



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Bayshore Beautification MSTU

AGENDA

June 7, 2023 - 5:00 PM

**Hybrid Virtual Zoom Advisory Committee Meeting**

4870 Bayshore Dr Kapnick Center Room K123, Naples, Florida 34112

Chairman Maurice Gutierrez

Robert Messmer, Sandra Arafet, George Douglas, Joann Talano, Susan Crum, Frank McCutcheon

- 1. Call to Order Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Introduction-Gregory J. Oravec New CRA Director**
- 5. Approval of Minutes**
  - a. January 11, 2023 (Attachment)
- 6. Landscape Maintenance Report**
  - a. Armando Yzaguirre (Attachment)
  - b. MSTU Project Managers Maintenance Report –Tami Scott
- 7. Community / Business Presentations**
  - a. 17 Acres Boardwalk Presentation (Attachment)
- 8. Old Business**
  - a. Summer Vacation -July-August or August-September (**Action Item**)
- 9. New Business**
- 10. Staff Report**
  - a. Project Updates (Attachment)
  - b. Insurance Claims Report (Attachment)
  - c. Financials (Attachment)
- 11. Correspondence and Communication**
  - a. The 239 Article (Attachment)
- 12. Public Comments**
- 13. Staff Comments**
- 14. Advisory Committee Comments**
- 15. Next Meeting Date**
  - a. **July 12, 2023 @ 5:00pm 2<sup>nd</sup> Wednesday due to Holiday TBD**
- 16. Adjournment**

## **May 3, 2023 Meeting Minutes**

### **BAYSHORE BEAUTIFICATION MSTU MINUTES OF THE MAY 3, 2023 MEETING**

The meeting of the Bayshore Beautification MSTU Advisory Committee was called to order by Maurice Gutierrez at 5:00 p.m. located at 4870 Bayshore Dr, Buehler Auditorium.

- I. **Roll Call:** Advisory Board Members Present: George Douglas, Maurice Gutierrez, Sandra Arafet, Frank McCutcheon, Bob Messmer, and Susan Crum. Joann Talano was approved to attend virtually.
- II. **MSTU Staff Present:** Debrah Forester, CRA Director, Tami Scott, Project Manager, Shirley Garcia, Program Manager
- III. **Pledge of Allegiance:** Led by Maurice Gutierrez.
- IV. **Adoption of Agenda:** Sandra Arafet made a motion to accept the Agenda, seconded by George Douglas. The motion passed unanimously.
- V. **Adoption of Minutes:**
  - a. Minutes of the April 5, 2023 meeting- George Douglas made a motion to approve, seconded by Susan Crum approved unanimously.
- VI. **Landscape Report:**
  - a. **Armando Yzaguirre** -provided an update on the monthly maintenance and challenges. So far everything is up and running waiting to fertilize and when the shipment comes in they will start. He will see if the test pilot project works on the dying palms and if it works will see if we can start using it for the other plantings.
  - b. **MSTU Project Managers Maintenance Report** – Isabelle had a question regarding the irrigation at the 17 acres. She said the lake in the garden had a very high salinity content and now it's back to normal. Do we have prior records? Tami Scott spoke with the consultant, Stantec. For those who don't know, we were trying to use the pond water to irrigate the landscaping. It was too salty for even the type of plants that would support it. They tested the water twice, so she asked for those dates and if it was because of the storm. Our second option is to drill a well. There are still some exploratory steps to take and that water could be brackish as well. We're currently not tapping into the system that we have now, but we do need water to get the new plants established. Another thing we did on the 21<sup>st</sup>, was we received a call/concern regarding a hedge along Botanical Place. We offered to cut it back and clean it



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up, but they weren't receptive to that. They're going to do something on their own. I'm meeting with Davey Tree Service on Monday. There are two trees that really need some attention. One is at the corner of Bayview and one is at the corner of Shoreview. In the future we'll look at cleaning all the trees (Armando only trims up to 10 feet) higher up – I don't think that's ever been done.

### **VII. Community / Business Presentations:**

- a. **Speed Study, Dan Hall, Collier County Transportation Division-** Mr. Hall presented the data that was taken from the speed study which indicated the average speed on Bayshore Drive was 41.5 miles an hour. There was a lot of questions and doubt from the community and the committee members because they all walk and bike. The roadway is so dangerous due to the speeding traffic some community members stopped biking and walking. Ms. Scott mentioned the Access Management Plan and this could include some traffic calming measures which would slow down traffic. The Transportation Department will be reviewing the plan in July and they are coming around to the idea of closing off some of the medians and having small roundabouts. After their review staff will bring it back for further discussion. Their concerns were on South Bayshore Drive as well as Thomasson Drive leading down to Bayview Park. The residents on Danford Street brought up their many complaints about speeding on Danford Street and hope to get more police presence down there as well as traffic calming devices from the CRA and County.

### **VIII. Old Business:**

- a. **US 41 Bayshore Intersection Design Update** - Tami Scott noted that staff is going to move forward with that design and see if we can't get that completed before next Season. As soon as I get some kind of proposal, I'll bring that back to you. It will be some sort of signage almost like a welcome sign; a retaining wall like what we have at the roundabout. It'll have to be a breakaway. We could maybe tie in those two materials and have some similarities – like raised letters that say welcome to Bayshore Drive, up-light it, landscaping. The only other thing is we have no water there, so we'll put in a meter and tie into the eight-inch line there and tie it into the city water and bring it over to median 23 as well.
- b. **Danford St Update** – Olema Edwards, Director of Parks and Recreation Division, Rick Garby, Maintenance Superintendent, Chris Harmon, Supervisor Park Ranger attended to speak with the residents that live on Danford Street and they provided an update since the last time the staff met with them. Ms. Edwards asked the residents to catch her up on what was requested from the staff as well as what she could do now for them. She is new to this project and as Director of



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Parks but hopes she can finish what was started years before she came on board. The CRA Staff and Residents asked for trash cans to be put out on Hamilton Avenue and Park Rangers to monitor the parking issue with all the boat trailer parking on the grass, in the right of way as well as on the street that are not assigned parking. Mr. Harmon noted that his rangers cannot enforce parking since those spots on Hamilton are not within Parks jurisdiction but Code Enforcement and the Sheriff's Office have the authority to write citations. CRA Staff mentioned without the no parking signs the deputies will not enforce no parking because it is too easy for the person to argue out of the ticket. Ms. Edwards will work with CRA staff to get some of the parking issues resolved and work on continuing to clean and empty the trash containers. Long-term concerns will need to take a little more time to get a plan in place that would resolve those issues. The residents thanked the staff for allowing them to produce photos as well as documented speeders on the street with parking everywhere to get a plan in place to resolve those priority concerns.

### **IX. New Business:**

- a. **Canopy Tree Trimming Quote** – Ms. Scott noted the quote and will move forward on trimming the trees with the lowest quote. This a reminder that this was a resident complaint when doing the MSTU walking tour a couple of months ago.
- b. **Current Millage Rate** – Ms. Forester noted that what she did was look at the current rate, and what amount we collect, and when you look at this projected taxable value for FY24, that's what we're using to base your budget on. That's your taxable rate and collect about \$1.8 million dollars. There are examples in your packet if you reduce mills, what that impact would be on your collection. If you consider any of these examples, look below for what that means for your overall budget. The operating budget includes what is paid to Armando, staff for Staff Contribution, and extra incidentals that you do under that contract. So that's about \$937,000 and \$54,000 to the Appraiser. We must keep about \$185,000 in reserves. We take the remainder of your total and we take \$628,000 and put it in your capital fund which right now is going for the improvement of Bayshore Drive. Mr. Gutierrez noted if we could reduce it by .25 we can keep it at \$1.6M projected revenues. I would love to see it go lower but I think it's a little too aggressive because of Ian. Maybe wait until next year. Tami Scott noted that there's a perception that the money the MSTU gets just goes for the flowers. We spent \$6 million on the roundabout; spent \$3 million on Hamilton; and now we're spending another \$8 million on Bayshore. This information just needs to be gotten out there. Maurice Gutierrez noted while we're on topic and just as a discussion, Stantec Engineers had mentioned that





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replumbing Bayshore would be cost prohibitive. Changing the curb line and leaving the plumbing in place would allow the drainage to be maintained and reduce costs. Tami Scott replied the last go-around we were leaving the curb in place and expanding the sidewalk. If you left the curb where it is and still had the bike lane and then widen the sidewalk to at least 10 feet, you could still ride on that sidewalk. Sandra Arafat made a motion to reduce the millage by .25 Maurice Gutierrez seconded that motion and passed unanimously.

### **X. Staff Reports:**

- a. **Project Updates** – Ms. Forester noted the project updates and if anyone had any questions.
- b. **Insurance Claims Report**-Ms. Forester noted the insurance claims and asked if anyone had any questions.
- c. **Financials** – Ms. Forester noted the financials were attached if anyone had any questions.

### **XI. Communications and Correspondence:**

- a. **Press Article** - Ms. Forested noted Del's legal notice for anyone interested in purchasing and the deadline date would be May 22.

### **XII. Public Comments:**

### **XIII. Staff Comments:**

### **XIV. Advisory Committee Comments:**

### **XV. Next Meeting Date:**

- a. June 7, 2023 5:00pm- Botanical Garden- Kapnick Center K123

### **XVI. Adjournment: 6:51pm**

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Chairman Maurice Gutierrez

# A&M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT

Bayshore Beautification MSTU Landscape & Irrigation Maintenance

**Month of: May 2023**

Work Area 1-North Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	n/a	5/10/23	n/a	5/24/23	n/a
Trimming & Pruning	5/3/23	n/a	5/17/23	n/a	n/a
Pre & Post Cleaning	5/3/23	5/10/23	5/17/23	5/24/23	n/a
Irrigation Maintenance	5/3/23	5/10/23	5/17/23	5/24/23	n/a
Work Area 2-South Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	n/a	5/10/23	n/a	5/24/23	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	5/3/23	5/10/23	5/17/23	5/24/23	n/a
Work Area 3-Thommason Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	n/a	5/10/23	n/a	5/24/23	n/a
Trimming & Pruning	5/3/23	n/a	5/17/23	n/a	n/a
Pre & Post Cleaning	5/3/23	5/10/23	5/17/23	5/24/23	n/a
Irrigation Maintenance	5/3/23	n/a	n/a	n/a	n/a
Work Area 4- Lunar Street ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	5/3/23	n/a	n/a	n/a	n/a
Trimming & Pruning	n/a	4/5/23	n/a	n/a	n/a
Pre & Post Cleaning	5/3/23	5/10/23	n/a	n/a	n/a
Work Area 5- Bayview Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	5/3/23	n/a	5/17/23	n/a	n/a
Trimming & Pruning	n/a	5/10/23	n/a	n/a	n/a
Pre & Post Cleaning	5/3/23	5/10/23	n/a	n/a	n/a
Work Area 6- Community Parking Lot	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	5/3/23	n/a	5/17/23	n/a	n/a
Trimming & Pruning	5/3/23	n/a	5/17/23	n/a	n/a
Pre & Post Cleaning	5/3/23	n/a	5/17/23	n/a	n/a
Irrigation Maintenance	5/3/23	n/a	5/17/23	n/a	n/a
Work Area 7- Hamilton to Bay ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	5/3/23	n/a	5/17/23	n/a	n/a
Trimming & Pruning	5/3/23	n/a	5/17/23	n/a	n/a
Pre & Post Cleaning	5/3/23	n/a	5/17/23	n/a	n/a
Additional services all Work Areas	Week #1	Week #2	Week #3	Week #4	Week #5
Ornamental Turf Spraying	n/a	n/a	n/a	n/a	n/a
Fertilizer	n/a	n/a	n/a	n/a	n/a
Mulch	n/a	n/a	n/a	n/a	n/a
ADDITIONAL INFORMATION/COMMENTS (plant/pest problems, site issues, recent traffic accidents, etc.)					
WORK COMPLETED THIS MONTH			WORK IN PROGRESS		
BAYINC-030, EST#1412-Irrigation Repairs-\$750					
			OPEN ESTIMATES; PENDING APPROVAL		

## INVOICE SUMMARY

<b>BAYSHORE CRA PROPERTIES</b>			
<b>PO#4500221660</b>		<b>\$ 12,600.00</b>	<b>CRA Maintenance</b>
<b>Invoice Date</b>	<b>Inv No</b>	<b>Amount</b>	<b>Description</b>
11/30/22	BAYCRA-001	\$ 1,400.00	November Services
12/31/22	BAYCRA-002	\$ 700.00	December Services
1/31/23	BAYCRA-003	\$ 700.00	January Services
2/28/23	BAYCRA-004	\$ 700.00	February Services
3/31/23	BAYCRA-005	\$ 700.00	March Services
4/28/23	BAYCRA-006	\$ 700.00	April Services
5/31/23	BAYCRA-007	\$ 1,400.00	May Services
<b>Total Monthly Maintenance</b>		<b>\$ 6,300.00</b>	
<b>PO Balance:</b>		<b>\$ 6,300.00</b>	

## INVOICE SUMMARY

BAYSHORE MSTU-MONTHLY SERVICES			
PO#4500221448		\$ 82,500.32	Landscape Maintenance
Invoice Date	Inv No	Amount	Description
10/31/22	CCBAY-013	\$ 6,330.14	October Services
11/30/22	CCBAY-014	\$ 6,110.72	Novemer Services
12/31/22	CCBAY-015	\$ 7,326.07	December Services
1/31/23	CCBAY-016	\$ 6,110.72	January Services
2/28/23	CCBAY-017	\$ 6,110.72	February Services
3/31/23	CCBAY-018	\$ 7,326.07	March Services
4/28/23	CCBAY-019	\$ 6,110.72	April Services
5/31/23	CCBAY-020	\$ 6,330.14	May Services
<b>Total Monthly Maintenance</b>		<b>\$ 51,755.30</b>	
<b>PO Balance:</b>		<b>\$ 30,745.02</b>	
<b>BAYSHORE MSTU-ADDITIONAL SERVICES</b>			
		<b>\$ 70,720.50</b>	<b>Additional Services</b>
Invoice Date	Inv No	Amount	Description
10/31/22	BAYWK-1022	\$ 2,400.00	Addiitonal Weekly Services
11/11/22	BAYINC-020	\$ 1,000.00	Debris/Roll-Off @ Dell's
11/30/22	BAYWK-1122	\$ 2,400.00	Addiitonal Weekly Services
12/2/22	BAYINC-021	\$ 1,000.00	Irigation Repairs @ Jeepers
12/19/22	BAYINC-022	\$ 750.00	Irigation Repairs
12/27/22	BAYINC-023	\$ 450.00	Clean-up @ CRA property
12/31/22	BAYWK-1222	\$ 3,000.00	Addiitonal Weekly Services
1/12/23	BAYINC-024	\$ 1,125.00	Remove Asphalt & Repair Main Line
1/31/23	BAYWK-0123	\$ 2,400.00	Addiitonal Weekly Services
2/28/23	BAYWK-0223	\$ 2,400.00	Addiitonal Weekly Services
3/8/23	BAYINC-025	\$ 375.00	Irigation Repairs @ Thomasson
3/14/23	BAYINC-028	\$ 1,000.00	Irigation Repairs @ Thomasson
3/18/23	BAYINC-026	\$ 2,275.00	Hedges & Palms
3/31/23	BAYWK-0323	\$ 3,000.00	Addiitonal Weekly Services
4/1/23	BAYINC-029	\$ 625.00	Irigation Repairs near parking lot
4/28/23	BAYWK-0423	\$ 2,400.00	Addiitonal Weekly Services
5/31/23	BAYINC-030	\$ 750.00	Irigation Repairs
<b>Total Expenses:</b>		<b>\$ 27,350.00</b>	
<b>PO Balance:</b>		<b>\$ 43,370.50</b>	
<b>COMBINED PO TOTAL</b>		<b>\$ 153,220.82</b>	
<b>COMBINED BILLED TO DATE</b>		<b>\$ 79,105.30</b>	
<b>COMBINED PO FUNDS AVAILABLE</b>		<b>\$ 74,115.52</b>	



Item 7a

# Bayshore Drive Redevelopment Project

June 2023 CRA Advisory Board Project Update







# Project Overview – Master Plan Areas







# Collier County Site Plan Permit Submissions



## PROJECT CONSULTANTS

CIVIL ENGINEER  
STANTEC CONSULTING SERVICES INC.  
1821 VICTORIA AVE, SUITE 1  
FORT MYERS, FL 33901-3436  
CONTACT: JOEL B. BURSAUD, P.E.  
TEL: 239-639-1000

SURVEYOR  
STANTEC CONSULTING SERVICES INC.  
1821 VICTORIA AVE, SUITE 1  
FORT MYERS, FL 33901-3436  
CONTACT: LURE SHAMAM, L.S.  
TEL: 239-639-1000

ENVIRONMENTALIST  
TURRELL, HALL & ASSOCIATES, INC.  
3084 EXCHANGE AVE.  
NAPLES, FL 34104  
CONTACT: TIM HALL  
PHONE: 239-643-0166

LANDSCAPE ARCHITECT  
STANTEC CONSULTING SERVICES INC.  
3010 KRAFT ROAD, SUITE 200  
NAPLES, FL 34102-5029  
CONTACT: KEVIN MANGAN  
TEL: 239-649-4040

STRUCTURAL ENGINEER  
STANTEC CONSULTING SERVICES INC.  
1821 VICTORIA AVE, SUITE 1  
FORT MYERS, FL 33901-3436  
CONTACT: JIM OREKIA  
TEL: 239-639-1000

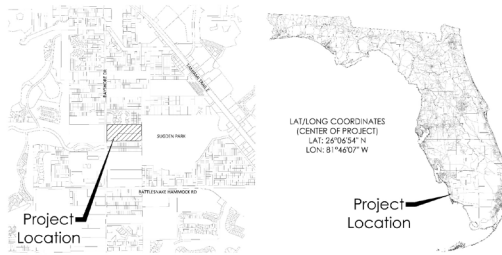
## PROJECT IDENTIFICATION:

PROJECT ADDRESS:  
BAYSHORE CRA  
3299 TAMiami TRAIL E

FOUR  
+1842410000  
+1842410000  
+1842410000  
+1842410000

## BUILDING INFORMATION:

N/A



## SITE DEVELOPMENT PERMIT PLANS FOR BAYSHORE DRIVE REDEVELOPMENT

LOCATED WITHIN SECTION 14,  
TOWNSHIP 50S, RANGE 25E,  
COLLIER COUNTY, FLORIDA

## A DEVELOPMENT BY COLLIER COUNTY

3299 TAMiami TRAIL E, BLDG F  
NAPLES, FL 34112  
TEL: 239-778-6598  
CONTACT: TAMI SCOTT

## INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
CG001	COVER SHEET
CG002	GENERAL NOTES
CG003	EXISTING CONDITIONS AND DEMOLITION PLAN
CG004	EXISTING SITE PLAN
CG005	CONTRACT FORMS
CG006	UTILITY SECTIONS
CG007	PAVING, GRAVEL, AND DRAINAGE SECTIONS
CG008	PROPOSED CONCRETE PAVEMENT SECTIONS

NO.	DATE	DESCRIPTION	REVISION
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NO.	DATE	DESCRIPTION	ISSUED
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PROJECT ENGINEER  
TAMIE SCOTT

DATE: APR., 2023  
PROJECT NUMBER: 215617112

DRAWING No. CG001

## ENVIRONMENTAL SUPPLEMENT

BAYSHORE CRA  
BOARDWALK PROJECT  
NAPLES, FLORIDA 34112

MAY 2023

Prepared by:  
TURRELL, HALL &  
ASSOCIATES, INC.  
Marine & Environmental Consulting  
PHONE: 239-643-0166 WWW.THIANAPLES.COM



## PROJECT CONSULTANTS

CIVIL ENGINEER  
STANTEC CONSULTING SERVICES INC.  
1821 VICTORIA AVE, SUITE 1  
FORT MYERS, FL 33901-3436  
CONTACT: JOEL B. BURSAUD, P.E.  
TEL: 239-639-1000

SURVEYOR  
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3084 EXCHANGE AVE.  
NAPLES, FL 34104  
CONTACT: TIM HALL  
PHONE: 239-643-0166

LANDSCAPE ARCHITECT  
STANTEC CONSULTING SERVICES INC.  
3010 KRAFT ROAD, SUITE 200  
NAPLES, FL 34102-5029  
CONTACT: KEVIN MANGAN  
TEL: 239-649-4040

STRUCTURAL ENGINEER  
STANTEC CONSULTING SERVICES INC.  
1821 VICTORIA AVE, SUITE 1  
FORT MYERS, FL 33901-3436  
CONTACT: JIM OREKIA  
TEL: 239-639-1000

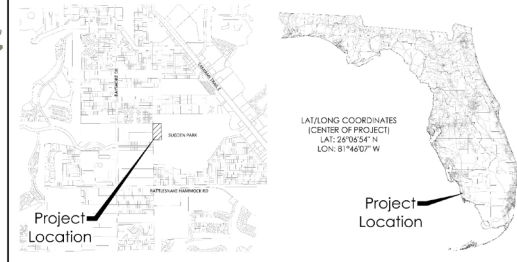
## PROJECT IDENTIFICATION:

PROJECT ADDRESS:  
COLLIER COUNTY  
4284 AVALON DR

FOUR  
+1842410000  
+1842410000

## BUILDING INFORMATION:

N/A



## SITE DEVELOPMENT PERMIT PLANS - INSUBSTANTIAL CHANGE TO SDPA-AR-13615

## BAYSHORE DRIVE FOOT BRIDGE

LOCATED WITHIN SECTION 14,  
TOWNSHIP 50S, RANGE 25E,  
COLLIER COUNTY, FLORIDA

## A DEVELOPMENT BY COLLIER COUNTY

3299 TAMiami TRAIL E, BLDG F  
NAPLES, FL 34112  
TEL: 239-778-6598  
CONTACT: TAMI SCOTT

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NO.	DATE	DESCRIPTION	REVISION
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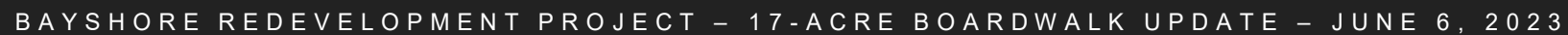
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PROJECT ENGINEER  
TAMIE SCOTT

DATE: APR., 2023  
PROJECT NUMBER: 215617112

DRAWING No. CG001

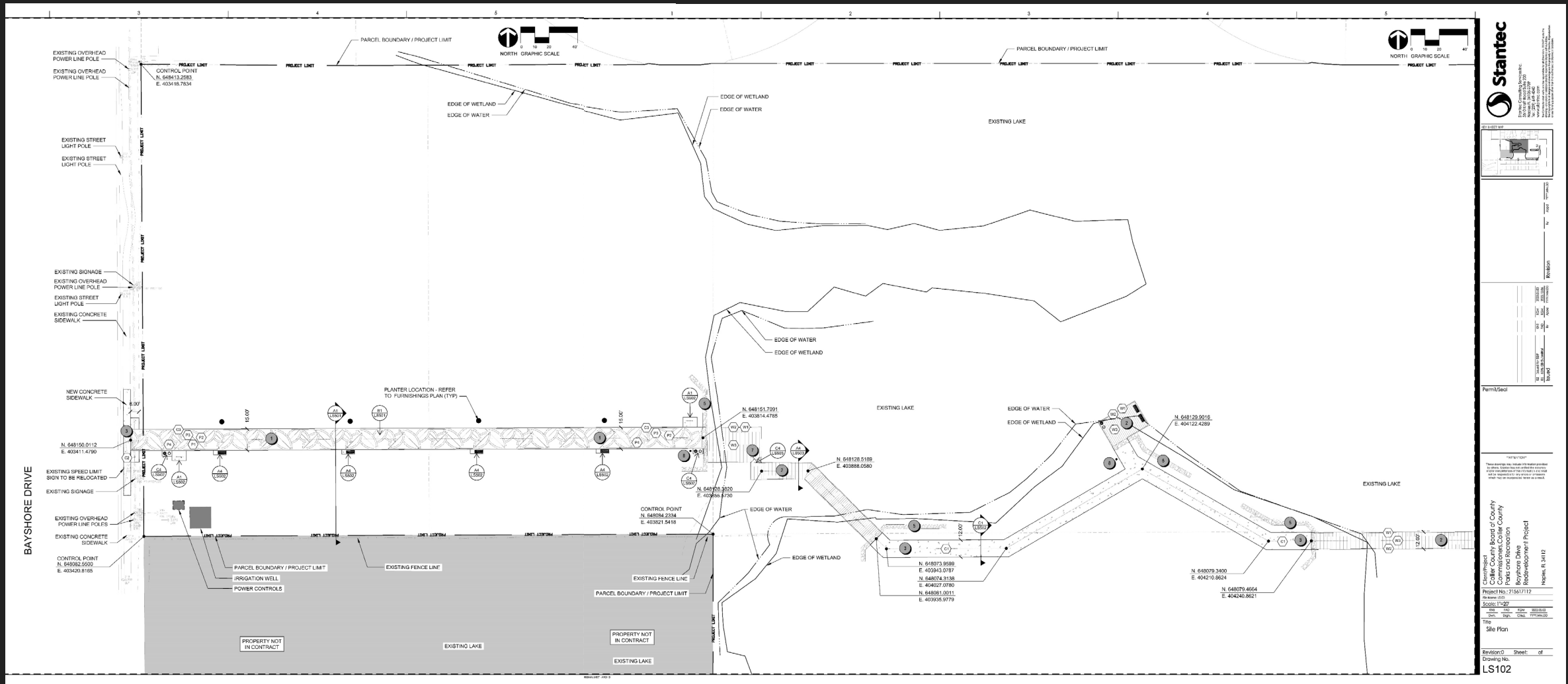




## Site Development Plans - Grading and Drainage



# Landscape Architecture

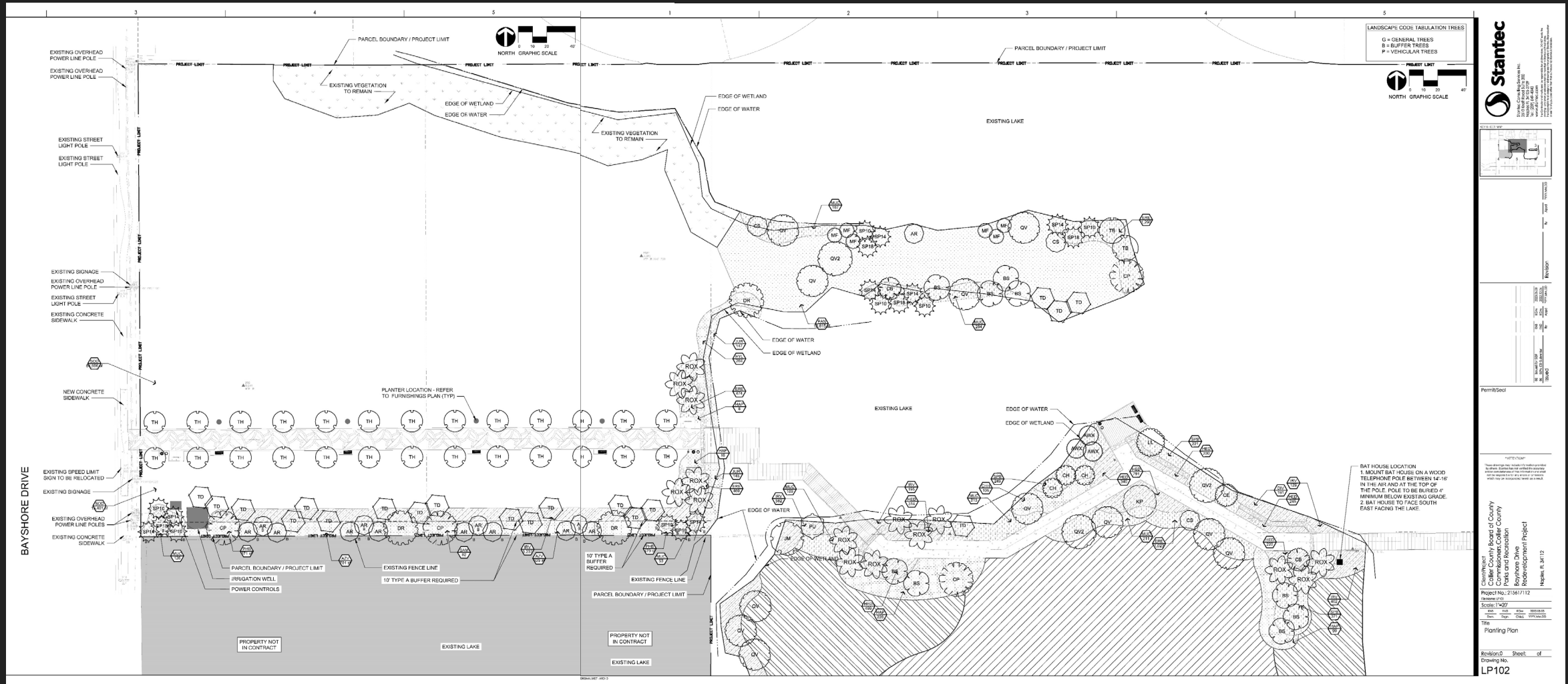


Site Hardscape, Landscape, Irrigation, Lighting and Furnishings Plans

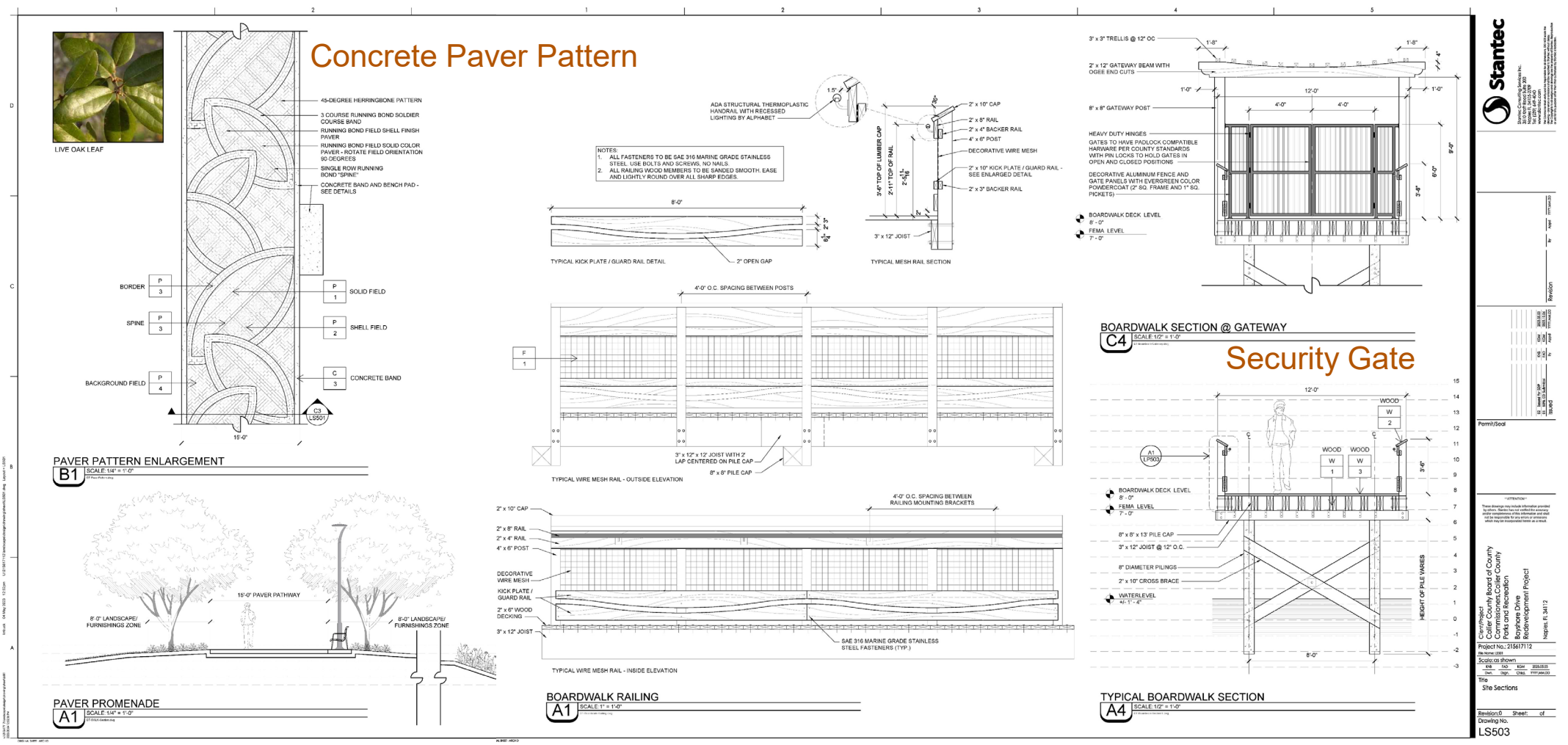
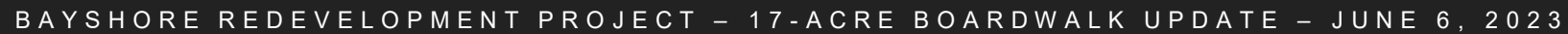




# Landscape Architecture

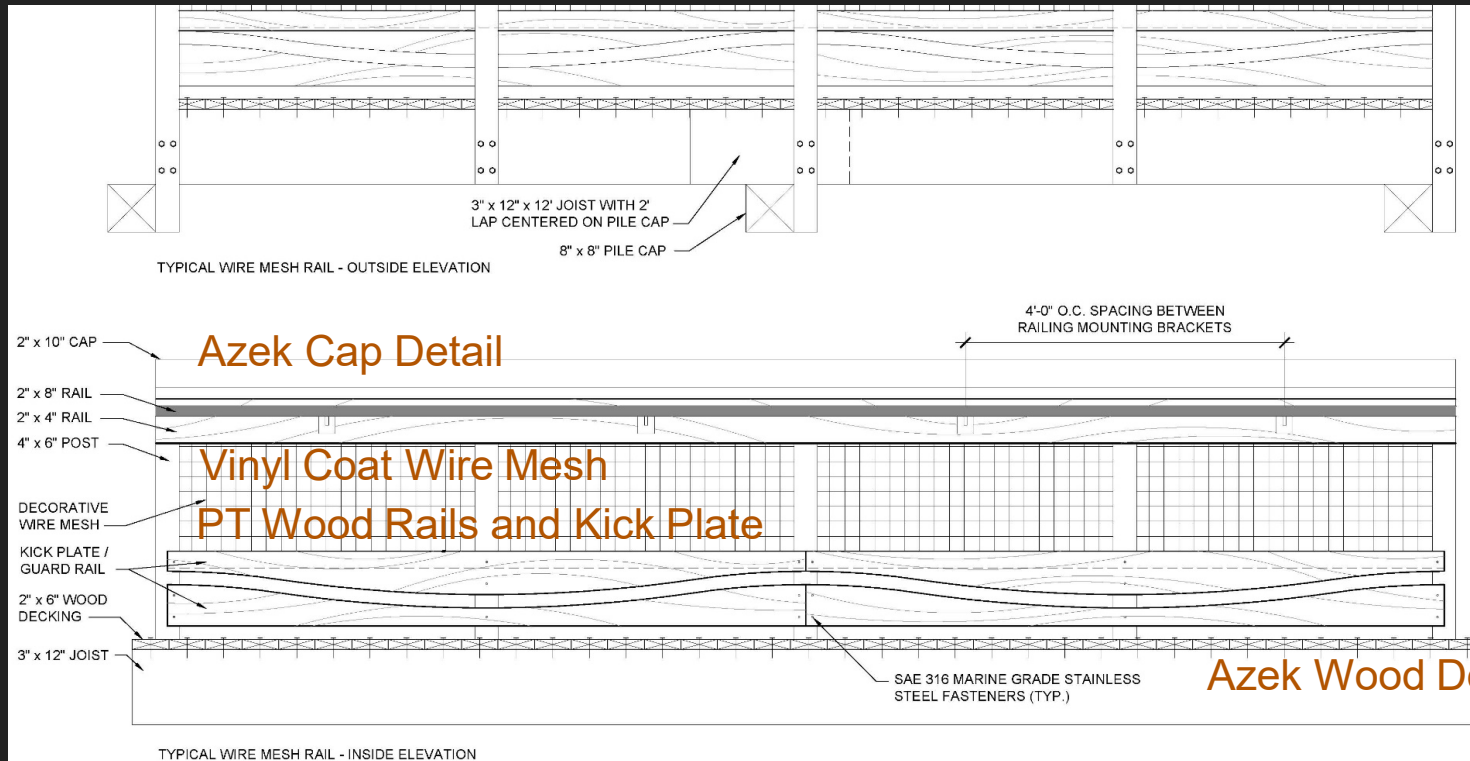


Site Hardscape, Landscape, Irrigation, Lighting and Furnishings Plans



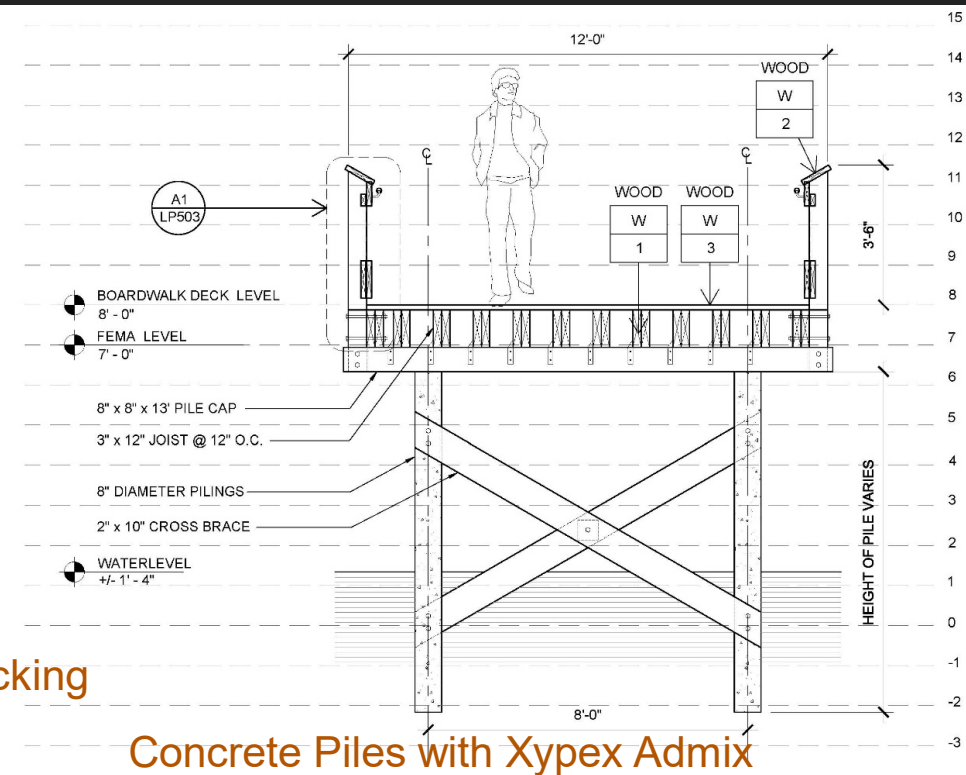


# Landscape Architecture/Structural Engineering



BOARDWALK RAILING

A1 SCALE: 1" = 1'-0"



TYPICAL BOARDWALK SECTION

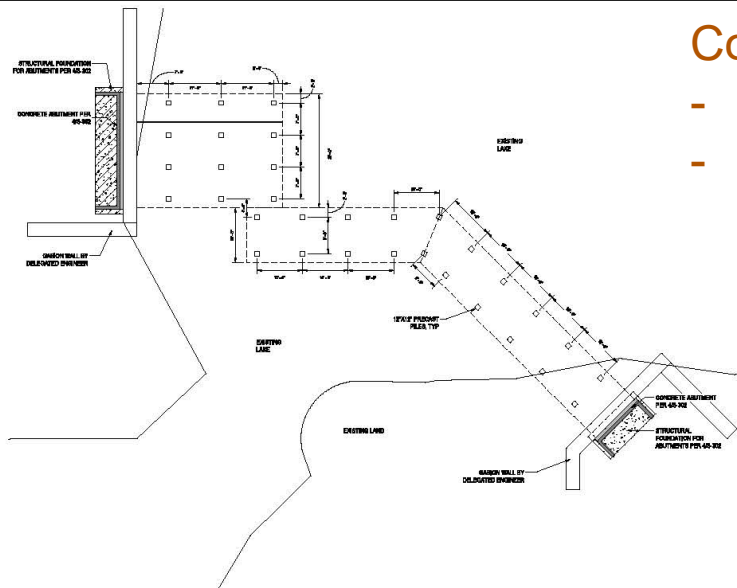
A4 SCALE: 1/2" = 1'-0"



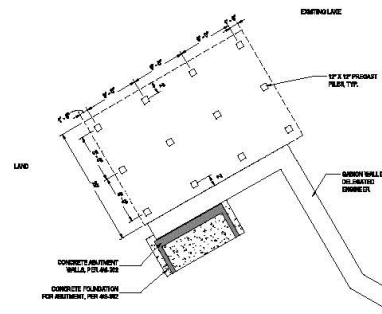
# Structural Engineering

## Concrete Piling w/Xypex Admix

- Lateral Pressures
- Long Term Marine Solution

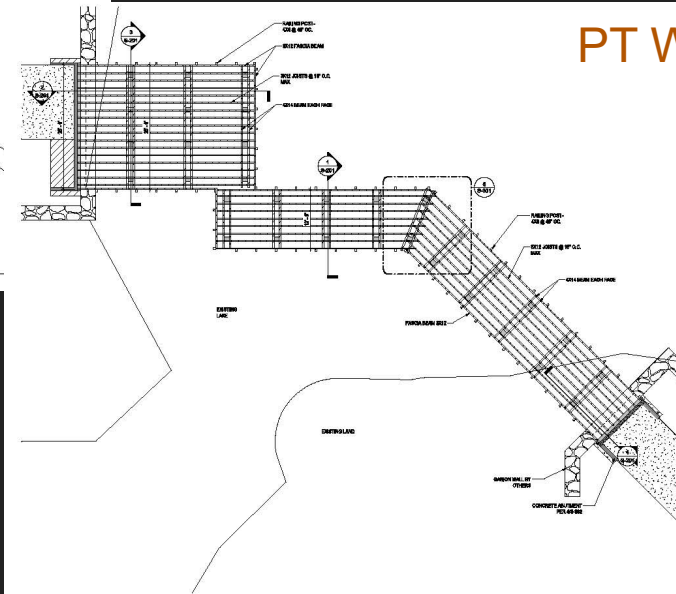


1 WORK AREA 1 FOUNDATION PLAN  
5-102 NOT TO SCALE

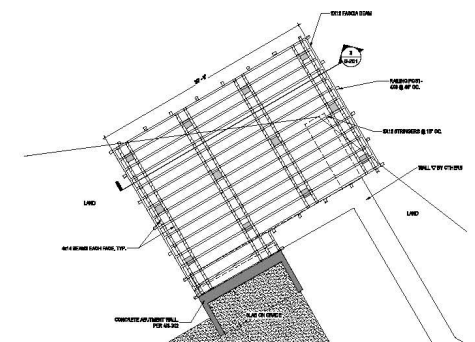


2 WORK AREA 2 FOUNDATION PLAN  
5-102 NOT TO SCALE

## PT Wood Framing and Rails



1 WORK AREA 1 FRAMING PLAN  
5-103 NOT TO SCALE

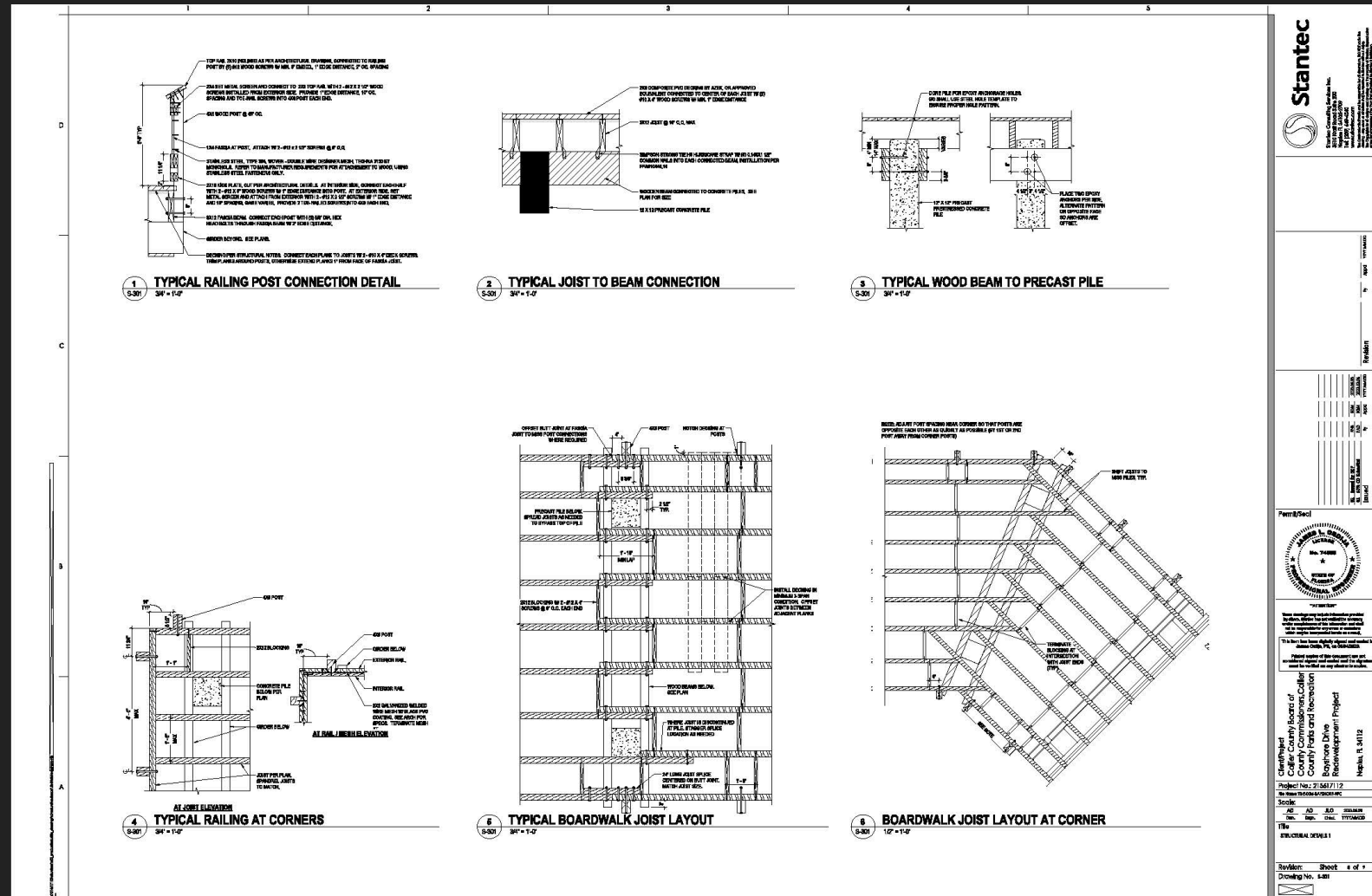


2 WORK AREA 2 FRAMING PLAN  
5-103 NOT TO SCALE





# Structural Engineering

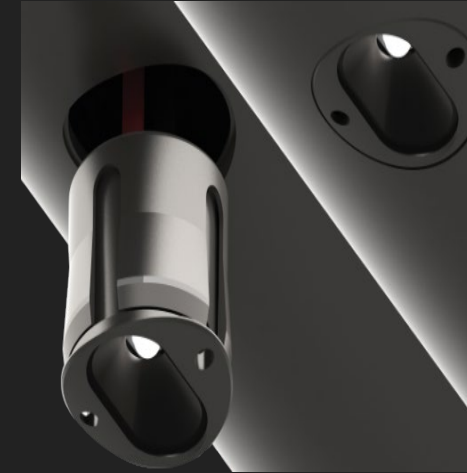


## Boardwalk Structural Plans and Connection Details



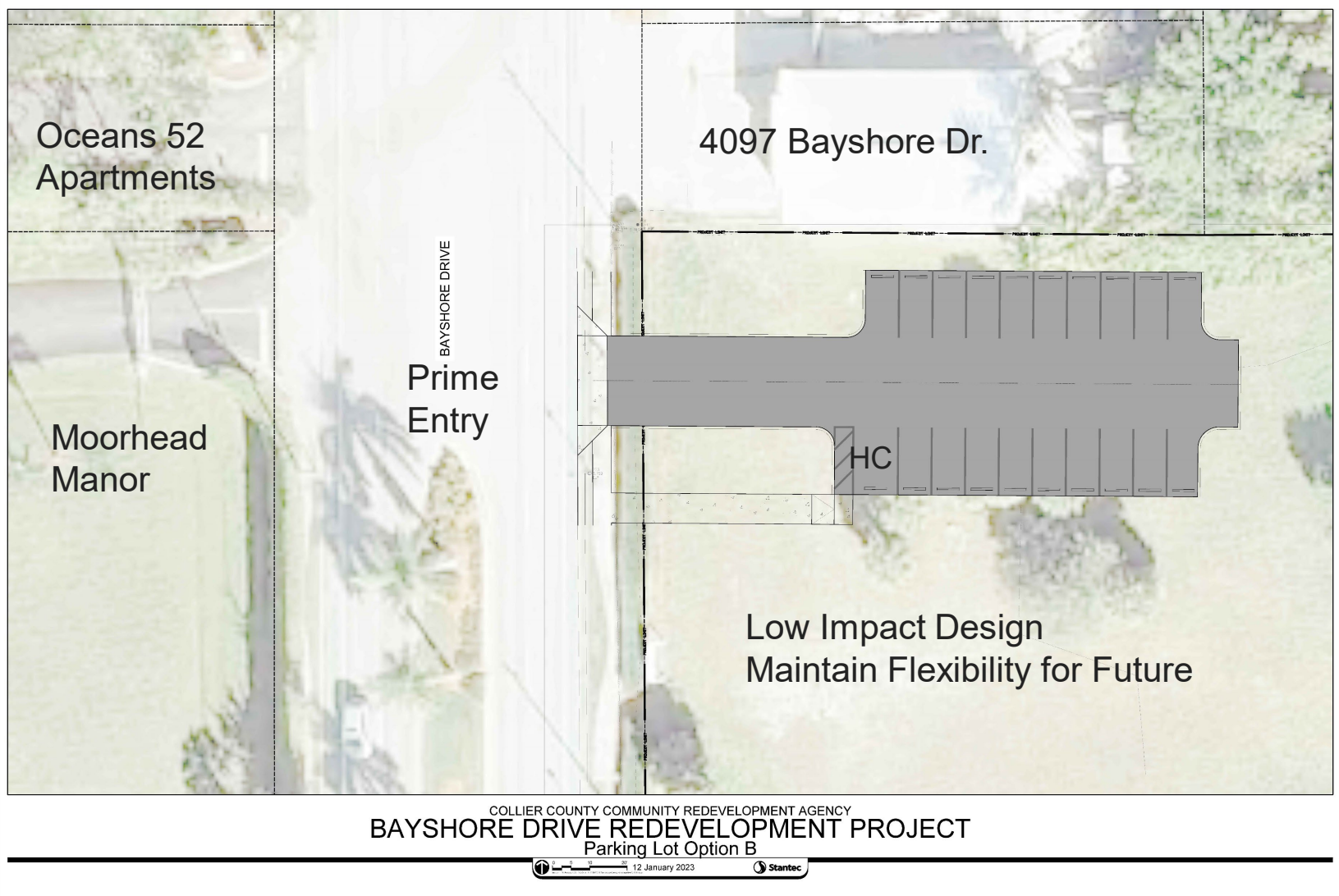


# Proposed Site Furnishings





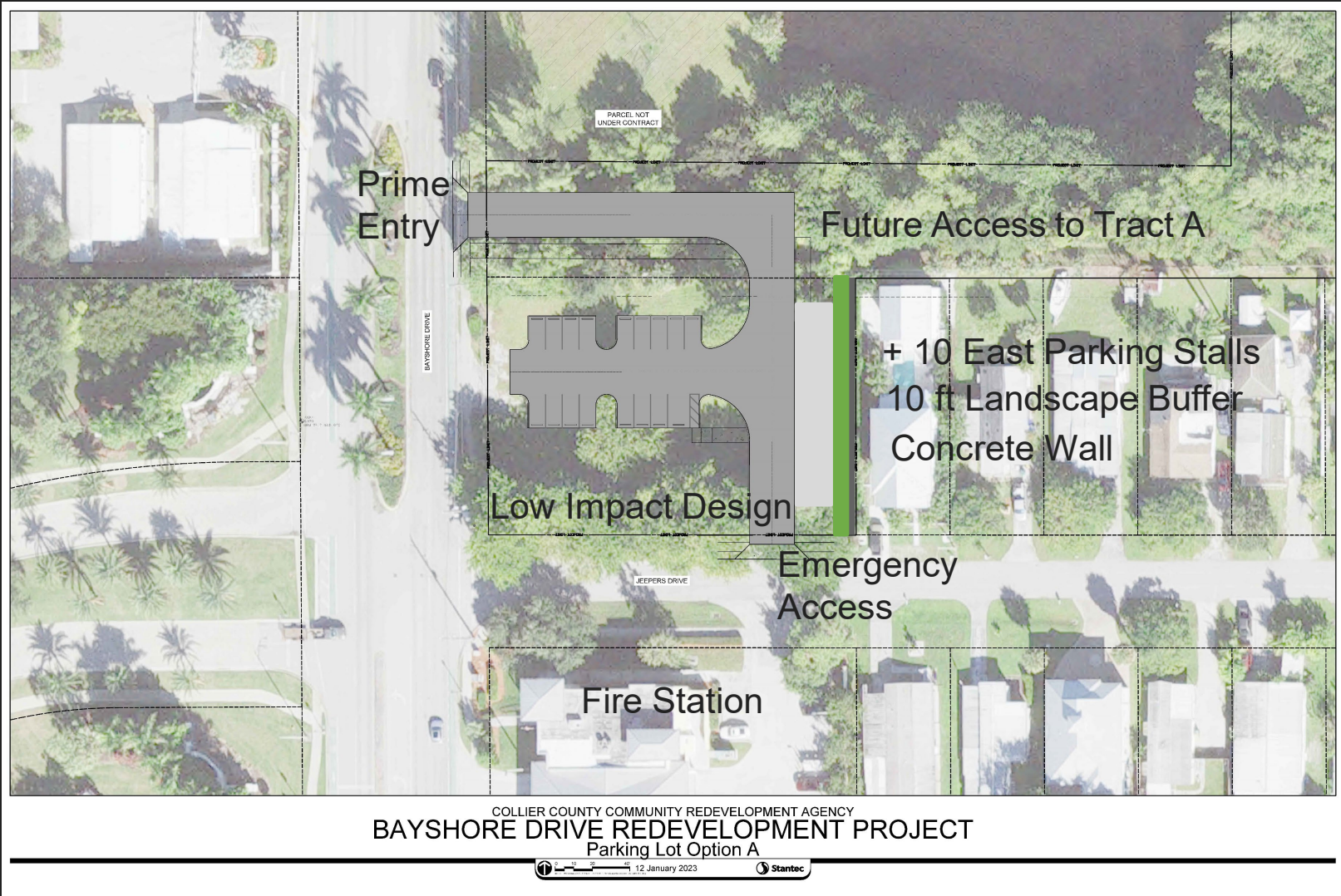
# North Parking Lot – 20 Stalls Shown







# South Parking Lot – 17 Stalls Shown





# Boardwalk Opinions of Cost

## Boardwalk Locations

Central Boardwalk Opinion of Cost Estimate – \$ 2,730,000

## Parking Lots

South Parking Lot – 17 Cars, Open Storm - \$ 450,275

North Parking Lot – 20 Cars, Open Storm - \$ 415,775



A group of people are gathered under a white tent, looking at project update displays on easels. The displays are white sheets of paper with blue text and graphics, held by black easels. The people are dressed in casual attire, including t-shirts, shorts, and hats. The background shows green foliage and a clear sky. The text "Thank You" is written in a large, orange, serif font, and "June 2023 Project Update" is written in a smaller, orange, sans-serif font below it.

Thank You

June 2023 Project Update



# Bayshore Gateway Triangle CRA Division Priority Projects Update District 4

June 1, 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

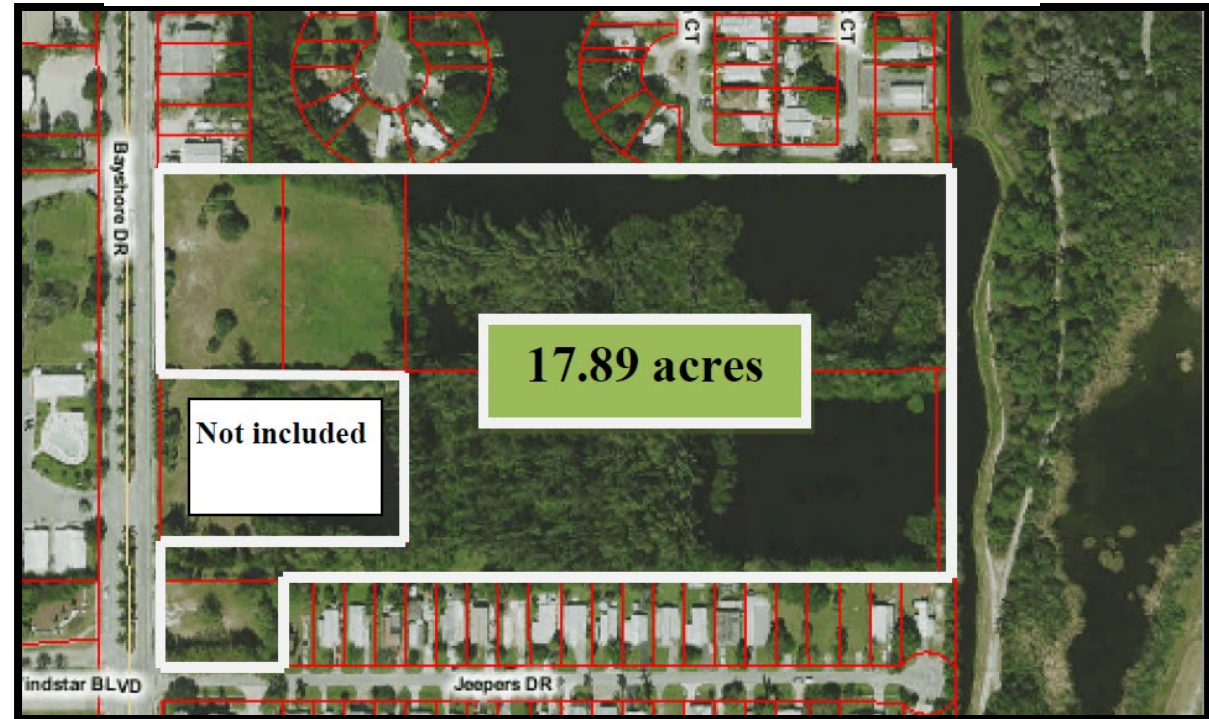
**District #: 4**  
**Project #: 50208**

**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 approved 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: 5-15-2023

- Site Development Plans were submitted to the growth management department on 5-5-2023. GMD staff has a 15 Business Day review timeframe per submission.
- Stantec completed water quality test in the field for salinity. Results indicated 5 times 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%

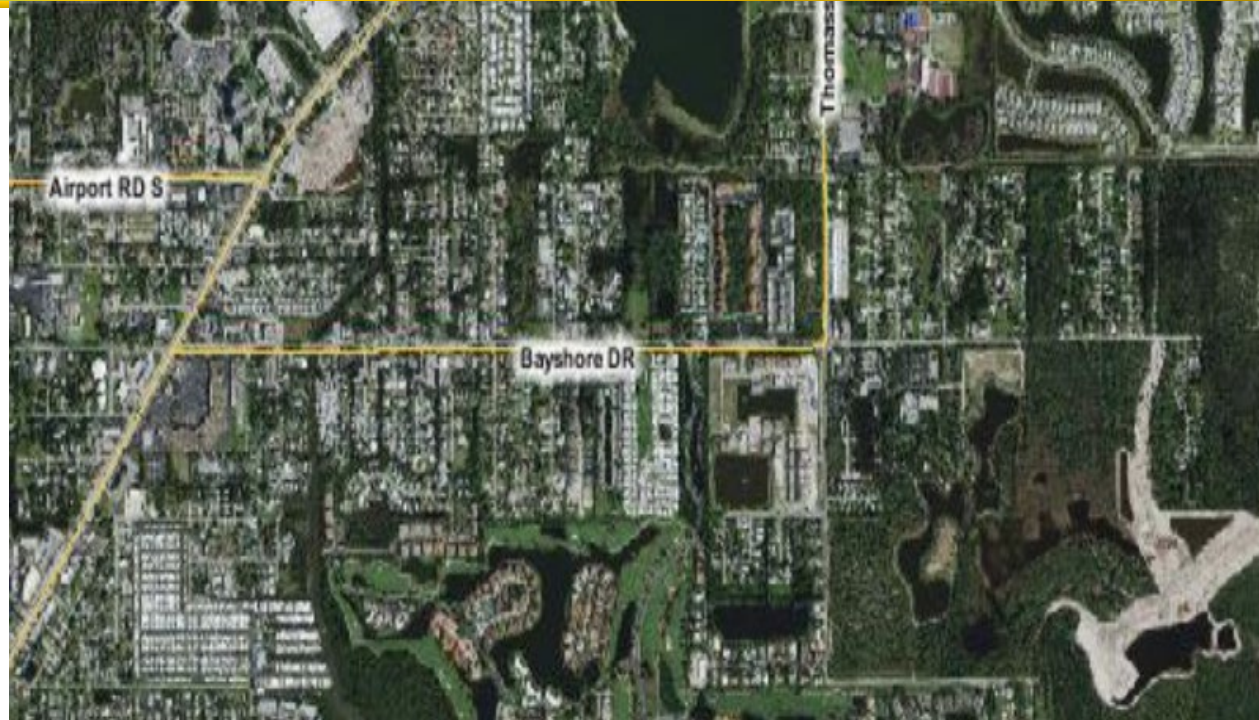
# Access Management Plan

**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: 5-15-2023

- 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%





# Bayshore Stormwater Phase 1

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: 5-15-2023

- 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**

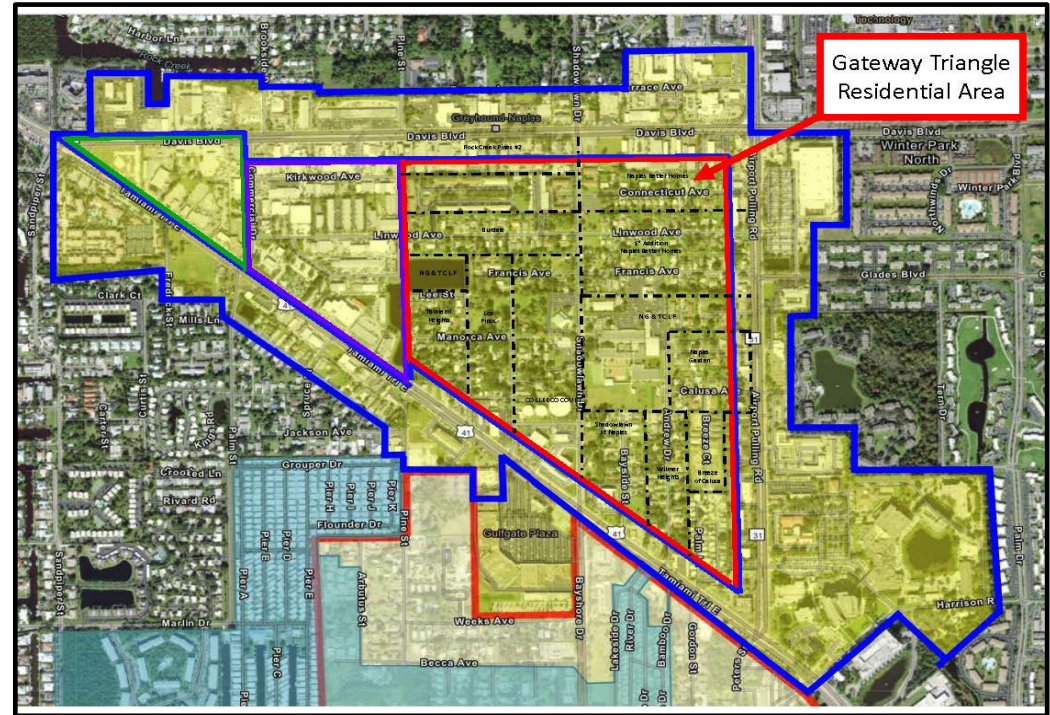
**Funding Source:** Bayshore CRA  
**CRA Project Manager:** Shirley Garcia  
**Director:** Debrah Forester

**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: 6-1-2023

- First Community Meeting held February 7<sup>th</sup> – SWOT Analysis
- March 23 and April 20 follow-up meetings held.
- Stormwater issues were identified, and Road Maintenance developed a maintenance plan.
- Stormwater subcommittee meeting held April 17
- Community clean-up on May 13 – 6 containers were filled, 8 containers of hazardous materials disposed
- Neighborhood Traffic Calming Program – CRA staff will assist with applying for the County program. Speed study being planned on 5 streets.
- Streetlighting requested – staff will coordinate with FPL.
- Commercial and Linwood Study Area will be planned for FY24
- Neighborhood Watch and Resident Focus Meeting tentatively scheduled 6.15.23 Stormwater, Capital Projects and CRA Staff attending

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

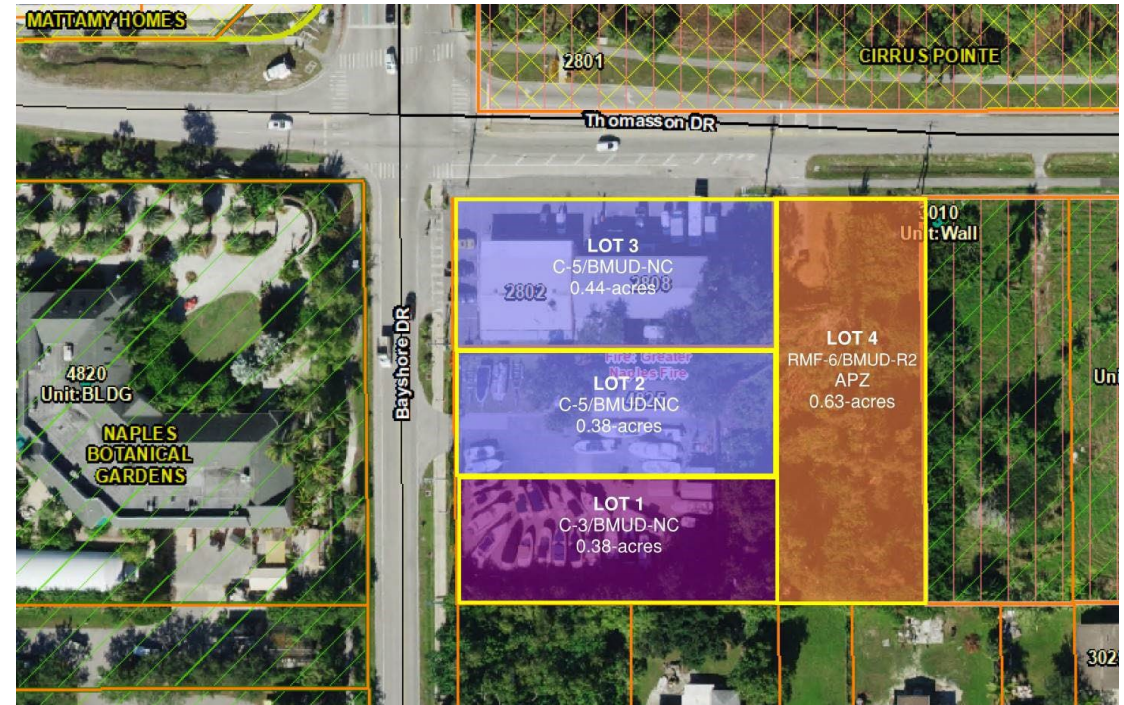
**Letter of Intent to Purchase:** Received December 12, 2022.

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: 5-15-2023

**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 was completed on May 1, 2023. Earth Tech has 30 days to come back out to site and spray for any new growth.

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.

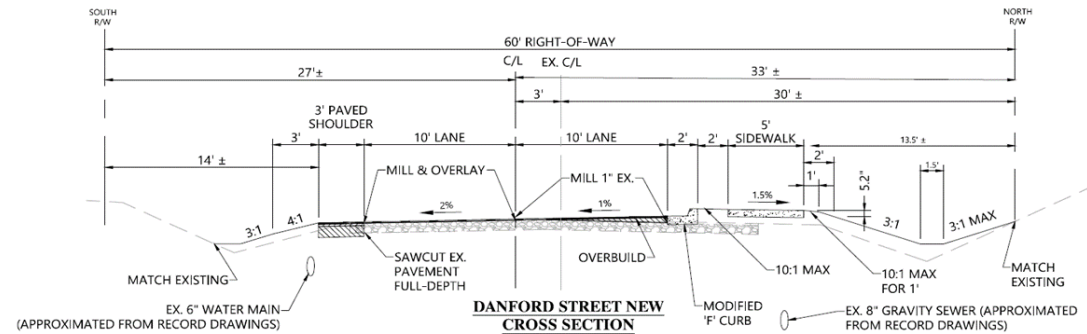
**Construction Budget:** \$3,246,304.75

**Architect/Engineer:** RWA

**Design Notice to Proceed Date:** 1-10-2022

**Contractor :** Haskins Construction

**CEI Services:** Johnson Engineering



## Milestones/Challenges to date: 5-15-2023

- 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.

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

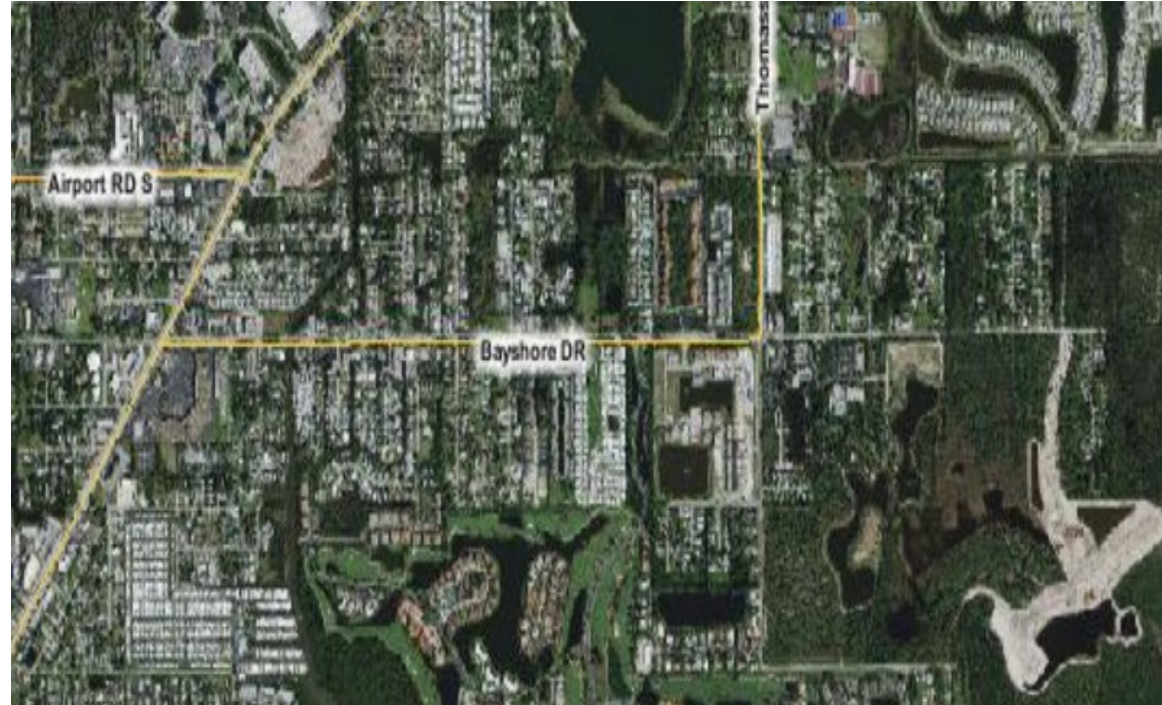
**Project Scope:** Coordinated maintenance and repairs within the Thomasson Drive, Bayshore Drive and Hamilton Avenue right-of-ways.

**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: 5-15-2023

- CRA staff is working on new landscape design for entrance to Bayshore and 41. staff is working on our second LA from rotation.
- 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 have been trimmed.
- Analysis of 17 Acre pond- shows high level of saline and not recommended to irrigate landscaping. Salt lever was 5 times higher than recommended.

## DESCRIPTION OF WORK

## % COMPLETE

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

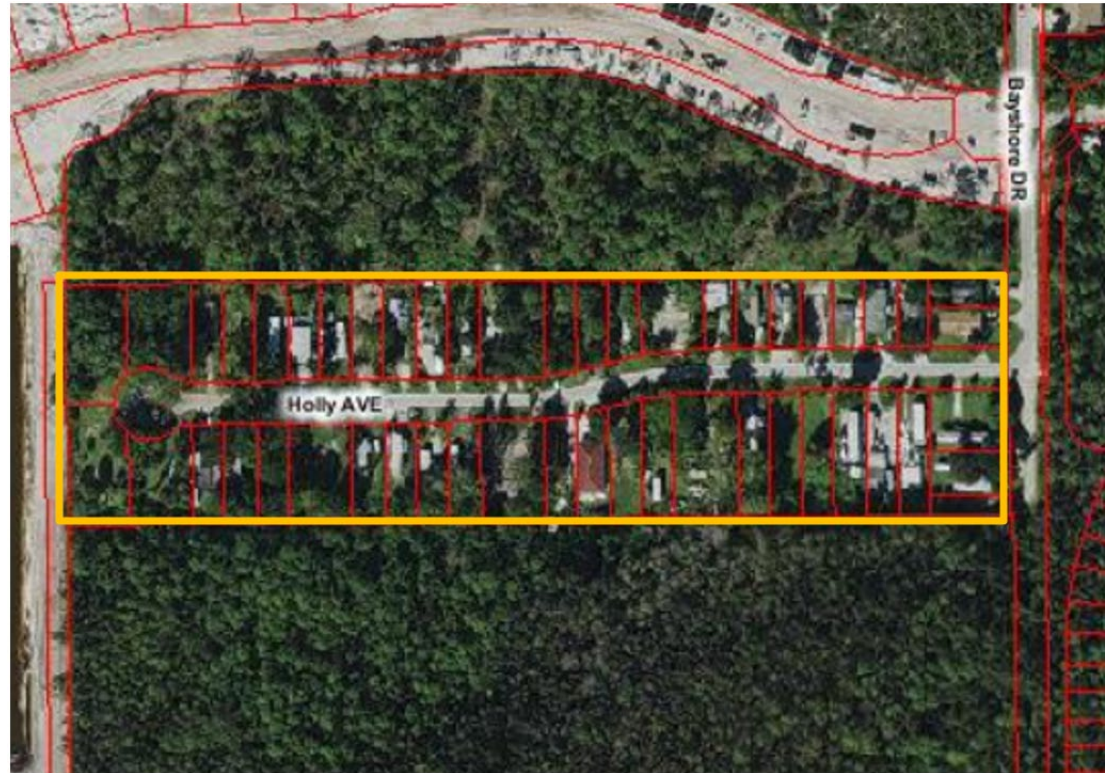
# Holly Avenue Assessment

**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: 5-15-2023

- 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%

## May Status Insurance Claims Tracker

Stars Report #	Invoice #	Date of damage	Submit to Risk Date	Description of damage	Amount of repair & Replacement	CCSO Incident report number	Total Paid	Reimbursement Date	Outstanding balance
5010192112266		10/19/2021	2/10/2022	Damage Trash Can/Bench, Fox Tail Palm	\$ 5,743.51	21-382379			\$ 5,743.51
5005152212600		5/15/2022	5/23/2022	Light Pole damage at Roundabout Botanical side	\$ 21,930.70	21-183526			\$ 19,767.76
5006132212754		6/13/2022	7/6/2022	Vandalism to Roundabout directional signage	\$ 870.00	no report filed	\$ 370.00	2/1/2023	\$ 500.00
5006152212693		6/15/2022	6/16/2022	Damage landscaping, irrigation on median 6	\$ 2,200.00	22-223732			\$ 2,200.00
5011012213571		11/1/2022	1/5/2023	Damage to pole #43	\$ 1,336.50	researching report	\$ 836.50	2/1/2023	\$ 500.00
5001012313572		1/1/2023	1/5/2023	Damage to pole #52		Researching report			
4495		4/22/2023	4/27/2023	Damage to irrigation lines becca/bayshore	\$ -	no damage to us			
		5/8/2023		Damage to lighting at roundabout	\$ 4,120.00				
	\$49,198.97								\$ 49,198.97
	Total								\$ 30,120.15



## Fund 1630 (163) Bayshore MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>Grand Total-Fund/CI</b>			<b>191,194.78</b>	<b>878,304.01-</b>	<b>687,109.23</b>
<b>1630000000 BAYSHORE/AVALON BEAUTIFICATION MSTU</b>			<b>191,194.78</b>	<b>878,304.01-</b>	<b>687,109.23</b>
<b>REVENUE Sub Total</b>	<b>1,833,800.00-</b>	<b>1,857,065.36-</b>		<b>1,618,872.55-</b>	<b>238,192.81-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>1,709,900.00-</b>	<b>1,709,900.00-</b>		<b>1,618,872.55-</b>	<b>91,027.45-</b>
311100 CURRENT AD VALOREM TAXES	1,706,700.00-	1,706,700.00-		1,605,477.06-	101,222.94-
361170 OVERNIGHT INTEREST				9,400.81-	9,400.81
361180 INVESTMENT INTEREST	3,200.00-	3,200.00-		1,795.40-	1,404.60-
361320 INTEREST TAX COLLECTOR				992.78-	992.78
369130 INS CO REFUNDS				1,206.50-	1,206.50
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>123,900.00-</b>	<b>147,165.36-</b>			<b>147,165.36-</b>
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	209,600.00-	209,600.00-			209,600.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		23,265.36-			23,265.36-
489900 NEGATIVE 5% ESTIMATED REVENUES	85,700.00	85,700.00			85,700.00
<b>EXPENSE Sub Total</b>	<b>1,833,800.00</b>	<b>1,857,065.36</b>	<b>191,194.78</b>	<b>740,568.54</b>	<b>925,302.04</b>
<b>OPERATING EXPENSE</b>	<b>707,400.00</b>	<b>681,665.36</b>	<b>181,964.78</b>	<b>186,038.16</b>	<b>313,662.42</b>
631400 ENGINEERING FEES	50,000.00	50,000.00			50,000.00
634970 INDIRECT COST REIMBURSEMENT	8,200.00	8,200.00	4,100.00	4,100.00	
634980 INTERDEPT PAYMENT FOR SERV	10,000.00	10,000.00			10,000.00
634990 LANDSCAPE INCIDENTALS	65,000.00	65,000.00	77,306.70	78,414.12	90,720.82-
634999 OTHER CONTRACTUAL SERVICES	355,000.00	309,497.60	23,254.73	38,245.73	247,997.14
639990 OTHER CONTRACTUAL SERVICE			8,437.40	729.64	9,167.04-
641951 POSTAGE	1,000.00	1,000.00			1,000.00
643100 ELECTRICITY	60,000.00	60,000.00	31,829.19	15,346.86	12,823.95
643400 WATER AND SEWER	20,000.00	20,000.00	6,671.51	1,828.49	11,500.00
645100 INSURANCE GENERAL	1,200.00	1,200.00	300.00	900.00	
645260 AUTO INSURANCE	900.00	900.00	225.00	675.00	
646311 SPRINKLER SYSTEM MAINTENANCE	15,000.00	15,000.00	1,000.00		14,000.00
646318 MULCH	15,000.00	15,000.00	1,477.20	6,022.80	7,500.00
646320 LANDSCAPE MATERIALS				1,203.49	1,203.49-
646360 MAINTENANCE OF GROUNDS ALLOCATED	50,000.00	50,000.00		5,794.24	44,205.76
646430 FLEET MAINT ISF LABOR AND OVERHEAD	500.00	500.00		260.00	240.00
646440 FLEET MAINT ISF PARTS AND SUBLET	300.00	300.00		998.81	698.81-
646445 FLEET NON MAINT ISF PARTS AND SUBLET	100.00	100.00			100.00
646451 LIGHTING MAINTENANCE	35,000.00	54,767.76	26,484.14	28,283.62	
646970 OTHER EQUIP REPAIRS AND MAINTENANCE			493.91	706.09	1,200.00-
649030 CLERKS RECORDING FEES ETC	1,000.00	1,000.00			1,000.00
649100 LEGAL ADVERTISING	1,500.00	1,500.00	385.00	672.00	443.00
652140 PERSONAL SAFETY EQUIPMENT	1,000.00	1,000.00			1,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS	500.00	500.00			500.00
652490 FUEL AND LUBRICANTS ISF BILLINGS	200.00	200.00		302.49	102.49-
652989 LUMBER AND LAMINATES				375.23	375.23-
652990 OTHER OPERATING SUPPLIES	15,000.00	15,000.00		1,179.55	13,820.45
653710 TRAFFIC SIGNS	1,000.00	1,000.00			1,000.00
<b>CAPITAL OUTLAY</b>	<b>25,000.00</b>	<b>74,000.00</b>	<b>9,230.00</b>		<b>64,770.00</b>
762200 BUILDING IMPROVEMENTS			9,230.00		9,230.00-
764990 OTHER MACHINERY AND EQUIPMENT	25,000.00	74,000.00			74,000.00
<b>TRANSFERS</b>	<b>682,800.00</b>	<b>682,800.00</b>		<b>512,100.00</b>	<b>170,700.00</b>
911020 TRANSFER TO 102 ROW PERMITTING	125,500.00	125,500.00		94,125.00	31,375.00
911627 TRANSFER TO 1627 BAYSHORE AVALON BEAUTIFICATION	557,300.00	557,300.00		417,975.00	139,325.00
<b>TRANSFER CONST</b>	<b>48,200.00</b>	<b>48,200.00</b>		<b>42,430.38</b>	<b>5,769.62</b>
930600 BUDGET TRANSFERS PROPERTY APPRAISER	13,000.00	13,000.00		9,140.64	3,859.36
930700 BUDGET TRANSFERS TAX COLLECTOR	35,200.00	35,200.00		33,289.74	1,910.26
<b>RESERVES</b>	<b>370,400.00</b>	<b>370,400.00</b>			<b>370,400.00</b>
991000 RESERVE FOR CONTINGENCIES	35,000.00	35,000.00			35,000.00
993000 RESERVE FOR CAPITAL OUTLAY	335,400.00	335,400.00			335,400.00



**Fund 1627 (160) Bayshore Capital Projects**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			91,247.54	505,720.39	596,967.93-
1627 BAYSHORE/AVALON BEAUTIFICATION MSTU			91,247.54	505,720.39	596,967.93-
REVENUE Sub Total	1,230,300.00-	2,949,563.56-		436,275.50-	2,513,288.06-
REVENUE - OPERATING Sub-Total	14,200.00-	14,200.00-		18,300.50-	4,100.50
361170 OVERNIGHT INTEREST				12,979.77-	12,979.77
361180 INVESTMENT INTEREST	14,200.00-	14,200.00-		5,320.73-	8,879.27-
CONTRIBUTION AND TRANSFERS Sub-Total	1,216,100.00-	2,935,363.56-		417,975.00-	2,517,388.56-
411630 TRANSFER FROM 1630 BAYSHORE/AVALON BEAUTIFICATION	557,300.00-	557,300.00-		417,975.00-	139,325.00-
489200 CARRY FORWARD GENERAL	659,600.00-	659,600.00-			659,600.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		1,719,263.56-			1,719,263.56-
489900 NEGATIVE 5% ESTIMATED REVENUES	800.00	800.00			800.00
EXPENSE Sub Total	1,230,300.00	2,949,563.56	91,247.54	941,995.89	1,916,320.13
OPERATING EXPENSE	1,179,600.00	1,148,641.50	10,778.90	47,182.16	1,090,680.44
631400 ENGINEERING FEES	300,000.00	311,635.00			311,635.00
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES	879,600.00	837,006.50	7,466.50	40,222.71	789,317.29
639990 OTHER CONTRACTUAL SERVICE			3,312.40		3,312.40-
643100 ELECTRICITY				6,959.45	6,959.45-
CAPITAL OUTLAY		1,750,222.06	80,468.64	894,813.73	774,939.69
762200 BUILDING IMPROVEMENTS			9,802.00		9,802.00-
763100 IMPROVEMENTS GENERAL		1,750,222.06	70,666.64	894,813.73	784,741.69
RESERVES	50,700.00	50,700.00			50,700.00
993000 RESERVE FOR CAPITAL OUTLAY	50,700.00	50,700.00			50,700.00

**Fund 1627 (160) Project 50171 Hamilton Ave Parking**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		1,043,522.49	68,310.64	894,813.73	80,398.12
1627 BAYSHORE/AVALON BEAUTIFICATION MSTU		1,043,522.49	68,310.64	894,813.73	80,398.12
EXPENSE Sub Total		1,043,522.49	68,310.64	894,813.73	80,398.12
CAPITAL OUTLAY		1,043,522.49	68,310.64	894,813.73	80,398.12
763100 IMPROVEMENTS GENERAL		1,043,522.49	68,310.64	894,813.73	80,398.12

**Fund 1627 (160) Project 50172 Thomasson Drive**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		61,283.57	13,114.40	6,959.45	41,209.72
1627 BAYSHORE/AVALON BEAUTIFICATION MSTU		61,283.57	13,114.40	6,959.45	41,209.72
EXPENSE Sub Total		61,283.57	13,114.40	6,959.45	41,209.72
OPERATING EXPENSE			3,312.40	6,959.45	10,271.85-
634980 INTERDEPT PAYMENT FOR SERV					
639990 OTHER CONTRACTUAL SERVICE			3,312.40		3,312.40-
643100 ELECTRICITY				6,959.45	6,959.45-
CAPITAL OUTLAY		61,283.57	9,802.00		51,481.57
762200 BUILDING IMPROVEMENTS			9,802.00		9,802.00-
763100 IMPROVEMENTS GENERAL		61,283.57		0.00	61,283.57

**Fund 1627 (160 Project 50173 South Bayshore**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
Grand Total-Fund/CI		66,635			66,635.00
1627 BAYSHORE/AVALON BEAUTIFICATION MSTU		66,635.00			66,635.00
EXPENSE Sub Total		66,635.00			66,635.00
OPERATING EXPENSE		11,635.00			11,635.00
631400 ENGINEERING FEES		11,635.00			11,635.00
CAPITAL OUTLAY		55,000.00			55,000.00
763100 IMPROVEMENTS GENERAL		55,000.00		0.00	55,000.00

**Fund 1627 (160) Project 50174 North Bayshore**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
Grand Total-Fund/CI	1,179,600.00	1,727,422.50	9,822.50	40,222.71	1,677,377.29
1627 BAYSHORE/AVALON BEAUTIFICATION MSTU	1,179,600.00	1,727,422.50	9,822.50	40,222.71	1,677,377.29
EXPENSE Sub Total	1,179,600.00	1,727,422.50	9,822.50	40,222.71	1,677,377.29
OPERATING EXPENSE	1,179,600.00	1,137,006.50	7,466.50	40,222.71	1,089,317.29
631400 ENGINEERING FEES	300,000.00	300,000.00			300,000.00
634999 OTHER CONTRACTUAL SERVICES	879,600.00	837,006.50	7,466.50	40,222.71	789,317.29
CAPITAL OUTLAY		590,416.00	2,356.00		588,060.00
763100 IMPROVEMENTS GENERAL		590,416.00	2,356.00		588,060.00



Q: Any info on The 239 project going up off Bayshore Drive in Naples? Thanks! — Don Roberts, Naples

A: The 239, a mixed-use development on the southeast corner of Bayshore Drive and Areca Avenue in East Naples, will have eight hotel rooms, a sit-down restaurant, a rooftop bar, a couple of retail units and a pool for hotel guests.

While it's referred to as The 239 Hotel in its initial county permit application, it's not what one would necessarily consider a typical hotel.

Think short-term accommodations are more synonymous with Airbnb, for example. "It's not a condo. It is a residential dwelling, but they're under one ownership," said longtime Naples resident Michael Whalen. "It's a short-term stay. Let's call it that. It's zoned in the hotel zoning and it's short-term stays." The second and third floors will have four lodging units each. A restaurant on the first floor will service the rooftop dining and a couple of retail spaces also will be available on the ground floor, Whalen said. "My partner Adam Holman and I are the owners and developers, and New Era Construction, which I own, is the builder," Whalen said. "The majority of the ideas for developing this were from Adam and it's a lot of his vision. We are golfing buddies and decided to build a hotel on Areca and Bayshore Drive a couple of years ago."

Mike Johnson of Naples-based AMJ Architect designed the plans for the three-story building. Its 12,203 square feet will occupy nearly half an acre at 3467 Bayshore Drive, but its only vehicular access point will be off Areca Avenue on the eastern edge of Bayshore, slightly more than half a mile south of U.S. 41. The new development in the Bayshore Arts District has been a few years in the making within the Bayshore/Gateway Triangle Redevelopment Area. "It's taken us a while to get through site permitting. In the next couple of weeks, we'll be in submitting our building permit," Whalen said. "We're going to be starting in probably two to three weeks with site work." That initial work will include underground utilities and a parking lot. "We look to be open for business in the late summer of next year after about a year of construction or so," he said. Whalen hopes to land a local restaurant for the project, but he doesn't have a signed lease yet. "My partner and I are both locals," Whalen said. "I've personally been here 50 years and live at the same address in Brookside, and we'd like to keep it local, everything local." Retail options on the first floor also are still open. "My partner would like to put the first distillery in Bayshore. Not a beer distillery; a whiskey distillery," Whalen said. "That's the first and foremost, and the restaurant and the other retail are open for grabs right now." Whalen hopes news coverage about the project generates some telephone calls. He said he already received about 15 calls within a few hours after he posted the "coming soon" sign on Saturday. Whalen said the project is following the lead of local entrepreneur Rebecca Maddox, the owner of Three60 Market and Celebration Park on Bayshore Drive, who recently opened Rebecca's wine bar with plans to launch The Maddox private social club in October on Bayshore. "There's a lot of popularity in the Bayshore Drive area, the redevelopment area, and we hope to be a part of it for a long time," Whalen said.



A rendering of The 239 shows the look of the three-story building proposed for the corner of Bayshore Drive and Areca Avenue in East Naples.



This rendering provides a look at one of three models for the 32 single-family homes planned for The Grove Bayshore residential community. Photos by New Era Construction

The Grove Bayshore A few blocks south of The 239 project, Whalen's bigger project is the development of a long, narrow parcel on the eastern side of Bayshore near Van Buren Avenue. "I do have a 10-acre project that's coming on board here this year also that people will be talking about after I put a sign up there in the next week or two," Whalen said. "It's called The Grove Bayshore and there's 32 single-family homes platted for that area." Floor plans for the single-story homes show two-floor plans with four bedrooms and four bathrooms and one-floor plan with three bedrooms and three baths. "And they come with a pool," Whalen said. In addition to 32 detached home lots in a gated community, the proposed project includes a designated 0.86-acre commercial outparcel that will be developed in the future fronting Bayshore Drive in front of The Grove.

A traffic impact statement prepared by Boral Engineering of Estero concludes that after the development is completed, the local road network will continue to operate at acceptable levels of service for 2023 conditions. "The project will not create a significant impact to the surrounding roadway network based on its 1.1% percent impact to Bayshore Drive.

Additionally, it was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the development," Boral reports. The Grove's location will become more noticeable quickly. "We've got a 'coming soon' sign coming in the next couple of weeks," Whalen said. "We should be breaking ground in 60 to 90 days." Don't expect to see folks moving in until 2025, though. "We'll definitely have some product to sell in the fourth quarter, the third and fourth quarter of '24, but we probably won't be done with the project until the end of '25,"

Whalen said these new developments are first-class products that will play a role in the transformation of Bayshore. "Again, following Rebecca's lead," he said. Whalen also is planning some projects in Brookside, a nearby unincorporated area north of Davis Boulevard that is prime for redevelopment. "That's a transforming area, too. I've got four or five projects there that we're doing also close by," he said. "It's finally its time. The progress has made it across the bridge, if you will, a little farther. Bayshore's a big part of it." The "Tim Aten Knows" weekly column answers local questions from readers. Email Tim at [Tim.aten@naplespress.com](mailto:Tim.aten@naplespress.com).