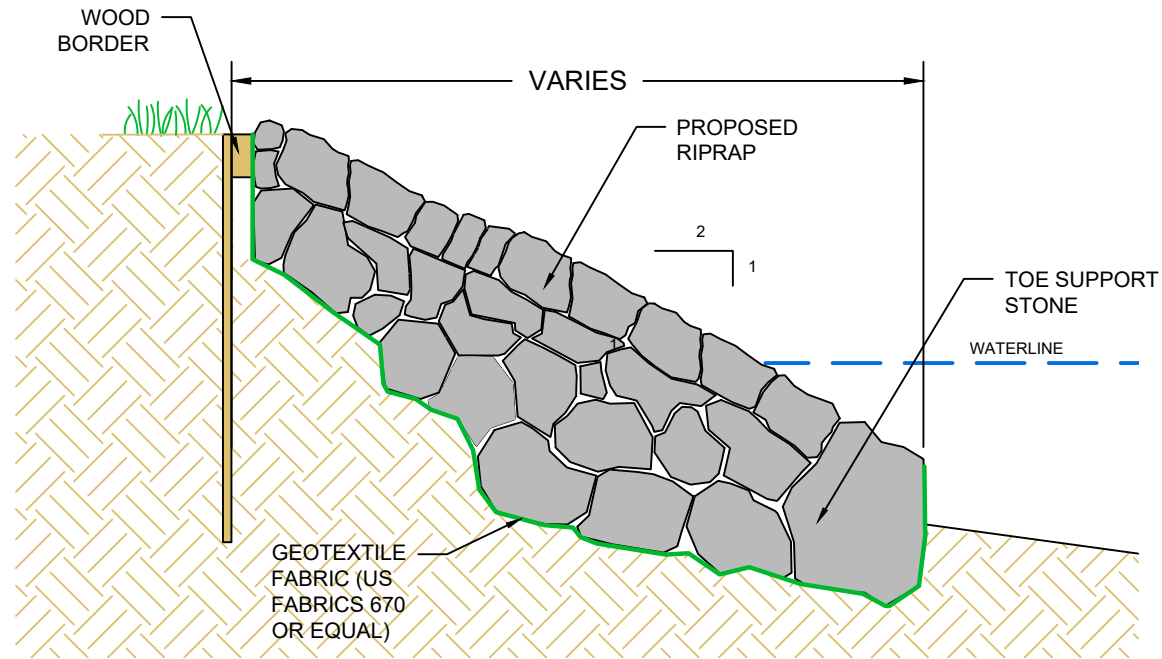
PROPOSED RIPRAP

RY NO. 5875

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CREATED:	04-17-23	2.	-	-	-	-
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SHEET NO.:	03 OF 04	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 14 TOWNSHIP- 50S RANGE- 25E



TYPICAL RIPRAP SECTION

N.T.S.



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3241 SABAL CT
CROSS SECTION

RY NO. 5875

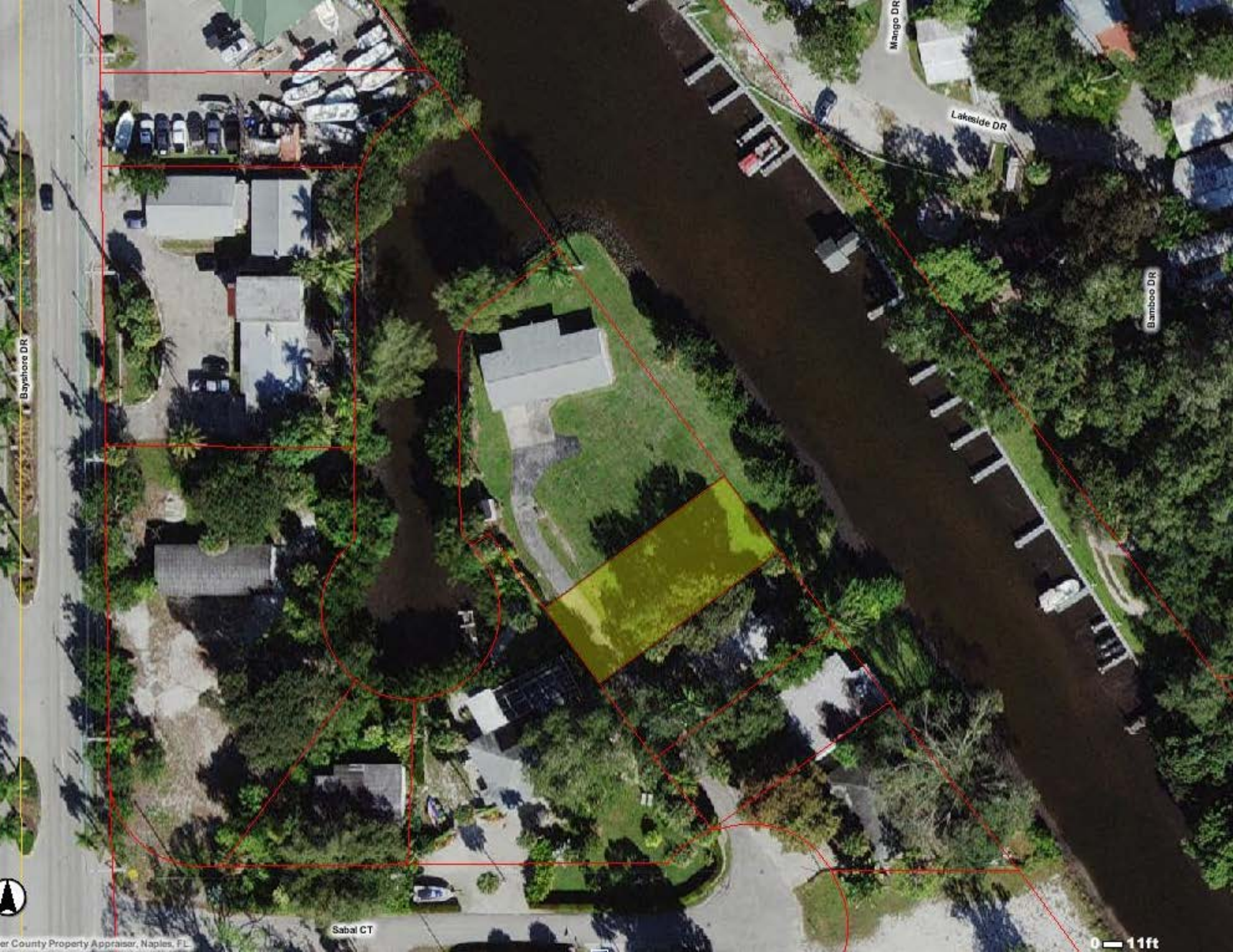
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DESIGNED:	JR	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
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SHEET NO.:	04 OF 04	4.	-	-	-	-
		5.	-	-	-	-

SECTION- 14

TOWNSHIP- 50S

RANGE- 25E



Bayshore DR

Mango DR

Lakeside DR

Bamboo DR

Sabal CT

0 - 11ft



Project

Haldeman Creek
Collier County, Florida

Map Type

Aerial Map

Date

04/16/21



Bayshore Gateway Triangle CRA Division Priority Projects Update District 4

April 26, 2023

TABLE OF CONTENTS

District 4- Priority Projects

Project	Slide #
17 acres Pedestrian Connection to Sugden Regional Park	3
Access Management Plan	4
Bayshore Stormwater Phase I	5
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

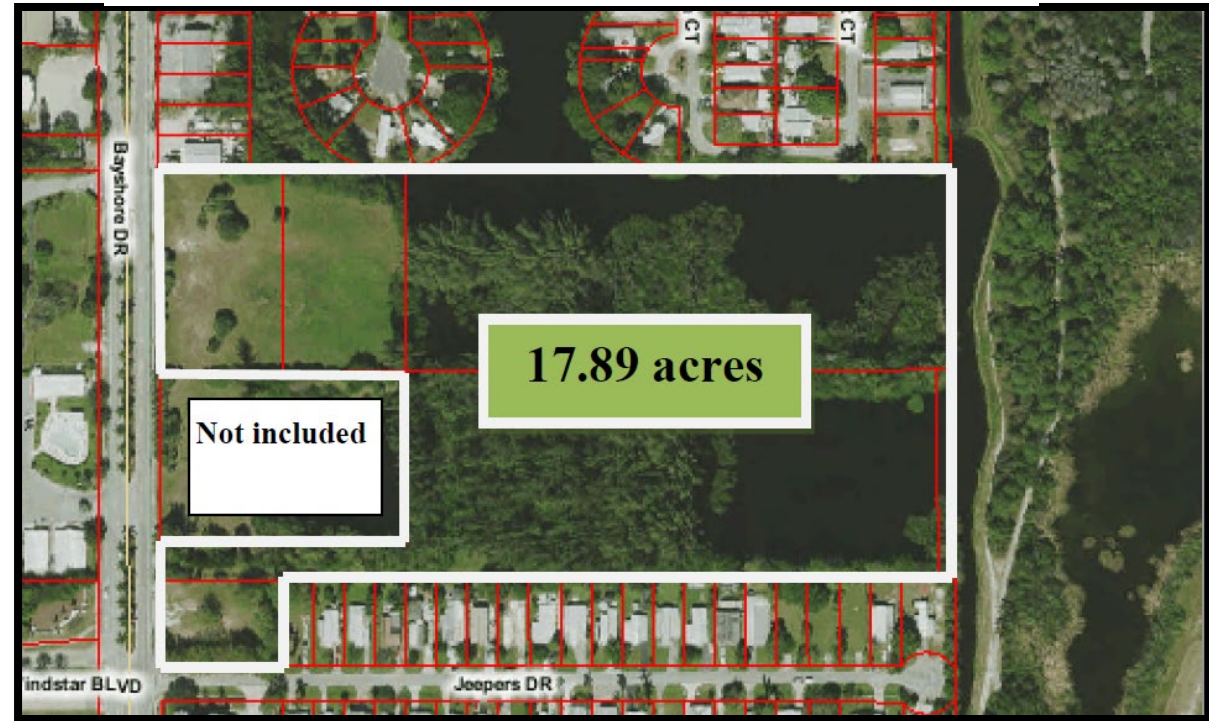
District #: 4
Project #: 50208

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/SDP
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): \$2,700,000 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 – 8/14/23
Change order #1- for additional 90 days pending approval by BCC on May 9, 2023. (New proposed completion date: 8.14.23)

Bayshore Gateway Triangle CRA – 17.89 Acres Location Map



Milestones/Challenges to date: 4-26-2023

- Center pathway Project was approved at the March 14, 2023 BCC meeting. restarting the schedule from that date puts the team at getting bids back by Early/mid-August 2023. Stantec anticipates on or about August 14 they should have everything completed and the County preparing the construction contract.
- As a separate project the Board also approved on March 14, 2023 two surface parking lots associated with the Boardwalk. Direct Select has been sent and approved with procurement to use Stantec to design parking lots. County staff is waiting for proposal to prepare the work order.
- Stantec completed water quality test in the field for salinity. Results indicated more saline than is advisable for ornamental landscape use. Well will be located near the southwest corner of the 2 acre parcel on Bayshore. Investigating County requirements for well permit.

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

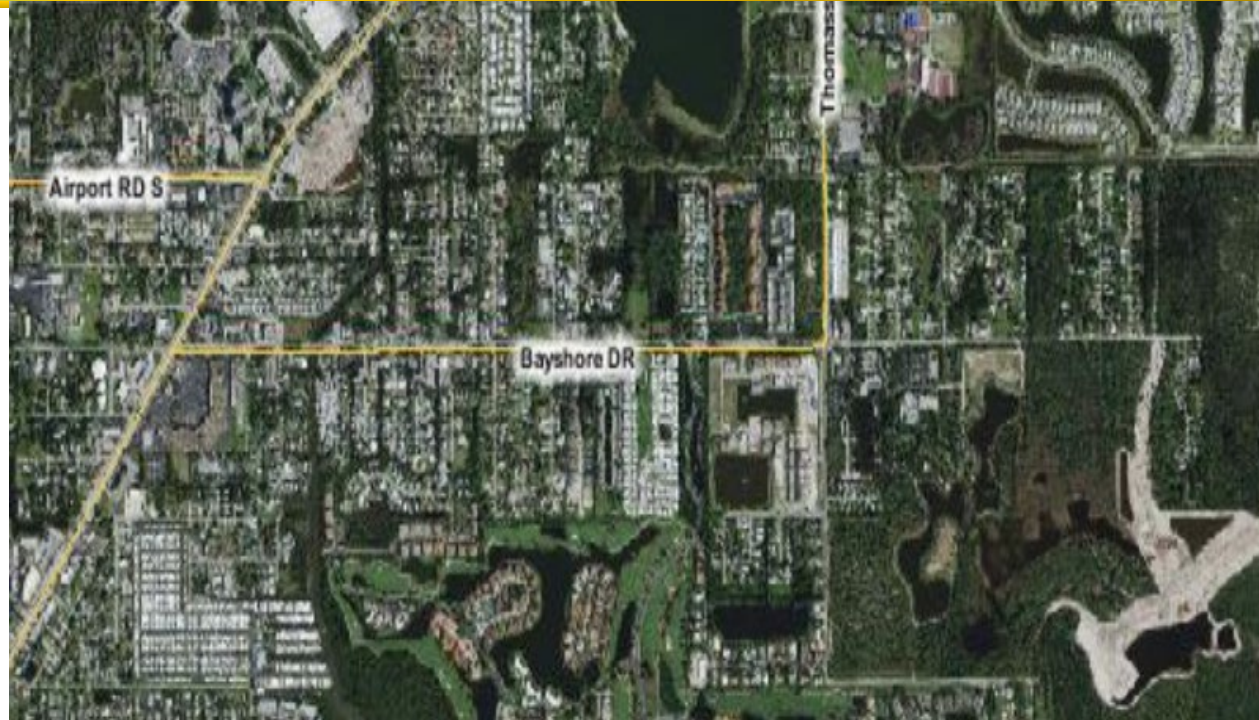
Kick off meeting held 1-20-2022

Change Order #1 approved. Additional Days

Change order #2 approved. Additional Days

Change Order #3 approved extended time – 7/4/2023

Staff issued a “ notice to suspend “work on : 4-10-2023
until Transportation staff provides final comments.



Milestones/Challenges to date: 4-26-2023

- On April 7, 2023 a meeting with Transportation Department and Jacobs Engineering was held to discuss how to proceed. Jacobs Engineering will be looking at short term and long-term solutions . Findings back to County staff in approximately 120 days.
- CRA staff has prepared a stop work order and set to Stantec Engineering on 4-11-2023. Remaining days on contract 84 days.

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



BGTCRA Subcommittee Meeting held – April 17, 2023 and update was provided.
Next Meeting anticipated for late May or early June to review 60% plans

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	58%
Construction	0%

Gateway Triangle Stormwater Phase 1

Commissioner District: 4
Project #: 50203

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

Project Scope: Bayside Street and Linwood Way 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
30%: May of 2023



Milestones/Challenges to date: 4-26-2023

- Brian Rose, P.E. and Lead Engineer for Kissinger Campo & Associates is PM on project 30% design plans due in May. The 30% plans should include the survey work, utility locates and other streetside information needed for the design along with a basic plan of design. County staff will route the 30% plans to the appropriate County staff by the first week of May 2023, as allotted in the project timeline.
- BGTCRA Subcommittee meeting was held on April 17 and update provided.
- Next Meeting anticipated for late May or early June to review 30% plans.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	25%
Construction	0%

Gateway Triangle Neighborhood Focus

Commissioner District: 4
Project #: 50203

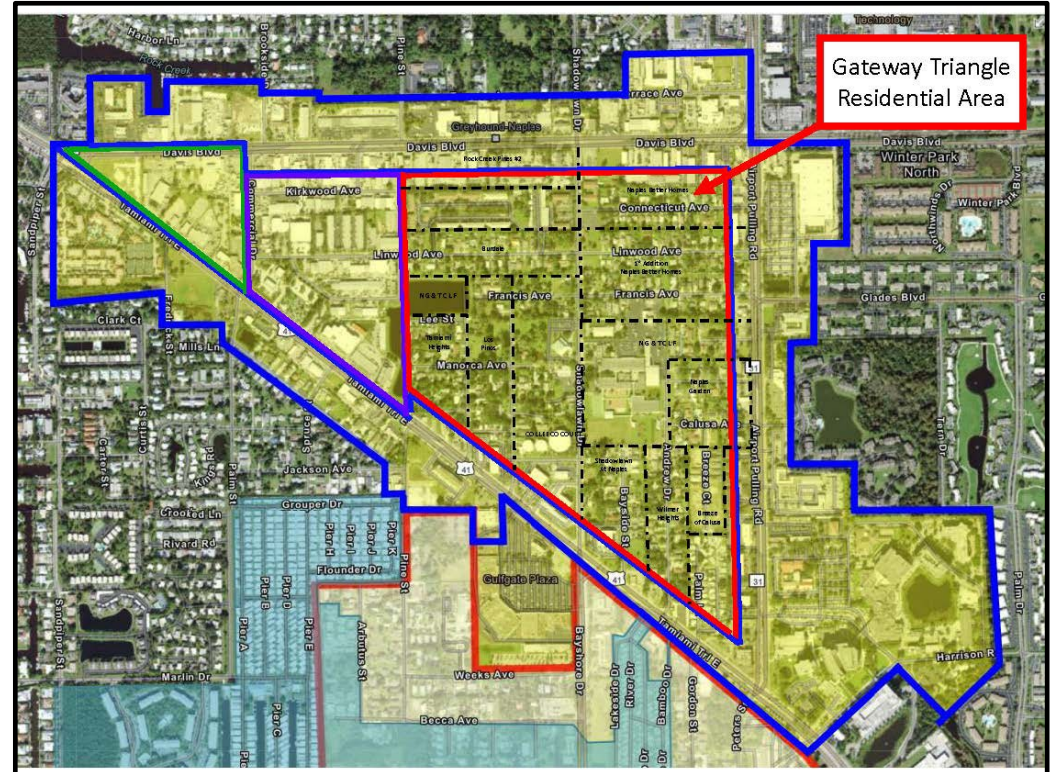
Funding Source: Bayshore CRA
CRA Project Manager: Shirley Garcia
Director: Debrah Forester

Project Scope: Develop a work plan for improvements in the residential area based on community input. Staff will draft plan and will bring in consultants as needed. Staff will coordinate with other departments to develop an action plan.

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

Phase II - Commercial and Linwood – FY24

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



Milestones/Challenges to date: 4-26-2023

- First Community Meeting held February 7th – SWOT Analysis
- March 23 and April 20 follow-up meetings held.
- Stormwater issues identified and Road Maintenance developed maintenance plan.
- Stormwater subcommittee meeting held April 17
- Community clean-up is scheduled for May 13
- Neighborhood Traffic Calming Program – CRA staff will assist with applying for the County program. Speed study also being planned.
- Streetlighting requested – staff will coordinate with FPL.
- Commercial and Linwood Study Area will be planned for FY24

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

Visioning Charette Held February 25, 2023

4 Concept Plans Developed

Suspend Work Order Issued

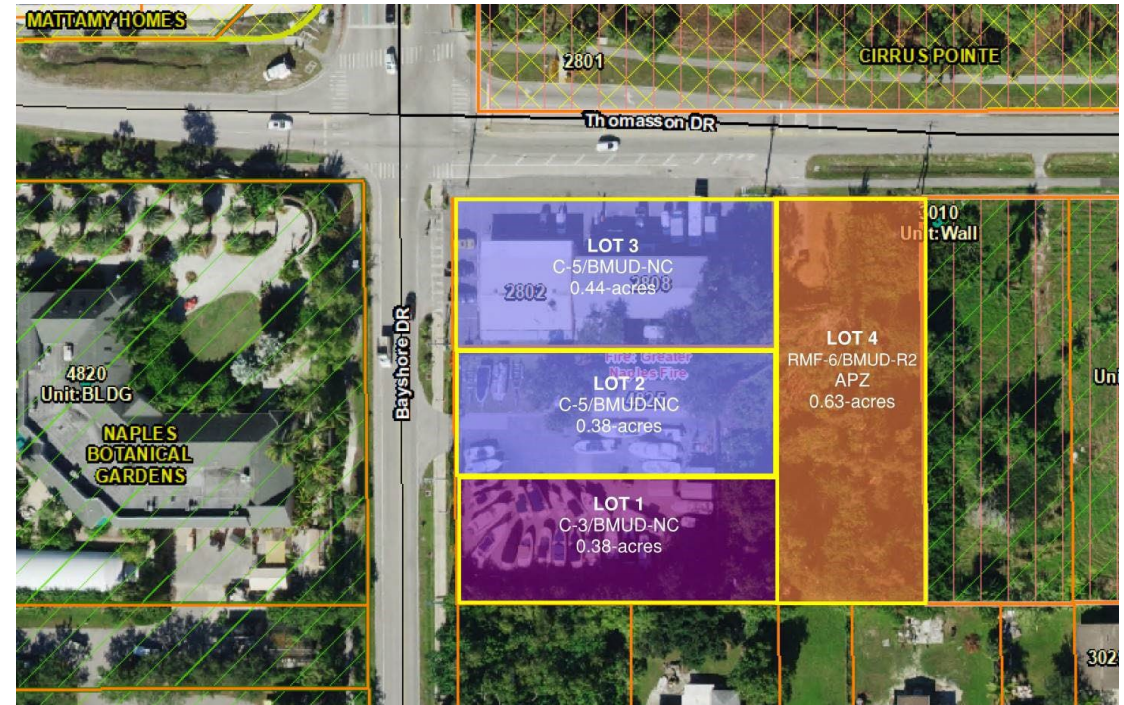
Letter of Intent to Purchase: Received December 12, 2022.

Naples Cinematheque to develop 3 screen theater.

Purchase Price - \$2,500,000

April BCC/CRA Directed staff to issue 30 Day Notice on LOI

Proposals Due May 22, 2023



Milestones/Challenges to date: 4-26-2023

Letter of Intent: April 6, 2023 CRA Advisory Board recommended approval of LOI and moving forward on 30 Day Notice.

April 11, 2023 - BCC approved the LOI and directed staff to move forward with the 30 day.

April 21, 2023 - 30 Day Notice published. Alternative Proposals Due May 22, 2023.

Stantec has been issued a notice to suspend work pending the letter of intent results. Public Survey of charette vision options being drafted for distribution.

Exotic Vegetation Removal underway. Completion expected week of May 1.

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.

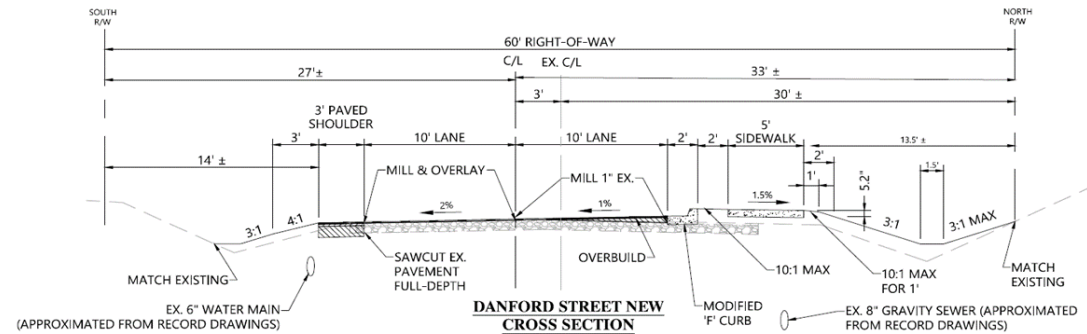
Construction Budget: \$3,246,304.75

Architect/Engineer: RWA

Design Notice to Proceed Date: 1-10-2022

Contractor : Haskins Construction

CEI Services: Johnson Engineering



Milestones/Challenges to date: 4-26-2023

- Project is complete, the Bayshore MSTU will take over the lawn maintenance.
- MSTU staff will monitor area
- Request to install signage and trash receptacles requested to Parks and Recreation. Anticipated delivery end of April.
- Danford Street residents raised concern regarding the parking situation at Bayview Park at Bayshore Beautification MSTU (MSTU) Meeting held on April 5.
- Parks and Recreation will attend the May 3 MSTU meeting to provide more information.

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

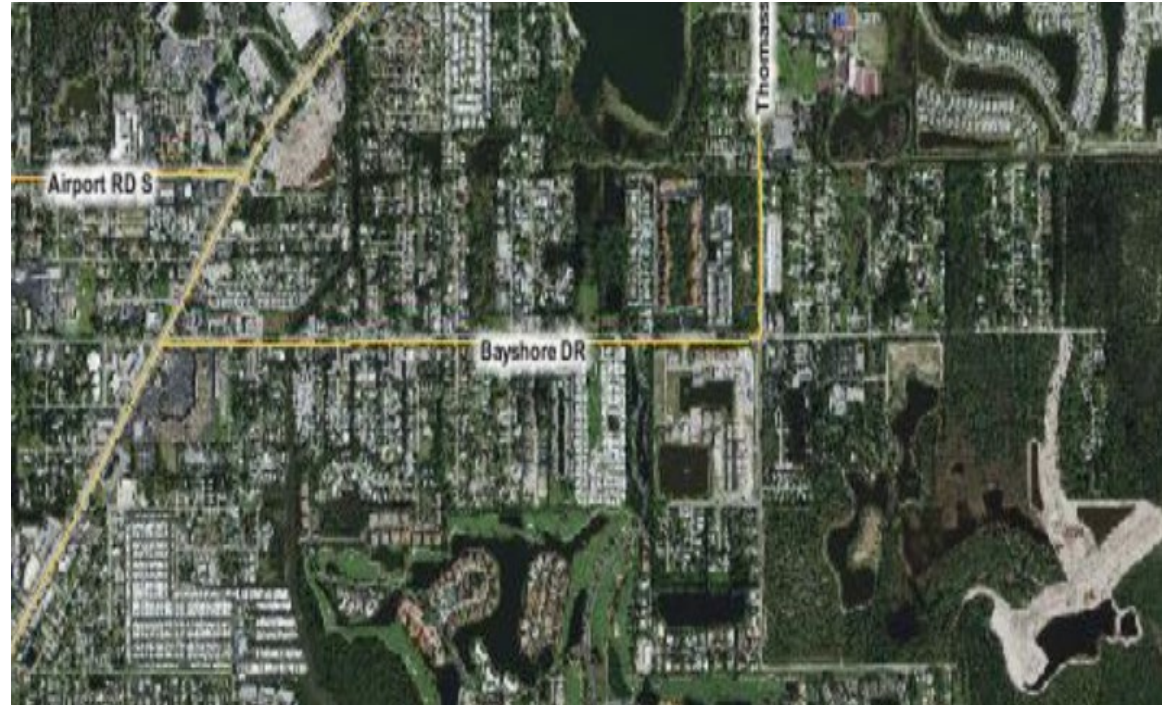
Project Scope: Coordinated maintenance and repairs within the Thomasson Drive, Bayshore Drive and Hamilton Avenue right-of-ways.

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: 4-26-2023

- 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 – board directed staff to simply mulch the median.
- Two large canopy trees on the corner of Bayshore and Bayview need major trimming, CRA staff met with vender to coordinate.
- Analysis of 17 Acre pond- shows high level of saline and not recommended to irrigate landscaping.
- Car accident at Becca/Bayshore damaged fire hydrant resulted in water shut off – April 22. City of Naples working on repairs, expected to be completed by May 1. Irrigation repairs will also be required.
-

DESCRIPTION OF WORK

% COMPLETE

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

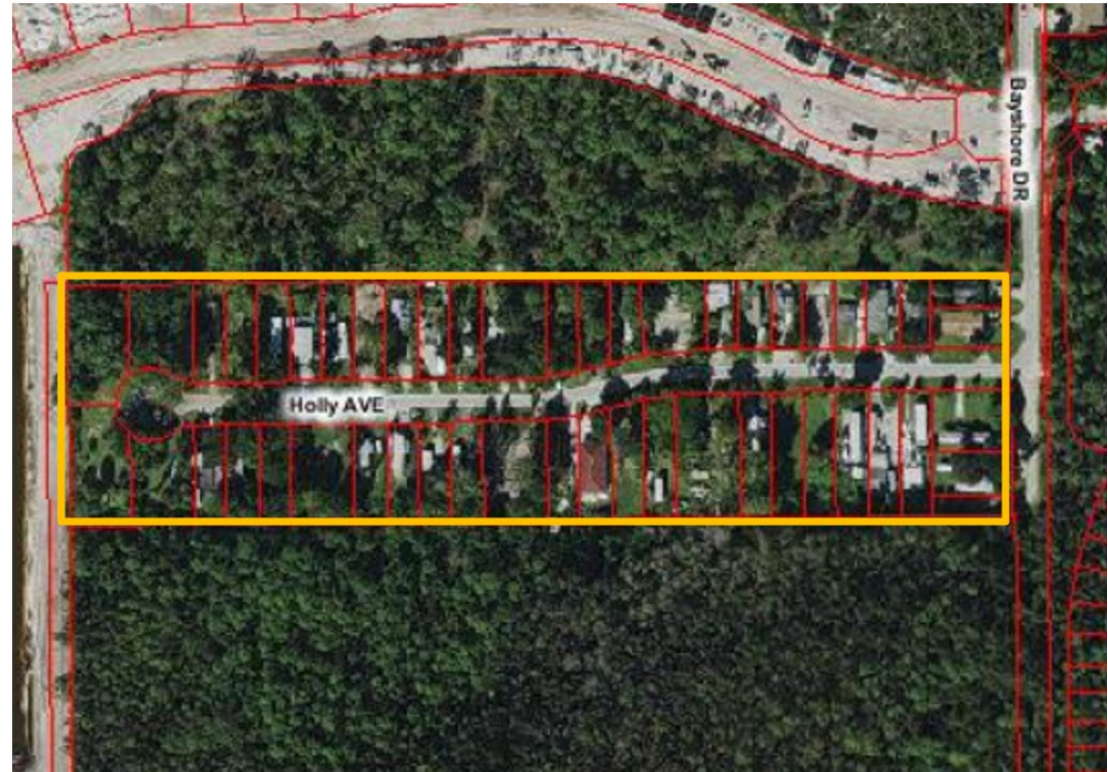
Holly Avenue Assessment

Commissioner District: 4
Project #: 50203

Funding Source: Bayshore CRA
CRA Project Manager:
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: 4-26-2023

- CRA staff is working with Road Maintenance and Stormwater to complete the draft scope to improve the road conditions on Holly Avenue.
- RM drafting scope of work to design road and drainage improvements on three "Limited Maintained Roads" – Pine Top, Andrew and Woodside.
- In the interim of the completed scope of work CRA staff has reached out to FPL to discuss street lighting on Holly Ave.

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

Fund 164 Haldeman Creek MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI			8,737.50	168,693.46-	159,955.96
*** 164 HALDEMAN CREEK MSTU			8,737.50	168,693.46-	159,955.96
** REVENUE Sub Total	1,043,700.00-	1,052,112.50-		185,441.02-	866,671.48-
* REVENUE - OPERATING Su	192,000.00-	192,000.00-		185,441.02-	6,558.98-
311100 CUR AD VALORE	188,600.00-	188,600.00-		175,078.04-	13,521.96-
361170 OVERNIGHT INT				7,855.95-	7,855.95
361180 INVESTMENT IN	3,400.00-	3,400.00-		2,393.99-	1,006.01-
361320 INTEREST TAX				113.04-	113.04
* CONTRIBUTION AND TRANS	851,700.00-	860,112.50-			860,112.50-
486600 TRANS FROM PR					
486700 TRANS FROM TA					
489200 CARRY FORWARD	861,300.00-	861,300.00-			861,300.00-
489201 CARRY FORWARD		8,412.50-			8,412.50-
489900 NEG 5% EST RE	9,600.00	9,600.00			9,600.00
** EXPENSE Sub Total	1,043,700.00	1,052,112.50	8,737.50	16,747.56	1,026,627.44
* OPERATING EXPENSE	21,300.00	29,712.50	8,737.50	475.00	20,500.00
631400 ENG FEES		8,412.50	8,412.50		
634970 INDIRECT COST	500.00	500.00	250.00	250.00	
634980 INTERDEPT PAY	500.00	500.00			500.00
634999 OTHER CONTRAC	20,000.00	20,000.00			20,000.00
645100 INSURANCE GEN	300.00	300.00	75.00	225.00	
* TRANSFERS	11,300.00	11,300.00		11,300.00	
911870 TRANS TO 187	11,300.00	11,300.00		11,300.00	
* TRANSFER CONST	6,500.00	6,500.00		4,972.56	1,527.44
930600 PA BUDGET TR	1,800.00	1,800.00		971.00	829.00
930700 TC BUDGET TR	4,700.00	4,700.00		4,001.56	698.44
* RESERVES	1,004,600.00	1,004,600.00			1,004,600.00
993000 RESV FOR CAPI	1,004,600.00	1,004,600.00			1,004,600.00