

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU Haldeman Creek MSTU

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

Hybrid Virtual Zoom Regular Meeting 4870 Bayshore Dr, FGCU Buehler Auditorium Naples, FL 34112 November 7, 2023

6:00 PM

Chairwoman Karen Beatty Maurice Gutierrez, Kristin Hood, Kathi Kilburn Steve Rigsbee, Sam Saad, Jr., Al Schantzen, Michael Sherman, James Talano

- 1. Meeting Called to Order
- 2. Roll Call
- 3. Invocation & Pledge of Allegiance
- 4. Adoption of the Agenda Action Item
- 5. Public to be Heard (Non-Agenda Items)
- 6. Consent Agenda (Attachment 1) Action Item
 - a. Adoption of the October 3, 2023 Minutes
 - b. Priority Projects Report
 - c. Financials
- 7. Old Business
 - a. Public Safety Report by Sheriff's Office
 - b. Bayshore Arts District, LLC Amanda Jaron & Kit Baker (Attachment 2)
 - c. Development Report by Laura DeJohn, Johnson Engineering (Attachment 3)
 - d. Strategic Planning Part II (Attachment 4) Action Item
- 8. New Business
 - a. 2024 CRA Meeting Calendar (Attachment 5) Action Item
- 9. Advisory Board and General Communications
 - a. Advisory Board
 - b. Code Enforcement (Attachment 6)
 - c. Correspondence (Attachment 7)
 - d. CRA Staff
- 10. Next Meeting
 - a. December 5, 2023, 6 p.m., 3299 Tamiami Trail E, 3rd Floor BCC Boardroom
- 11. Adjournment

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October 3, 2023 Meeting Minutes

Item 6a - Attachment 1

BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD MINUTES OF THE OCTOBER 3, 2023 MEETING

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Chairwoman Karen Beatty at 6:00 p.m.

I. <u>Roll Call</u>: Advisory Board Members Present: Karen Beatty, Maurice Gutierrez, Al Schantzen, Kristin Hood, Kathi Kilburn, Sam Saad, Jr., and James Talano. Mike Sherman was approved to attend virtually. Steve Rigsbee had an excused absence.

CRA Staff Present: Greg Oravec, CRA Director, Tami Scott, Project Manager and Shirley Garcia, Program Manager.

- **II. Pledge of Allegiance:** Led by Karen Beatty.
- III. <u>Adoption of Agenda</u>: Motion made by Sam Saad; second by, Al Schantzen approved unanimously.

IV. Public Comment:

V. Approval of Consent Agenda:

a. Maurice Gutierrez made the motion to approve the consent agenda, seconded by Kathi Kilburn, approved unanimously.

VI. <u>Community / Business – Presentations:</u>

- a. Collier County Sheriff's Office: unable to attend this meeting.
- b. **Development Report Update:** Abe D. Elizarraraz, Johnson Engineering noted the highlighted projects and asked if anyone had any questions. Al Schantzen had asked about the live local act and if he could have a copy emailed, Mr. Elizarraraz noted it and will email staff the new act. Mr. Oravec had requested if staff could get a map that signifies where the projects are located since they are numbered in the report could it be numbered on a map to show where are the new projects location. Mr. Elizarraraz took notes on that request and will pass it on to Laura DeJohn who normally attends the CRA meetings.

VII. Old Business:

a. Stormwater update for Becca, Weeks and Pine: Mr. Orth provided the update and noted some of the changes Mr. Oravec recommended, Mr. Orth made the changes to the easement areas and updated the design through the consultant Bolt Engineering. As the plans get to 90% he will send them to staff

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for any revisions and corrections then send them to the Stormwater Subcommittee if they would like to review them as well.

b. **Stormwater Update for Linwood Way:** Brian Rose from Kissinger, Campos, and Assoc. attended and provided the update on Linwood Way, if anyone had any questions he would assist in answering them. Mr. Longwell asked who would be responsible for the outfall structures and will the property owners be able to plant anything within the easement. Mr. Orth noted the County will maintain the outfalls and if anyone wanted to put anything in the Counties easement or right of way they would need to apply for a permit or get permission to do anything within that area.

VIII. New Business:

- a. Holiday Decorations: Ms. Scott provided a breakdown of all the decorations and the areas where they will install them. The cost will be split between the MSTU and the CRA. The Gateway Triangle will be decorated this year and the CRA will fund those decorations since it is outside of the MSTU boundary. The costs are around \$28,320 for the MSTU and \$28,211 for the CRA. Maurice Gutierrez made a motion to approve as recommended, Karen Beatty seconded, passed unanimously. Al Schantzen asked why we cannot have Merry Christmas banners put up with the other holiday banners. There was some discussion on putting a hashtag on the banners and what the verbiage would say, Mr. Oravec offered some suggestions, Karen Beatty liked #Bayshore Holidays, and there was a consensus from the majority of the board.
- b. **Strategic Planning Workshop on 10/28-** Mr. Oravec provided the draft agenda for the workshop if anyone had any questions or changes. He noted the importance of providing an updated 5-year project plan due to the CRA sunsetting in 7 years, these projects have to be realistic and be able to be accomplished in 5 years.

IX. Staff report:

a. **Update from the CRA Director:** Mr. Oravec noted that Ms. Garcia will have 311 do a presentation at our next CRA meeting.

X. Other Agency's:

- a. Collier County Code Enforcement: John Johnson, Senior Code Investigator attended to answer any questions on the case report or any other code-related questions. Mr. Johnson provided the highlights of cases that were hot-button items and said they will be updated for next month if it isn't resolved by then.
- **XI.** Communications and Correspondence: The following items were presented for the Committee's awareness.

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- a. **The Coastal Cleanup:** Ms. Garcia noted the pictures from Keep Collier Beautiful with the amount of trash that was picked up all over the county.
- b. **Naples Lawn and Garden Show:** The flyer was attached for anyone interested in attending October 28 garden show.
- XII. Public Comments:
- **XIII. Staff Comments:**
- XIV. Advisory Board General Communications:
- XV. Next Meeting Date:
 - a. October 28, 2023 @ 10am-4pm K123
 - b. November 7, 2023 @ 6pm Buehler Auditorium
- **XVI.** Adjournment: The meeting adjourned at 8:00 p.m.

Chairwoman, Karen Beatty

Haldeman Creek MSTU

Bayshore Gateway Triangle CRA Division Priority Projects Update District 4

October 31, 2023



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Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

17 Acre Pedestrian Connection to Sugden Regional Park

District #: 4

Project #: 50208

Funding Source: CRA

Project Manager: Tami Scott

Director: Greg Oravec 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 NTS issued

6-16-2023

Change order #1- for additional 90 days approved by BCC on May 9, 2023. (New proposed completion date: 8.14.23)

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

Bayshore Gateway Triangle CRA – 17.89 Acres Location Map



Milestones/Challenges to date: 10-31-2023

- Stantec's contract is currently on HOLD awaiting the SDP approval, we are awaiting the SFWMD and DEP review and approval.
- Stantec, Staff and our Environmental Consultant met with SFWMD and DEP on site October 18, 2023, to confirm the consultant's location of the wetland's delineation line shown on the proposed plans.
- Stantec will be attending the December MSTU and CRA meetings to update the boards on the 90% drawings, discuss material selections, opinion of probable cost and next steps.



Haldeman Creek MSTU

Access Management Plan

District #: 4

Project #: 50174

Funding Source: CRA and Bayshore Beautification MSTU

Project Manager: Tami Scott

Director: Greg Oravec

Project Scope: 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

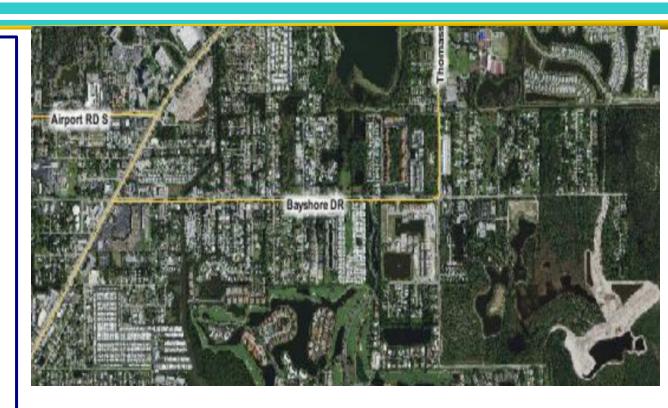
Kick-off meeting held 1-20-2022

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 provided final comments. Awaiting comments from TMS. Meeting with TMS scheduled for 9/28/23.

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



Milestones/Challenges to date: 10-31-2023

No Activity on this project.



Bayshore 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: Greg Oravec

Project Scope: Stormwater study and design for Becca, Weeks, Pine.

Construction Budget: TBD

Architect/Engineer: Blot Engineer

Design Notice to Proceed Date: 11/16/21

Change Order approved -CO#1

Total Contract as of November 28, 2022: \$337,132 Contract Days – 1,320 includes post design services.

CRA Gateway Area 1 Pine Becca Week

Task -1 Utility Locates & Soft Digs-336 days

Task- 2 Survey- 336 days

Task- 3 Site Assessment-189 days

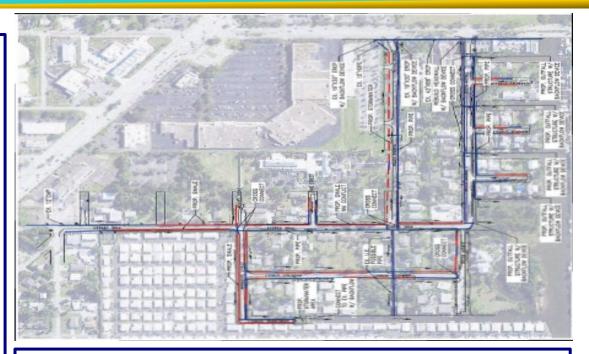
Task- 4 Design (& Task 5 Conflict Res.)- 392 days

Task- 6 Permitting- 266 days

Task -7 Bidding and Construction- 364 days

Task- 8 Project Closeout- 84 days

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



• Milestones/Challenges to date: 10-31-2023

- The CRA Bayshore Area 1 Stormwater Improvements Project is currently at 60 percent design. The project includes:
- A change order to re-align or center Weeks Avenue within the 60-foot right-of-way (ROW) to allow drainage infrastructure on both sides of the road. This will require temporary access easements to move mailboxes and repair driveway approaches within the ROW.
- Need to acquire three end canal drainage easements (DE) along Becca Avenue to allow stormwater to flow directly into these canals that are perpendicular to Becca Ave.
- Project partnering with the City of Naples Water Department to complete the upgrade of the water distribution system within the project area.
- Conflict resolutions with the proposed stormwater pipe and the wastewater distribution system in progress; may require the relocation of an eight (8) inch wastewater force main from the lift station at Weeks/Pine to Bayshore
- Next design review will be at 90 percent with the Engineer's opinion of probable cost estimates at 90% and at design timeline totaling 1320 days or July 11, 2025, for total project completion100% of design.
- Change Order added another 270 days to the project
- Utility Locates No further work is 100% complete.
- Surveys 90% complete.
- Site Assessment All work completed is 100% complete.
- Design 69 % complete.
- Utility Conflict Resolution Force main re-routing with PUD.
- Permitting 7% complete.



Gateway Triangle Stormwater Phase 1

Commissioner District: 4

Project #: 50203

Funding Source: Bayshore CRA

Lead Project Manager: Richard Orth, Capital Improvements

CRA Project Manager: Shirley Garcia

Director: Greg Oravec

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% Design Plans: July 2023

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	30%
Construction	0%



Milestones/Challenges to date: 10-31-2023

Project Start Date: January 16, 2023

Completion Date: January 17, 2025 --- 975 Total Project Days

- Spoken with all businesses impacted by the project.
- Fourteen (14) foot travel lane and three (3) feet of asphalt on each side of the travel way through the 20-foot alley ROW.
- Inverted crown alley with a 3-foot concrete center.
- This design allows for a piped drainage system with the alleys.
- Driveways along Linwood Way properties would be replaced with a 24-foot-wide culverted approach.
- Pre-application meeting with SFWMD Environmental Resource Permitting staff has qualified the project exempt from formal permitting
- · Upcoming Activities:
- 60 percent construction plans
- Public involvement meeting
- Subsurface utility exploration
- Bayside Street calls for two 24-foot-wide driveways for the multifamily units at the northeast end.
- Bayside swale work and milling and repaying road.



Gateway Triangle Neighborhood Focus

Commissioner District: 4

Project #: 50203

Funding Source: Bayshore CRA CRA Project Manager: Shirley Garcia

Director: Greg Oravec

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

Phase II - Commercial and Linwood - FY24

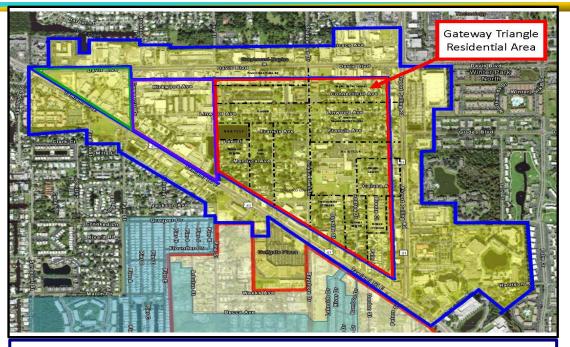
Design Costs: TBD

Architect/Engineer: Pending

Status: Ongoing

Design Notice to Proceed Date: TBD

DESCRIPTION OF WORK	% COMPLETE		
Procurement	10%		
Design	0%		
Construction	0%		



Milestones/Challenges to date: 10-31-2023

- First Community Meeting held February 7th 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 –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 held on 6.15.23 Stormwater, Capital Projects and CRA Staff attending.
- Staff processed 2 street calming applications through the County Transportation Division on 8.28.23
- In September I walked Pineland Ave due to complaints of being too dark, Staff will discuss lighting as a holistic project for the residential area during a master plan discussion
- Andrews Drive was determined to not qualify for street calming measures



Del's Corner – Phase 2

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Commissioner District: 4

Project #: 50206

Funding Source: Bayshore CRA Project Manager: Tami Scott

Director: Greg Oravec

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
 - No other proposals submitted.
- Target for 9/26, BCC and CCCRA, Del's/Authorization to negotiate a purchase and sale agreement to be brought back before the CCCRA/BCC for further consideration.

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



Milestones/Challenges to date: 10-31-2023

• Project is complete



Hamilton Avenue Beautification

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Haldeman Creek MSTU

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.

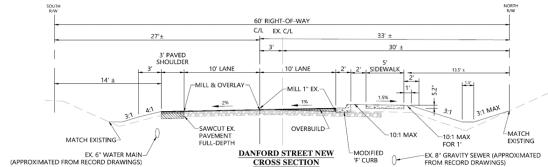
Construction Budget: \$3,246.304.75

Architect/Engineer: RWA

Design Notice to Proceed Date: 1-10-2022

Contractor: Haskins Construction **CEI Services**: Johnson Engineering

Thomasson Dr	-
T T	
Hamiliton	
A Part of the second of the se	
Bayview Park	
Danford St	
Parties of the second of the s	



Milestones/Challenges to date: 10-31-2023

Project is complete

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



Bayshore MSTU On-Going Maintenance

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Haldeman Creek MSTU

District #: 4

Project #: Bayshore MSTU

Funding Source: Bayshore Beautification MSTU

Project Manager: Tami Scott

Director: Greg Oravec

Project Scope: Coordinated maintenance and repairs within the

Thomasson Drive, Bayshore Drive and Hamilton Avenue

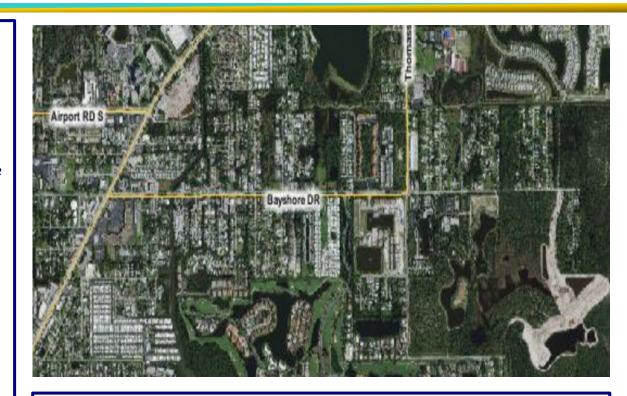
right-of-ways.

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)

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



Milestones/Challenges to date: 10-31-2023

- The inoculant study will be completed on 11-16-2023, staff will photograph the areas and gather soil samples.
- The areas in and around the roundabout will be replanted immediately, staff is working with the Botanical Garden for suggested plant material.
 - In addition to replacing the planting we are replacing the soil, the goal is to have it installed prior to the NBG night lights 11- 26-2023.
- All the decorative pots have been removed with exception of the roundabout staff is working on getting the roundabout pots removed and planters at bridge capped.
- Median 5 will be replanted
- Fence at jeepers will be repaired
- Electrical panel at Bayview to be replaced



Haldeman Creek MSTU

Holly Avenue Assessment

Commissioner District: 4

Project #: 50203

Funding Source: Bayshore CRA CRA Project Manager: Tami Scott

Director: Greg Oravec

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	Holly AVE
	Milestones/Challenges to date: 10-31-2023 • No activity on this project.
DESCRIPTION OF WORK 0/ COMPLETE	

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

Item 6c

Fund 1020 (187) Bayshore/Gateway Triangle

7 8.00 - 20-20 (2.0	37) Bayshore/Gateway Ti	ilaligic			
Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			184,531.91	38,458.52	222,990.43-
1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP			184,531.91	38,458.52	222,990.43-
REVENUE Sub Total	3,835,700.00-	3,852,426.00-			3,852,426.00-
REVENUE - OPERATING Sub-Total	20,000.00-	20,000.00-			20,000.00-
361180 INVESTMENT INTEREST	20,000.00-	20,000.00-			20,000.00-
CONTRIBUTION AND TRANSFERS Sub-Total	3,815,700.00-	3,832,426.00-			3,832,426.00-
410001 TRANSFER FROM 0001 GENERAL FUND	2,920,500.00-	2,920,500.00-			2,920,500.00-
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	663,600.00-	663,600.00-			663,600.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL	232,600.00-	232,600.00-			232,600.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		16,726.00-			16,726.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,000.00	1,000.00			1,000.00
EXPENSE Sub Total	3,835,700.00	3,852,426.00	184,531.91	38,458.52	3,629,435.57
PERSONAL SERVICE	581,900.00	581,900.00	62,117.00	28,567.71	491,215.29
OPERATING EXPENSE	543,200.00	559,926.00	122,414.91	9,890.81	427,620.28
634210 IT OFFICE AUTOMATION ALLOCATION	14,800.00	14,800.00	14,800		
634970 INDIRECT COST REIMBURSEMENT	68,400.00	68,400.00	68,400		
634980 INTERDEPT PAYMENT FOR SERV	82,200.00	82,200.00			82,200.00
634990 LANDSCAPE INCIDENTALS	13,000.00	13,000.00			13,000.00
634999 OTHER CONTRACTUAL SERVICES	88,400.00	105,126.00	11,759	4,992.46	88,374.29
639967 TEMPORARY LABOR	148,000.00	148,000.00			148,000.00
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00			8,000.00
641230 TELEPHONE ACCESS CHARGES	1,800.00	1,800.00		71.65	1,728.35
641700 CELLULAR TELEPHONE	2,200.00	2,200.00			2,200.00
641950 POSTAGE FREIGHT AND UPS	500.00	500.00			500.00
641951 POSTAGE	2,000.00	2,000.00			2,000.00
643100 ELECTRICITY	3,000.00	3,000.00	1,444.09	55.91	1,500.00
643400 WATER AND SEWER	6,500.00	6,500.00	1,000.00		5,500.00
644620 LEASE EQUIPMENT	3,500.00	3,500.00	1,909.68		1,590.32
645100 INSURANCE GENERAL	3,500.00	3,500.00	3,500.00		
645260 AUTO INSURANCE	500.00	500.00	500.00		
646180 BUILDING R AND M ISF BILLINGS	2,000.00	2,000.00			2,000.00
646317 FENCING MAINTENANCE			3,616.04		3,616.04-
646320 LANDSCAPE MATERIALS	10,000.00	10,000.00			10,000.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	15,000.00	15,000.00	10,500.00	2,100.00	2,400.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	200.00	200.00			200.00
646445 FLEET NON MAINT ISF PARTS AND SUBLET	100.00	100.00			100.00
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	2,500.00	2,500.00			2,500.00
648170 MARKETING AND PROMOTIONAL	19,500.00	19,500.00			19,500.00
648174 REGISTRATION FEES	1,000.00	1,000.00			1,000.00
649030 CLERKS RECORDING FEES ETC	1,000.00	1,000.00		395.64	604.36
649100 LEGAL ADVERTISING	4,500.00	4,500.00	1,600.00		2,900.00
649990 OTHER MISCELLANEOUS SERVICES	1,000.00	1,000.00	_		1,000.00
651110 OFFICE SUPPLIES GENERAL	2,000.00	2,000.00	185.85	14.15	1,800.00
651210 COPYING CHARGES	2,600.00	2,600.00	3,200.00		600.00-
651910 MINOR OFFICE EQUIPMENT	2,000.00	2,000.00			2,000.00
651930 MINOR OFFICE FURNITURE	2,000.00	2,000.00			2,000.00
651950 MINOR DATA PROCESSING EQUIPMENT	10,500.00	10,500.00			10,500.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	1,500.00	1,500.00			1,500.00
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,000.00	1,000.00			1,000.00
652920 COMPUTER SOFTWARE	3,000.00	3,000.00		2 264 62	3,000.00
652990 OTHER OPERATING SUPPLIES	4,500.00	4,500.00		2,261.00	2,239.00
652999 PAINTING SUPPLIES	1,500.00	1,500.00			1,500.00
653710 TRAFFIC SIGNS	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	500.00	500.00			500.00
654210 DUES AND MEMBERSHIPS	4,000.00	4,000.00			4,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	4,000.00	4,000.00	ı I		4,000.00

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
CAPITAL OUTLAY	33,500.00	33,500.00			33,500.00
764990 OTHER MACHINERY AND EQUIPMENT	33,500.00	33,500.00			33,500.00
TRANSFERS	2,647,500.00	2,647,500.00			2,647,500.00
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	2,647,500.00	2,647,500.00			2,647,500.00
RESERVES	29,600.00	29,600.00			29,600.00
991000 RESERVE FOR CONTINGENCIES	29,600.00	29,600.00			29,600.00

Fund 1021 (787) Bayshore CRA Projects

	BCC Adopt	Tot Amend			
Fund / Comm Item	Budget	Budget	Commitment	Actual	Available
Grand Total-Fund/CI			1,166,283.63	1,834.00	1,168,117.63-
1021000000 BAYSHORE CRA PROJECT FUND			1,166,283.63	1,834.00	1,168,117.63-
REVENUE Sub Total	2,670,900.00-	14,965,653.61-		3,000.00-	14,962,653.61-
REVENUE - OPERATING Sub-Total	24,600.00-	24,600.00-		3,000.00-	21,600.00-
361180 INVESTMENT INTEREST	24,600-	24,600-			24,600-
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				3,000.00-	3,000.00
CONTRIBUTION AND TRANSFERS Sub-Total	2,646,300.00-	14,941,053.61-			14,941,053.61-
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	2,647,500.00-	2,647,500.00-			2,647,500.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		12,294,753.61-			12,294,753.61-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,200	1,200.00			1,200.00
EXPENSE Sub Total	2,670,900.00	14,965,653.61	1,166,283.63	4,834.00	13,794,535.98
OPERATING EXPENSE	720,900.00	4,098,907.13	1,134,691.13	4,834.00	2,959,382.00
631401 ENGINEERING FEES DESIGN	511,200	463,097.54	209,439.54		253,658.00
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES	209,700	3,520,841.26	810,283.26	4,834.00	2,705,724.00
639990 OTHER CONTRACTUAL SERVICE		114,968.33	114,968.33		
CAPITAL OUTLAY	1,750,000	9,901,322.45	31,592.50		9,869,729.95
762200 BUILDING IMPROVEMENTS		9,230.00	9,230.00		
763100 IMPROVEMENTS GENERAL	1,750,000	9,892,092.45	22,362.50		9,869,729.95
GRANTS AND DEBT SERVICE	200,000.00	965,424.03			965,424.03
882100 REMITTANCES PRIVATE ORGANIZATIONS	200,000.00	450,000.00			450,000.00
884200 RESIDENTIAL REHAB		515,424.03			515,424.03

Fund 787 Project 50197 Residential Grants

Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
Fund / Committeen	Budget	Budget	Commitment	Actual	Available
Grand Total-Fund/CI		196,422.50			196,422.50
50197 BAYSHORE CRA PROJECT FUND		196,422.50			196,422.50
EXPENSE Sub Total		196,422.50			196,422.50
GRANTS AND DEBT SERVICE		196,422.50			196,422.50
884200 RESIDENTIAL REHAB		196,422.50			196,422.50

Fund 787 Project 50198 Commercial Grants

•	BCC Adopt	Tot Amend		Actual	
Fund / Comm Item	Budget	Budget	Commitment		Available
Grand Total-Fund/Cl		319,001.53			319,001.53
50198 BAYSHORE CRA PROJECT FUND		319,001.53			319,001.53
EXPENSE Sub Total		319,001.53			319,001.53
GRANTS AND DEBT SERVICE		319,001.53			319,001.53
884200 RESIDENTIAL REHAB		319,001.53			319,001.53

Fund 787 Project 50203 Stormwater

Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
rund / Comm item	Budget	Budget	Commitment		Available
Grand Total-Fund/CI	961,200.00	3,839,548.84	395,064.84	4,834.00	3,439,650.00
50203 BAYSHORE CRA PROJECT FUND	961,200.00	3,839,548.84	395,064.84	4,834.00	3,439,650.00
EXPENSE Sub Total	961,200.00	3,839,548.84	395,064.84	4,834.00	3,439,650.00
OPERATING EXPENSE	511,200.00	699,714.84	395,064.84	4,834.00	299,816.00
CAPITAL OUTLAY	450,000.00	3,139,834.00			3,139,834.00

Fund 787 Project 50204 Linwood

Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
	Budget	Budget			
Grand Total-Fund/CI		800,000.00			800,000.00
50204 BAYSHORE CRA PROJECT FUND		800,000.00			800,000.00
EXPENSE Sub Total		800,000.00			800,000.00
OPERATING EXPENSE		350,000.00			350,000.00
634999 OTHER CONTRACTUAL SERVICES		350,000.00			350,000.00
CAPITAL OUTLAY		450,000.00			450,000.00
763100 IMPROVEMENTS GENERAL		450,000.00			450,000.00

Fund 787 Project 50206 Ackerman-Dells

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		615,756.50	12,679.00		603,077.50
50206 BAYSHORE CRA PROJECT FUND		615,756.50	12,679.00		603,077.50
EXPENSE Sub Total		615,756.50	12,679.00		603,077.50
OPERATING EXPENSE		12,679.00	12,679.00		
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES		12,679.00	12,679.00		
CAPITAL OUTLAY		603,077.50			603,077.50
763100 IMPROVEMENTS GENERAL		603,077.50			603,077.50

Fund 787 Project 50207 Bayshore Parking Lot

Fund / Comm Item	BCC Adopt	Tot Amend	Committee and	Actual	Assatlada
	Budget	Budget	Commitment		Available
Grand Total-Fund/CI		64,586.31			64,586.31
50207 BAYSHORE CRA PROJECT FUND		64,586.31			64,586.31
EXPENSE Sub Total		64,586.31			64,586.31
CAPITAL OUTLAY		64,586.31			64,586.31
763100 IMPROVEMENTS GENERAL		64,586.31			64,586.31

Fund 787 Project 50208 17 Acre Site

Final / Committees	BCC Adopt	Tot Amend	Commitment	Actual	Available
Fund / Comm Item	Budget	Budget	Commitment		Available
Grand Total-Fund/CI	1,000,000	3,714,514	111,656		3,602,858.04
50208 BAYSHORE CRA PROJECT FUND	1,000,000	3,714,514	111,656		3,602,858.04
EXPENSE Sub Total	1,000,000	3,714,514	111,656		3,602,858.04
OPERATING EXPENSE		803,276	111,656		691,620.00
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES		691,620			691,620.00
639990 OTHER CONTRACTUAL SERVICE		111,656	111,656		
CAPITAL OUTLAY	1,000,000	2,911,238			2,911,238.04
763100 IMPROVEMENTS GENERAL	1,000,000	2,911,238			2,911,238.04

Fund 787 Project 50254 Commercial

Fund / Comm Item	BCC Adopt	Tot Amend		Actual	A
	Budget	Budget	Commitment		Available
Grand Total-Fund/CI		125,000			125,000.00
50254 BAYSHORE CRA PROJECT FUND		125,000			125,000.00
EXPENSE Sub Total		125,000			125,000.00
OPERATING EXPENSE		125,000			125,000.00
634999 OTHER CONTRACTUAL SERVICES		125,000			125,000.00

Fund 787 Project 50255 Public Art

Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
runa / Committeni	Budget	Budget	Commitment		Available
Grand Total-Fund/CI		200,000.00			200,000.00
50255 BAYSHORE CRA PROJECT FUND		200,000.00			200,000.00
EXPENSE Sub Total		200,000.00			200,000.00
CAPITAL OUTLAY		200,000.00			200,000.00
763100 IMPROVEMENTS GENERAL		200,000.00			200,000.00

Fund 787 Project 50256 Commun. Safety Improve

Fund / Comm Item	BCC Adopt	Tot Amend	Committee and	Actual	Aveilable
	Budget	Budget	Commitment		Available
Grand Total-Fund/CI		135,899.00			135,899.00
50256 BAYSHORE CRA PROJECT FUND		135,899.00			135,899.00
EXPENSE Sub Total		135,899.00			135,899.00
CAPITAL OUTLAY		135,899.00			135,899.00
763100 IMPROVEMENTS GENERAL		135,899.00			135,899.00

Fund 787 Project 50258 General Rd Improve

Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
	Budget	Budget			
Grand Total-Fund/CI	509,700	1,009,700.00			1,009,700.00
50258 BAYSHORE CRA PROJECT FUND	509,700	1,009,700.00			1,009,700.00
EXPENSE Sub Total	509,700	1,009,700.00			1,009,700.00
OPERATING EXPENSE	209,700	459,700.00			459,700.00
634999 OTHER CONTRACTUAL SERVICES	209,700	459,700.00			459,700.00
CAPITAL OUTLAY	300,000	550,000.00			550,000.00
763100 IMPROVEMENTS GENERAL	300,000	550,000.00			550,000.00

Fund 787 Project 50259 Multi-Modal Improve

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

Fund 787 Project 50261 Housing

Fullu 767 Project 30201 Housing					
Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
	Budget	Budget			
Grand Total-Fund/CI		295,200.00		3,000.00-	298,200.00
50261 BAYSHORE CRA PROJECT FUND		295,200.00		3,000.00-	298,200.00
REVENUE Sub Total				3,000.00-	3,000.00
REVENUE - OPERATING Sub-Total				3,000.00-	3,000.00
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				3,000.00-	3,000.00
EXPENSE Sub Total		295,200.00			295,200.00
OPERATING EXPENSE		295,200.00			295,200.00
634999 OTHER CONTRACTUAL SERVICES		295,200.00			295,200.00

Fund 787 Project 50262 N Bayshore Enhance

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	· ·	2,029,924.96	11,978.96		2,017,946.00
50262 BAYSHORE CRA PROJECT FUND		2,029,924.96	11,978.96		2,017,946.00
EXPENSE Sub Total		2,029,924.96	11,978.96		2,017,946.00
OPERATING EXPENSE		429,924.96	11,978.96		417,946.00
634999 OTHER CONTRACTUAL SERVICES		429,924.96	11,978.96		417,946.00
CAPITAL OUTLAY		1,600,000.00			1,600,000.00
763100 IMPROVEMENTS GENERAL		1,600,000.00			1,600,000.00

Fund 787 Project 50263 Complete Streets

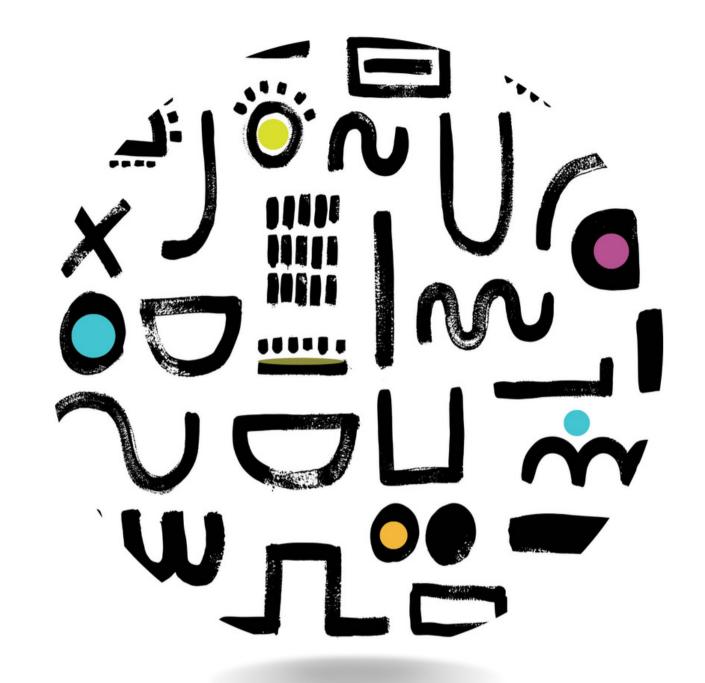
Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		100,000.00	34,904.90		65,095.10
50263 BAYSHORE CRA PROJECT FUND		100,000.00	34,904.90		65,095.10
EXPENSE Sub Total		100,000.00	34,904.90		65,095.10
OPERATING EXPENSE		3,312.40	3,312.40		
639990 OTHER CONTRACTUAL SERVICE		3,312.40	3,312.40		
CAPITAL OUTLAY		96,687.60	31,592.50		65,095.10
762200 BUILDING IMPROVEMENTS		9,230.00	9,230.00		
763100 IMPROVEMENTS GENERAL		87,457.60	22,362.50		65,095.10

Fund 787 Project 50270 Mini-Triangle TIF Agreement

Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
	Budget	Budget			
Grand Total-Fund/CI	200,000.00	1,050,000.00	600,000.00		450,000.00
50270 BAYSHORE CRA PROJECT FUND	200,000.00	1,050,000.00	600,000.00		450,000.00
EXPENSE Sub Total	200,000.00	1,050,000.00	600,000.00		450,000.00
OPERATING EXPENSE		600,000.00	600,000.00		
634999 OTHER CONTRACTUAL SERVICES		600,000.00	600,000.00		
CAPITAL OUTLAY					
763100 IMPROVEMENTS GENERAL					
GRANTS AND DEBT SERVICE	200,000.00	450,000.00			450,000.00
882100 REMITTANCES PRIVATE ORGANIZATIONS	200,000.00	450,000.00			450,000.00

Fund 787 Project 50271 Neighborhood Initiative

Tuna 767 TToject 30271 Neighborhood initiative					
Fund / Comm Item	BCC Adopt	Tot Amend	Commitment	Actual	Available
	Budget	Budget			Available
Grand Total-Fund/CI		320,100.00			320,100.00
50271 BAYSHORE CRA PROJECT FUND		320,100.00			320,100.00
EXPENSE Sub Total		320,100.00			320,100.00
OPERATING EXPENSE		320,100.00			320,100.00
634999 OTHER CONTRACTUAL SERVICES		320,100.00			320,100.00





ARTS DISTRICT

501(C)(3) NONPROFIT CORPORATION

INTRODUCING THE VALUE PROPOSITION OF

CREATIVE PLACEMAKING

LIVE.WORK.PLAY

As a nonprofit, our mission is to:

"encourage growth and development through creative placemaking."

creative placemaking

generally understood as

the use of arts & culture

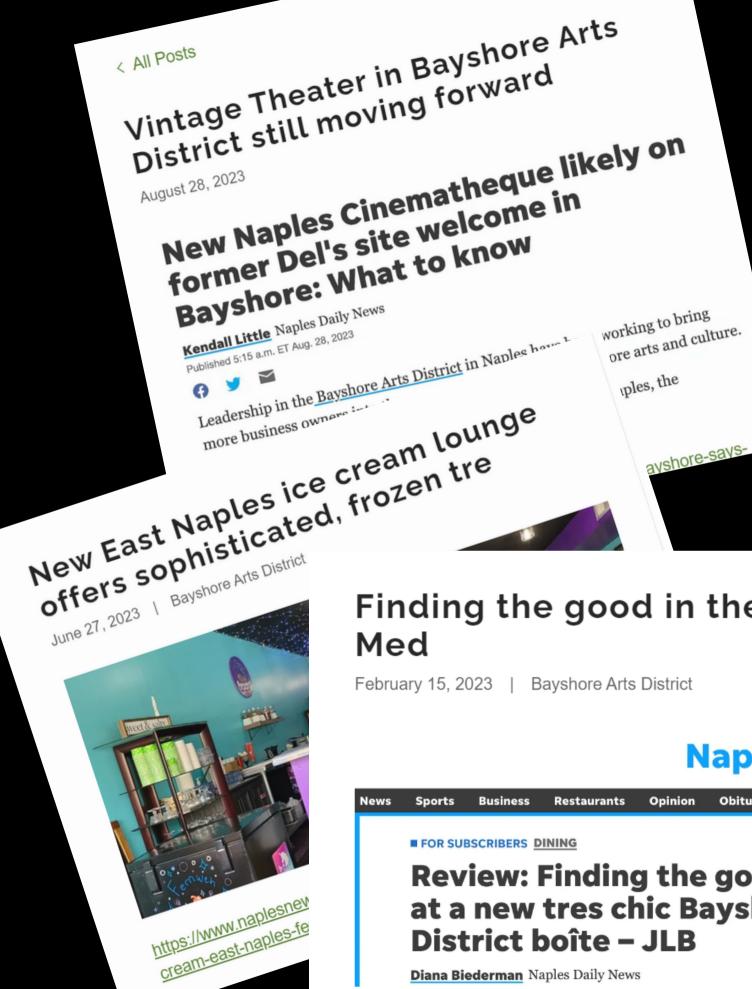
by diverse. partners to

strategically shape the physical & social character of a place



in order to

- spur economic development
- promote enduring social change
 improve the physical environment



Florida's 'great place' for 2022 is Naples' Bayshore District June 27, 2023 | Bayshore Arts District

https://www.naplesnews.com/sta-

June 27, 2023 | Bayshore Arts District

finds under \$30

Caviar, truffles, sashimi oh my: 3 luxe new

https://www.naplesnews.com/story/entertainment/dining/2023/

https://www.naplesnews.com/story/entertainment/dining/20
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Finding the good in the BAD - The

Naples Daily News

Review: Finding the good in the BAD at a new tres chic Bayshore Arts **District boîte - JLB**

Diana Biederman Naples Daily News

https://www.naplesnews.com/story/entertainment/dining/2023/02/09/newrestaurant-review-east-naples-bayshore-arts-district-the-med-



Home

Who We Are

Creatives in the District

Art of Food.Drink.Dance

Shopping in the District







website

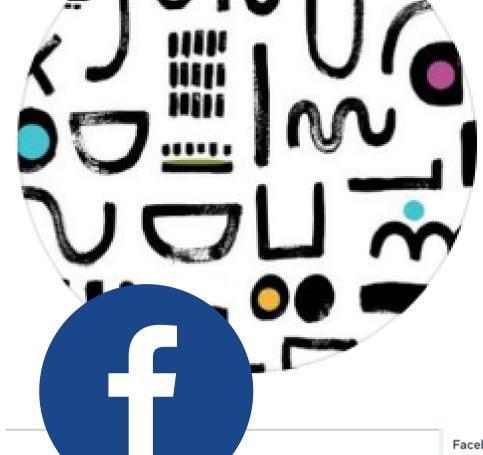
Here's how you're performing

Site Visitors 3,911 + 406 (last 30 days)

Social Views 8,664 + 391 (last 30 days) You're one of the topperforming sites What is this score?

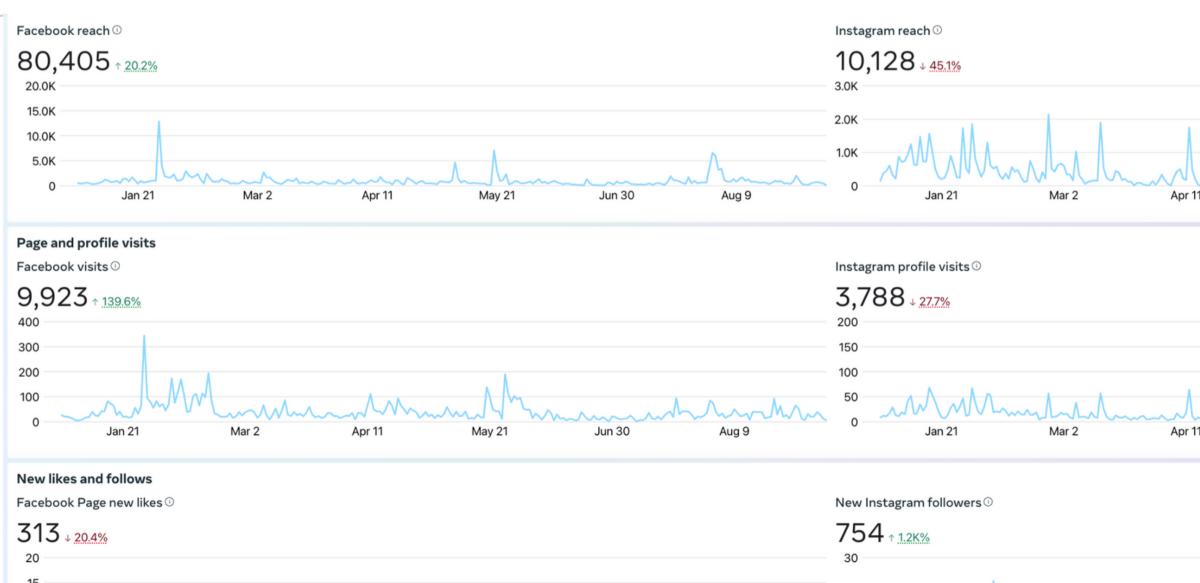
Last 12 months ∨

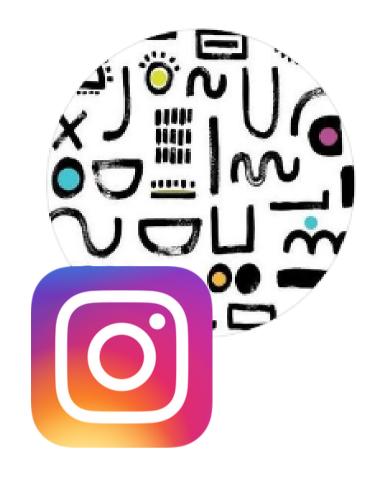
bayshoreartsdistrict.org



Bayshore Arts District

2.4K likes • 3.5K followers





bayshoreartsdistrict_naples

Follow Back

Message

+,2

1,298 posts

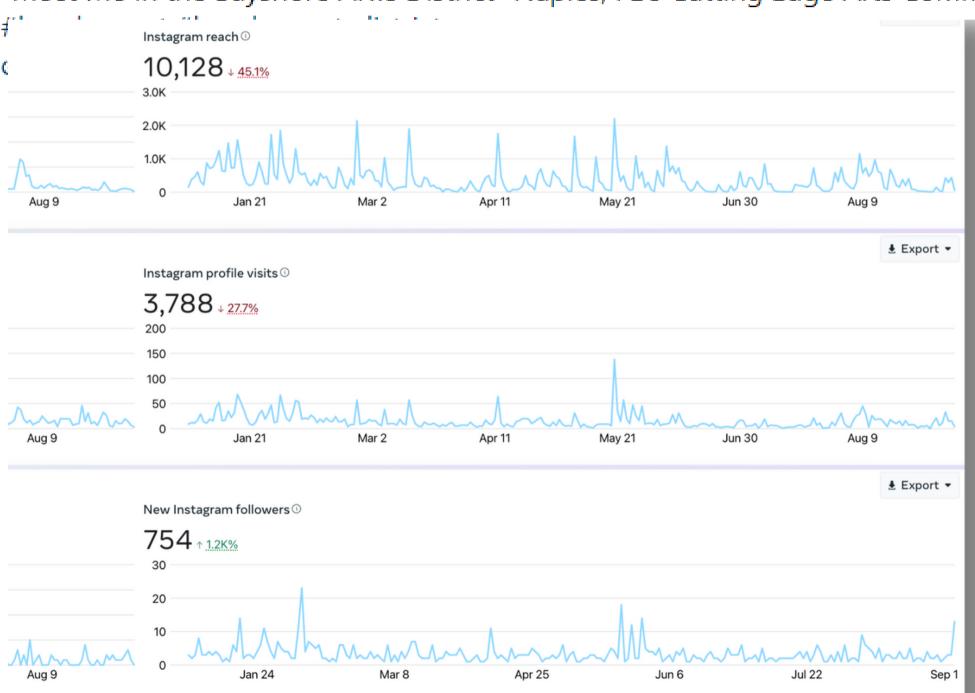
5,048 followers

2,800 following

Bayshore Arts District

Nonprofit organization

"Meet Me in the Bayshore ARTs District" Naples, FL's Cutting Edge Arts Community 5



BOARD OF DIRECTORS



AMANDA JARON president

Resident and founder of A JARON Fine Jewelry, Amanda has been on the forefront of promoting the Bayshore Arts District since 2015. Award-winning artist for original designs and her signature BlingOvers.



CATHERINE EHRENBERGER

vice president

Catherine is a resident, and founder of the first contemporary art gallery in the District, **Things I Like By Catherine**, and voted Best of the Gulfshore 2023 by Gulfshore Magazine.



KIT BAKER secretary

Kit is the founder of Connections for a Cause, working with nonprofits since 2017 to advance their mission through strategic planning, development and fundraising. program



LAURA PATTERSON

director of creative placemaking

Laura is a project manager at **DWY Landscape Architects** and has been instrumental in leading community-driven pop-up art projects, most recently in Brownsville. She specializes in visionary projects.



KARA HEASLIP membership director

Kara is a top-producing realtor with **John R Wood Christie's Int'l Real Estate.** A resident since 1980, she has a long history with the Bayshore Arts District, even attending Avalon Elementary School as a child.



JR RAMOS nominating director

JR is a community leader within the banking industry, and branch manager of *Fifth Third Bank* in the District. JR is dedicated to supporting the community through outreach and providing banking solutions.



HANNAH WILSON communications director

Hannah is a wellness and humanitarian advocate. Her shop, *Helping Hands* by *Hannah*, helps people and businesses in need by offering quality products from various parts of the world.



JOEL TOLEDO creatives director

Joel is a longstanding business leader within the community, and owner of Green Door Nursery in



DAVID GARONZIK director of advisory committee

David is the Founder & CEO of Naples Cinematheque, a boutique vintage movie theater coming soon to the Bayshore Arts District.



BARBARA DALTORIO

director of volunteer services

"Babs" is a senior recruiter with Estrem & Company, and is an expert in connecting people whether on the pickleball court or to advance their career.



ASHLEY HOWE

events director

the District.

Ashley is the CEO of Bayshore-based, **Naples Outfitters & Kayak** Company LLC.

local commercial real estate associate

with *LQ Commercial Naples*. Ed works with a variety of local businesses

to facilitate lease and sales to grow their business within the community.







MICHELLE TRICCA director of strategic projects

Michelle is photographer and visual storyteller for social change. Her project, The Face of Immokalee, was featured by over 10 media outlets, including National Public Radio.



collaborations











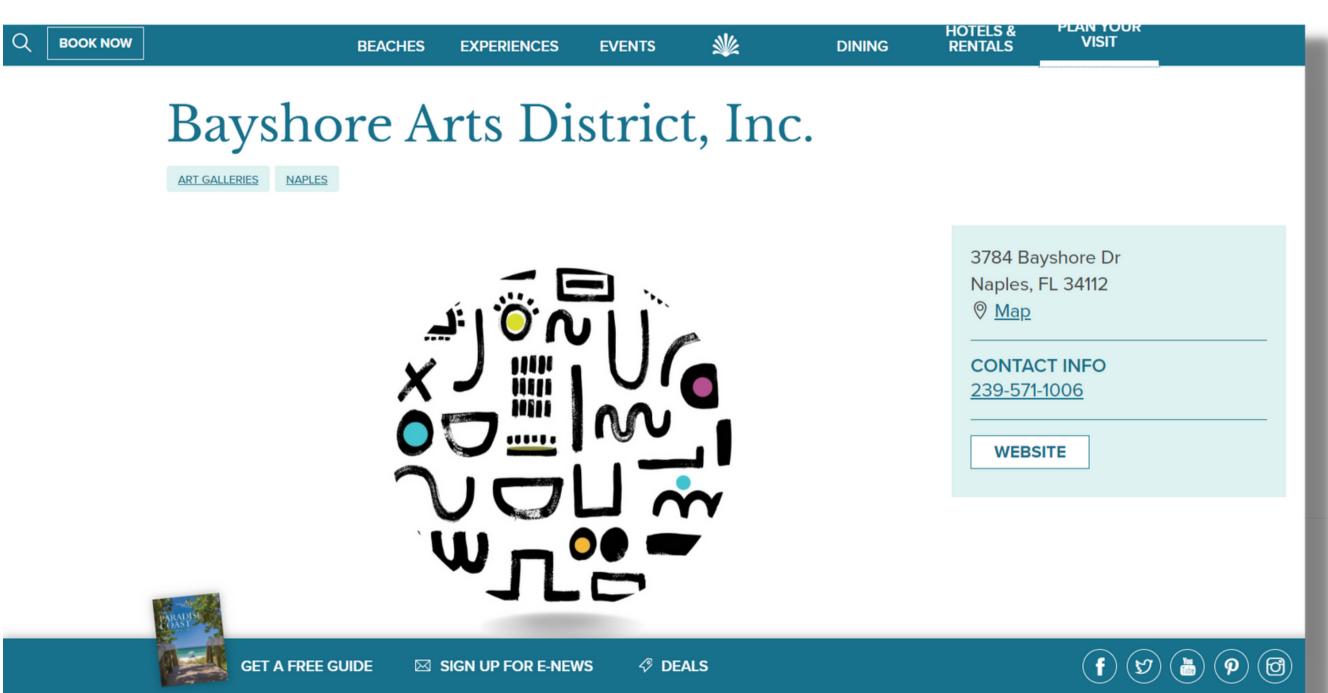




officially listed



Arts & Culture Member Organization



2023/24 initiatives:

- organizational development
- building the art vibe!
- events
- · doing social good

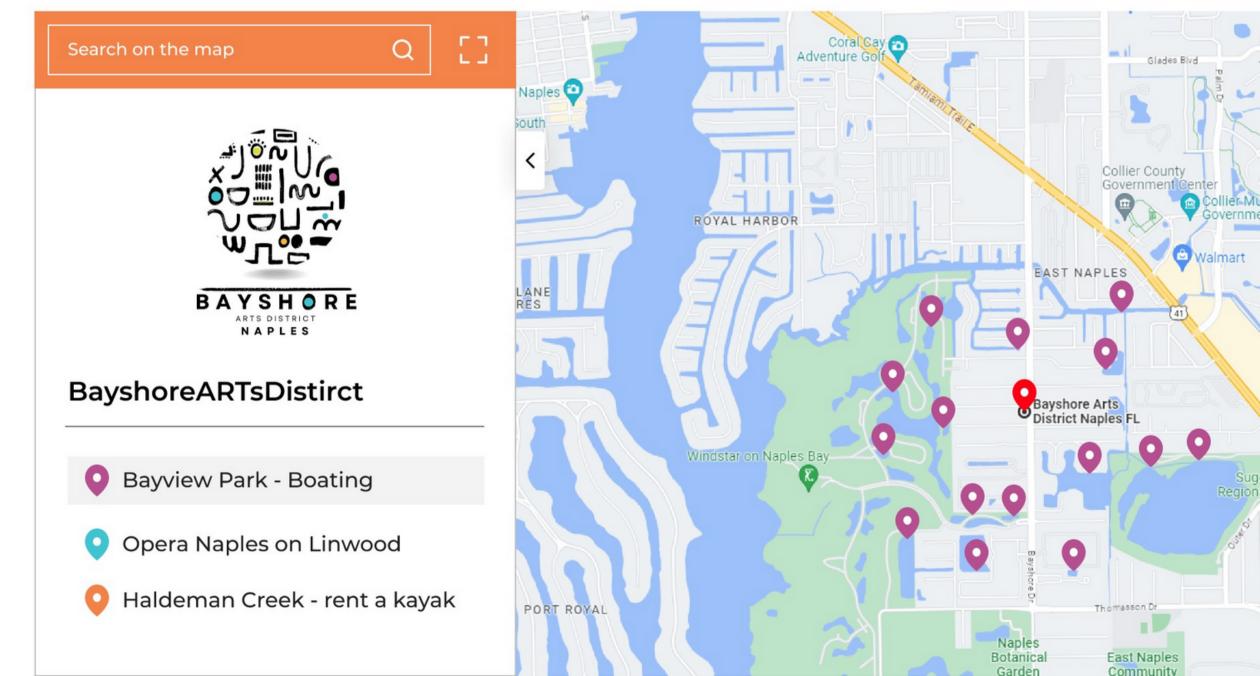
2023/24 initiatives: organizational

- Build a network through a membership model
 - businesses
 - artists
 - friends of



2023/24 initiatives: organizational Optimize website interactive

- - o shop!



2023/24 initiatives: organizational • Pursue funding • corporate philant • grant

- - memberships
- Develop synergy
 - events calendar
 - collective advertising

2023/24 initiatives: building the art vibe art galleries & gallery spaces pop-up exhibitions art happer

- private art installations
 - murals

sculptures









A Contemporary Art Gallery





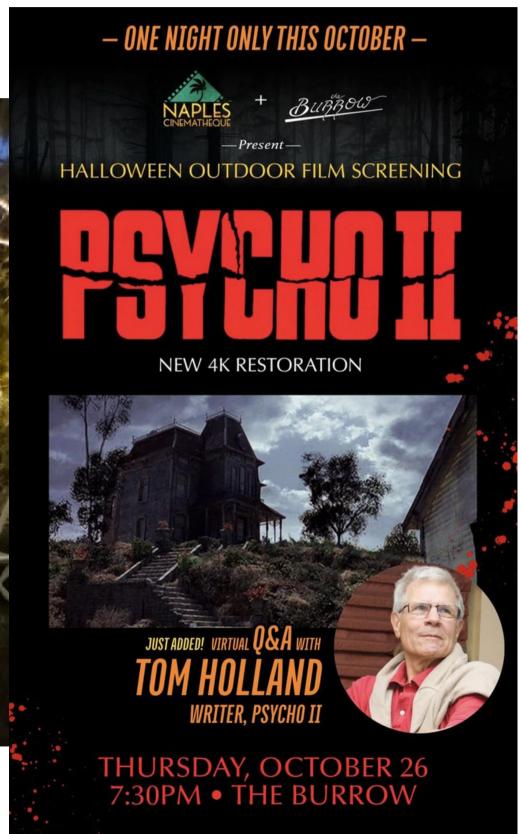
2023/24 initiatives: building the art vibe • art galleries & gallery spaces • COMING SOON! New galler space. Jointure

- - - Bayshore Arts District, Inc







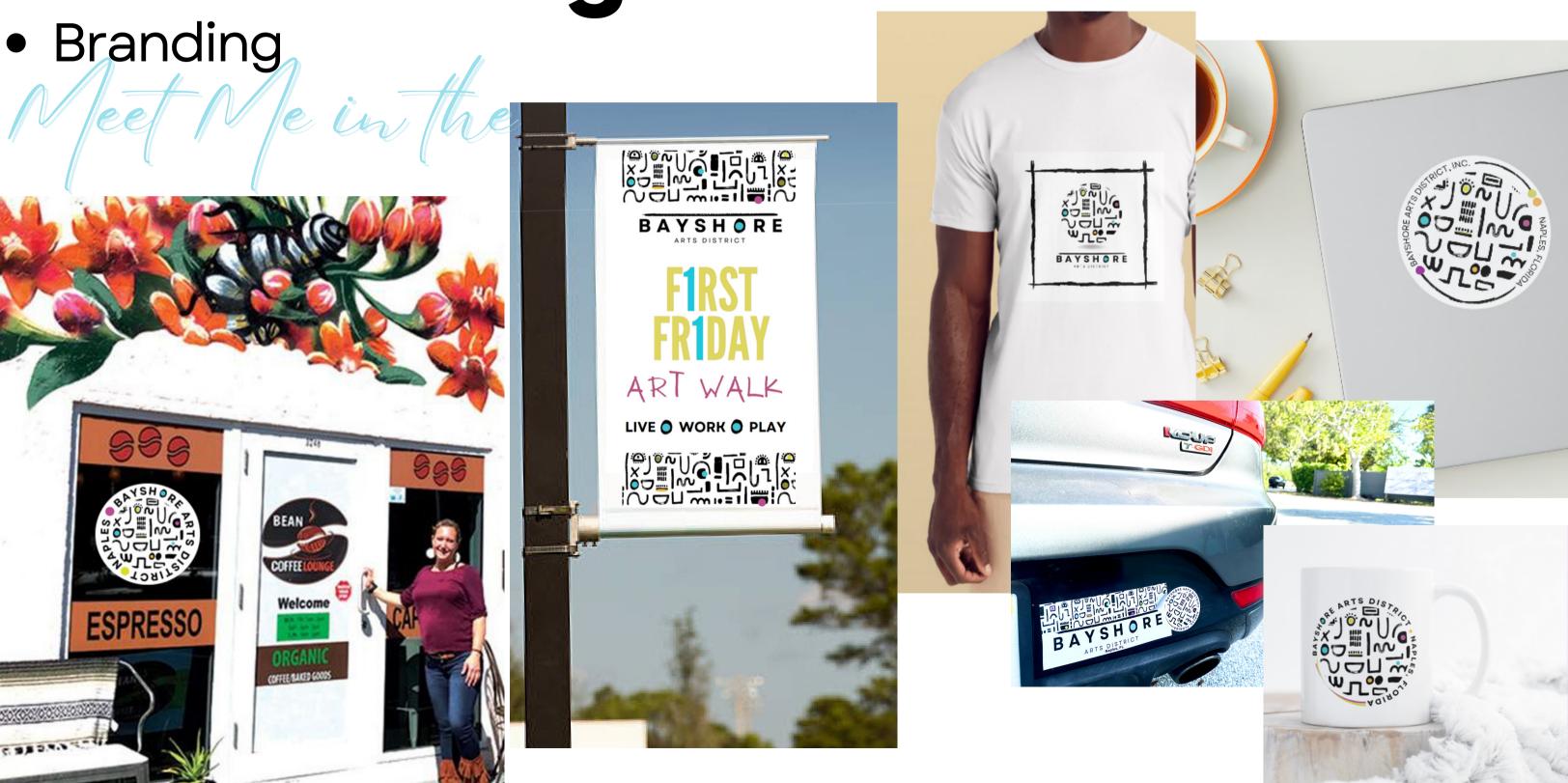


2023/24 initiatives: building the art vibe • celebrating bayshore artist • call-for-artists • artists in reside



11/18/23 ~ 04/28/24 ARTIS-NAPLES OPENS NOV 18, NOON-4PM

2023/24 initiatives: organizational • Branding Meet M. • **











ARTAXIS

Art Basel, Miami Beach December 8-10, 2023

Clyde Butcher, Venice Gallery & Studio March 2, 2024

Art Basel
MIAMI BEACH
December 8-10 2023

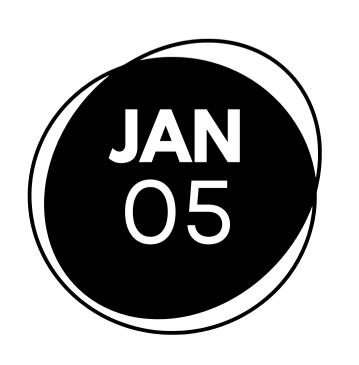
CULTURAL-TOURISM

Sevefiliary of PHILANTHROPIC CAUSE

BAYSHORE

ARTS DISTRICT

- Launch "First Fridays"
 Art Walks
 - Research study findings
 - start small; organic growth
 - set a themed schedule
 - address geographic gaps





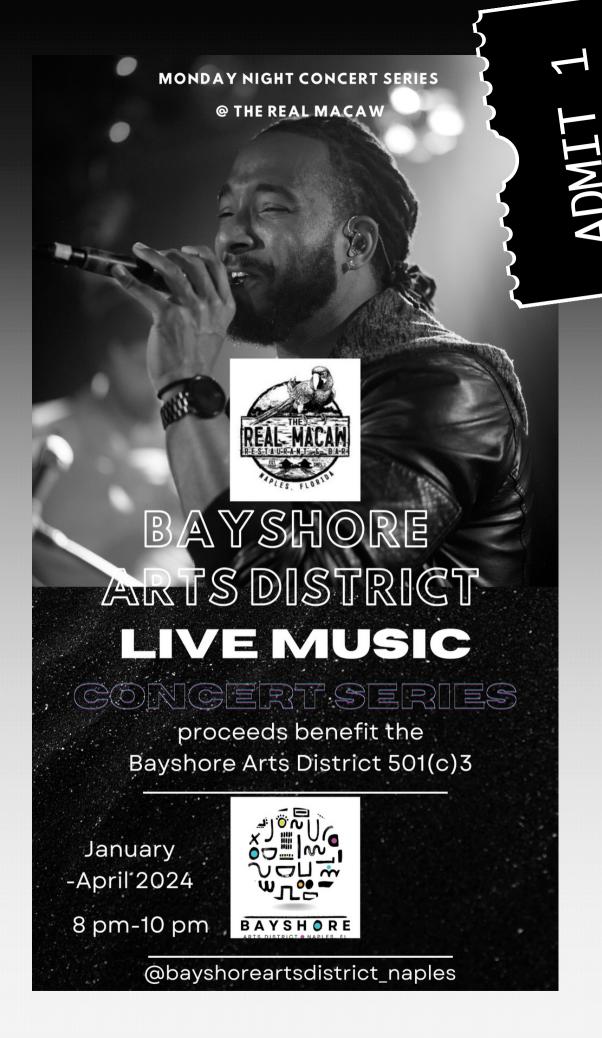


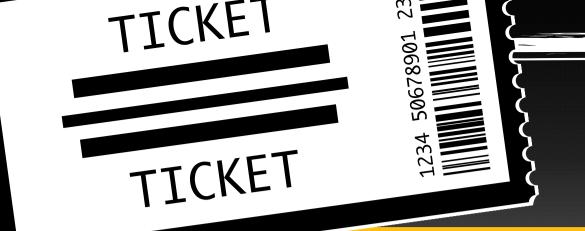
MAR 01

APR 05

- Holiday Gift Drive
 -creating magic for families
- Makers Market







The Real Macaw 2024 Winter Concert Series



Kelly Neff & Friends-Winter Concert...

Mon, Jan 08 | Naples

Buy Tickets



The Kennedys-Winter Concert...

Mon, Jan 22 | Naples

Buy Tickets



Sonny Kenn-A night of Art & Music

Mon, Feb 05 | Naples

Buy Tickets

2023/24 initiatives: social good

Our first initiative is to archive oral histories of the past more info: kit@bayshoreartsdistrict.org

Michelle Tricca



David Garonzik



COMING SOON

The evolution of Art & Culture, in the Bayshore Arts District

DOCUMENTARY

FINDING THE GOOD IN THE BAD

ARTS DISTRICT



HISTORY IS A CAPTIVATING STORYTELLER, OFFERING GLIMPSES INTO THE HUMAN EXPERIENCE.

THE BAYSHORE ARTS
DISTRICT IS DEDICATED TO
PRESERVING & SHARING THE
TALES OF KELLY ROAD'S
HUMBLE BEGINNINGS WHILE
SHAPING AN ARTS DISTRICT
FOR THE FUTURE.

BAYSHOREARTSDISTRICT.ORG



MICHELLE TRICCA







next steps

- aspirations:
 - o getting our own brown sign
 - event banners
 - o cross-promotion opportunities
 - grant opportunities
- recommendations?

Become a member! Follow us!



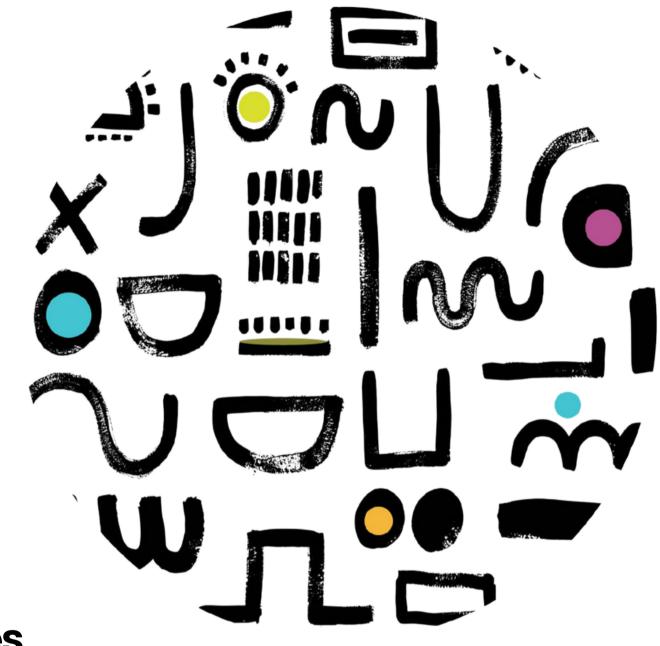
bayshoreartsdistrict.org



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Item 7c

November 2023 Development Update

Please Note: Projects with *and highlight have been updated since the last report

Yellow highlight indicates old project with recent activity; Blue highlight indicates new project

Zoning Petitions

1. Bayview Drive Rezone (RZ): PL20230016022*

Location: 2643, 2651, 2675 & 2707

Owner: Joseph A. Buscemi

Status: Pre-application meeting scheduled.

Applicant is requesting a rezone for four (4) parcels from RSF-4-BZO-R4 to C-4-BZO-W to allow waterfront development in accordance with LDC Section 2.03.07.I.

Bayshore Zoning Overlay District.



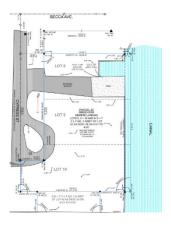
2. 2977 Cypress ST (LLA): PL20230015950*

Location: 2977 Cypress Street Owner: 3 on Cypress LLC

Status: Zoning Verification Letter issued (PL20230006564) on 4/26/2023. First applicant submittal on 10/16/2023. Staff issued incomplete submittal

letter on 10/17/2023.

Applicant would like to have a lot line adjustment on three lots that were previously combined.



3. Naples Alliance Church Food Distribution (CU): PL20230013548

Location: 2504 Estev Avenue

Owner: Naples 1st Alliance Church of the Christian & Miss'ry

Status: Pre-application meeting held on 8/31/2023.

Conditional use for a weekly drive through food distribution serving over 600 families with groceries and necessary basic food items.

Distributions every Tuesday from 9:30-11:30.





4. 3313 Captains Cove (LDBPA): PL20230014997*

Location: 3313 Captains Cove Owner: Larsons Green LLC

Status: Zoning Verification Letter issued (PL20220005608) on 9/20/22 and revised on 10/19/2023. Pre-application meeting held 10/25/23.

Property is zoned RSF-4-BZO-R1. Applicant owns three parcels at terminus of Captains Cove (3300 Captains Cove is vacant, 3307 Captains Cove is a single family home, 3313 Captains Cove is a cleared lot). Applicant seeks to obtain one unit from the Bonus Pool to construct a duplex at 3313 Captains Cove after lot line adjustment to make the lot +/-0.25 acres. Zoning staff advised a duplex is not eligible for the Bonus Pool, only multifamily or mixed use is eligible.



4. 3313 Captains CV (LLA): PL20230010051*

Location: 3313 Captains Cove Owner: Larsons Green LLC

Status: First applicant submittal on 6/1/2023. Staff issued first comment letter on 9/5/2023. Second applicant submittal on 10/6/2023. Staff issued incomplete submittal letter on 10/6/2023.

Based on recommendations from Zoning Verification Letter (ZLTR-PL20220005608) density bonus is available to multi-family projects that are less than 2 acres and based on staff review the subject property is eligible to apply. It is the opinion of the staff that if the lot was increased to 0.25 acres through a Lot Line Adjustment, then the property would qualify to build 2 units.

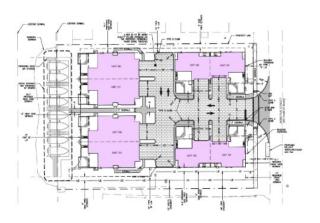
5. Mangrove Row (LDBPA): PL20220004927*

Location: 2766 Arbutus Street Owner: Arbutus Landing LLC

Status: Pre-application meeting held 8/3/22. First applicant submittal on 5/25/2023. Staff issued first

incomplete submittal letter on 6/5/2023.

Additional documents submitted 6/26/2023. Staff issued first comment letter on 6/26/2023. Second applicant submittal on 9/18/2023. Staff issued second comment letter on 9/18/2023. Applicant response to comment letter on 9/18/2023. Staff issued review letter on 10/2/2023.



Request for the allocation of two units from the Limited Density Bonus Pool to allow for a multifamily residential development with 8 units at 2766 Arbutus Street. This site is approximately 0.98 acres in size and is in the RMF-6-BZO-R1 zoning district which allows for six residential units currently. The parcel ID is 81780400004.



6. Columbia Sussex CPUD (PUDZ): PL20230008099

Location: south side of US 41, between Palm Street and Frederick Street (Parcel Nos. 26880200101, 26880240006, 26880280008, 26880320007, 26880400008, 26880440000, 26880480002, 26880560003)

Owner: T B East Trail LLC

Status: Pre-application meeting held 5/31/2023. First applicant submittal on 8/10/2023. Staff issued first comment letter on 9/13/2023. In process of scheduling NIM.

Rezone 4.28-acres+/- from C-4/GTMO-MXD to CPUD/GTMO-MXD. The CPUD is intended for a 438-room hotel and conference center with understory parking.



7. 3054 Coco Ave (ZLTR): PL20230007360

Location: 3054 Coco Avenue

Owner: ROBERT A FLICK REV TRUST c/o ENTRUST PROF

SRVS INC SUITE 112-344

Status: Request submitted on 4/17/2023. Pending fee payment

4/19/2023.

Applicant seeks verification that the 0.3-acre property can be subdivided into two lots.



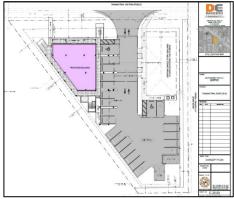
8. 3010 Tamiami Trl E (MUP): PL20220006931*

Location: 3010 Tamiami Trail E. Owner: D&D Retirement Trust, LLC

Status: Pre-app meeting held 11/22/2022. First applicant submittal on 1/23/2023. First staff review letter issued on 3/6/2023. Second applicant submittal on 5/22/2023. Second

staff review letter issued on 6/27/2023. NIM held on 7/25/2023. Third applicant submittal on 10/27/2023.

Application for a Mixed-Use Project (MUP). The 0.6-acre parcel is zoned C-3-GTZO-MXD and is in an Activity Center. The pre-existing building (former Pizza Hut) will house commercial



business. Applicant seeks to construct eight live-work units with working space at ground level and living space on the second floor. Requires allocation from the density bonus pool.



10. Becca Ave (RZ): PL20230005755

Location: 2595 & 2631 Becca Avenue Owner: Weston & William Bayes

Status: Pre-application meeting held on 4/26/2023.

Applicant requests rezoning to allow multifamily devleopment. A Growth Management Plan Amendment would also be required.



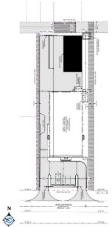
Development Review Petitions

11. Linwood Shop (SDP): PL20230015697*

Location: 2365 Linwood Avenue Owner: Jr Descendants' Trust Status: Pre-application meeting held on 10/24/2023.

Applicant proposes a 7,500 SF industrial building with associated utilities, stormwater, and landscaping.





12. Snappy Car Wash (SDP): PL20220001088*

Location: 3300 Davis Blvd.

Owner: Utopia PROPERTIES LLC, Utopia Properties Two LLC Status: Pre-application meeting held on 3/15/2022. First applicant submittal on 9/8/2023. Staff issued first comment letter on 10/12/2023.

Applicant seeks to redevelop former Joey D's as a 4,400 square foot car wash facility.



13. Justin's Village MF (SDP): PL20230013521

Location: 3163 Justins Way (off Calusa Ave)

Owner: SMH PROPERTIES OF SWFL INC (St. Matthews

House)

Status: Pre-application meeting held on 8/24/2023.

Construction of multi-family units per approved zoning Ordinance 2023-21, allowing up to 28 units on 2.33 acres.





14. 3987 Full Moon Ct (VAC): PL20230013038*

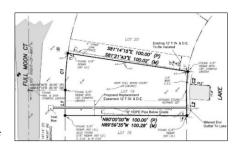
Location: 3987 Full Moon Court (off Lunar Street)

Owner: Trevor Tedeschi

Status: First applicant submittal on 8/3/2023. Staff issued first comment letter on 8/29/2023. Second applicant submittal on

10/26/2023.

Vacate existing 12-ft easement and relocate easement to south of property.



15. Fishtale Addition (SIP): PL20230012770

Location: 2510 Davis Blvd. (at terminus of Kirkwood Ave)

Owner: FTB Holding LLC

Status: Pre-application meeting held on 8/17/2023.

Parcel is now under common ownership with 2540 Davis, which is a boat sales use. Owner seeks to use acquired parcel for additional storage of boats. Property is already fenced.



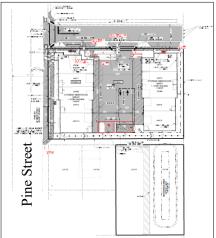
16. Pine Street Storage Warehouse (SDPA) Final Site Acceptance (FAS): PL20210001598

Location: 2435 & 2447 Pine Street

Owner: 2447 Pine St LLC

Status: Pre-application meeting waived on 6/14/2021. First applicant submittal on 6/29/2021. Staff issued first comment letter on 7/26/2021. Second applicant submittal on 9/16/2021. Staff issued second comment letter on 10/7/2021. Third applicant submittal on 10/8/2021. SDPA approval letter issued on 10/20/2021. Pre-construction meeting on 10/27/2021. Final Acceptance package submitted on 7/25/2023. Staff issued comment letter on 8/1/2023. Submittal of additional acceptance documents on 8/18/2023.

Replacement of the previously approved doggy daycare building with a 7,187 SF building with associated parking lot and drainage facilities.





17. Shadowlawn Drive Multi-Family Development (SDP): PL20220005562

Location: 1795 Shadowlawn Drive Owner: East Naples Baptist Church Inc

Status: Pre-application meeting held on 9/13/2022. First applicant submittal on 6/15/23. Staff issued first comment letter on 8/4/2023.

Applicant proposes a 9-unit multi-family development at 1795 Shadowlawn Dr along with associated utility connections, a stormwater system, a parking lot, landscaping & site lighting.

Applicant will need to submit for the Limited Density Bonus Pool Allocation (LDBPA) per LDC Section 4.02.16 for the additional density over the allowable 7 dwelling units per ZLTRPL20220004950.



18. Lakeview Drive Parking Lot (SDP): PL20230010361

Location: 3570 Bayshore Dr. (Parcel Nos. 61836042006 &

61836040008)

Owner: Heritage Property Holdings LLC

Status: Pre-application meeting held on 7/5/2023.

Proposed parking lot reconfiguration for site located north of 3570

Bayshore Drive (fronting on Lakeview Drive).



19. Harmony Shores (SDP): PL20230008929

Location: 5 Bamboo Drive (south side of US 41)

Owner: Harmony Shores Venture II LLC

Status: Pre-application meeting held 5/31/2023.

Redevelop mobile home park with elevated units on structural piles and parking below along with a small amenity and rear yard open space and replacement of the existing docks, seawall and boat ramp in kind.





20. WSA Bayshore Hotel (SDP): PL20200001971

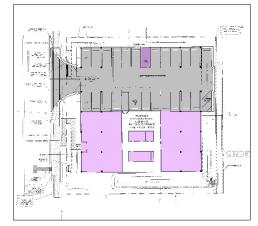
Location: Bayshore Drive south of Lunar Street (Parcel Nos. 53353320002, 53353360004,

53353400003)

Owner: BBH Group, LLC

Status: Pre-application meeting held on 10/20/2020. Applicant first submittal on 9/22/2021. Staff issued incomplete submittal letter on 9/23/2021. Additional materials submitted 10/8/2021. Staff issued first review comment letter on 11/5/2021. Applicant second submittal on 7/7/2022. Staff issued second incomplete submittal letter on 7/7/2022. Additional materials submitted 8/8/2022. Staff issued second review comment letter on 8/9/2022. Applicant third submittal on 3/14/2023. Staff issued third review comment letter on 4/6/2023.

23-room four story 'boutique hotel' (3 stories over parking), with accessory amenities for guests.



21. Courthouse Shadows Apartments (SDPA) Final Site Acceptance (SAF): PL20190002368

Location: 3290 & 3420 Tamiami Trail E Owner: KRG Courthouse Shadows LLC

Status: Pre-application meeting held on 10/23/2019. First applicant submittal on 9/29/2020. Staff issued incomplete submittal letter on 10/1/2020. Staff issued first comment letter on 10/30/2020. Second applicant submittal on 11/25/2020. Staff issued incomplete submittal letter on 12/1/2020. Staff issued second comment letter on 12/28/2020. Third applicant submittal on 2/2/2021. Staff issued incomplete submittal letter on 2/3/2021. SDPA approval letter issued on 3/9/2021. Preconstruction meeting on 6/4/2021. Final acceptance documents submitted on 8/10/2023. Staff issued review comment letter on 8/28/2023.

Request for final acceptance of the multi-family residential project (Marea Apartments).

22. Windstar on Naples Bay Fitness Center (SDPA): PL20230006317

Location: 1700 Windstar Blvd. Owner: Windstar Club, Inc

Status: Pre-application meeting waived by county planner on

4/3/2023. Submittal is pending.

Add a 7,000-SF fitness building to the existing facility.





23. Fifth Avenue Express Carwash (SDP): PL20230001721

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

Parcel No. 76211080005 Owner: Cal German, Inc

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

Property zoned C-4-GTZO-MXD. Automated Tunnel express car

wash with free vacuum parking spaces.



24. 17-Acre Bayshore Project (SDP): PL20230002535*

Location: 4315 & 4265 Bayshore Drive Owner: Collier County Bayshore CRA

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

submittal on 5/5/2023. Additional materials submitted on

5/24/2023. Staff issued first comment letter on 6/15/2023. Second applicant submittal on 10/2/2023. Staff issued second comment

letter on 10/27/2023.

ent

Additional elements may include

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

25. 2865 Riverview Drive Boat Docks (SIP): PL20230002255

Location: 2865 Riverview Drive

Owner: Robbins Mountain Tower, LLC

Status: Pre-application meeting rescheduled from 2/28/2023 and

held on 3/29/2023.

Proposed boat dock - 60 linear feet by 3' wide along the rear

property line in the canal.



26. The Grove Bayshore (PPL): PL20210002029*

Location: Parcel 61841080008 (on Bayshore Dr. between

Barrett Ave. & Van Buren Ave.)
Owner: Gulfview Development, LLC

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

and AX

applicant submittal on 3/14/2022. Staff issued third comment letter on 4/11/2023. Fourth applicant



submittal on 4/19/2023. Staff issued fourth comment letter on 5/15/2023. Fifth applicant submittal on 7/11/2023. Staff issued fifth comment letter on 8/3/2023. Sixth applicant submittal on 8/11/2023. Staff issued sixth comment letter on 9/5/2023. Scheduling for Plat approval by BCC.

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

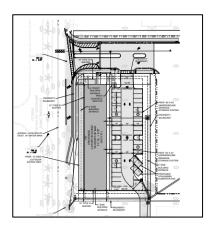
27. Ybor Mixed Use Development (SDP): PL20220007412

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

Owner: Naples Groves Lot 113, LLC

Status: Pre-application meeting held on 12/13/2022. Applicant first submittal 6/19/2023. Staff issued first comment letter on 9/8/2023.

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



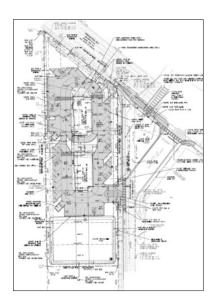
28. KRB Naples (SDP): PL20220003647

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

Owner: 3230 Tamiami LLC

Status: Pre-application meeting held on 6/16/2022. Incomplete applicant submittal on 11/4/2022. Applicant submitted additional materials on 11/11 and 11/17/2022. Staff issued comment letter on 12/9/2022. Applicant submitted additional material on 5/12/2023. Applicant second submittal on 6/7/2023. Staff issued second comment letter on 7/5/2023.

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





29. Autospace Naples (SDPA): PL20220006331

Location: 3045 Davis Blvd.

Owner: Davis Terrace Realty LLC

Status: First applicant submittal on 10/5/2022 with additional items on 10/12/2022. Staff issued first comment letter 11/9/2022. Second applicant submittal on 8/4/2023. Staff issued second comment letter 8/29/2023.

Formerly known as Naples Classic Car. This is a vintage car restoration business with 2 buildings on ±1.10 acres at 3045 Davis Blvd. & 3084 Terrace Ave. The southern parcel was included in original SDP-PL20160001805. New 3-story building with a footprint of ±13,748 sf for 30 car condo units. Existing paint and body shop on the northeast will be replaced by a



±4,000 sf storage building, per the deviations approved under HEX No. 2022-23. Administrative Parking Reduction (APR-PL20230003045) approved to allow 14 instead of 33 parking spaces. The existing building on the southern parcel will be used for used auto sales, warehouse, and office.

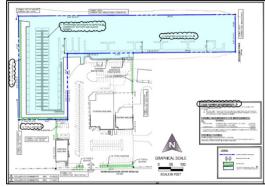


Approved Projects/Letters Issued

9. Brookside Marina Rezone: PL20190001540*

Location: 2015 and 2025 Davis Blvd. Owner: Naples Marina Holdings, LLC

Status: Applicant's first submittal was 7/22/2020. Staff's first review comments issued 8/24/2020. Applicant's second submittal was 9/13/2021. Staff's second review comments issued 10/20/2021. NIM held on 1/6/2022. Second NIM was held on 7/19/2022. Applicant's third submittal was 10/12/2022. Staff issued third review comments on 11/10/2022. Applicant's fourth submittal was on 1/9/2023.



Planning Commission recommended approval with maximum 112 boats at their 5/4/2023 meeting. Approved at 9/26/2023 Board of County Commissioners hearing (Ordinance 2023-42).

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

22. Windstar on Naples Bay Clubhouse Expansion (SDPI): PL20230015185*

Location: 1700 Windstar Blvd. Owner: Windstar Club. Inc

Status: First applicant submittal on 9/26/2023. SDPI approval letter issued on 10/9/2023.

This application proposes site, grading, and drainage changes to the previously approved plans. These plan alterations include storm drainage revisions, and cart pathway revisions. There are no changes to the architectural plans. No utilities are changing, therefore, there are no additional utility costs or associated utility submittal fees.

30. 2670 Airport Road South (ZLTR): PL20230014400*

Location: 2670 Airport Road South (+/- 0.5 acres)

Owner: BDM Professional A Condominium

Status: First applicant submittal on 9/6/2023. Zoning Verification

Letter issued on 10/18/2023.

Applicant seeks verification of the Live Local Act applicability. Staff's letter indicates the site is zoned C-3GTZO-MXD, maximum permittable residential density is 91.77 units per acre, and the maximum permissible building height is 165 feet, if at least 40 percent of the residential units are dedicated to income limitations of 120 percent or below of Area Median Income (AMI), for a period of at least 30 years. All development standards of the RMF-16 district, except for density and height, will apply under the Live Local Act.





31. 2305-2377 Davis BLVD (ZLTR): PL20230014211 & PL20230014212*

Location: 2377 & 2305 Davis Blvd.(+/-3.92 acres between

Brookside Dr. & Pine St.) Owner: Katlou, LLC

Status: First applicant submittal on 9/1/2023. Zoning Verification Letters issued on 10/4 & 10/11/2023.

Site is zoned C-4-GTZO-MXD. Applicant requested two different zoning verifications, PL-4212 for general/standard zoning conditions and PL-4211 regarding the Live Local Act and the number of maximum permissible housing units, density and maximum permissible height.



32. 2190 Kirkwood AVE (ZLTR): PL20230014700*

Location: 2190 Kirkwood Avenue Owner: 2190 Kirkwood LLC

Status: First applicant submittal on 9/18/2023. Zoning

Verification Letters issued on 9/28/2023.

Site is zoned C-5-GTZO-MXD. The owner will use the property as a wholesale distributor selling to licensed pool contractors and licensed pool maintenance contractors. Inventory consists of pool equipment, supplies and pool water maintenance products. There will be three 1800-gallon double encased spill containing sodium hypochlorite tanks located within the fenced yard. Staff determined a



retail pool store is permitted and may provide wholesale services as an accessory to the principle permitted retail use.

33. 2750 Gulfview DR (ZLTR): PL20230014208

Location: 2750 Gulfview Drive

Owner: Sarah Kisner

Status: First applicant submittal on 9/1/2023. Zoning Verification Letter issued on 9/20/2023.

Applicant is seeking zoning verifications for setbacks and buildable area.



34. The MED Restaurant of Bayshore (SIPI): PL20230012590

Location: 3929 Bayshore Drive

Owner: Antonio Miceli

Status: Applicant first submittal on 7/25/2023. Incomplete submittal letter issued on 7/25/2023. Additional information submitted on 8/7/2023. Staff issued comment letter on 8/7/2023. SIPI approval

issued on 8/10/2023.

Addition of 28 seats to the outdoor seating area.



34. The MED Restaurant of Bayshore (SIP): PL20220003989

Location: 3929 Bayshore Drive

Owner: Antonio Miceli

Status: Pre-application meeting held on 6/29/2022. Applicant first submittal on 9/16/2022. Incomplete submittal letter issued on 9/21/2022. Applicant submitted additional information on 11/21/2022. Staff comment letter issued on 12/29/2022. Applicant second submittal on 3/15 and additional items submitted on 4/4/2023. Second staff comment letter issued on 4/24/2023. Applicant third submittal on 5/23/2023. SIP approval issued on 7/7/2023.

Improvements to the existing restaurant.

22. Windstar on Naples Bay Clubhouse (APR): PL20230012914

Location: 1700 Windstar Blvd. Owner: Windstar Club. Inc

Status: First applicant submittal on 8/1/2023. Incomplete submittal letter issued on 8/4/2023.

Withdrawal request submitted on 8/10/2023.

Request for administrative parking reduction for a 7-space less parking reduction than that which was approved under PL20210002095 for the Windstar Clubhouse expansion (reduction from 322 to 203 regular, eight handicapped, 45 bicycle and 46 golf cart spaces).

14. 3987 Full Moon Ct (ZLTR): PL20230013161

Location: 3987 Full Moon Court

Owner: Trevor Tedeschi

Status: First applicant submittal on 8/7/2023. Incomplete submittal letter issued on 8/7/2023. Additional materials submitted 8/8/2023. Zoning Verification Letter issued on 8/16/2023.

Property is currently zoned as Mobile Home (MH-BZO-R3). Staff verified that a single-family residence can be constructed on property and the applicable setbacks.

35. 2464 Davis BLVD (ZLTR): PL20230011974

Location: 2464 Davis Blvd.

Owner: Luis R. & Gloria I. Romero

Status: Application submitted on 7/12/2023. Zoning Verification Letter issued on 7/17/2023.

Applicant seeks verification that the zoning on this property (C-5) will allow for the sale of used cars, boats, and golf carts. Staff verified that used automobile sales (SIC 5511), used marine



vessel sales (SIC 5551), and used cart sales (SIC 5599) are all permitted uses in C-5 zones (underlying zoning district) and are subject to the development standards of LDC 4.02.16 per the GTZO-MXD overlay.

36. Viage Bayshore Marina (SDPI): PL20220004489

Location: 3470 Bayshore Drive Owner: Viage Marinas, LLC

Status: Applicant first submittal on 6/23/2022. Staff comment letter issued on 7/15/2022. Applicant second submittal on 8/8/2022. Staff issued a second comment letter on 8/12/2022. Applicant nominal submittal on 5/8/2023. Staff issued a third comment letter on 5/18/2023. Applicant fourth submittal on 5/30/2023. Staff issued a fourth comment letter on 6/7/2023. Applicant fifth submittal on 6/21/2023. Staff issued fifth comment letter on 6/29/2023. Applicant sixth submittal on 7/10/2023. SDPI approval issued on 7/13/2023.

The applicant proposes to replace boat racks from 4-racks high to 2-racks high, and to update fencing and buffering to screen the racks from adjacent properties. Note, there is not an increase in the



number of boats being stored on the marina property. All marina operations will be contained within the C-4-BMUD-W zoned properties. Vehicular parking will only occur within residentially zoned lots.

36. Viage Bayshore Marina (DR): PL20220000558

Owner: Viage Marinas LLC

Status: Pre-application meeting held 2/7/2022. First applicant submittal on 9/2/2022. Staff issued comment letter on 10/10/2022. Second applicant submittal on 12/6/2022. Staff issued a second comment letter on 1/9/2023. Applicant's third submittal was on 2/1/2023. Hearing Examiner hearing on 4/27/23. Approval granted by HEX Decision No. 2023-14.

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

37. 2205 Tamiami Trl East (ZLTR): PL20230010774

Location: 2205 Tamiami Trail East Owner: Coral Cay Naples LLC STE 100

Status: Request submitted on 6/14/2023. Zoning Verification Letter

issued on 6/22/2023.

Staff verified the site is zoned C-4-GTZO-MXD. Applicant is conducting due diligence research to prepare a Zoning Report on the above-mentioned property.





38. 3095 Connecticut Ave (LS): PL20230009924

Location: 3095 Connecticut Ave. Owner: 3095 Connecticut Ave LLC

Status: Applicant submittal on 5/30/2023. <u>Lot Split approval letter issued on 6/16/2023.</u> Applicant requests to split Parcel 61430440004 into two separate 50' wide parcels.

39. 45 Liberty Lane (ZLTR): PL20230009280

Location: 45 Liberty Lane (at intersection with Constitution Drive)

Owner: Tortuga Commons LLC

Status: Request submitted on 5/11/2023. Zoning Verification Letter

issued on 6/13/2023.

Applicant would like to obtain additional information with regards to the possibility of dividing or subdividing this parcel or converting the property to a group care facility II. We understand the parcel is 1.33 acres, and located within the Bayshore Overlay, zoned RSF-4-BZO-R4. Staff indicated group care facility II is not permitted in the overlay, but is a conditional use in the underlying zoning district.



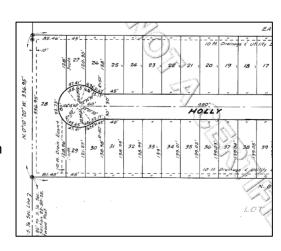
40. Beyderman (VAC): PL20220005685

Location: Parcel #50890840103 (at end of Holly Ave, last

lot on south side)

Owner: Irina & Yury Beyderman

Status: First incomplete submittal letter issued on 9/2/2022. First applicant submittal on 9/6/2022. Second incomplete submittal letter issued on 9/15/2022. Additional materials submitted on 9/26/2022. Staff issued first comment letter on 10/14/2022. Second applicant submittal on 1/4/2023. Staff issued a second comment letter on 1/30/2023. Third applicant submittal on 4/19/2023. Staff issued a third comment letter on 5/12/2023. Fourth applicant submittal on 5/16/2023. Approved at 7/11/23 Board of County Commissioners meeting (Resolution No. 2023-134).



Vacating an easement on parcel #50890840103.

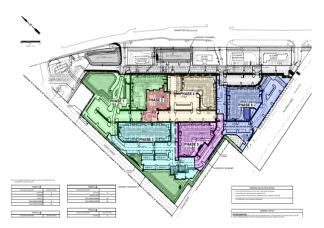
21. Marea Luxury Apartments FKA Courthouse Shadows Apartments Phase 2 (SAP): PL20230008985

Location: 3350 Putney Court, Bldg. 1

Owner: JDA Courthouse Shadows LLC STE

400

Status: First applicant submittal on 5/10/2023. Additional materials submitted on 5/16/2023. Staff issued first comment letter on 5/24/2023. Staff issued second comment letter on 6/21/2023. Preliminary Acceptance approval





issued on 6/23/2023.

Request for Site Acceptance of Phase 2. Please note, it is understood that final acceptance of the sanitary sewer (PL20220007455) will require upsizing the existing force main connected to the lift station that serves the Marea Apartments. These improvements are currently in the design and permitting process.

Marea Luxury Apartments - Phase 3 (SAP): PL20230007856

Location: 3350 Putney Court, Bldg. 1

Owner: JDA Courthouse Shadows LLC STE 400

Status: First applicant submittal on 4/25/2023. Staff issued first comment letter on 5/24/2023.

Preliminary Acceptance approval issued on 6/23/2023.

Request for Site Acceptance of Phase 3. Please note, it is understood that final acceptance of the sanitary sewer (PL20220007455) will require upsizing the existing force main connected to the lift station that serves the Marea Apartments. These improvements are currently in the design and permitting process.

Marea Luxury Apartments - Phase 4 (SAP): PL20230009840

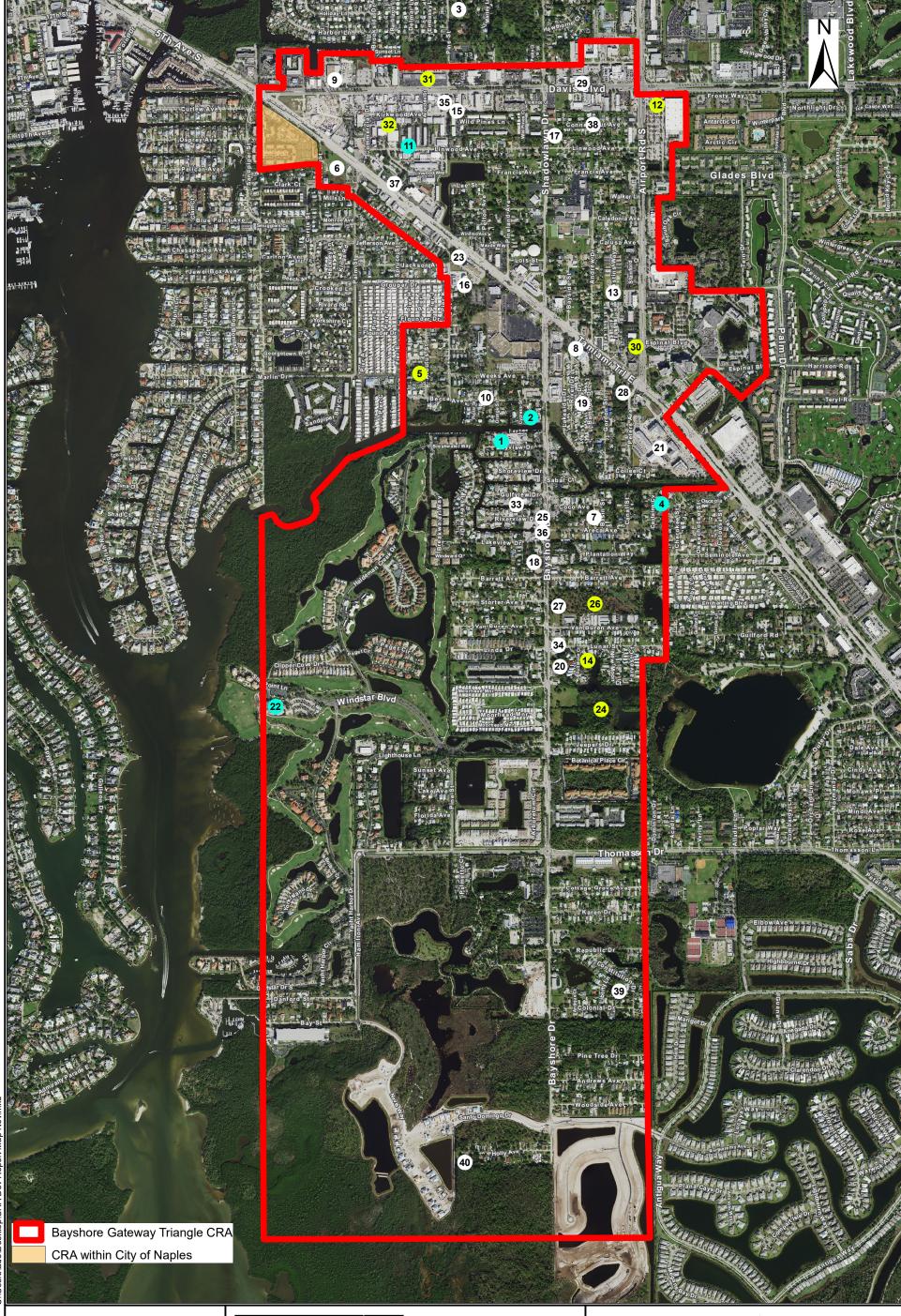
Location: 3350 Putney Court, Bldg. 1

Owner: JDA Courthouse Shadows LLC STE 400

Status: First applicant submittal on 5/30/2023. Staff issued first comment letter on 6/8/2023.

Preliminary Acceptance approval issued on 6/23/2023.

Request for Site Acceptance of Phase 3. Please note, it is understood that final acceptance of the sanitary sewer (PL20220007455) will require upsizing the existing force main connected to the lift station that serves the Marea Apartments. These improvements are currently in the design and permitting process.



Bayshore Gateway Triangle JOHNSON ENGINEERING JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 E.B. #642 & L.B. #642

November Development Update

 DATE
 PROJECT NO.
 FILE NO.
 SCALE
 SHEET

 November 2023
 20203067-017
 As Shown
 SHEET NO.





Item 7d

Memorandum

To: Bayshore/Gateway Triangle Local Redevelopment Advisory Board

BGT CRA Staff

From: Gregory J. Oravec, CRA Director

Subject: Strategic Planning Retreat/Follow Up on 10.28.23 and Preparation for Session 2 on 11.07.23

Date: November 3, 2023

Thank you for a great Saturday! You took an exciting first step towards coming together as a team and rallying around a shared vision and set of priorities. On Tuesday night, let's see if we can take that next step.

Following all regular business at our Meeting of November 7, we will break back into our strategic planning session, picking up with staff's presentation on CRA Accomplishments and Projects, which is part of Item 6(d) on our (previous) Strategic Planning Retreat Agenda. With this item as our start, we will pursue the Agenda until 9 p.m. or the team raises the white flag, whichever comes first. Then, we will continue our work at subsequent special or regular meetings until you have confirmed your recommendations on our vision and priorities through formal action. With this goal in mind, please be advised of the following:

- The updated Strategic Planning Agenda is attached for your reference and use.
- Ground Rules. Still in effect.
- Pre-Retreat Survey. Your insights and feedback were outstanding. Unfortunately, not everyone turned theirs in. Please do. We want to have the benefit of all your feedback. For any perfectionists out there, we are reattaching blank surveys.
- SWOT Analysis. Following staff's presentation on SWOT Analysis, we will go through a group exercise. Please review the attached SWOT presentation and conduct your own analysis to get ready. Also, please find the attached SWOT blast from the past (3/13/07) for your consideration.
- Notes on the Community Redevelopment Plan. Please familiarize yourself with the Community Redevelopment Plan. It is our adopted blueprint for a better future. It is also 285+ pages. As a result, I tried to distill the essence of its planning framework into something shorter.
- Worksheet: BGT CRA Potential Priority Projects and Programs. Please review the worksheet and complete the associated exercise in preparation for the group exercise.
- Hierarchy of Public Services. Please find one public servant's thoughts on infrastructure and quality of life set forth in a "Hierarchy of Public Services."
- MSTU Primer. In response to your discussion and questions about the Bayshore Beautification MSTU, please find the attached Primer.

Thank you for your continuing hard work and support. If you have any questions or we can be of any service, please do not hesitate to call on us.

Attachments:

Updated Strategic Planning Agenda
Ground Rules
Pre-Retreat Survey
SWOT Presentation
Notes on the BGT Community Redevelopment Plan
Worksheet on Priorities (Member Action)
Hierarchy of Public Services
MSTU Primer

<u>Bayshore Gateway Triangle Local Redevelopment Advisory Board</u> Collier County Community Redevelopment Agency (CRA)

(Originally, Agenda Item #6 on the LRAB Agenda of 10.28.23) Retreat Program

- a. Opening Comments from Advisory Board Members
- b. Introduction to "Community Redevelopment" in Florida
- c. Introduction to the Collier County Community Redevelopment Agency
 - i. The Finding of Necessity and Designation of the Community Redevelopment Areas
 - ii. The creation of the Collier County Community Redevelopment Agency
 - iii. Adoption of the Original Community Redevelopment Plan
 - iv. Establishment of the Redevelopment Trust Fund
 - v. The Bylaws of the CRA and its Local Redevelopment Advisory Boards
 - 1. Discussion of important operating practices
 - vi. Accomplishments from Inception to 2019
 - vii. The 2019 Amendment to the Community Redevelopment Plan

[Scheduled Break]

- d. Deep Dive on the Current (2019) Community Redevelopment Plan
 - i. Vision
 - ii. Identified Project, Programs, and Priorities
 - iii. Where are we today?
 - 1. Progress from 2019 to the present.
 - 2. SWOT Analysis
 - iv. Check in...Is our Vision still true?

[Scheduled Break]

- e. Bringing our Vision to life...
 - i. Check in...Is there something missing from our Community Redevelopment Plan (i.e. critical authorizing projects of programs)?
 - ii. Of our hundreds of potential projects and programs, what are our Top Ten? What can we get done in 7 years?
 - 1. Previous Work Program/Priority List
 - 2. Prioritization exercise

[Scheduled Break]

- f. Discretion of the Advisory Board—adopt priority list following exercise or ask staff to bring back a refined list with any corresponding analysis at the next meeting for further consideration.
- g. Closing Comments from Staff
- h. Closing Comments from Advisory Board Members

BGT LRAB Ground Rules for the Strategic Planning Retreat

"Ground Rules" are commitments made to one another by members of a team that are designed to help the team function more effectively. The following proposed rules are some that we have found to be useful to all teams, especially boards and committees.

We (my team and I) are here in service to our community and our team.

In this service, I will...

Be open minded, actively listen, stay curious, and seek first to understand before being understood.

Test assumptions and inferences. This ensures that the team is making decisions with valid information rather than with members' private stories about what other team members believe and what their motives are.

State views and ask genuine questions. This enables the team to shift from monologues and arguments to a conversation in which members can understand everyone's point of view and be curious about the differences in their views.

Share all relevant information. This enables the team to develop a comprehensive, common set of information with which to solve problems and make decisions.

Use specific examples and agree on what important words mean. This ensures that all team members are using the same words to mean the same thing.

Explain reasoning and intent. This enables members to understand how others reached their conclusions and see where team members' reasoning differs.

Focus on interests, not positions. By moving from arguing about solutions to identifying needs that must be met in order to solve a problem, you reduce unproductive conflict and increase your ability to develop solutions that the full team is committed to. Rather than locking into one specific position early, ask "how might we solve this problem?"

Discuss undiscussable issues. This ensures that the team addresses the important but undiscussed issues that are hindering its results and that can only be resolved in a team meeting.

Not take cheap shots or in other ways distract the group. When members take cheap shots at one another, it often takes the group off track and distracts the member receiving the cheap shot. Likewise, the group may be distracted by side conversations or individuals doing "off-task" activities. Please don't use your phone in session unless you have been tasked by the Team to research a question.

Be part of outlining the team's next steps and stay involved. This ensures that everyone is committed to moving forward together as a team.

I have read these Ground Rules and agree to abide by them.	
Signature	 Date

SWOT Analysis: Strengths, Weaknesses, Opportunities, and Threats



What is a SWOT analysis and why should you use one?

A SWOT analysis guides you to identify the positives and negatives inside your organization (*S*trength & *W*eakness) and outside of it, in the external environment (*O*pportunity & *T*hreat). Developing a full awareness of your situation can help with both strategic planning and decision -making.



COMMUNITY TOOL BOX

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When do you use SWOT?

You might use it to:

- Explore possibilities to problems.
- Make decisions for your initiative.
- Determine where change is possible.
- Adjust and refine plans mid-course.



What are the elements of a SWOT analysis?



COMMUNITY TOOL BOX

ctb.ku.edu

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A SWOT analysis focuses on Strengths, Weaknesses, Opportunities, and Threats.

Ask participants to answer these simple questions: what are the strengths and weaknesses of your group, community, or effort, and what are the opportunities and threats facing it?

Internal		External	
Strengths	Weaknesses	Opportunities	Threats



If a looser structure helps you brainstorm, you can group positives and negatives to think broadly about your organization and its external environment.

Positives	Negatives	
Strengths	Weaknesses	
Assets	Limitations	
Resources	Restrictions	
Opportunities	Threats	
Prospects	Challenges	



Below is a third option for structuring your SWOT analysis, which may be appropriate for a larger initiative that requires detailed planning. This "TOWS Matrix" is adapted from Fred David's *Strategic Management* text.

	STRENGTHS	WEAKNESSES
	1.	1.
	2.	2.
	3.	3.
	4.	4.
OPPORTUNITIES	Opportunity-Strength (OS) Strategies	Opportunity-Weakness (OW) Strategies
1.	Use the strengths to take advantage of	Overcome weaknesses by taking
2.	opportunities	advantage of opportunities
3.	1.	1.
4.	2.	2.
THREATS	Threat-Strength (TS) Strategies	Threat-Weakness (TW) Strategies
1.	Use strengths to avoid threats	Minimize weaknesses and avoid threats
2.	1.	1.
3.	2.	2.
4.		

David gives an example for Campbell Soup Company that stresses financial goals, but it also illustrates how you can pair the items within a SWOT grid to develop strategies. (This version of the chart is abbreviated.)

	Current profit ratio increased Employee morale high Market share has increased	Legal suits not resolved Plant capacity has fallen Lack of strategic management system
Western European unification Rising health consciousness in selecting foods Demand for soups increasing annually	Opportunity-Strength (OS) Strategies • Acquire food company in Europe (S1, S3, O1) • Develop new healthy soups (S2, O2)	Opportunity-Weakness (OW) Strategies • Develop new Pepperidge Farn products (W1, O2, O3)
Low value of dollar Tin cans are not biodegradable	Threat-Strength (TS) Strategies • Develop new biodegradable soup containers (S1, T2)	Threat-Weakness (TW) Strategies • Close unprofitable European operations (W3, T1)

Listing Your Internal Factors: Strengths and Weaknesses (S, W)

General areas to consider

- Human resources staff, volunteers, board members, target population
- Physical resources your location, building, equipment
- Financial grants, funding agencies, other sources of income
- Activities and processes programs you run, systems you employ
- Past experiences building blocks for learning and success, your reputation in the community



Listing External Factors: Opportunities and Threats (O, T)

Forces and facts that your group does not control include

- Future trends in your field or the culture
- The economy local, national, or international
- Funding sources foundations, donors, legislatures
- Demographics changes in the age, race, gender, culture of those you serve or in your area
- The physical environment (Is your building in a growing part of town? Is the bus company cutting routes?)
- Legislation (Do new federal requirements make your job harder...or easier?)
- Local, national or international events



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Human resourcesPhysical resourcesFinancial resourcesActivities and processesPast experiences	people, physical resources, finances? What do you do well? What activities or processes have met with success?	organization in terms of staffing, physical resources, funding? What activities and processes lack effectiveness or are poorly done?
 Future trends - in your field or the culture The economy Funding sources (foundations, donors, legislatures) Demographics The physical environment Legislation Local, national, or international events 	Opportunities What possibilities exist to support or help your effort - in the environment, the people you serve, or the people who conduct your work? What local, national, or international trends draw interest to your program? Is a social change or demographic pattern favorable to your goal? Is a new funding source available? Have changes in policies made something easier? Do changes in technology hold new promise?	thinder the effort - in the environment, the people you serve, or the people who conduct your work?
	G A SWOT ANALYSIS each SWOT category to prompt analysis of your organizat	ion, community, or effort.

Negatives

What are your own advantages, in terms of What could be improved in your

Weaknesses

Positives

Strengths

Internal

How do you create a SWOT analysis?

- Who develops the SWOT?
- When and where do you develop a SWOT analysis?
- How do you develop a SWOT analysis?



Steps for conducting a SWOT analysis:

- Designate a leader or group facilitator.
- Designate a recorder to back up the leader if your group is large.
- Introduce the SWOT method and its purpose in your organization.
- Let all participants introduce themselves.
- Have each group designate a recorder; direct them to create a SWOT analysis.
- Reconvene the group at the agreed-upon time to share results.
- Discuss and record the results.
- Prepare a written summary of the SWOT analysis to give to participants.



How do you use your SWOT analysis?

Use it to:

- Identify the issues or problems you intend to change.
- Set or reaffirm goals.
- Create an action plan.



In Summary

A realistic recognition of the weaknesses and threats that exist for your effort is the first step to countering them with a robust set of strategies that build upon strengths and opportunities. A SWOT analysis identifies your strengths, weaknesses, opportunities and threats to assist you in making strategic plans and decisions



BGT LRAB Pre-Event Survey for the Strategic Planning Retreat

The purpose of the Strategic Planning Retreat is to provide us with a dedicated block of time, outside the hustle and bustle of our ordinary day-to-day, to consider where we have been, where we are, and, most importantly, where we want the Bayshore Gateway Triangle (BGT) Community Redevelopment Agency's and Area's journey to go. This is a time for learning, listening, imagining, sharing, problem solving, inspiring and being inspired, and envisioning. To help us get in the right frame of mind, please reflect on the following questions, and be prepared to share your thoughts.

in the right frame of mind, please reflect on the following questions, and be prepared to share your thoughts.
Why did you join the BGT Local Redevelopment Advisory Board (LRAB)?
Did you want to accomplish a specific project?
What are your favorite things about the BGT (up to 5)?
What are the most important challenges facing the BGT (up to 5)?
Imagine that your favorite news channel aired a special on the State of the BGT in 2030.
What are up to 5 things you hope they report?
What are up to 5 things you worry they report?
what are up to 3 things you worry they report:
Same questions but in 2050. Anything different?

If you were granted 3 wishes for the CRA and, or, BGT community, what would they be? [No, you can't wish for more wishes.]
Are there any comparable communities that we should learn from or benchmark?
How should we define and measure success for the CRA?
What are the three biggest things holding the CRA back?
Is there anything the CRA should stop doing immediately?
Would you like to share any other thoughts?

Notes on the BGT Community Redevelopment Plan

10.26.23, GJO

- The Community Redevelopment Plan is the Community Redevelopment Agency's roadmap to redeveloping the Community Redevelopment Area.
- It sets forth our community's vision for the future. (In other words, our intended destination.)

Vision

...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.

- And it sets forth the goals, objectives, strategies, and recommendations that will help us bring this vision to life. (In other words, how we get from where we are now to our desired destination.)
- The Community Redevelopment Plan is hundreds of pages long. These notes fill 20 or less and include the key excerpts.
- The BGT Community Redevelopment Area is approximately 1800 acres. Please see Map.
- The Master Plan identifies "Character Areas." Please see map.
- Elephant in the Room:
 - O What happens to the CRA as it approaches 2030?
 - When does wind down begin?
 - Does it exist post-TIF?
 - What happens to MSTU?
 - To staff?

The Plan sets forth an overarching vision:

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.

[Comment: This "vision statement" contains many elements of a classic vision statement but blends in language that might more normally be associated with a mission statement. The mission of an organization is its purpose and what it does to realize its vision. Whereas, the vision is the future ideal state of achievement for the organization/place and answers the questions of where we are headed and if we achieved all of our goals, where would we be ten plus years from now.]

- To realize this vision, the Master Plan sets forth Goals, Objectives, Strategies, and Recommendations in a hierarchy that starts with the following Goals.
- There are 6 Goals found in Section 5.3 of the Plan.

Goals

- Goal 1 (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.
- Goal 2 (5.3.3): Public Space, Parks & Open Space. Ensure accessible, activated, and well-maintained public spaces, parks, and open space.
- Goal 3 (5.3.4): Development. Foster and guide private development to enhance community character and provide increased stability and prosperity for community members.
- Goal 4 (5.3.5). Transportation, Connectivity, & Walkability. Ensure safety, comfort, and convenience for various modes within and connecting with the CRA area.

- o Goal 5 (5.3.6). Infrastructure. Provide effective infrastructure that preserves environmental and neighborhood design quality through coordinated improvement planning and funding.
- o Goal 6 (5.3.7). Process. Carry out CRA area planning and implementation efforts to engage and serve the various communities within the CRA.

As part of this broader section, the Plan also identifies:

- Conceptual Plan (5.3.1)
- Focus of Redevelopment (5.3.8)

Exercise: Experts recommend the fewest number of goals necessary to realize your Vision. With this in mind:

- Consider if all the key elements and corresponding words of the Vision Statement are addressed by these Goals.
- Is any aspect of the Vision not squarely addressed by the Goals? Should Goals be added or subtracted?
- Is any wordsmithing required? Any other changes.
- In reflecting on these goals, do you prioritize any over the others. If so, please rank.
- Explore the Vision, Mission, Values, Goals, and Strategic Priorities of comparable or aspirational organizations.
- The Plan fleshes out its Goals within a hierarchy of Objectives, Strategies, and Recommendations.

• **Objectives** with Corresponding Goals

Goal 1 (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.

Objective 1: Promote urban-style development.

Objective 2: Achieve consistent land uses in the CRA area and sub-areas.

Objective 3: Achieve a consistent design character in the CRA area and sub-

areas that cultivates the area's unique artistic and cultural identity.

Goal 2 (5.3.3): Public Space, Parks & Open Space. Ensure accessible, activated, and wellmaintained public spaces, parks, and open space.

Objective 1: Increase access to parks and public gathering places in the CRA area.

Objective 2: Support events in park spaces geared towards the CRA community.

Objective 3: Ensure a clean and well-maintained public realm.

Goal 3 (5.3.4): Development. Foster and guide private development to enhance community character and provide increased stability and prosperity for community members.

Objective 1: Improve the marketing, branding, and communication approach for the CRA area.

Objective 2: Streamline and clarify the development process.

Objective 3: Incentivize desired types of development.

Objective 4: Capitalize on current and potential real estate and development opportunities.

Objective 5: Incorporate protections in development efforts to enhance existing community character and support existing CRA area residents.

Goal 4 (5.3.5). Transportation, Connectivity, & Walkability. Ensure safety, comfort, and convenience for various modes within and connecting with the CRA area.

Objective 1: Increase safety, comfort, and connectivity for active transportation modes (e.g., walking and biking).

Objective 2: Increase and enhance alternative vehicle mode options within and connecting with the CRA area.

Objective 3: Improve parking options in commercial areas.

Objective 4: Improve transportation connections with Downtown Naples.

Goal 5 (5.3.6). Infrastructure. Provide effective infrastructure that preserves environmental and neighborhood design quality through coordinated improvement planning and funding.

Objective 1: Ensure that infrastructure provided will effectively achieve its primary purpose without significantly compromising environmental and neighborhood design quality.

Objective 2: Coordinate with other jurisdictions and government entities for infrastructure planning and funding.

Goal 6 (5.3.7). Process. Carry out CRA area planning and implementation efforts to engage and serve the various communities within the CRA.

Objective 1: Improve approaches and tools for communicating with communities in the CRA area and the general public.

Objective 2: Ensure a targeted and balanced distribution of CRA planning and implementation efforts.

Objective 3: Coordinate with MSTUs in the area and explore opportunities for new MSTUs.

• Under those 40 Objectives, there are 64 Strategies and interestingly only 5 Recommendations.

Strategies and Recommendations (a/k/a To Do List) with corresponding Goals and Objectives

Goal 1 (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.

Objective 1: Promote urban-style development.

Strategy 1: Coordinate with Collier County Growth Management and Zoning Divisions to pilot innovative land use and zoning approaches to promote more urban-style development in the LDC. These approaches might include:

- Increasing mixed use designations
- Focus increased densities/intensities along improved roadways (with consideration of Coastal High Hazard Area restrictions)
- Roadway design standards to support multi-modal transportation (see Section 5.3.5)
- Reduced building setbacks
- Zoning for live/work spaces
- Zoning and incentives for accessory dwelling units
- Flexible parking regulations

Strategy 2: In awarding density pool units, establish eligibility requirements and/or performance metrics that promote these urban approaches.

Objective 2: Achieve consistent land uses in the CRA area and sub-areas.

Strategy 1: Use sub-area ("Character Area") characteristics (see Section 5.3.8) to guide land use vision in the CRA area.

Strategy 2: Amend the LDC to limit heavy commercial and manufacturing/warehouse/storage uses throughout the CRA area; evaluate incentives to encourage transitions away from heavy commercial and manufacturing/warehouse/storage uses.

Strategy 3: Identify elements in the LDC to create clear transitional areas and land use buffers between uses that are incompatible (see Figure 5-3-2); coordinate buffers with related improvements, such as landscaping improvements via the Bayshore Beautification MSTU.

Strategy 4: Provide funding through CRA-funded grant programs for transitional structures (e.g., walls and fences) between incompatible uses. Provide guidance in the program guidelines to coordinate with related elements, such as design standards and Bayshore Beautification MSTU improvements.

Strategy 5: Provide clear guidance in the LDC for new and emerging uses to ensure consistency with the respective Character Areas.

Strategy 6: Evaluate opportunities for arts-oriented code flexibility that will incorporate existing arts activity such as gallery space.

Objective 3: Achieve a consistent design character in the CRA area and subareas that cultivates the area's unique artistic and cultural identity.

Strategy 1: As part of a CRA-specific Arts and Culture Plan (see Section 5.3.4, Objective 1, Strategy 5), develop a comprehensive design approach for the public realm with reference to specific Character Areas. The approach might consider:

- Architectural styles, including resilient designs that be er manage natural hazards such as flooding
- Transitional elements between Character Area designs, building mass types, etc. (see Section 5.3.8)
- Design considerations for gateway/focus intersections
- Design considerations for public art
- Identification of public art opportunities and incentives
- Design considerations for streetscape improvements in coordination with the Bayshore Beautification MSTU Master Plan
- Design considerations for CRA-funded grants for façade and other exterior improvements
- Incorporation of urban-style development design standards (see Section 5.3.2, Objective 1)
- Airport Zone height restrictions

Strategy 2: Fund a commercial façade grant program for exterior improvements to commercial buildings not targeted for major redevelopment.

Recommendation: Needed Land Use Transitions: Uses, Building Heights,

Elements to facilitate transitions can be helpful where there are dissimilar uses, built forms, or development styles.

Strategies range from land use buffers (e.g., gradual transition in density/intensity, open space buffers; see Figure 5-3-2),

physical barriers (e.g., walls, fences, landscaping), or limitations placed on uses incompatible with the area's land use vision.

Map 5-3-5 shows the generalized base zoning districts, highlighting areas with use boundaries that might benefit from transition strategies.

Recommendation: Design Treatments & Attributes

Public realm design in the area is important given the emphasis on arts-oriented development and input from public outreach efforts indicating architectural style as a way of building a sense of place and community. The Bayshore Beautification MSTU has contributed significantly to the design of the southern portion of the CRA area with streetscape improvements including lighting, flags, landscaping, and the design of the Bayshore/Thomasson roundabout. The CRA should coordinate with the MSTU for further improvements, including the design of major gateway intersections that can include signs and public art (see Map 5-3-7 for opportunities). Note that gateway intersection opportunities north of US 41 would not qualify for Bayshore Beautification MSTU funds, yet the northern Triangle area can explore the creation of its own MSTU to fund these and other types of improvements (see Section 5.3.7, Objective 3, Strategy 2).

Goal 2 (5.3.3): Public Space, Parks & Open Space. Ensure accessible, activated, and well-maintained public spaces, parks, and open space.

Objective 1: Increase access to parks and public gathering places in the CRA area.

Strategy 1: Coordinate with Collier County Road Maintenance Division and Parks & Recreation Division to increase the number and quality of bicycle and pedestrian connections 1) between the Bayshore Dr area and neighboring County parks, including Bayview Park, East Naples Community Park, and Sugden Regional Park and 2) running north/south from neighboring County parks to increase accessibility to the Triangle area (see Section 5.3.5, Objective 1, Strategy 6).

Strategy 2: Coordinate with Collier County Road Maintenance Division and Parks & Recreation Division in conjunction with Thomasson Ave and Hamilton Ave MSTU improvements to evaluate opportunities for 1) maintaining car and boat parking at Bayview Park and 2) operational maintenance at Bayview Park.

Strategy 3: Coordinate with Collier County Public Services Department to evaluate opportunities for a park and/or public meeting space (e.g., library) in the CRA area.

Strategy 4: Create a site-specific park plan for the existing retention pond in the Triangle area.

Strategy 5: Evaluate opportunities for "pocket parks" (very small neighborhood park spaces).

Strategy 6: Coordinate with Collier County Parks & Recreation Division on any general parks improvements related to CRA development/redevelopment sites and efforts, including the 17-Acre Site (see Section 5.3.4).

Objective 2: Support events in park spaces geared towards the CRA community.

Strategy 1: Coordinate with Collier County Parks & Recreation Division to promote park spaces as venues for CRA community events.

Recommendation: Park and Connectivity Design Concepts

The potential park design concept shown in Figure 5-3-4 for the Triangle stormwater retention pond is based on previous planning and design efforts for the pond, with more consideration given to increasing visibility to enhance safety in the pond area (a concern mentioned during public outreach). The rendering includes a consideration for identifying sites for consolidated public parking, which may take the form of a garage. Francis Stormwater Park given as example.

Objective 3: Ensure a clean and well-maintained public realm.

Strategy 1: Coordinate with the Collier County Sheriff's Office, Collier County Code Enforcement Division, service providers in the CRA area, and residents and business owners in the CRA area to develop a proactive community safety and clean-up strategy (inclusive of private property along the canal network) with an aim at reducing reliance on case-by-case enforcement. This effort should focus on residential properties and coordinate with the Community Standards Liaison pilot program of the Collier County Community & Human Services Division.

Strategy 2: Identify and document a strategy for canal maintenance in the right-of way, including seawalls and mangroves, in coordination with the Haldeman Creek MSTU Advisory Board.

Goal 3 (5.3.4): Development. Foster and guide private development to enhance community character and provide increased stability and prosperity for community members.

Objective 1: Improve the marketing, branding, and communication approach for the CRA area.

Strategy 1: Create a branding strategy for the CRA area to establish a community vision and character. This strategy should coordinate with the Arts and Culture Plan and the Market Study for the CRA (see Section 5.3.4, Objective 1, Strategy 5 and Section 5.3.4, Objective 3, Strategy 1).

Strategy 2: Create a marketing and communication strategy for the CRA area to communicate vision and character with effective tools (e.g., website, social media, branding materials). This strategy should coordinate with the comprehensive design approach developed for the CRA area (see Section 5.3.2, Objective 3, Strategy 1), as well as improved communication efforts between the CRA and the community (see Section 5.3.7, Objective 1).

Strategy 3: Provide CRA administrative materials (e.g., Advisory Board agendas, budgets, annual reports) in an accessible and easy-to-understand way.

Strategy 4: Coordinate with the Collier County Tourist Development Council, Collier County Parks & Recreation Division, and other jurisdictions to promote the CRA area and its local business and commercial establishments as part of tourism development efforts in the area. This should include coordination with Collier County Parks & Recreation related to East Naples Community Park master planning and pickleball sports tourism.

Strategy 5: Create an Arts and Culture Plan for the CRA area to incorporate into the overall CRA area vision. This effort should: Consider prior arts and culture planning efforts, such as those related to the Bayshore Cultural District (Resolution No 2008-60).

- Incorporate an inventory of existing artistic and cultural features of the community to elevate.
- Include a comprehensive public realm design approach for the CRA area and subareas (see Section 5.3.2, Objective 3, Strategy 1).
- Consider housing needs and economic incentives related to arts and culture-oriented development (see Section 5.3.4, Objectives 3 and 5).
- Include administrative needs of implementing the plan (e.g., an arts committee, additional staff).
- Coordinate with countywide arts and culture strategic planning efforts

Objective 2: Streamline and clarify the development process.

Strategy 1: Coordinate with Collier County Zoning Division to clarify LDC requirements related to

development in the CRA area, particularly related to:

- Relationship of overlay zoning to base zoning
- Relationship of various applicable codes to each other (e.g., LDC, fire code, building code)
- Allowable uses

Strategy 2: Coordinate with Collier County Zoning Division to evaluate approaches to streamline and shorten the development review process. Approaches might include:

- Dedicating County staff to review projects within the CRA area and expedite them through the development process.
- Improving coordination and communication between entities overseeing applicable codes (e.g., Zoning, Fire Marshall).
- Identifying opportunities to increase reliance on defined criteria for development approval (as opposed to discretionary approval)
- Encouraging design-build approaches.

Strategy 3: Establish a formal role for the CRA in the development review process to facilitate development of projects in the CRA area.

Objective 3: Incentivize desired types of development.

Strategy 1: Conduct a market study, including information on owners of second homes, which is not captured in typical data sets, to determine what development will be supported in the CRA area.

Strategy 2: Identify incentives and targeted assistance (see Development Assistance and Incentives Examples) for a range of development and redevelopment, including consideration of the following types of development and additional desirable development supported by the market study:

- Local neighborhood commercial establishments
- Social enterprises and business opportunities for those with tenuous livelihoods
- Larger catalyst development projects
- Arts-oriented development
- Strategy 3: Evaluate and amend as needed current grant program offerings to reflect new incentives and assistance approaches from Section 5.3.4, Objective 3, Strategy 2.

Objective 4: Capitalize on current and potential real estate and development opportunities.

Strategy 1: Facilitate tenancy, development, and redevelopment, particularly for opportunities along US 41, Linwood Ave, and neighboring nonresidential areas, and Bayshore Dr, through incentives and communication efforts (see Development Assistance and Incentives Examples).

Strategy 2: Continue to facilitate existing catalyst project opportunities on the Mini Triangle and 17-Acre sites (see Map 5-3-10) to strengthen and solidify development interest in the CRA area. Efforts might include assisting with coordination of property owners in target areas, negotiating desired amenities to be incorporated into proposed development, and providing incentives (see Development Assistance and Incentives Examples).

Strategy 3: Evaluate alternative funding opportunities, such as private funding and donations, for capital projects.

Strategy 4: Assess development opportunities for the Activity Center area, including the Courthouse Shadows site.

Strategy 5: Evaluate concepts to expand the CRA boundaries. Considerations might include the incorporation of new development opportunities, such as areas along Thomasson Drive, and the incorporation of County parks.

Recommendations: Development & Real Estate Opportunities

The CRA can facilitate development, redevelopment, and tenancy of vacant spaces through incentives and improvements to the surrounding areas. Map 5-3-10 and corresponding images show some of the key opportunities in the CRA area; note that the Mini Triangle site and the 17-Acre Site contain parcels currently owned by the CRA.

Objective 5: Incorporate protections in development efforts to enhance existing community character and support existing CRA area residents.

Strategy 1: Establish assistance programs and incentives to protect and enhance existing community-oriented uses and local neighborhood commercial and single-family neighborhoods off the main corridors. Assistance and incentive distribution might account for building age, structural quality, and means of property owners.

Strategy 2: In coordination with the Collier County Affordable Housing Advisory Committee, promote strategies to maintain current affordable housing availability in the CRA while improving baseline quality conditions. Strategies to consider include:

Community land trust

- Coordinating with Collier County Community & Human Services Division for mobile home upgrades and replacements with alternative unit types (see Housing Assistance and Incentives Examples)
- Residential renovation loan/grant program
- Encouraging use of Collier County's impact fee deferral program for income restricted units (see Housing Assistance and Incentives Examples)

Goal 4 (5.3.5). Transportation, Connectivity, & Walkability. Ensure safety, comfort, and convenience for various modes within and connecting with the CRA area.

Objective 1: Increase safety, comfort, and connectivity for active transportation modes (e.g., walking and biking).

Strategy 1: Create a strategy to implement discrete transportation improvements and more comprehensive Complete Streets corridor improvements.

Strategy 2: The effort undertaken for Strategy 1 should include development of a sidewalk master plan with inclusion of the following:

- Visibility assessment related to landscaping.
- Consideration of connections to neighboring parks (see Section 5.3.3, Objective 1, Strategy 1 and Strategy 6 in this section)
- Coordination with roadway and infrastructure improvements planned and/or approved for implementation, including those that may stem from this Redevelopment Area Planning process or other agency planning and implementation efforts (e.g., County and CRA stormwater master planning).

Strategy 3: Identify opportunities to coordinate transportation capital improvements with County/MPO improvements along major arterials.

Strategy 4: Pilot transportation improvements, such as elements of Complete Streets corridor improvements, elements of Bayshore Dr road diet (traffic lane consolidation), reduced turning radii at intersections to slow traffic, and additional pedestrian crossings, with temporary installations. These efforts should incorporate community input and feedback to gauge response to more urban style development and any particular concerns to address or opportunities on which to capitalize. These installations can be incorporated into community events that include educational elements on, for example, Complete Streets, the Vision Zero effort to eliminate bicycle and pedestrian fatalities, and roundabouts.

Strategy 5: Based on input from temporary installations from Strategy 4, move forward with vetting of Bayshore Dr road diet concept scenarios and traffic analysis.

Strategy 6: Evaluate opportunities for a north/south bicycle and pedestrian connector in the eastern Bayshore area with connections to Sugden Park and East Naples Community Park (see Section 5.3.3, Objective 1, Strategy 1).

Recommendations: Potential CRA Complete Streets Projects & Trails

Complete Streets is an approach to comprehensive corridor improvements tailored to the size and land use context of the corridor. This approach can address many of the major needs and considerations identified in Map 5-3-13, including traffic calming, sidewalks, bike lanes, lighting, wayfinding, on-street parking, and landscaping. Complete streets improvements can also be coordinated with other infrastructure improvements, such as water main, fire suppression, and drainage upgrades. The CRA can take the lead on Complete Streets projects, focusing on the streets listed below categorized. Fieldwork, staff discussions, public outreach, and prior planning efforts informed which streets were targeted for these improvements.

Map 5-3-14 shows recommended projects for neighborhood streets and busier corridors ("Major Complete Streets"). Suggested improvements for Major Complete Streets corridors may include changes to the roadway for vehicles (such as the addition of on-street parking). Neighborhood Complete Streets & Trails recommendations focus primarily on improvements for pedestrians, cyclists, and other active transportation (see the remainder of Section 5.3.5 for examples of suggested improvements). Connectivity in terms of destinations and network connections was a key consideration in selection and prioritization of these projects. Note that the length of the bicycle and pedestrian trail will depend on considerations such as available right-of-way; the Section 5.4 capital planning provides an estimate for a section between East Naples Community Park and Sugden Regional Park. Also note that the Kirkwood Avenue "connection" between Pine Street and Shadowlawn and the Pine Street "connection" between Davis and Linwood refer to proposed roadway extensions that that do not have existing right-of-way.

Objective 2: Increase and enhance alternative vehicle mode options within and connecting with the CRA area.

Strategy 1: Evaluate opportunities for alternative transportation methods (e.g., golf carts, electric shuttles, other neighborhood/electric vehicles, shared and/or autonomous vehicles, bikeshare, water-borne transportation), including considerations for partnerships with neighboring communities.

Strategy 2: Coordinate with Collier County Public Transit & Neighborhood Enhancement Department for transit service and facilities improvements (e.g., more frequent service and transit stop shelters).

Strategy 3: Evaluate option to expand Transportation Concurrency Exception Area (TCEA) to include entire CRA area.

Objective 3: Improve parking options in commercial areas.

Strategy 1: Evaluate parking concepts for the Bayshore Dr and Mini Triangle/Linwood Ave commercial areas, which may include:

- Shared parking with shuttle service, particularly to meet peak-season demand
- Reduced design requirements for parking
- On-street parking as part of the Bayshore Dr road diet
- Parking garages
- Parking mitigation fee (development pays for construction of public parking in lieu
- of providing parking spaces)
- Considerations for changes in alternative transportation methods such as those noted in Objective 2, Strategy 1 of this section.

Objective 4: Improve transportation connections with Downtown Naples.

Strategy 1: Coordinate with the City of Naples to explore and partner on transportation improvements and approaches serving both Downtown Naples and the CRA area noted in Objective 2, Strategy 1 of this section.

Goal 5 (5.3.6). Infrastructure. Provide effective infrastructure that preserves environmental and neighborhood design quality through coordinated improvement planning and funding.

Objective 1:

Strategy 1: Develop a stormwater master plan for comprehensive infrastructure improvements that incorporates consideration for the following:

- Flood plain designations, including FEMA flood designations and Coastal High
- Hazard requirements
- Building and site plan design to respond to flooding.
- Primary, secondary, and tertiary infrastructure improvements (both short and long-term)

- Potential for a bicycle and pedestrian pathway in easement of north/south drainage ditch along Sugden Regional Park
- Shared maintenance and maintenance funding between County and CRA
- Water quality
- Use/design of right-of-way areas on local streets, including an evaluation of turf block (see page 5-3-58)
- Innovative techniques to pilot in CRA area, including green infrastructure

Strategy 2: Coordinate stormwater infrastructure planning with design of new parks (see Section 5.3.3, Objective 1).

Strategy 3: Integrate green infrastructure improvements into landscaping and drainage improvements, including those funded by the Bayshore Beautification MSTU.

Objective 2:

Strategy 1: Identify additional funding opportunities to supplement capital improvements funds (e.g., grants).

Strategy 2: Document the project prioritization strategy to upgrade water lines and fire suppression systems in coordination with the City of Naples.

Strategy 3: As part of the stormwater master plan (Objective 1, Strategy 1 of this section), coordinate with Collier County Stormwater Management to integrate CRA stormwater infrastructure planning with County stormwater planning efforts.

Strategy 4: As part of the stormwater master plan effort (Objective 1, Strategy 1 of this section), coordinate with Collier County Zoning Division to create right-of-way design guidelines for development that coordinate with Complete Streets concepts for neighborhood streets.

Strategy 5: Coordinate with Collier County agencies and utility providers to identify and improve other infrastructure including sanitary sewer lines, roadways that fail to meet minimum standards, and electrical utilities identified to be placed underground or relocated.

Goal 6 (5.3.7). Process. Carry out CRA area planning and implementation efforts to engage and serve the various communities within the CRA.

Objective 1: Improve approaches and tools for communicating with communities in the CRA area and the general public.

Strategy 1: As part of the marketing and communication strategy (see Section 5.3.4, Objective 1, Strategy 2), evaluate communication mechanisms and tools that will most effectively communicate with the various communities in the CRA area.

Strategy 2: Coordinate with schools and other community partners to improve outreach and communication between the CRA and harder-to reach populations.

Strategy 3: Provide multi-lingual communications and materials.

Strategy 4: Create a CRA-specific Capital Improvement Plan to identify, prioritize, and effectively communication near-term capital improvements. Coordinate with MSTUs operating in the CRA area for relevant capital improvement projects.

Objective 2: Ensure a targeted and balanced distribution of CRA planning and implementation efforts.

Strategy 1: Account for both need-based and geographic considerations in the distribution of planning and implementation efforts.

Strategy 2: Identify street blocks for targeted comprehensive improvements, with a focus on blocks that have already received some improvements and consideration for balanced distribution of these targeted blocks throughout the entire CRA area.

Strategy 3: Update rules and procedures for the CRA Advisory Board for legal consistency and with consideration given to a balanced distribution of planning/implementation efforts and diverse representation.

Objective 3: Coordinate with MSTUs in the area and explore opportunities for new MSTUs.

Strategy 1: Incorporate Haldeman Creek and Bayshore Beautification MSTU Advisory Boards into planning and implementation processes for CRA improvements.

Strategy 2: Explore the option of creating an MSTU for capital improvements in the Triangle area north of US 41.

Recommendations

Here is the list of those Recommendations.

Recommendation: Needed Land Use Transitions: Uses, Building Heights,

Elements to facilitate transitions can be helpful where there are dissimilar uses, built forms, or development styles.

Strategies range from land use buffers (e.g., gradual transition in density/intensity, open space buffers; see Figure 5-3-2),

physical barriers (e.g., walls, fences, landscaping), or limitations placed on uses incompatible with the area's land use vision.

Map 5-3-5 shows the generalized base zoning districts, highlighting areas with use boundaries that might benefit from transition strategies.

Recommendation: Design Treatments & Attributes

Public realm design in the area is important given the emphasis on arts-oriented development and input from public outreach efforts indicating architectural style as a way of building a sense of place and community. The Bayshore Beautification MSTU has contributed significantly to the design of the southern portion of the CRA area with streetscape improvements including lighting, flags, landscaping, and the design of the Bayshore/Thomasson roundabout. The CRA should coordinate with the MSTU for further improvements, including the design of major gateway intersections that can include signs and public art (see Map 5-3-7 for opportunities). Note that gateway intersection opportunities north of US 41 would not qualify for Bayshore Beautification MSTU funds, yet the northern Triangle area can explore the creation of its own MSTU to fund these and other types of improvements (see Section 5.3.7, Objective 3, Strategy 2).

Recommendation: Park and Connectivity Design Concepts

The potential park design concept shown in Figure 5-3-4 for the Triangle stormwater retention pond is based on previous planning and design efforts for the pond, with more consideration given to increasing visibility to enhance safety in the pond area (a concern mentioned during public outreach). The rendering includes a consideration for identifying sites for consolidated public parking, which may take the form of a garage. Francis Stormwater Park given as example.

Recommendations: Development & Real Estate Opportunities

The CRA can facilitate development, redevelopment, and tenancy of vacant spaces through incentives and improvements to the surrounding areas. Map 5-3-10 and corresponding images show some of the key opportunities in the CRA area; note that the Mini Triangle site and the 17-Acre Site contain parcels currently owned by the CRA.

Recommendations: Potential CRA Complete Streets Projects & Trails

Complete Streets is an approach to comprehensive corridor improvements tailored to the size and land use context of the corridor. This approach can address many of the major needs and considerations identified in Map 5-3-13, including traffic calming, sidewalks, bike lanes, lighting, wayfinding, on-street parking, and landscaping. Complete streets improvements can also be coordinated with other infrastructure improvements, such as water main, fire suppression, and drainage upgrades. The CRA can take the lead on Complete Streets projects, focusing on the streets listed below categorized. Fieldwork, staff discussions, public outreach, and prior planning efforts informed which streets were targeted for these improvements.

Map 5-3-14 shows recommended projects for neighborhood streets and busier corridors ("Major Complete Streets"). Suggested improvements for Major Complete Streets corridors may include changes to the roadway for vehicles (such as the addition of on-street parking). Neighborhood Complete Streets & Trails recommendations focus primarily on improvements for pedestrians, cyclists, and other active transportation (see the remainder of Section 5.3.5 for examples of suggested improvements). Connectivity in terms of destinations and network connections was a key consideration in selection and prioritization of these projects. Note that the length of the bicycle and pedestrian trail will depend on considerations such as available right-of-way; the Section 5.4 capital planning provides an estimate for a section between East Naples Community Park and Sugden Regional Park. Also note that the Kirkwood Avenue "connection" between Pine Street and Shadowlawn and the Pine Street "connection" between Davis and Linwood refer to proposed roadway extensions that that do not have existing right-of-way.

Exercise: There are only 5 Recommendations. With this in mind:

- Reflect on these Recommendations and how they tie into the Vision, Goal, and Priorities. Are these layers in alignment?
- Are these recommendations being implemented as part of any priorities?
- Why or why not?

PRIORITIES

The Redevelopment Plan also sets forth possible priorities. I say "possible" because it is intentionally vague and sets forth criteria by which to evaluate potential priorities, including:

- o Funding availability.
- o In so many words, ROI.
- o Whether planning has already been undertaken or completed.
- o Project timing.
- Health/Safety concerns.
- o Degree of need.
- Geographic distribution.
- o Public support.
- Priorities are set forth in Section 5.4 of the Plan. Though some are done and others are duplicated, there are 71 items with additional sub-items listed. Please see Section 5.4 for more information.

Exercise: Due to how the Plan categorizes priority projects and programs between the shortand long-term, some are duplicated. Some projects have already been completed! Please review Section 5.4 and:

- Identify any projects that have already been completed.
- Identify any projects that you believe are substantively underway.
- Add any important projects that are not listed.
- Identifying ten projects that you would like the CRA to consider for its Top Ten Priorities, being able to explain why.

For more information about these projects and the CRA, please explore Section 5.4 and other sections of the Plan.

Worksheet: BGT CRA Potential Priority Projects and Programs

This list is excerpted from Section 5.4 of the adopted Community Redevelopment Plan (the Plan). Due to how the Plan categorizes these projects and programs between the short-and long-term, some will be duplicated. Some projects have already been completed!

Please use this worksheet by reviewing the list and:

- Identifying any projects that have already been completed.
- Identifying any projects that you believe are substantively underway.
- Adding any important projects that are not listed.
- Identifying ten projects that you would like the CRA to consider for its Top Ten Priorities, being able to explain why.

For more information about these projects and the CRA, please explore Section 5.4 and other sections of the Plan.

- 1. Linwood Ave Complete Street Phase I major Complete Street improvement between Commercial Dr and Wild Pines Ln including on-street parking, lighting, sidewalk widening, and any additional needed infrastructure improvements
- 2. Thomasson Dr and Hamilton Ave Improvements Bayshore Beautification MSTU anticipated to fund project, but any shortfall could trigger partnership with CRA funding portion
- 3. Republic Dr Complete Streets Improvements neighborhood-level Complete Streets improvements between Bayshore Dr and East Naples Community Park, including lighting, possible sidewalk expansion, any necessary drainage improvements, and an improved pedestrian bridge connection to East Naples Community Park
- 4. Danford St Complete Streets Improvements neighborhood-level Complete Streets improvements between the end of the roadway and Hamilton Ave
- 5. General Parks Improvements in Bayshore Area—general item to address connections to parks and amenities, including any associated with the 17- Acre Site and Sugden Regional Park
- 6. Community Safety/Clean-Up and Neighborhood Initiatives General Improvements—general item to address capital improvements from Community Safety & Clean-Up Strategy and Neighborhood Focus Initiatives; may include projects identified based on neighborhood interest to coordinate with the Sheriff's Department and Code Enforcement to educate and provide small capital improvements
- 7. Land Acquisition for a Community Land Trust—may support maintenance of current affordable housing availability in the CRA area while improving baseline quality conditions; may also support housing for artists
- 8. Bay St Complete Street Improvements neighborhood-level Complete Streets improvements between Hamilton Ave and the end of the roadway
- 9. Surface Parking Lot in Bayshore Area to increase available commercial parking
- 10. General Road Engineering Improvements on Pine Tree Dr and Andrews Dr to bring these roadways up to minimum County standards
- 11. Jeepers Dr Complete Street Improvements neighborhood Complete Streets improvements between Bayshore Dr and Sugden Regional Park, including walk lane striping, upgraded bioswales, lighting, and a pedestrian

connection to Sugden Regional Park

- 12. Gateway Intersection Design Improvements:
 - a. Davis Blvd/Airport-Pulling Rd
 - b. Davis Blvd/Shadowlawn Dr
 - c. Davis Blvd/US 41
 - d. US 41/Shadowlawn Dr/Bayshore Dr sign improvements in the right-of-way and median areas with an opportunity to showcase public art
- 13. Street Sign/Wayfinding Improvements in CRA area signs to address branding and bicycle/pedestrian movement
- 14. Sidewalk/Bicycle Infrastructure Program program to address gaps in the pedestrian and bicycle infrastructure networks that are not addressed through Complete Streets improvements
- 15. Other General Multi-Modal Improvements—for additional multi-modal amenities (e.g., bus shelters)
- 16. Stormwater Infrastructure Upgrades/ Improvements
- 17. Sanitary Sewer Line Upgrades in Triangle Area to increase capacity
- 18. Water Line and Fire Suppression Upgrades—to address infrastructure age and flow requirements
- 19. Ongoing Operating Expenses for CRA, including staff and administration costs
- 20. Process Improvements updated bylaws for CRA Advisory Board
- 21. Land Development Code Updates-based on recommendations from CRA Plan Update
- 22. Mini Triangle Development funding for incentives and other needed support for the development of the Mini Triangle
- 23. 17-Acre Development—funding for incentives and other needed support for the development of the 17-Acre Site.
- 24. Gateway Property Development funding for potential incentive in support of the project at the apex of Davis Boulevard and Us 41.
- 25. Stormwater Master Plan Update identify primary, secondary, and tertiary improvements needed in the CRA area with a prioritization plan
- 26. Arts and Culture Plan for CRA Area
- 27. Complete Streets Implementation Plan
- 28. Bayview Parking Study concepts and outreach in coordination with Parks & Recreation Division
- 29. Community Safety & Cleanup Strategy strategy to address code enforcement issues and community safety
- 30. Branding Strategy
- 31. Marketing and Communication Strategy –strategies to communicate outcomes from the branding effort and connect with the various communities in the CRA area (including hard-to- reach groups) with updated tools including the website, e-blast templates, marketing materials, etc.
- 32. Market Study/Economic Profile
- 33. Bayshore Dr Pilot project for Complete Street implementation
- 34. Water & Fire Update Strategy documentation of what mains and hydrants will be updated and phasing
- 35. Triangle Retention Pond Feasibility Study finalized design and engineering for passive park improvements
- 36. Other Non-Capital Operations and Study Expenditures—may include a study to expand the CRA boundary, non-capital costs associated with Community Safety & Clean-Up Plan, non-capital costs from Neighborhood Focus Initiatives, or other expenditures that may arise in the future and are not yet identified.
- 37. Grants and Program
 - a. Residential Grant/Loan Programs for structural improvements to single-family homes
 - b. Commercial Façade Program for areas that are not a major focus for commercial redevelopment but that can be enhanced with exterior façade and structural improvements
 - c. Wall & Fence Funding for transitional structures between incompatible uses
- 38. Public Art Funding –for public art pieces and events

- 39. Economic Development Incentives Program for economic development incentives related to Section 5.3.4 of the Redevelopment Area Plan
- 40. Bayshore Bicycle/Pedestrian Feasibility Study
- 41. Mobile Home Replacement Fund for transition of mobile homes to modular homes or other appropriate structures
- 42. Community Land Trust Housing Construction
- 43. Other Affordable/Workforce Housing Investments
- 44. Triangle Retention Pond Feasibility Study finalized design and engineering for passive park Improvements at the pond site with any necessary drainage and connectivity improvements.
- 45. Land Acquisition and Development for Six Pocket Parks (small neighborhood parks)
- 46. Community Safety/Clean-Up and Neighborhood Initiatives General Improvements
- 47. Land Acquisition for a Community Land Trust
- 48. Surface Parking Lot in the Mini Triangle area to support commercial uses
- 49. Development of Multi-Purpose Facility/Structure— may occur on currently CRA-owned 17-Acre Site; potential uses of the facility/structure may include a CRA office and/or arts/incubator space
- 50. Bicycle and Pedestrian Trail along Sugden Regional Park Drainage Ditch to provide north/ south connectivity
- 51. Commercial Parking Garage on Bayshore Dr possibly on surface lot included in short-term capital projects for commercial parking
- 52. Bayshore Dr Complete Street major Complete Street improvement between US 41 and Thomasson Dr, including possible lane reduction, on-street parking, and any additional needed infrastructure improvements
- 53. Kirkwood Ave Complete Street—Complete Street improvement potentially similar to Linwood Ave Phase I with potential Shadowlawn Dr connection
- 54. Commercial Dr Complete Street—Complete Street improvement potentially similar to Linwood Ave Phase I
- 55. Linwood Ave Complete Street Phase II—neighborhood Complete Street improvements between Wild Pines Ln and Airport-Pulling Rd
- 56. Shadowlawn Dr Complete Street major roadway Complete Street improvement between Davis Blvd and US 41, including lighting and any additional needed infrastructure improvements
- 57. Gateway Intersection Design Improvements signage and potential public art opportunities for:
 - a. Thomasson Dr/Dominion Dr
 - b. US 41/Osceola Ave
- 58. General Road Engineering Improvements to bring the following roads up to minimum County standards:
 - a. Woodside Ave
 - b. Holly Ave
 - c. Palmetto Ct
- 59. Sidewalk/Bicycle Infrastructure Program
- 60. Other General Multi-Modal Improvements
- 61. Water Line and Fire Suppression Upgrades—to address age and flow requirements
- 62. Stormwater Infrastructure Upgrades/Improvements
- 63. Undergrounding Utilities—along Bayshore Dr between US 41 and Holly Ave, coordinated with the Complete Streets project and Bayshore Beautification MSTU; Linwood Ave; and Commercial Dr
- 64. Bayshore Dr Complete Street Improvement between Thomasson Dr and Holly Ave neighborhood-level Complete Street, including any drainage improvements and connections to potential Naples Bay Greenway Sun Trail improvements

- 65. Commercial Parking Garage in Mini Triangle Area possibly on Surface Lot included in Mid-Term Capital Projects—to address commercial parking needs
- 66. Pine Street Connection—between Davis Blvd and Linwood Ave
- 67. Land Development Code Updates
- 68. Bayshore Dr Technical Feasibility Study for Complete Street implementation
- 69. Microenterprise and Arts Incubator Study—for concepts and implementation, which could include an arts focus and/or arts space
- 70. Other Non-Capital Operations and Study Expenditures—other expenditures that may arise in the future and are not yet identified

71. Grants and Programs

- a. Residential Grant/Loan Programs for structural improvements to single-family homes
- b. Commercial Façade Program for areas that are not a major focus for commercial redevelopment but that can be enhanced with exterior façade and structural improvements
- c. Wall & Fence Funding for transitional structures between incompatible uses
- d. Public Art Funding –for public art pieces and events
- e. Economic Development Incentives Program –for economic development incentives related to Section 5.3.4 of the Redevelopment Area Plan
- f. Mobile Home Replacement Fund for transition of mobile homes to modular homes or other appropriate structures
- g. Community Land Trust Housing Construction
- h. Other Affordable/Workforce Housing Investments

MSTU—Municipal Service Taxing Unit MSBU—Municipal Service Benefit Unit

Section 125.01(1)(q), Florida Statutes, empowers counties to establish and subsequently merge or abolish municipal service taxing or benefit units for several purposes:

- fire protection
- law enforcement
- beach erosion control
- recreation service and facilities
- water
- alternative water supplies, including, but not limited to, reclaimed water and water from aquifer storage and recovery and desalination systems
- streets
- sidewalks

- street lighting
- garbage and trash collection and disposal
- waste and sewage collection and disposal
- drainage
- transportation
- indigent health care services
- mental health care services
- other essential facilities and municipal services from funds derived from service charges, special assessments, or taxes within such unit only.

Please note that those purposes include "other essential facilities and municipal services" and that the courts have been historically deferential to a legislative body's (i.e., county commission's) determination as to what is "essential" under the "fairly debatable" standard. In Attorney General Opinion 2016-13, the Florida Attorney General pointed out that additional essential facilities and municipal services may include those set forth by Section 170.01, Florida Statutes, further augmenting the above possibilities.

The distinction between an MSTU and MSBU is solely the funding mechanism. MSTUs rely on the levy of ad valorem (property) tax within the geographic area of the defined unit to fund the specified purpose of the unit. For example, in the Bayshore Beautification MSTU, 2.1104 mills are levied against all properties within the defined unit to fund its work program.

MSBUs rely on a non-ad valorem special assessment or charge assessed against each property in the unit based upon the proportionate share of the special benefit they receive. For example, a stormwater improvement project that benefits a defined unit and the property owners pay a proportionate share of the total cost based upon their individual acreage/total acreage of the defined benefit unit or a street improvement project based upon each property's frontage/total length of the roadway.

MSTUs and MSBUs may be established by ordinance of a county commission. Additionally, please be advised that it is common practice for a county commission to create standards for the consideration and creation of such units, and the Collier County Board of County Commissioners has adopted such standards pursuant to Resolution No. 96-134, which is attached for your reference. In a cursory review of the CC Budget and website, staff round that Collier County has at least 15 MSTUs and MSBUs.

Also, attached for your reference, please find:

- A brochure from the Collier County Public Transit & Neighborhood Enhancement Division, which further explains the County's MSTU/MSBU creation process.
- Ordinance No. 2018-46, amending the boundaries of the BBMSTU to include Thomasson Drive.
 - Such an approach could be deployed to expand the BBMSTU northward provided there was adequate
 political support. As with similar conversations, I would advocate for the CRA or other champions of
 such an effort to prove concept and value before asking for investment.
- An infographic on Florida's Property Tax System produced by the Florida Department of Revenue, breaking down the calculations and the annual calendar. It is a must-read.

MSTU

What is an MSTU?

A Municipal Service Taxing Unit (MSTU) is a funding mechanism for community members to create, through approval of the Board of County Commissioners, a special taxing district to make improvements to their neighborhood and/or community area. Providing additional services based on community desires.

Collier County Public Transit & Neighborhood Enhancement Division oversees the administration of the MSTU's with Board appointed advisory committee members. The MSTU's advisory committees comprised of community members within the MSTU boundary. These committees meet monthly to discuss, plan, and approve capital improvement projects that are consistent with their enabling Ordinance. These monthly meetings are publicly noticed. If you are interested in attending one of these meetings, please <u>click here</u>. All of these committees are regulated by the Sunshine Law and must follow the Collier County policies and procedures.

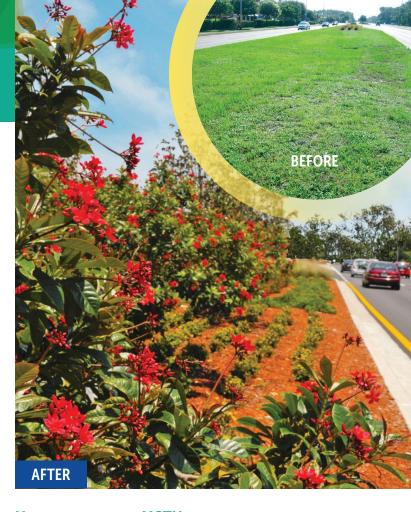
How is funding created?

Through a millage rate set by the MSTU's enabling Ordinance. All capital projects, as well as the maintenance and other operating projects, are managed by Project Managers.

What has been done?

MSTU capital projects may include, but are not limited to:

- Drainage improvements
- Sidewalk construction
- Road improvements
- Landscape Beautification
- Decorative lighting
- Burial of powerlines
- Underground Utility
- Stormwater Management
- Pedestrian Lighting



How to create an MSTU Steps to Create an MSTU/MSBU

The Board of County Commissioners (BCC) has been given the authority to create a Municipal Service Taxing Unit (MSTU) or Municipal Service Benefit Unit (MSBU) under Florida Statutes Section 125.01. The establishment of an MSTU/MSBU requires formal action by the BCC that can be the result of a request by a BCC member, a request by a citizen to speak before the board, or a request of a citizen to speak before the board to present a Citizen Petition to form an MSTU/MSBU.

One or more residents may sign up to speak to the BCC under Public Petition during regularly scheduled Board Meetings. Requests to speak must be submitted through an application to the County Manager at least 13 days prior to the particular board meeting date.

Independent action that results from Board Member request or a citizen speaking to the board may be in response to an emergency event or due to a very special situation. A more deliberate approach, with a higher chance of succeeding, would be a request before the Board that is accompanied by citizen petition supporting the action.

The citizen petition serves as advanced notice that a majority of the property owners within the proposed taxing area support the request.

(continued)

How to create an MSTU

Steps to Create an MSTU/MSBU (continued)

In 1996 the BCC adopted Resolution No. 96-134 to provide a policy to facilitate the process by which citizens could bring matters of substantial county interest to the BCC by Citizen Petition, including the creation of MSTU's and MSBU's. In 1998 the BCC adopted Resolution 98-45 to provide guidance for formation of an MSBU.

The difference between an **MSTU** and an **MSBU** is as follows:

- An MSBU is a special assessment on a one-time benefit for improvements within an established district without ongoing maintenance requirements.
- An MSTU is a tax based on the assessed property value and addresses capital improvements that typically require continued maintenance obligations.

Seven Steps to create an MSTU

Step One

Generate a clear and concise description of the objective to be achieved by the formation of the MSTU/MSBU.

Step Two

Create a map showing the properties that would be included within the MSTU/MSBU.

Step Three

Prepare a taxable value analysis. Potential revenues (taxable value multiplied by the millage rate) are analyzed to determine whether the anticipated taxable values are sufficient to support the cost of the proposed objective and associated maintenance costs.

This report may also be used by the citizen sponsor to review alternatives in revenue generation such as different millage rate recommendations, special assessment, and/or financing through selling bonds. Bond issues require that the MSTU/MSBU be formed first and that the authority to use MSTU/MSBU funds to repay loan obligations must be approved through a voter referendum.

Step Four

Upon favorable results of the analysis, the citizen petitioner should generate a proposed petition in accordance with Collier County Resolution No. 96-134 and submit it to the County Manager to determine sufficiency. When sufficiency is certified by the County Manager a unique number will be assigned for each approved petition.

Step Five

Citizens Sponsor Circulation of the Petition. The number of required approved petitions must be at least 50% plus one of the number of parcels to be included in the MSTU/MSBU Citizen sponsored request. It is the respon-

sibility of the Citizen Sponsor to ensure that the copies of the petitions are circulated to all property owners within the intended taxing district. Signatures by parties which are not property owners will not be recognized or validated to count as an approval vote.

Step Six

Validation of Petitions Received. The County Manager has 21 days to make a determination of the number of approved petitions. Upon determination the County Manager will send a letter to the Citizen Sponsor indicating whether the number of required, approved, petitions has been met. Upon receipt of this letter, the citizen Sponsor has twelve months to process the petition before the BCC for approval.

Step Seven

Upon successful completion of the steps above, County Staff will assist the Citizen Sponsor by preparing the Executive Summary, Ordinance, boundary map and schedule the presentation be-fore the BCC to gain approval to establish the MSTU/MSBU

MSTU/MSBU Advisory Committee Responsibilities

An MSTU/MSBU may be created with or without an Advisory Committee. If an Advisory Committee is created, the BCC will establish the committee in accordance with Ordinance No. 2001-55. The Advisory Committee may be assigned specific duties by the BCC when it is created, and those duties will generally include the following responsibilities:

- **a.** Budget recommendations for each Fiscal Year (Oct. 1 to Sept 30).
- **b.** Recommendations for millage rate and related Budget requests.
- **c.** Recommendations for allocations of funding for projects.
- **d.** Recommendations for MSTU/MSBU operational expenditures
- **e.** Recommendations to appoint new Advisory Committee members.
- **f.** Recommendations regarding changes to the existing MSTU/MSBU Ordinance.





ORDINANCE NO. 2018 - 46

AN ORDINANCE AMENDING COLLIER COUNTY ORDINANCE NO. 97-82, AS AMENDED, WHICH CREATED WHAT IS NOW KNOWN AS THE BAYSHORE BEAUTIFICATION MUNICIPAL SERVICE TAXING UNIT, BY EXPANDING THE LEGAL DESCRIPTION SET FORTH IN EXHIBIT A TO INCLUDE THOMASSON DRIVE (FROM ORCHARD LANE TO HAMILITON AVENUE AND HAMILTON AVENUE (THOMASSON DRIVE TO BAY STREET); PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 16, 1997, the Board of County Commissioners (Board) adopted Ordinance No. 97-82, which created the Bayshore Avalon Beautification Municipal Service Taxing Unit now known as the Bayshore Beautification Municipal Service Taxing Unit; and

WHEREAS, the Board subsequently amended Ordinance No. 97-82 through its adoption of Ordinance Nos. 98-15, 98-29, 08-20, 13-68; and

WHEREAS, considering the recommendations of staff and the Bayshore Beautification Advisory Committee, the Board wishes to further amend Ordinance No. 97-82, as amended, to expand the Taxing Unit boundaries as further set forth in Exhibit "A," attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: AMENDMENTS TO SECTION TWO OF ORDINANCE NO. 97-82, AS AMENDED.

Section Two is hereby amended to revise the geographic boundaries of the Bayshore Beautification Municipal Service Taxing Unit as shown on Exhibit "A," *Bayshore Development Area Expanded Legal Description*, attached hereto and incorporated herein by reference.

SECTION TWO: CONFLICT AND SEVERABILITY.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any court of competent jurisdiction holds any phrase or portion of the Ordinance invalid or unconstitutional, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.



SECTION THREE: INCLUSION IN THE CODE OF LAWS AND ORDINANCES.

The provisions of this Ordinance shall become and may be made a part of the Code of Laws and Ordinances of Collier County, Florida. The section of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "Section," "Article," or any other appropriate word.

SECTION FOUR: EFFECTIVE DATE.

This Ordinance shall take effect upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 25th day of September 2018.

ATTEST CRYSTAL K. KINZEL, CLERK BOARD OF COUNTY COMMISSIONERS COLLIER COUNTY, FLORIDA

ANDY SOLIS, CHAIRMAN

By: Utility Clerk

Attest as to Chairman's signature only.

Approved as to form and legality:

Jennifer A. Belpedio Assistant County Attorney Jab 8/13/18

This ordinance filed with the Secretary of State's Office the 2018 and acknowledgement of that filing received this 2018.

By Deputy Clark

* 5 take sout to

[18-PKR-00779/1419566/1]



Sketch & Description
Of part of Sections 11, 12, 13, 14, and 23, Township 50 South, Range 25 East,
Collier County, Florida.
(Bayshore Beautification Municipal Serviced Taxing Unit)

Begin at the Southwest corner of Section 23, Township 50 South, Range 25 East, Collier County, Florida; thence Northerly along the west line of Section 23 and the West line of Section 14 to the centerline of Haldeman Creek; thence Northeasterly along the centerline of Haldeman Creek to the Intersection of the West line of the East quarter of the Southwest quarter of Section 11; thence Northerly along the West line of the East quarter of the Southwest quarter of Section 11 to the North line of Mangrove Avenue; thence Easterly along the North line of Mangrove Avenue to the East line of Pine Street; thence Northerly along the East line of Pine Street to the centerline of a 10' wide alley in Block 4 as shown on the plat of "W.H. Surency Subdivision" as recorded in Plat Book 1, Page 28A, Public Records of Collier County; thence Easterly along said centerline and its Easterly extension to the East line of Lot 39, as shown on the plat of "Naples Groves and Truck Co's Little Farms No. 2" as recorded in Plat Book 1, Page 27A, Public Records of Collier County; thence Southerly along said East line to the South line of Weeks Avenue; thence Easterly along the South line of Weeks Avenue to the West line of Bayshore Drive; thence Northerly along West line of Bayshore Drive to the southwesterly right-of-way line of U.S. 41; thence southeasterly along the Southwesterly right-of-way line of U.S. 41 to the South line of Haldeman Creek; thence Westerly along the South line of Haldeman Creek to the East line of the West one eighth of the Northwest quarter of Section 13; thence southerly along the East line of the West one eighth of the Northwest quarter of Section 13 to the South line of the Northwest quarter of Section 13; thence Westerly along the South line of the Northwest quarter of Section 13 to the West line of Section 13; thence Southerly along the West line of Section 13 and the to the North line of Thomasson Drive; thence Easterly along the North line of Thomasson Drive to the Easterly line of Orchard Lane; thence Southerly to the South line of Thomasson Drive; thence Easterly along the South line of Thomasson Drive to the East line of Section 23; thence Southerly along the East line of Section 23 to the South line of Section 23; thence Westerly along the South line of Section 23 to the Southwest corner of Section 23 and the Point of Beginning.

Subject to Easements and Restrictions of Record.

Marcus L. Berman, P.S.M.

Florida Surveyor and Mapper LS 5086

Collier County Surveyor

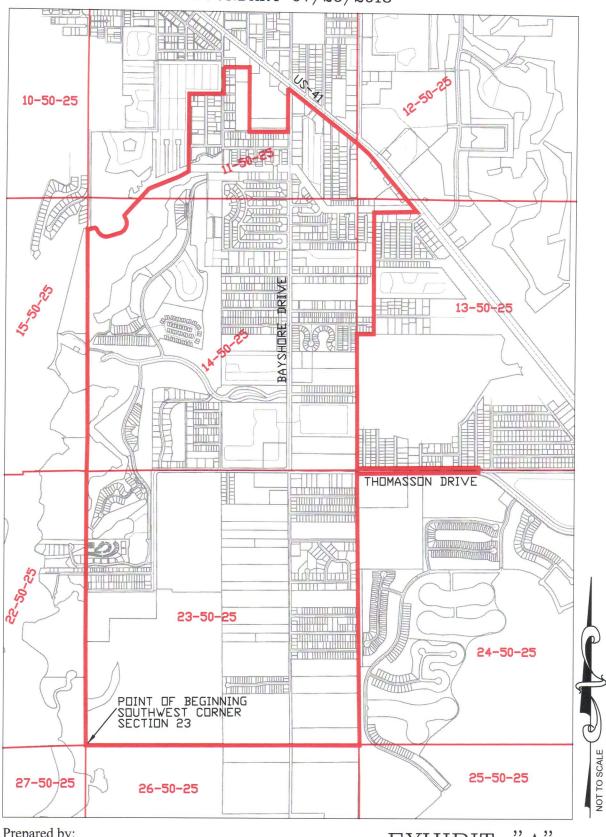
REV: 8/30/2018 Date: 7/26/2018

Ref Dwg No.: 2018-005

Page 1 of 2
EXHIBIT "A"

2800 N. Horseshoe Drive, Naples Florida (239) 252-2400

BAYSHORE BEAUTIFICATION MUNICIPAL SERVICED TAXING UNIT BOUNDARY 07/26/2018



Prepared by:
Marcus L. Berman P.S.M.
County Land Surveyor
Florida Surveyor & Mapper LS 5086
Growth Management Department
Development Review Division
2800 North Horseshoe Drive, Naples Florida 34104

EXHIBIT "A"
PAGE 2 OF 2
FILE# 2018-005



RICK SCOTT Governor **KEN DETZNER**Secretary of State

September 26, 2018

Ms. Crystal K. Kinzel, Interim Clerk Collier County Post Office Box 413044 Naples, Florida 34101-3044

Attention: Ann Jennejohn

Dear Ms. Kinzel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2018-46, which was filed in this office on September 26, 2018.

Sincerely,

Ernest L. Reddick Program Administrator

ELR/lb

FLORIDA'S PROPERTY TAX SYSTEM

Who Is Involved?



Property Owner/Taxpayer: A person or other legal entity who owns property which is assessed annually for property taxes



Property Appraiser: A county official, governed by the Florida Constitution and



Taxing Authority: A unit of government, governed by the Florida Constitution and Statutes, that adopts a budget and levies a millage rate to fund the budget. Some examples of taxing authorities are county governments, school boards, water management districts, special districts and municipalities within a county.

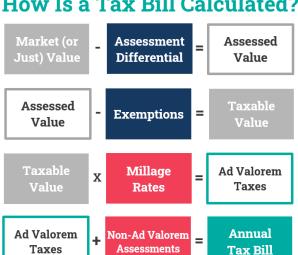


Tax Collector: A county official, governed by the Florida Constitution and Statutes, responsible for the collection and distribution of all property taxes that are established by taxing authorities within the county



Value Adjustment Board (VAB): Each county has a value adjustment board. The VAB has five members: two from the board of county commissioners, one from the county's school board and two citizens.

How Is a Tax Bill Calculated?





What Does That Mean?

Market (or Just) Value: The property appraiser determines the market value of a parcel based on market activity prior to the assessment date.

Assessment Differential: The property appraiser ensures that annual value caps, established in the Florida Constitution, are applied to the market value (no more than 3% increase for homestead residential property and 10% for commercial properties).

Assessed Value: The property's market value with assessment differential for annual value caps applied

Exemptions: Reductions in property tax owed based on applying and qualifying for the exemption (e.g., homestead, military/veteran, etc.)

Taxable Value: The property's assessed value with exemptions applied Millage Rates: Each taxing authority adopts a budget and levies a millage rate to fund the budget.

Ad Valorem Taxes: The tax collector applies the millage rate set by taxing authorities to the taxable value provided by the property appraiser.

Non-Ad Valorem Assessments: Taxing authorities determine the non-ad valorem assessments (e.g., fire service, solid waste service, mosquito control, etc.).

Annual Tax Bill: The tax collector sends the tax bills and collects the annual ad valorem property taxes and non-ad valorem assessments due from property owners.

FLORIDA'S PROPERTY TAX SYSTEM: The Assessment Year

January 1



In Florida, the date of assessment, or valuation, is January 1. The property appraiser determines property values based on the previous year's market activities. The valuation includes applicable assessment caps. This amount is called the assessed value.

March 1



Many property owners may be eligible for exemptions or classifications that can reduce their property taxes. Property owners must submit all exemption and classified use applications and documentation to the property appraiser in the county where the property is located **no later than March 1**.

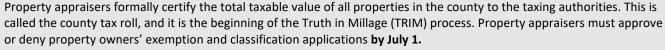
June 1





Each property appraiser reports the estimated total taxable value of all properties in the county to the taxing authorities. Taxing authorities include cities, counties, school boards, and independent districts. Taxing authorities use this estimated taxable value to calculate the proposed millage rate and prepare a budget.

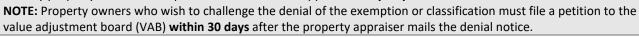
July 1



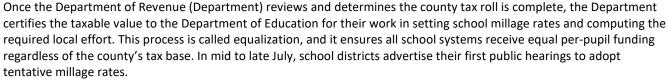








Mid/Late July









Before August 5



Each taxing authority reports its prior year millage rate, current year proposed millage rate, the rolled-back millage rate, meeting location and schedule to the county property appraiser for use on the Notice of Proposed Property Taxes (known as the TRIM notice).

Before August 25

Property appraisers mail the TRIM notice to property owners. This notice includes the:

- Property appraiser's January 1 taxable value, classification, exemptions, assessment limitation/cap
- Proposed budget and millage rate to fund the budget for each taxing authority and the amount of property taxes the property owner would owe if adopted by the taxing authority
- Rolled-back millage rate, which is generally the amount of property taxes the property owner would owe if there is no change to the taxing authority's budget
- Non-ad valorem assessments (if applicable)
- Meeting date, time, and location for each taxing authority's public hearing





NOTE: Property owners may request an informal conference with the property appraiser to discuss assessed value. Property owners who wish to challenge their property's assessment must file a petition with the VAB within 25 days of receiving their TRIM notice.

September -October 9

Taxing authorities hold public hearings to adopt a budget and levy a millage rate to fund the budget. At their first hearing (also called the tentative hearing), taxing authorities may amend their tentative budget and recalculate the millage rate. Additionally, at this hearing, the taxing authority must publicly announce the percentage (if any) by which the recalculated rate exceeds the rolled-back millage rate. If the first public hearing does not result in an adopted tentative budget and millage rate to fund the budget, taxing authorities recess the hearing and notify the public of the continued hearing date(s). The hearing continuation process may repeat until the tentative budget and millage rate are adopted. Next, taxing authorities hold final hearings to approve the budget and levy a millage rate to fund the budget two to five days after their public advertisement appears. The approval threshold for the taxing authority varies. The requirements are:

- A simple majority for millage rates equal to the rolled-back millage rate
- 2/3 approval for millage rates up to 110% of the rolled-back millage rate
- Unanimous approval or a referendum for millage rates that exceed statutory maximum millage limits

The final adopted millage rate cannot be higher than the millage rate printed on the TRIM notice.

NOTE: Property owners can attend and provide input at the public hearings.

October -



The tax collector applies each taxing authority's final millage rate to the property's taxable value to calculate the amount of ad valorem tax a property owner owes. Tax collectors mail tax bills to property owners. Tax bills detail the property's assessed value, taxable value, and exemptions, as well as the millage rate and tax owed for each taxing authority. The total is the amount the taxpayer must pay by March 31 of the next year.

November -March 31



Property owners pay property tax bills. A lienholder who has collected estimated property taxes from the property owner and held the funds in an escrow account may pay the bill. Property owners may receive a discount of up to 4% for early payment (payment is due by March 31).

September_ June



Value adjustment boards (VAB) meet. VABs hear and make final decisions on appeals regarding property value assessments, denials of exemptions or classifications, denials of tax deferrals, portability decisions, and changes of ownership or control.

Yearround



County tax collectors distribute funds to the county taxing authorities monthly throughout the year.

HIERARCHY OF PUBLIC SERVICES

Essential

- Safety (Law & Order; Emergency Response)
- Roads and Transportation
- Water (Potable and Fire Suppression)
- Sewer
- Garbage/Waste Hauling
- Electricity
- Stormwater
- Broadband
- Public Services mandated by law
- Parks and Recreation

Providing excellent Essential Public Services leads to Being Safe, Clean, and Green, which supports and leads to improving:

- Housing
- Commerce & Economic Development (Based upon natural resources, geography, service, homegrown....)
- Education
- Healthcare

The aforementioned sectors and institutions require varying levels of governmental services and support, but they are integral to the community. You can't have a great community without them and without them be great.

As a community establishes a strong foundation of infrastructure and essential services and starts to more fully develop its housing, economy, schools, and healthcare systems, it will often recognize its even greater potential. It will want to continue to be Safe, Clean, and Green and also something more—a beautiful place, a leading place, and maybe even the best place. To realize their growing aspirations, a community will often invest in and pursue next level public services and policy goals, such as:

- Landscaping of and Architectural Design Standards for the public and private realms
- Public and Private Sector Destination Placemaking
- Arts & Culture, Events
- Advanced preservation and conservation
- Advanced economic development (recruitment of regional, national, and international entities, investment in retaining and expanding businesses)
- Other advanced and leading governmental services...

Notes:

- While these public services can be found in most communities, each community is unique and may prioritize the
 provision of public services differently. The services, their levels, and their prioritization are decided by the people
 through their duly elected policymakers.
- As people, we sometimes take certain things for granted, especially those things we can't see. As a result, we just
 expect there to be water when we turn on the tap, for toilets to flush, for the garbage to get picked up, and puddles
 to disappear. As a result, our first perception of a community is often formed from what we can see and feel at first
 glance, which is why being "safe, clean, and green" should always be a priority and a hallmark of a community that
 cares.

Self-actualization

desire to become the most that one can be

Esteem

respect, self-esteem, status, recognition, strength, freedom

Love and belonging friendship, intimacy, family, sense of connection

Safety needs

personal security, employment, resources, health, property

Physiological needs air, water, food, shelter, sleep, clothing, reproduction

Maslow's hierarchy of needs

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU Haldeman Creek MSTU

CRA Advisory Board Meeting Calendar 2024

Meetings are held on the <u>First Tuesday</u> or <u>First Thursday</u> of each month at 6:00 PM unless otherwise notified

- January 2, 2024
- BCC/CRA/MSTU's Joint Workshop TBD
- February 6, 2024
- March 5, 2024- CRA/BBMSTU Joint Workshop
- April 2, 2024
- May 7, 2024
- June 4, 2024
- July 2, 2024- Summer Break tentative
- August 6, 2024- Summer Break tentative
- September 3, 2024- Summer Break tentative
- October 1, 2024
- November 5, 2024
- December 2, 2024

BCC Holiday Schedule 2024

The Board of County Commissioners recognizes the following holidays in 2024

•	New Year's Day	Monday, January 1, 2024
•	Martin Luther King, Jr. Day	Monday, January 15, 2024
•	President's Day	Monday, February 19, 2024
•	Memorial Day	Monday, May 27, 2024
•	Independence Day	Thursday, July 4, 2024
•	Labor Day	Monday, September 2, 2024
•	Veteran's Day	Monday, November 11, 2024
•	Thanksgiving Day	Thursday, November 28, 2024
•	Day After Thanksgiving	Friday, November 29, 2024
•	Christmas Eve	Tuesday, December 24, 2024
•	Christmas Day	Wednesday, December 25, 2024

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

Phone: 239-252-8844 Online: www.bayshorecra.com

Item 9b

Case	Case	Descri		Location Description	Detailed Description
Number CEPM2018	PM	Closed	03/07/2018	2600 Tamiami TRL E	Doing construction, not maintaining the area Opened piles of sand that is blowing everywhere
0003897 CEPM2018	PM	Closed	05/02/2018	2096 TAMIAMI TRL E	Little Italy Restaurant off of the east trail is unsecure the doors are open and unlocked.
0006868 CEPM2018	PM	Closed	09/18/2018	2665 Pine St, Unit B	Windows that do not open, no smoke detectors, mold in the bedroom, and exposed electrical wires.
0011712		0.100.00		,	The state of the specific state of the state
				Mangrove and Pine St near 2631 Arbutus St 2656 PINE ST - 48730040004	Complaintant states overgrown vegetation and grass has been an ongoing issue. There are many
CENA2018				*************Duplicate Case that is still open	rodents, snakes in the grass and squatters are living in the bushed area. ********Duplicate Case that is still open from 2009: CENA20090013631*********************************
0011793	NA	Closed	09/20/2018	from 2009: CENA20090013631***********	Duplicate Case that is still open from 2009: CENA20090013631
CELU2018 0015183	LU			48173880009	3 Boats and a trailer on a vacant lot (opened as a result of case CENA20180014628).
CEAU2018 0015599	AU	Closed	12/20/2018	22624120001 - to the left of 4620 Acadia Lane	This is related to a current open case on the same vacant parcel (CENA20180012577), a fence at the rear of the property is in need of demolition or repair.
CESS20190 001568	SS	Closed	02/10/2019	3145 Lunar Street, the intersection of Lunar & Bayshore, and in front of Celebration Park.	Open House signs displayed befor 10:00 & in the median.
CESS20190 006605	SS	Closed	05/31/2019	Bayshore & Thomasson	OPen House sign left from the weekend and Junk Cars Sign in Bayshore area
CEV20190 009850	V	Closed	08/14/2019	74414080008	Trailer and jetski on a vacant lot. Opened as a result of CENA20190007930.
007020				CESD20190001767 SD	CESD20190001767 SD
				Site Development Open 02/15/2019 JohnJohnson 4962 Palmetto Ct Blue tarp on	Site Development Open 02/15/2019 JohnJohnson 4962 Palmetto Ct Blue tarp on roof & garage is falling
				roof & garage is falling apart	apart
CEPM2019 0012023	PM	Closed		******DUPLICATE CASE: CESD20190001767******	*******DUPLICATE CASE: CESD20190001767******
CELU2019 0012701	LU			3008 Van Buren Ave - 52700880002	Trailer w/ people living in it w/ several children. 7 people stay there at night incl. 3 children. Caller concernned the windows don't open (in case of a fire). There may be a daycare being run there as
CELU2019	LU	Closed	12/18/2019	8037 Bayshore Dr	Commercial trailer and camper parked on vacant lot.
0014888 8				2880 becca blvd naples florida celebration	Opened as a result of CENA20190014886. celebration park in Naples has there Bar fully open, they do not have a food license only a bar one.
CEPM2020	PM			park naples Naples 701 (3531 Planation Way) -	each truck has there own food license and can be open but the bar is breaking the law. Email forwarded from City of Naples Code from complainant regarding unsafe conditions, open
0005754	PM	Closed	00/01/2020	61841280002	electrical units and wood around the property. See attached email.
CEROW20				right outside the 2734 Arbutus Street residence	
20001310 5		Closed	12/08/2020	The windows are down most of the time and a	Dark green rusty chevy SUV Vehicle parked on the road with windows open and people sleeping in it
CELU2020 0013901	LU	Closed	12/31/2020	81271240003 - 2831 BECCA AVE Citation CO 182	Parking Lot for Celebration Par was open on Monday 12/28/2020.
CENA2021	NA	Closed	01/29/2021	Folio 00394840002 - east side of Sandpiper	High grass on the eastern ROW adjacent to folio 00388160002 and 00394840002, along Sandpiper
0001063 CENA2021	NT A	Cl 1	01/20/2021	Folio 00388160002 - east side of Sandpiper (1st	Street. Opened separate case for each parcel IB High grass on the eastern ROW adjacent to folio 00388160002 and 00394840002, along Sandpiper
0001064	NA		01/29/2021	parcel) 81271240003 - 2831 BECCA AVE	Street. Separate case opened for each folio, see CENA20210001063 - IB
CELU2021 0001826	LU				Parking Lot was open on a Monday (2/22) in violation of the HEX ruling.
CELU2021 0002311	LU	Closed	03/09/2021	61834960009 - 2740 BAYSHORE DR	Cousins Maine Lobster food truck parked at Gulgate Plaza parking lot open for buisiness.
CENA2021 0006402	NA	Closed	06/18/2021	64510720007 - 3020 BARRETT AVE	Owner is opening up case on himselfhouse is in unliveable conditionhe is getting ready to demo house, random people are staying at the house (loiters). House is boarded up, said it is ready to
					Complaint received from City of Naples Code: overgrown trees that are growing into the power lines, and over my property line. Their grass is completely over grown and their vegetation is growing over
CENA2021		GI.		2010 11 20200 11 2020	onto all property lines that surrounds the property. They also have a shed that is in dismay and has
0006442	NA	Closed	06/21/2021	2648 Van Buren Ave - 29280440005	vermon and vegetation growing through it. Noise-5ft/6ft generator running all the time for the neighbor to weld on the grass and concerned about
CEN20220 001971	N	Closed	02/24/2022	71630720006 - 20 KINGS RD	the sparks flying and if it catches fire on the grass. It goes on all times of the day and night. Neighbors cant enjoy their own back patio or open their windows due to the noise.
CEAU2022 0003632	AU	Closed	04/12/2022	82640160001 - 2416 ANDREW DR	Damged and dilapidated fence at 2416 Andrew. Original complaint is for 2448 Andrew - same owners - separate cases opened for: dilapidated structure built next to the primary house but it is an
CEN20220	N	Closed	05/05/2022	Skysail Development 4075 Skysail Blvd	unsafe structure ready to fall down with broken windows. RV stored on the side of the house. This has been an ongoing issue. Complainant has had cases opened previously. Loud pumping noise
004396					all night coming from the new Skysail development that is under construction. Re-Occurring violation.
CEV20220 005052	V	Closed	05/24/2022	81730640005 - 2547 BARRETT AVE	Parking in the ROW on the road. Even though built double wide driveway and often times it open for parking and still parks on the road. Will park on the road for hours - then moves it then always comes
CESD2022	SD			2649 Lakeview Dr	On behalf of our client,
0005750 CEPM2022	PM	Closed	11/08/2022	2464 Sunset Ave - 75761600004	Abandoned home - debris in the yard - windows are open
0010145 CEAU2023	AU	Closed	01/23/2023	2294 Spruce St	Opened from original case CEAU20230000092 for new fencing installed
0000606				<u> </u>	
CEPM2023 0001037	PM	Closed	02/04/2023	Assorted Beech Ave. locations Naples, Florida 34112	Unattended 3 duplexes. Not secured and not inhabited and left open for derelicts to inhabit. Not safe for neighborhood.
					There are 3 exits from the clubhouse parking lot. There are tennis & pickleball courts that stay open til
CEVR2023	VR	Closed	03/01/2023	5570 Tobago Blvd - 52505033122	10pm. To alleviate light bleeding into neighboring homes, the development put up bushes adjacent to two of the exits. The caller wants them to put up bushes on the third exit as that would
0001816				-	cover where he lives but they are hesitant do it. Code has been asked to help & speak to the
		l			development to get the other bush(es) in place.

					Construction activity on Parcel Number: 71750002507 - Hampton Inn Construction begins every
					Friday morning around 5:45am with loud bangs and reverse vehicle signals. This is the second time I
					have reached out to the county regarding activity outside allowable construction hours.(The first time
CEN20230				Parcel Number: 71750002507 - Hampton Inn	was Dec 3, 2022 when I reached out to Timothy Crotts regarding an all night concrete pouring event -
002128	N	Closed	03/10/2023	Construction	Case CEN20220010778 was opened for this issue by Mr. Crotts). Please make them stop operating
CELU2023	LU	Closed	06/15/2023	Naples Land Yacht Harbor, Gates at Marlin Dr	Naples Land Yacht Harbor has two gates that were closed at night and open during the day and will
0005344				and Grouper Dr	now be closed all day. Complainant feels this is a safety hazard and will cause traffic issues.
				388200001	
CESD2023					unpermitted work? The owners and workers are doing major remodeling - included new windows,
0005447	SD	Closed	06/20/2023	2295 Palm Street	split system ac, closed sliders that opened to front screened lanai - now a single french door, today
0003447					they just put up plywood along the porch - which was they did before and had to take down.

Bayshore CRA November 2023

Case Number	Case Type	Descrip tion	Date Entered	Location Description	Detailed Description
Tydinou	2,700			1801 Beech Ave Naples	There are 6 units located at 1801 Beech Ave with a stop work order. I have
CESD2023000				**** DUPLICATE CASE - CESD20230003373 ****	noticed that they are now working on the units at night, weekends, etc.
8435	SD	Closed	09/23/2023		have they obtained a permit? **** DUPLICATE CASE - CESD20230003373 ****
CESD2023000 8451	SD	Open		4900 Palmetto Court 61837000005	Unpermitted interior remodel, see Contractor Licensing Case CECV20230008378.
CELU2023000 8461	LU	Closed	09/25/2023	2179 Pelton (contained within 2217 Pelton - 56150240007)	Multiple RV trailers parked in rear yard. One trailer parked in front.
CEOCC202300 08552	OCC	Closed	09/28/2023	1824/1830 Airport Pulling Rd S 34112	During an Alcoholic Beverage and Tobacco Business Inspection conducted by DBPR/ABT, no evidence of the business holding a current Collier County Business Tax Receipt could be located. A corporate officer made a comment suggesting no payments have been made to the County for The swail and the drain for storm water have been covered up with the fill
CESD2023000 8573	SD	Closed	09/28/2023	1984 Frederick St	used to grade the new construction property causing water to back up in all the swails along Frederick St and Curtis
CESD2023000 8597	SD	Closed	10/02/2023	2667 Lakeview Dr - 48173640003	The neighbor has connected a piece of PVC to the gutter that the complainant feels will direct stormwater runoff onto their property and potentially cause damage.
CEV20230008 600	V	Closed	10/02/2023	3056 Van Buren Dr - 52700640103	Multiple vehicles/trailers are parked on the vacant lot, usually between 4-6 on any given day.
CEV20230008 602	V	Closed	10/02/2023	3072 Van Buren Ave - 52700600004	Multiple vehicles/trailers are parked on the vacant lot, usually between 4-6 on any given day.
CEV20230008 603	V	Closed	10/02/2023	3048 Van Buren Ave - 52700680008	1-2 boats parked in the driveway in front of the house.
CEV20230008 615	V	Open	10/02/2023	3139 Caledonia Ave - 61780280008	Inoperable cars parked in the grass in the backyard, partially tarped roof and overgrown hedges.
CENA2023000 8618	NA	Closed	10/02/2023	3056 Van Buren ave 52700640103	Grass/weeds in excess of 18 inches
CEVR2023000 8648	VR	Closed	10/03/2023	176 Jeepers Dr - 53401520000	Neighbor's bamboo trees are growing up into the powerlines. Neighbor refuses to cut them. The last hurricane caused the bamboo tree(s) to knock out a trasformer. Caller states its a rental property.
CELU2023000 8690	LU	Open	10/04/2023	Lot next to 2938 Cypress St - 29830440002	RV, open trailer, and other items being stored on vacant lot.
CESD2023000 8781	SD	Open	10/09/2023	2464 Davis Blvd 22720600001	Unpermitted interior renovation, see Contractor Licensing Case CECV20230008645.
CEPM2023000 8805	PM	Open	10/10/2023	3139 Caledonia Ave - 61780280008	Partially blue tarped roof
CENA2023000 8807	NA	Open	10/10/2023	2148 Jefferson AVE, Naples Entire lot	Abandoned house, yard not mowed, trash in yard,
CESD2023000 8808	SD	Closed		Construction site southeast of the intersection of Bayshore Dr & Holly Ave	Construction taking place every Sunday, with multiple generators and construction crews.
CEPE2023000 8998	PE	Closed	10/12/2023	2955 Cottage Grove - 23370680001	Parking on the grass and the sidewalk all the time.
CENA2023000 9001	NA	Closed	10/12/2023	3275 Cottage Grove 23370040007	Outside storage
CEV20230009 002	V	Closed	10/12/2023	3275 Cottage Grove - 23370040007	RV in the driveway
CENA2023000 9003	NA	Closed	10/12/2023	Cottage Grove Dr (unsure of the address #) - 23370640009 - 3001 Cottage Grove	High weeds
CEV20230009 005	V	Open		2647 Andrew Dr	2 trailers on the property, unsure if they are being occupied.
CESD2023000 9006	SD	Open		2647 Andrew Dr	No address numbers on the house or the mailbox.
CEPM2023000 9102	PM	Closed	10/14/2023	2148 Jefferson Ave Left side of house	Loud AC never turns off.
CENA2023000 9106	NA	Closed	10/14/2023	2732 Van Buren Ave	Lawn completely unkempt with weeds growing over knee-high
CEV20230009 107	V	Closed		73280280004 - 2485 BAYSIDE ST	Vehicles parked at a multi-family parcel that are blocking the ROW.
CENA2023000 9108	NA	Open	10/15/2023	73281320206 - 2388 Bayside St	Grass and weeds in excess of 18"
CENA2023000 9128	NA	Closed		2821 Van Buren Ave	Weeds and grass in excess of 18" on vacant mowable residential parcel
CENA2023000	NA	Open	10/17/2023	2816 Holly Ave	Litter/outside storage

OPERATION MEDICINE CABINET®

A pharmaceutical take-back program brought to you by: DrugFreeCollier.org



Working to Save & Change Lives



Operation Medicine Cabinet helps keep harmful drugs from falling into the wrong hands and offers a responsible alternative for reducing pharmaceutical contaminants in our environment.

A Prescription for Safe **Kids & Clean Environment**

- DO Lock up all medications and keep away from children and teens.
- DO Bring unused or expired prescriptions and over-the-counter medication to one of the locations listed for proper disposal.
- Don't Flush medication down the toilet. It is a danger to our environment.
- Don't Bring needles or other "sharps." They cannot be accepted.*

PERMANENT DROP-OFF SITES

EAST NAPLES

Collier County Sheriff's Office

3319 Tamiami Trail East Phone: (239) 774-4434 Mon. – Fri., 7:30am - 5pm

Zip Code: 34112

NORTH NAPLES

Collier County Sheriff's Office

776 Vanderbilt Beach Road Phone: (239) 597-1607 Mon. - Fri., 8am - 5pm

Zip Code: 34108

WALGREENS

8900 Tamiami Trail N. Phone: (239)-597-8196 Open daily 8am - 10pm Zip code: 34108

CITY OF NAPLES

Naples Police Department

355 Riverside Circle Phone: (239) 213-4890 Mon. - Fri., 8am - 5pm Zip Code: 34102

Gulf Shore Apothecary

689 9th Street North Phone: (239) 262-2222 Monday - Friday: 9am to 6pm Saturday: 9am to 1pm Zip code: 34102 **WALGREENS**

1565 Airport-Pulling Rd S, Phone 239-435-0454 Open daily 8am - 10pm

Zip Code: 34104 **Marco Island**

Marco Island Police Department 51 Bald Eagle Drive Phone: (239) 389-5050 Mon. - Fri. 8am - 5pm Zip code: 34145

GOLDEN GATE

Collier County Sheriff's Office

4707 Golden Gate Parkway Phone: (239) 455-3121 Mon. - Fri., 8am - 5pm.

Zip Code: 34116

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EVERGLADES CITY

Everglades City Hall

102 Copeland Avenue Phone: (239) 695-3781 Mon. - Fri., 8am - 5pm Zip Code: 34139

IMMOKALEE

Collier County Sheriff's Office

112 South First Street Phone: (239) 657-6168 Mon.—Fri., 7am to 7pm.; Sat-Sun., 7am to 5pm Zip Code: 34142

GOLDEN GATE Gulf Shore Apothecary

11669 Collier Blvd Phone: (239) 304-9084 Monday - Friday: 9 am to 6 pm Satuday: 9 am to 1 pm Zip code: 34116

Drug Free Collier

PROUD TO PARTNER WITH:















^{*} Sharps may be taken to a Collier County Recycling Drop-off Center during regular business hours. For information on sharps disposal call Collier County Public Utilities Solid Waste Division at (239) 252-2508.

OPERATION MEDICINE CABINET®

A pharmaceutical take-back program brought to you by:

DrugFreeCollier.org

PROTECTING OUR CHILDREN FROM SUBSTANCE ABUSE

Trabajando para Salvar y Cambiar Vidas



Operation Medicine Cabinet ayuda evitar que sus medicinas caigan en manos de los niños y ofrecen alternativas responsables para reducir farmacéuticos contaminantes en nuestro ambiente.

Una Prescripción para Asegurar a los Niños y un Ambiente Limpio.

- SI Traiga todo tipo de medicinas vencidas o las que no use y permítan desecharlas de manera apropiada.
- SI Ponga todas sus medicinas en un lugar seguro para que sus hijos y nietos no tengan acceso a ellas.
- NO Descarte las medicinas en la basura ni las eche en el inodoro.
- No Traiga agujas u otros objetos punzantes. No pueden ser aceptados*

DEPOSITOS PERMANENTES

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P.O. Box 770759 Naples, Florida 34107 hone: (239) 302-6717 info@DrugFreeCollier.or,

CON EL APOYO DE:















^{*} Objetos punzantes puden ser llevados a Collier County Recycling Drop-off Center durante horas regulares de negocios. Para información de disposición llame a Collier County Public Utilities Solid Waste Division at (239) 252-2508.