



Painting by local artist, Phil Fisher, page 7

2024

ANNUAL REPORT



Bayshore Gateway Triangle CRA
Bayshore Beautification MSTU
Haldeman Creek MSTU

Creativity in Bloom

TABLE OF CONTENTS



About the CRA	1
Letter from Commissioner, Dan Kowal	2
Collier Country Board of Commissioners	3
Letter from Chair, Karen Beatty	4
CRA Advisory Board Members	5
CRA Staff	6
About to Artist on Cover	7
BGTCRA 2024 Overview	8-13
Tribute to Donna Fiala	14
Community Clean Ups	15-17
Community Events	18
BGTCRA 2024 Projects	19-21
Residential & Commercial Permits	22-23
Private Development	24
Holiday Celebrations	25-26
About the MSTU	27
Letter from Chair, Maurice Gutierrez	28
MSTU Advisory Committee	29
MSTU 2024 Accomplishments	30
Bayshore Beautification	31
Letter from Chair, Roy Wilson	32
Haldeman Creek 2024 Accomplishments	33
Financial Reports	34-36
Hurricanes & Tropical Storms	37-40
Special Gratitude & Appreciation	41

Vision Statement

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.



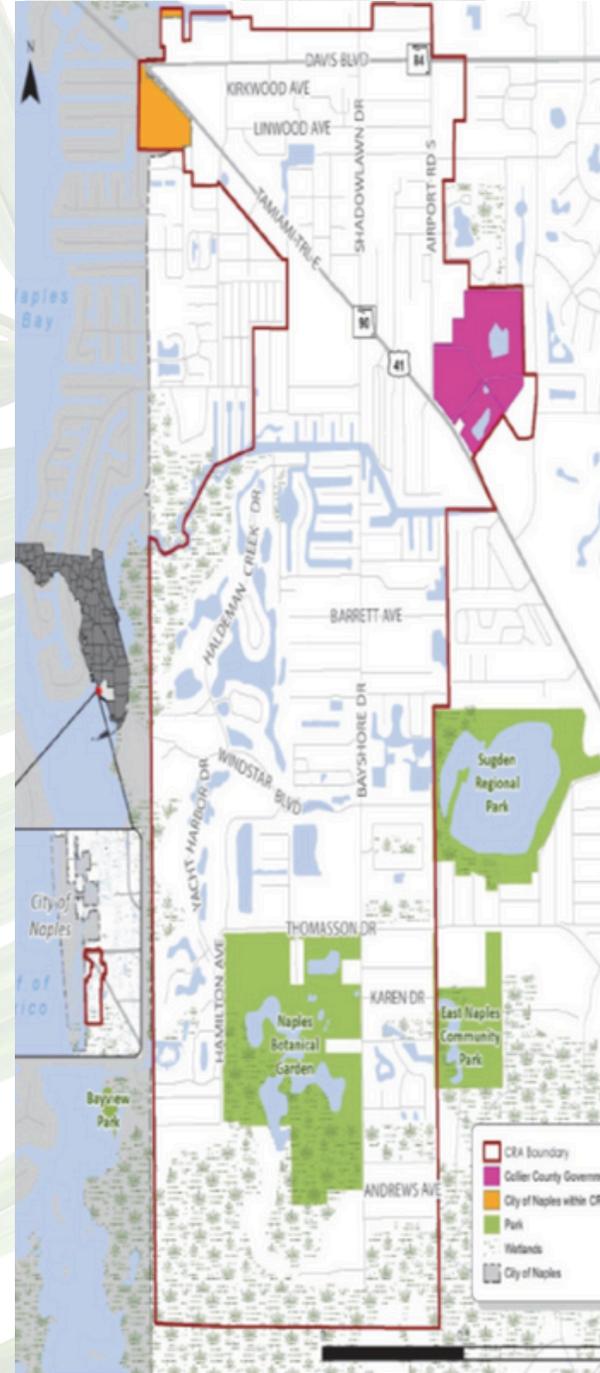
COMMUNITY REDEVELOPMENT AGENCY

The Collier County Community Redevelopment Agency (CRA) was established by the Collier County Board of County Commissioners on March 14, 2000, through Resolution 2000-82. The agency oversees two redevelopment areas: the Bayshore Gateway Triangle Community Redevelopment Area (BGT CRA) and the Immokalee Community Redevelopment Area. Local Redevelopment Advisory Boards were created in 2000 to guide the implementation of redevelopment plans.

The Bayshore Gateway Triangle CRA (BGT CRA) spans approximately 1,800 acres and includes a mix of residential and commercial properties. The CRA is funded through Tax Increment Financing (TIF), which captures the increase in taxable property values above the frozen tax base established in 2000 at \$288,081,106.

The 2024 taxable value is estimated at \$1,614,386,845, generating a tax increment of \$1,326,305,739. The primary sources of TIF revenue include transfers from the General Fund at \$3,793,500 and from the Unincorporated Area General Fund at \$862,400, bringing the total TIF revenue for 2024 to \$4,655,900, reflecting a 29.9% increase year-over-year. Since the adoption of the 2000 Redevelopment Plan, the BGT CRA has seen significant improvements, including streetscape enhancements along Bayshore Drive, new pedestrian pathways, crime reduction initiatives, demolition of substandard housing, increased residential and commercial developments, facade improvements, and the opening of the Naples Botanical Gardens.

In 2019, the Board of County Commissioners (BCC) approved the first amendment to the Redevelopment Plan, updating the vision, projects, and implementation strategies for BGT CRA. In 2022, the second amendment was approved, focusing on updates to the Immokalee CRA section of the plan.



**For more information, please visit our website at:
www.bayshorecra.com or call 239-252-8844**

COLLIER COUNTY

COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE BOARD

As I conclude my second year as the District 4 Collier County Commissioner and Co-Chair of the Bayshore-Gateway Triangle Community Redevelopment Advisory Board, I want to reflect on the progress made in 2024. The Bayshore-Gateway Triangle Community Redevelopment Area (BGTCRA) has seen tremendous growth in 2024, from ongoing project advancements and future stormwater improvements to continued support for the arts and our veterans.



Daniel Kowal

The year began with the successful completion of the Hamilton Avenue Improvement Project, which added much-needed boat trailer parking at Bayview Park. We've also seen significant progress in the construction of The Grove and The 239, two projects that will enhance the Bayshore area upon completion. Another major milestone was the Board of County Commissioners awarding the construction bid for the long-awaited Bayshore 17 Acres Pedestrian Boardwalk to Infinite Construction, LLC. This exciting project, set to begin in January 2025, will connect the CRA's 17-acre parcel and Bayshore Drive to Sugden Park, further enhancing walkability and community connectivity.

Infrastructure improvements have been a major focus throughout 2024. In the wake of Hurricane Ian and the impacts of Storm Milton and Storm Debbie, the Board of County Commissioners has made strengthening our roads and stormwater systems a top priority. Several projects have advanced through the design phase this year, including the Pine Tree Drive, Woodside Avenue, and Andrews Avenue upgrades, which will bring these roads up to Collier County standards and integrate them into the drainage system to reduce flooding.

Collier County also entered an interlocal agreement with the City of Naples to upgrade water lines and fire suppression systems on Becca Avenue, Weeks Avenue, and Pine Street. Additionally, a Danford Street improvement project is in the works as we coordinate with the City of Naples to upgrade water and sewer lines and enhance road conditions.

The arts continue to thrive in Bayshore. With support from the Collier County Tourist Development Council, which provided a \$75,000 grant in 2024, the Naples Botanical Garden hosted vibrant events like Día de los Muertos and Johnsonville Night Lights in the Garden. The Board of County Commissioners also approved the installation of a public art piece at the CRA parking lot to honor Jeanne Harvey, a beloved local entrepreneur, philanthropist, and longtime owner of The Real Macaw Restaurant.

Finally, in 2024, the Board of County Commissioners approved a lease agreement with Warriors Homes of Collier, Inc. to provide affordable housing and improve the quality of life for veterans in our community. This initiative reflects our ongoing commitment to supporting those who have served our country. As we look ahead, I am proud of the progress we have made and excited for the future of the Bayshore-Gateway Triangle. Our community continues to grow, and I remain committed to ensuring that this momentum carries forward into 2025 and beyond.

A handwritten signature in black ink, appearing to read 'D. Kowal', written over a faint background of a map of Collier County.

Daniel Kowal

District 4 Collier County Commissioner
CRA Board Co-Chair

2024 COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

On March 14, 2000, the Board of County Commissioners adopted Resolution 2000-83, declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency.



Rick LoCastro
District 1



Chris Hall
District 2
BCC Chairman



Burt Saunders
District 3
BCC Vice Chair



Daniel Kowal
District 4
CRAB Co-Chair



William L. McDaniel, Jr.
District 5
CRAB Co-Chair

COLLIER COUNTY

COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE BOARD

What a year it has been in the Bayshore Gateway Triangle Redevelopment District! Despite a few challenges, like the weather and staff changes, much was accomplished!

We've seen some changes in our team, too. Deputy County Manager Dan Rodriguez, who oversaw the CRA, retired – we're grateful for his leadership! We welcomed our new Director, John Dunnuck, in September. Christina Betancourt, from the Immokalee CRA, is now the Assistant Director for the Bayshore/Gateway CRA. Until then, for many months our amazing Program Manager, Shirley Garcia, and Project Manager, Tami Scott, kept everything running smoothly! Their hard work and dedication kept us on track!



Residential development continues to thrive, with new homes sprouting up on many our streets by a number of developers! A.J. Gardner Builders had a grand opening at their new location on Bayshore. The Grove development is well underway.

This year also brought more fun-filled events to the district! Art Among the Blossoms at the Green Door Nursery was a hit once again, and the monthly First Friday Art Walk continued to bring the community together, thanks to the amazing work of the Bayshore Art District group.

While we said goodbye to the beloved 360 Restaurant, we're eagerly anticipating the new restaurant coming, 7th South. Meanwhile, Courthouse Shadows wrapped up and received its certificate of occupancy, and the purchase of 2695 Francis was approved to help expand our stormwater pond – all great steps toward a more vibrant, sustainable district. Speaking of stormwater, exciting plans are underway to address drainage on several streets throughout the district, making sure we're prepared for whatever Mother Nature throws our way.

Exciting new business include The Bayshore Warehouse, offering flexible studio spaces for artists, designers, and innovators – plus it's available for events. And we've seen a creative reinvention of the long-time laundromat into The Matt at Bayshore, a retro-inspired space that's already a local favorite! Nearby, the art gallery formerly known as "Things I Like by Catherine" has become The Bayshore Gallery, always offering creative inspiration to our community.

Summer Sundays were full of fun, too, with the Bayshore Jam at the Gardenia Building – a live music event that brought the community together under the stars. Our local businesses also hosted a variety of daily/weekly events: from live music and pop-up yoga classes to karaoke, trivia nights, fundraisers, wine/beer tastings, holiday events and a variety of culinary delights! There was always something happening!

Even with the challenges – including the disruptions and flooding caused by three hurricanes – the Bayshore/Gateway Triangle is buzzing with energy. So much has unfolded in 2024, and we're looking forward to all that's still to come!

Ending the year with a sweet Christmas Festival at the Bayshore/Coco parking lot, hosted by The Bayshore District, lent an extra special vibe with activities for all ages. A gorgeous floral painting by artist, Carmelo Blandino, was unveiled, keeping in harmony with Bayshore's theme, "Creativity in Bloom".

On a personal note, after 21 years of service on the CRA Advisory Board, I've decided to retire my position and focus on new creative ventures and my real estate career. It's been an honor to serve, especially as Chair, for the past three years.

Through all the transformations, both big and small, I hope everyone continues to work together in peace and harmony, navigating both literal storms and the exciting transitions on the horizon. Let's celebrate everything we've created together and look forward to what's yet to come!

With gratitude,

4 Karen Beatty
Chair, CRA Advisory Board

CRA ADVISORY BOARD MEMBERS

Because of our dedicated, hard-working volunteer Board Members, the community redevelopment area has been improving and making significant changes that will forever have positive impacts on the health, safety, and welfare of our residents. We are so grateful for the years of voluntary service from all those who have served on our Board since the CRA was created in 2000.



With Special Gratitude and Thanks to Karen Beatty for committing over 20 years of voluntary service on the Bayshore Gateway Triangle Local Redevelopment Board, your unwavering dedication has been a huge reason for the successful transformation of the area.



ADVISORY BOARD

Karen Beatty, Chair	Bayshore Resident
Al Schantzen, Vice Chair	At-Large
Kristin Hood	At-Large
James Talano	At-Large
Steve Rigsbee	Gateway Triangle Resident
Maurice Gutierrez	MSTU Member
Sam Saad, Jr.	US41 Business Owner
Michael Sherman	Bayshore Business Owner
Bonnie Hawley	At Large

We extend our appreciation to Kathy Kilburn for her dedication and for serving the community, as well as to the BGTCRA Board

CRA STAFF



John Dunnuck
Executive Director Facilities/Redevelopment



Amy Patterson
County Manager



Ed Finn
Deputy County Mgr



Shirley Garcia & Tami Scott

Shirley Garcia, Program Manager, joined the Bayshore Gateway Triangle CRA in 2008. Her duties include administration, budgeting 3 funding sources, managing three advisory boards and meetings, asset inventory, coordinating projects and programs, implementing process improvements, providing general information to the public, and coordinating the maintenance of the CRA properties. Shirley has a Bachelor of Science in Legal Studies from Hodges University and is a certified Florida Notary Public.



Dan Rodriguez
Deputy County Mgr

Sincere Appreciation to Dan Rodriguez Deputy County Managers for his support and dedication to our Community and CRA Staff.

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

ABOUT THE ARTIST COVER PAGE

The painting of Five Potters and a Painter, an annual event for the past 19 years held at The Clay Place, Phil is a long-time Naples resident who has painted throughout the Bayshore/ Gateway Triangle area.

Phil Fisher of Guess Fisher Gallery, 985 Central Avenue, Naples.

www.PhilFisherFineArt.com

‘5 Painters and a Potter’



The Clay Place is located at 1555 Shadowlawn Drive, Naples, FL 34112

www.NaplesClayPlace.com

BGTCRA PROPERTIES CATALYST PROJECTS



Aura coming online with Condos and Commercial

With high-quality residential apartments coming soon from the Ascent the development is providing much needed residential rentals for the area.

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

Now in 2024, the construction continues to move forward at the Aura luxury residential condominiums with a mix used components.

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

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



Conceptual design for the Ascent Luxury Rental Apartments

17 ACRES

The CRA / MSTU are very excited to be bringing this much-anticipated project to life. The boardwalk is going to be an incredible recreational amenity in its own right; and on top of that, I think we will discover that the resulting pedestrian and bicycle connections it makes to Sugden Park and, through Sugden Park, to East Naples Park will make the Bayshore District an even better place to live, work, and play and that the Boardwalk and surrounding 17 acres will become the heart of a community gathering place that invites additional investment and redevelopment our citizens can be proud of. When you think of how the boardwalk and site will interplay with the dining and entertainment destinations on and around the Creek to the north and Del's and the Botanical Gardens to the south, it's hard not to be excited about our future!

The project commenced on June 10, 2022, and Tasks 1-4 are completed and the construction contract was approved on Dec 10, 2024.

Task 1: Conceptual Plan/Site Plan

Task 2: Stormwater Analysis and Treatment/ Geotechnical Analysis/Environmental Services

Task 3: Construction Plans including lighting and landscaping. Permit Application and Support Services

Task 4: Bidding Services

Task 5: Post Design Service



COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY
BAYSHORE DRIVE REDEVELOPMENT PROJECT



Above: 2023 – Preliminary Concept Plan of the 17-acre boardwalk project.

Left: The community came out along with Naples Botanical Garden Staff, CRA Local Advisory Board Members, Bayshore Beautification MSTU Advisory Committee, Dan Rodriguez, Deputy County Manager, Commissioner Kowal, and CRA Staff to tour the property and view the options for the location of the Boardwalk.

After a lot of discussion, there was a unanimous vote to put the boardwalk down the center of the site.

BGTCRA PROPERTIES

2024 ACCOMPLISHMENTS

2695 Francis Ave | Stormwater Expansion

The CRA Board approved the purchase of 2695 Francis Ave on December 10, 2024 for the future expansion of the Gateway Triangle Stormwater Pond, the purchase amount was \$1,349,000



BGTCRA PRIORITIES

2024 PROJECTS

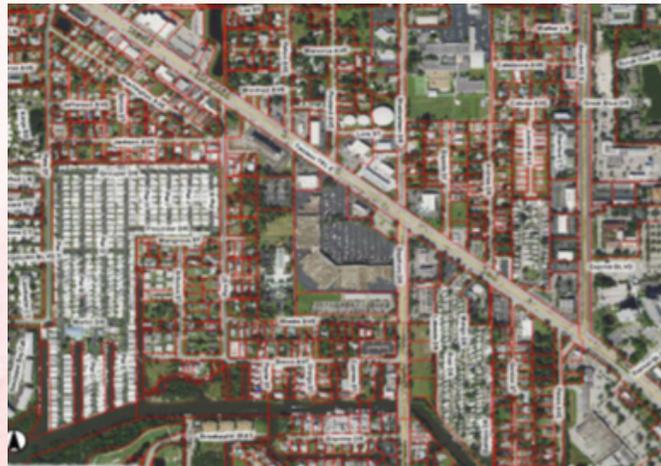
STORMWATER

BECCA PINE AND WEEKS

The CRA and Collier County are continuing their partnership in identifying and funding stormwater improvement projects. Two projects were initiated in 2021.

Transportation Management Services Department is taking the lead on project management for these projects. Within the Bayshore community of the redevelopment area, Phase 1 stormwater improvements include three Streets: Becca Avenue, Pine Street and Weeks Avenue. Bolt Engineering was selected to complete the design, permitting and post-design services for this project. The total project cost is \$673,324.91 . Project design began in November of 2021.

At the time of print the Design for Beca ,Pine and Weeks design is at 90% completion.



Bayshore Study Area 1

Milestones Dates

Construction Drawings Completed	3/31/2024
Procurement of Construction Contractor	9/1/2024
Commencement of Construction	9/30/2024

LINWOOD WAY, BAYSIDE AND LINWOOD AVE

Linwood Way and Bayside Street – Kissinger, Campo and Associates were selected to complete the design and permitting and post design services for this project. The total project cost is \$257,542 and was approved by the project manager in November 2022. Work is anticipated to begin in first quarter of 2023. In June 2021, the CRA, in partnership with Collier County, purchased 2732 Frances Avenue in the Gateway Triangle area to facilitate future stormwater needs in relationship to the existing stormwater pond that was constructed in 2008. Both agencies contributed funds for the purchase and demolition of the existing structure. Demolition was completed in February 2022. The CRA continues to maintain the property until stormwater improvements are implemented. At the time of print Design for Linwood way is at 30% completion.



Gateway Triangle Phase 1

Milestones/Challenges to date: 1-5-2024
Project Start Date: January 16, 2023
Completion Date: January 17, 2025
975 Total Completion Days

BAYSHORE STORMWATER PROJECT AREA 1: PINE, BECCA, AND WEEKS STORMWATER IMPROVEMENTS

District #	County voting district number
Project #	50203.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA
Scope: The project is for engineering services to complete a detailed stormwater management performance assessment of the project area and provide construction ready design/permitted plans with bidding documents and services along with after-construction project close out services.	
Design Budget	\$673,324.91 (As of Change Order #2)
Const Budget	N/A
Total Budget	N/A
Arch/Eng:	Blot Engineering, Inc.
General Cont	N/A
Owner Rep (CEI)	TBD
NTP Design	November 29, 2021
NTP Const	TBD
Sub Completion	TBD
Final Completion	Est. July 7, 2028

Stage	% Complete
Procurement	100%
Design	80%
Construction	0%
Closeout	0%



Next Steps/Current Challenges

- Engineer of Record to continue design and present 30% for review of Waste Water Force Main relocation and City of Naples Water Main Improvements

Progress

- Change Order #2 has been issued and will include the relocation of the Waste Water Force Main through Weeks Ave.
- Change Order #2 also includes City of Naples Watermain Improvements throughout Pine, Becca, and Weeks.
- Had kick off meeting with City of Naples and Collier County Waste Water.

BAYSHORE STORMWATER PROJECT AREA 4: GATEWAY TRIANGLE: LINWOOD WAY AND BAYSIDE ST STORMWATER IMPROVEMENTS

District #	County voting district number
Project #	50203.3.1.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA
Scope: The project is for engineering services to complete a detailed stormwater management performance assessment of the project area and provide construction ready design/permitted plans with bidding documents and services along with after-construction project close out services.	
Design Budget	\$257,542.00
Const Budget	N/A
Total Budget	N/A
Arch/Eng:	KCA Kisinger Campo & Associates Corp
General Cont	N/A
Owner Rep (CEI)	TBD
NTP Design	January 16, 2023
NTP Const	TBD
Sub Completion	TBD
Final Completion	September 17, 2025 (Design)

Stage	% Complete
Procurement	100%
Design	40%
Construction	0%
Closeout	0%



Next Steps/Current Challenges

- Engineer of Record to continue design and present 60% plans for review of Stormwater Improvements. City of Naples Water Main relocation design to start. First review at 30%.

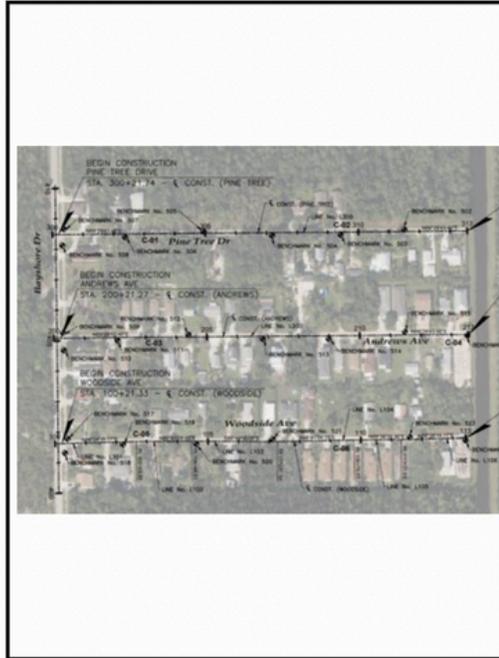
Progress

- Waste Water conflicts have been resolved and proper adjustments to specifications have been included.
- City of Naples water main conflicts have been resolved. City of Naples will design their Water Main improvements and relocate new watermain along Linwood Way. KCA will design Water Main relocation and will also design Stormwater Improvements around new Water Main location.

REHABILITATION DESIGN SERVICES FOR: PINE TREE DR, ANDREWS AVE WOODSIDE AVE

District #	County voting district number
Project #	50258.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA/ Road Maintenance
Scope: The project is for engineering services to complete a detailed design plan for the rehabilitation of the roadway and stormwater outfalls on Pine Tree Dr, Andrews Ave, and Woodside Ave.	
Design Budget	\$154,649.00
Const Budget	\$1,143,437.50 (EOPC)
Total Budget	N/A
Arch/Eng:	CPH Consulting, LLC
General Cont	N/A
Owner Rep (CEI)	TBD
NTP Design	March 21 st , 2024
NTP Const	TBD
Sub Completion	TBD
Final Completion	October 24, 2024 (Currently in stop work as of September 17, 2024)

Stage	% Complete
Procurement	100%
Design	90%
Construction	0%
Closeout	0%



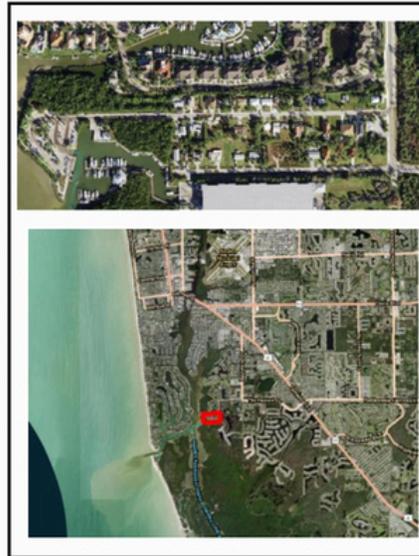
- Next Steps/Current Challenges**
- Currently working on SFWMD permit.
 - Proposal for full maintenance responsibility to be presented to the Board.

- Progress**
- Design plans currently at 90%.
 - Permitting almost complete, awaiting board approval for full maintenance responsibility.

ROADWAY MAINTENANCE DESIGN: DANFORD ST

District #	County voting district number
Project #	TBD
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA/ Road Maintenance
Scope: The project is for engineering services to complete a detailed design plan for the maintenance of the roadway on Danford St.	
Design Budget	\$129,055.00
Const Budget	TBD
Total Budget	TBD
Arch/Eng:	DRMP, Inc.
General Cont	TBD
Owner Rep (CEI)	TBD
NTP Design	TBD
NTP Const	TBD
Sub Completion	TBD
Final Completion	TBD

Stage	% Complete
Procurement	100%
Design	0%
Construction	0%
Closeout	0%



- Next Steps/Current Challenges**
- Preparing interlocal agreement with City of Naples for Water Line Improvements.
 - Awaiting updated proposal for DRMP, Inc. after providing new survey information.

- Progress**
- Provided survey information of Danford St to DRMP.
 - Met with City of Naples to include waterline improvements with design.

HONORING DONNA FIALA: A LIFETIME OF DEDICATION



At the East Naples Civic & Commerce 2024 Annual Dinner Banquet, the highlight of the evening was the well-deserved recognition of former District One County Commissioner Donna Fiala, who received the Lifetime Achievement Award.

With a standing ovation from over 80 guests, Donna was celebrated for her two decades of service that transformed East Naples—from Bayshore Community Development and lush median landscaping to the US Open Pickleball Championship and the Donna Fiala Eagle Lakes Community Park.

"East Naples would be a lot different without her hard work and dedication," said ENC&C President Pat Sherry. "She didn't just do a job—she cared about her community." Surrounded by family, friends, and county leaders, Donna graciously accepted the honor, reflecting on the journey:

"We all worked together to make this community what it became. Nobody did it by themselves. Not one of us."

A legacy built on passion, service, and community—Donna Fiala's impact will endure for generations.

Donna's book, 'The People's Commissioner' is available on Amazon.com



KCB GREAT AMERICAN CLEANUP, AKA BAY DAYS APRIL 20, 2024

To further implement the Community Redevelopment Plan, the CRA Staff continues to work with the residents to partner with Keep Collier Beautiful, Waste Management, and Solid and Hazardous Waste to ensure safe, clean and green waterways and where our sea life can continue to thrive in clean waters. Over 1 ton of waste was removed from our mangroves and waterways.

We are so grateful for our partnerships with all the internal and external agencies as well as the residents who came out to participate.



KCB - FIRST BAPTIST CHURCH CLEANUP 3/2/24

½ TON OF GARBAGE WAS PICKED UP & DISPOSED



First Baptist Church volunteers gear up and are ready to clean our mangroves, swales and streets through Keep Collier Beautiful, Waste Management & the BGTCRA Great Teamwork!



COMMUNITY CLEAN UP WITH CCSO, CODE & CRA

APRIL 19, 2024

To further implement the Community Redevelopment Plan, the CRA Staff continues to work with the residents to identify neighborhoods for community clean-ups in cooperation with Collier County Code Enforcement, The Collier County Sheriff's Weekender program and Collier County Solid & Hazardous Waste and Recycling team members to coordinate free dumpsters provided by Waste Management as part of their community service contributions.

As part of the CRA's Priorities, we have collaborated with the Sheriff's Office & Code Enforcement to ensure a clean, safe and healthy Neighborhood for everyone.

1.89 tons of Garbage was removed from the wooded area



GREEN DOOR NURSERY EVENT



Groundbreaking STEVE & AMANDA



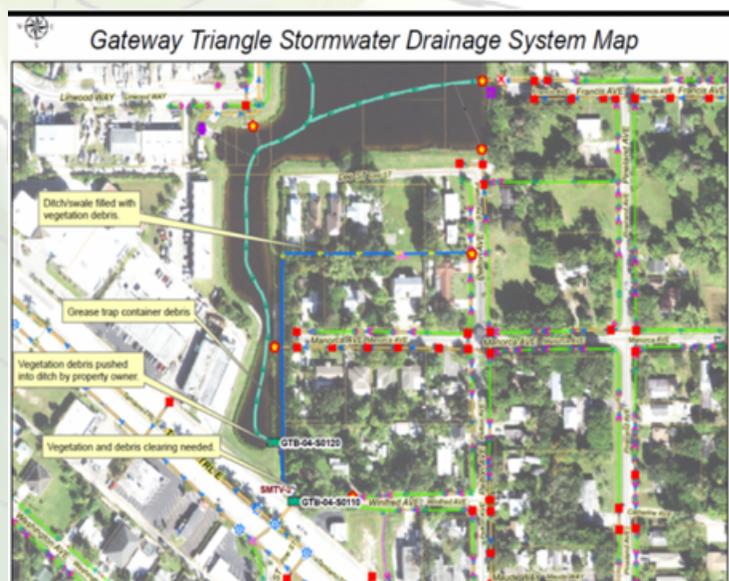
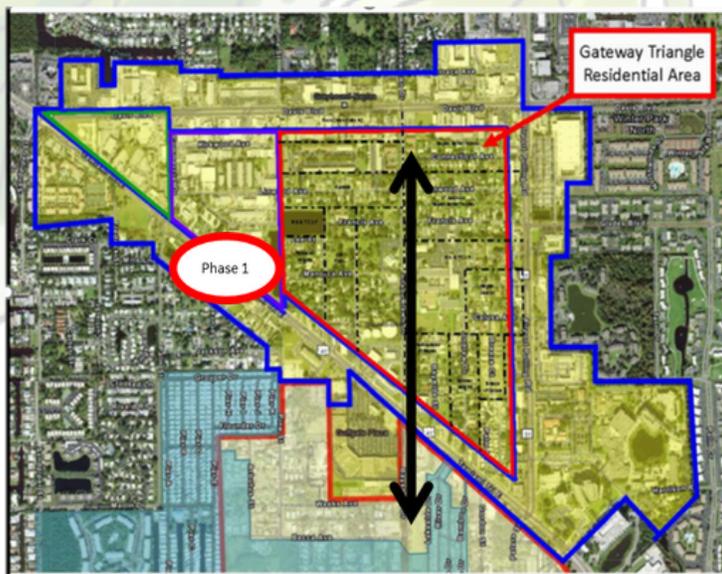
BGTCRA

BAYSHORE GATEWAY TRIANGLE COMMUNITY

Develop a Master Plan for improvements in the residential and Commercial area based on community input. Staff is currently working on a draft scope and will bring in consultants as required. Staff will coordinate with other departments to develop an action plan and coordinate a stormwater project off of Shadowlawn to Rock Creek in partnership with County Stormwater Capital Projects.

Phase 1 – Commercial Area. Focus on stormwater/maintenance, parking and traffic issues.

Phase II –Shadowlawn Corridor with Stormwater to Rock Creek in partnership with County



Staff continues to look for flood preventative measures that would enhance the area and add much needed infrastructure to areas of concern. Through continued partnership with the City of Naples to upgrade water infrastructure while improving flood preventative projects the area is getting the needed attention that improves the stabilization of the neighborhoods connecting to the commercial area.

BGTCRA

PROJECT STATUS REPORT

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

GOAL 5.3.2 – Land Use & Urban Design

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

Projects	Budget Allocation
50197 – Gateway Triangle Master Plan	\$500,000

Status: Program is currently in progress pending hiring a design professional

50256 – Community Safety & Clean Up	\$135,899
--	------------------

Status: Program is ongoing no less than 4 times a year.

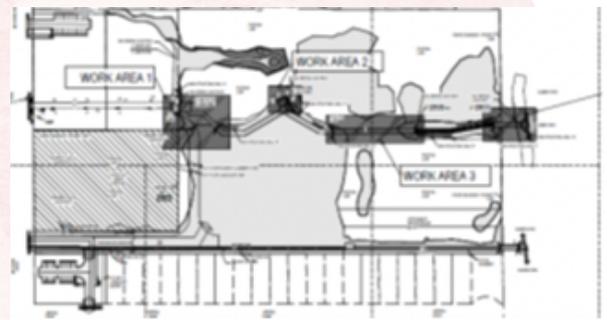


GOAL 5.3.3 – Public Space, Parks & Open Space

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

Projects	Budget Allocation
50208 – 17 Acres Site Project	\$3,598,662.76
Pedestrian Connection Design	\$344,932

Status: Project initiated in 2022 and is currently under construction



17 acre Boardwalk Site Plan

BGTCRA

PROJECT STATUS REPORT

GOAL 5.3 – Infrastructure

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

Projects

Budget Allocation

50203 – Stormwater Project **\$3,400,000**

Bayshore Phase 1 **\$673,324.91**

Status: Initiated in 2022, partnership with Public Utilities and City of Naples for design and construction. This required a change order #2 to incorporate partnerships with the City and County Public Utilities.

Gateway Triangle Phase 1 **\$257,542.00**

Status: Initiated in 2022, design is at 60% in 2024. Estimated completion is September 2025.



Stormwater improvements are ongoing to alleviate street flooding on Becca, Pine and Weeks



Stormwater Improvements on Linwood Ave, Linwood Way and Bayside St

GOAL 5.3.7 – Process

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

Status: Ongoing administrative efforts including the hiring of an operational support staff to assist with Code complaints and continued monitoring of developments in the area to encourage quality development.

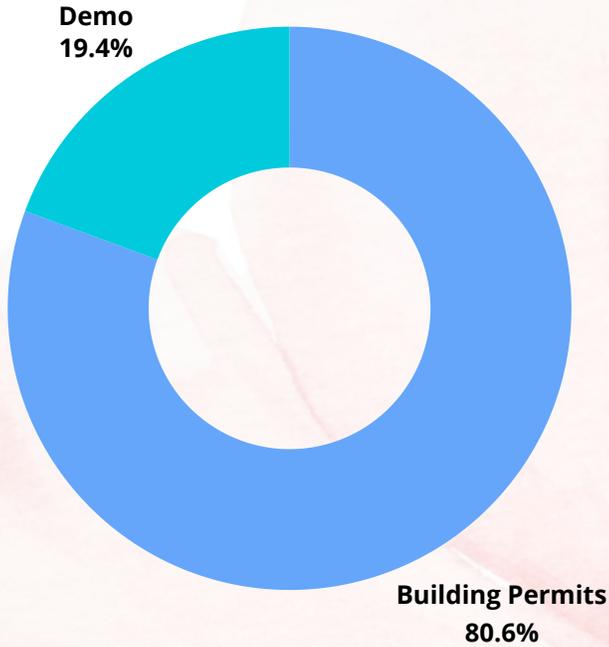
Initiated Projects: 4

Completed Projects: 1



BGTCRA

PERMITS | RESIDENTIAL



2024 brought new development to the residential community, and as the year ended it continued to increase. In 2024, 1,151 residential permits were issued with a declared value of \$89 million.

South Bayshore Drive continues to thrive and provide new Residential Homes for families and new residents excited to move to Naples. We are making substantial progress on infrastructure improvements. Permits totaling just over \$29 million were issued in 2024 for these projects.



Woodside Residential



Andrew Dr Residential



Residential house under construction on Pine Tree



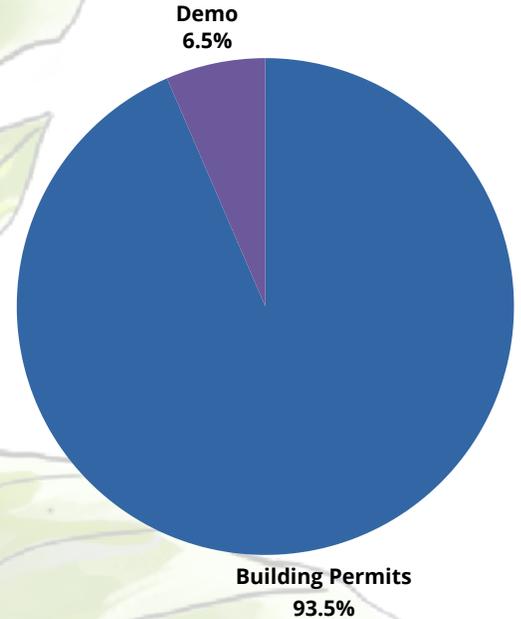
New Residential Home ready for move in

BGTCRA

PERMITS | COMMERCIAL

Commercial Building Permits were on the rise in 2024 with a total of **853** issued in the calendar year with a declared value of over \$246 million.

In 2024 the Old Pizza Hut building was devastated in 2017 by Hurricane IRMA, then again during Hurricane IAN now it is newly renovated and thriving Real Estate business added to the area, the Women's Center has opened their doors after new construction was completed, Permits for the 239 came online for a Boutique Hotel and the Grove with a mixed-use of commercial and Residential also starting construction has been positively impacting the commercial corridor in the redevelopment area.



Womens Center. 3015 Tamiami Trail E



3467 Bayshore Dr



3010 Tamiami Trail E



3720 Grove Circle

BGTCRA

PRIVATE DEVELOPMENT

The growth of Collier County and impacts to the East Naples area has sparked interest for developers and builders to purchase land and build for a housing market they have determined is much needed within our Redevelopment area.

Doug Hunt, purchased vacant lots along Shadowlawn Drive and built these stunning single family homes with pickleball courts. Ribbon Cutting was held in May of 2024, Commissioner Kowal and staff was happy to be a part of welcoming them to the area.





HOLIDAY CELEBRATIONS

Thanks to our local businesses within the BGTCRA who continue to celebrate every holiday and support the area's vision by hosting these events for the community.



bayshore
DISTRICT

Annual Holiday Festival & Tree Lighting

Experience the magic of the holidays in the Bayshore District.

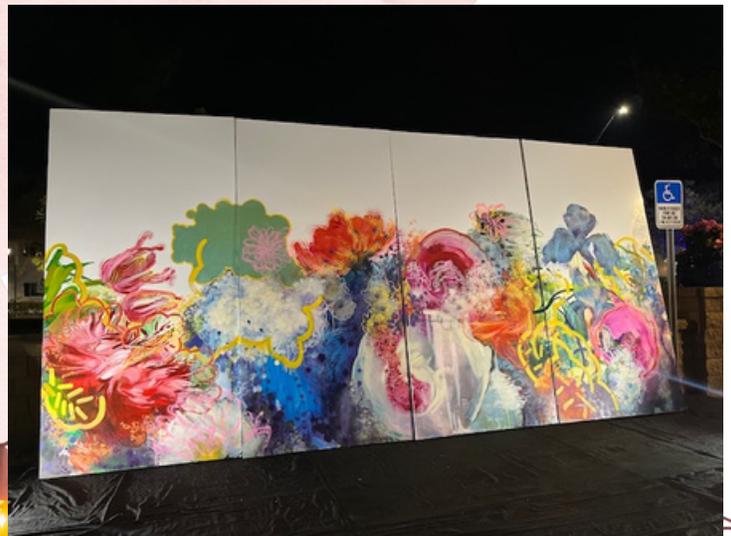
- Tree Lighting Ceremony:** Feel the magic as the Bayshore District lights up with a breathtaking Christmas tree display!
- Mural Unveiling:** Be part of history as we unveil the very first Bayshore holiday mural, created by the world-renowned artist Carmelo Blandino.
- Culinary delights:** Treat your taste buds to the irresistible flavors of Bayshore! Reserve your spot at one of our amazing district restaurants today!
- Live Entertainment:** Indulge in live music, vibrant art, DJ performances, a chance to meet Santa and Mrs. Claus, and so much more!
- Family Fun:** Engage in exciting crafts, games, and activities that will surprise and delight! Kids and adults.
- Holiday Market:** Get ready for nonstop fun with exciting crafts, engaging games, and activities that will spark joy and create unforgettable moments for kids and adults!

Thursday 5 December
5:00 PM - 9:00 PM
BAYSHORE DR., NAPLES, FL
BAYSHOREDISTRICT.COM
INFO: 239.788.4870



HOLIDAY CELEBRATIONS

Holiday decorations in 2024 continue for the not-for-profit Bayshore Business LLC stepped up to do the area's Christmas celebration which included the lighting of the tree at 3321 Bayshore Drive known as the CRA Public Parking Lot and during the event, the community came out to celebrate with the CRA local Advisory Board Members, CRA staff and MSTU Committee Members. We thank Lisandra, Diane Sullivan and all her other family and staff for making this holiday a huge success with Revealing Art by Carmelo Blandino.



BAYSHORE BEAUTIFICATION



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

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

Bayshore Beautification MSTU was established in 1997 to install and maintain the streetscapes within the boundary, including such items as enhanced landscaping, decorative street lighting, signage, and the establishment of the Advisory Committee. The ordinance also established a millage rate not to exceed 3 mils per year. The Advisory Committee is a seven-member committee appointed by the BCC to provide recommendations on project implementation and annual budget. The ordinance has been amended several times; the most recent amendment was adopted in October 2022 to expand the boundaries to include an additional 62 acres along South Bayshore Drive. The current millage rate assessed is 2.1104 and has remained constant over the years.



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

BAYSHORE BEAUTIFICATION

MSTU ADVISORY COMMITTEE

As we close the books on 2024, Deja Vu covers it all. If it wasn't for palm trees and warm breezes, I'd swear we were living an episode of Groundhog Days.

For starters, at the beginning of the year we were informed our new CRA Director, Greg Orevik, was leaving and the Commissioners were searching for his replacement. Our staff kept the Bayshore ship on course and we landed a new director, John Dunnuck, and he hit the ground running.



We were able to design and install 2-new ADA accessible covered CAT bus stops on Tomasson Dr. We designed and installed the landscaped corner entry for Bayshore and 41, where the new Huey Magoo's will be built out soon. The holiday events and lights were coordinated with a tree lighting at the CRA parking lot and enhanced median lighting to include the median across from Anchor Lab Bruery.

As if that wasn't enough to keep staff on their toes, we had glancing blows from Helene; Milton. Some of us were personally impacted by both, but Milton followed in Ian's flood path and significant flooding impacted us again...so much for 100-year storms.

Our emergency managers, fresh from past experience along with staff, coordinated a quick clean-up. Many thanks to them as their actions made our lives easier/safer. Our sincere thanks go out to the Naples Botanical Gardens for their expertise and assistance in replanting some of our medians and the round-about impacted by the storms. As always, we are lucky to have Shirley, Tami; our director, John, help us live our vision and keep Bayshore beautiful.

Handwritten signature of Maurice Gutierrez.

Maurice Gutierrez

BAYSHORE BEAUTIFICATION

MSTU ADVISORY COMMITTEE



A heartfelt appreciation to Sandra Arafet & George Douglas for their many years of dedicated service to the committee and their volunteer service to the community contributing to the Beautification of the area.

Advisory Committee Members

Chair, Maurice Gutierrez

Vice Chair, Sandra Arafet

George Douglas

Susan Crum

Joanne Talano

Frank McCutcheon

James Cascone

Oscar Perez



MSTU ACCOMPLISHMENTS 2024

LANDSCAPING US41 & BAYSHORE



2 NEW BUS BENCHES, TRASH CANS, AND A CANOPY TREE WERE INSTALLED AT NEEDED BUS STOPS.



BAYSHORE BEAUTIFICATION ACCOMPLISHMENTS

2024 MSTU MAINTENANCE ACCOMPLISHMENTS

- 97 streetlights on Bayshore Drive sanded and re-painted
- Railings at Haldeman Creek bridge sanded and re-painted



- New tile caps installed at the Haldeman Creek bridge planters-eliminating plants



- New landscaping installed at the intersection of 41 and Bayshore
- New landscaping installed at the Bridge planter



- New bus shelters installed at Thomasson Drive and Bayshore drive
- New benches, Trash cans and canopy trees installed at all bus stops along Bayshore drive.
- New trellis, plants and Bayshore letters installed at CRA parking lot
- All sidewalks cleaned and power-washed
- Roundabout retaining wall at roundabout and CRA parking lot cleaned, and power washed
- Pavement on Bayshore Drive and Shadowlawn drive was milled, paved and re-strippped.
- Bike lanes on Bayshore Drive milled, repaved and re-strippped
- CRA shop located at 8245 Bayshore Drive cleaned, and new fabric installed in fence.
- Landscape debris cleanup and Hurricane Debby
- Landscape debris Clean up from Hurricane Milton

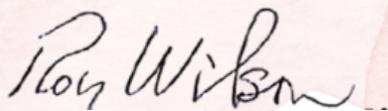
HALDEMAN CREEK

MSTU ADVISORY COMMITTEE

Well, 2024 was an interesting year with 2 hurricane events that brought heavy water flow and flooding to much of the Haldeman Creek area that is within the MSTU. First there was Hurricane Helene and then Milton. While everyone's first concern would be property damage, our concern focused on the possible impacts to the defined depths of Haldeman Creek.

We have worked with the help of the Coastal Zone Management Group to sample areas where we had resident reports of debris and depth conditions without finding any obvious or acute issues. However, as it had been 5 years since our last 'depth survey' we initiated action with an engineering company for a new detailed survey of current depths as compared to the original dredge in 2007 and subsequent surveys. We are very interested in their analysis and forecasts. That project should be completed the first quarter of 2025.

With that in mind, we continue to accumulate funds so that we will be able to take any necessary actions to maintain the depth objectives of Haldeman Creek.



Roy Wilson



Haldeman Creek Advisory Committee

Chair, Roy Wilson

Vice Chair, Robert Wopperer

Bill Robbins

Jacob Dutry van Haeften

Bill Bynum

HALDEMAN CREEK MSTU 2024 ACCOMPLISHMENTS

Keep Collier Beautiful, Waste Management, Solid and Hazardous Waste Division, and many volunteers within the CRA District participated with great pride, in the International Coastal Clean Up to remove trash and debris from the Haldeman Creek waterways and drainage Canal that leads into the Creek.

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

The CRA public parking lot was utilized for Waste Management's dumpster, and Code Enforcement Area Investigator John Johnson coordinated collection to and from the dumpster. Bayshore Beautification MSTU Committee Member Susan Crum and Shirley Garcia, CRA Staff volunteered as "Co-Captains". The Waste Management assisted by providing donated gloves, garbage bags and shirts to the staff to hand out.

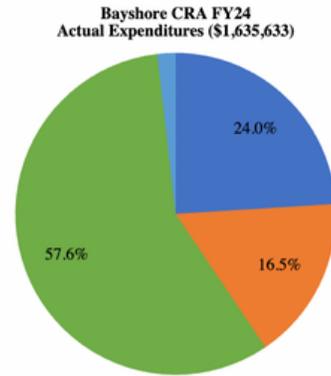
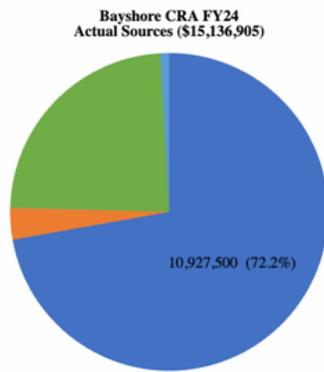
Special Thanks to the many volunteers from Walmart Stores around Collier County who stepped up and helped with the large amounts of plastics, metal, and debris clogging up our waters and is hazardous to our fish and their habitat. Together we removed over **1280 lbs of garbage**.

VOLUNTEERS FROM INTERNATIONAL COASTAL CLEAN UP



BAYSHORE GATEWAY TRIANGLE

TAX INCREMENT REVENUES 2024



CRA OPERATIONS, CAPITAL PROJECTS, DEBT SERVICE AND GRANTS BUDGET TO ACTUAL – FY 24

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ -	\$ 12,722,880	\$ 10,927,500	(1,795,380)
Interest	42,400	42,400	485,505	443,105
Miscellaneous	-	-	3,000	3,000
Tax Increment	3,584,100	3,584,100	3,584,100	-
Mgt. Fee	232,600	232,600	136,800	(95,800)
Grants & Reimbursements	-	-	-	-
Land Sales	-	-	-	-
Transfers	2,647,500	3,088,500	3,143,843	55,343
Total Sources	\$ 6,506,600	\$ 19,670,480	\$ 18,280,747	\$ (1,389,732)
Less: Intrafund Transfers	(2,647,500)	(3,088,500)	(3,143,843)	(55,343)
Net Sources	\$ 3,859,100	\$ 16,581,980	\$ 15,136,904	\$ (1,445,075)
Expenditures				
Personal Services	\$ 581,900	\$ 581,900	\$ 392,822	\$ (189,078)
Operating Exp.	543,200	559,926	270,206	(289,720)
Capital Outlay/Projects	2,504,400	13,134,730	942,605	(189,078)
Land Acquisition	-	-	-	-
Grant Programs	200,000	965,424	30,000	(935,424)
Debt Service	-	-	-	-
Transfers	2,647,500	3,088,500	3,143,843	55,343
Reserves/Est. Carry Forward	29,600	1,340,000	13,501,272	12,161,272
Total Uses	\$ 6,506,600	\$ 19,670,480	\$ 18,280,747	\$ (1,389,733)
Less: Intrafund Transfers	(2,647,500)	(3,088,500)	(3,143,843)	(55,343)
Net Uses	\$ 3,859,100	\$ 16,581,980	\$ 15,136,904	\$ (1,445,075)

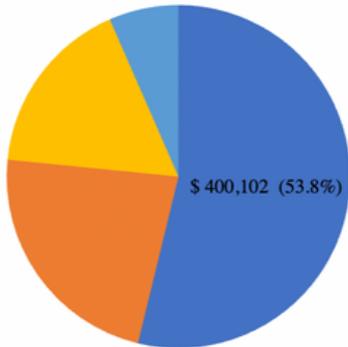
In 2024 the CRA Board approved a budget amendment authorizing carry-forward in CRA Operating Fund (1020) to the CRA Capital Fund (1021) to ensure compliance with Florida Statutes section 163.387(7) by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Bayshore Gateway Triangle Community Redevelopment Area. In accordance with Florida Statutes section 163.371(2), the Annual Report for the Bayshore Gateway Triangle Community Redevelopment Area (CRA) has been filed with Collier County.

This report includes information on activities for fiscal year 2024. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund has been published on the CRA website (BayshoreCRA.com) within 45 days after completion. The most recent audit (2023) is available online at www.BayshoreCRA.com.

BAYSHORE BEAUTIFICATION MSTU

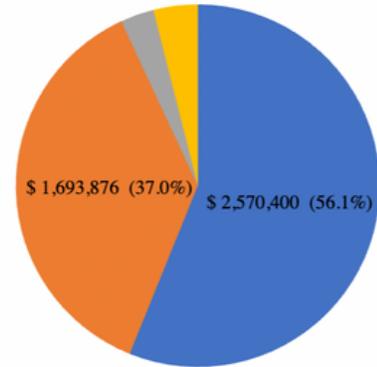
BUDGET TO ACTUAL – FY 24

**Bayshore MSTU FY24
Actual Expenditures (\$743,766)**



● Operating Exp ● Capital Outlay/Projects ● Mgt Fee to CRA ● Cost of Tax Collection

**Bayshore MSTU FY24
Actual Sources (\$4,580,841)**



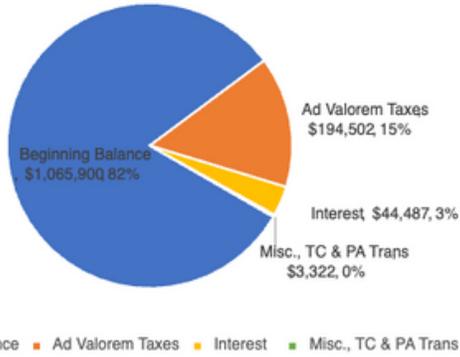
● Beginning Balance ● Ad Valorem Taxes ● Interest ● Misc., TC & PA Trans

Description	Adopted Budget	Amended Budget	Actual	Variance to Amended Budget
Revenues				
Beginning Balance	\$ 2,013,300	\$ 3,983,381	2,570,400	\$ (1,412,981)
Ad Valorem Taxes	1,674,600	1,674,600	1,693,876	19,276
Interest	17,400	17,400	136,598	119,198
Misc., TC & PA Trans	-	-	179,967	179,967
Advance from 1020	-	-	-	-
Transfer from 1630	977,000	977,000	977,000	-
Operating Exp	\$ 820,400	\$ 823,712	\$ 400,102	\$ (423,611)
Capital Outlay/Projects	2,317,600	2,504,369	169,464	(2,334,904)
Transfer to 1020	-	-	-	0
Transfer to Fund 1627	977,000	977,000	977,000	0
Mgt Fee to CRA	125,500	125,500	125,500	-
Cost of Tax Collection	67,600	67,600	48,700	(18,900)
Reserves/Est. Carry Forward	374,200	2,154,200	3,837,075	1,682,875
Total Uses	\$ 4,682,300	\$ 6,652,381	\$ 5,557,841	\$ (1,094,540)
Less: Intrafund Transfers	(977,000)	(977,000)	(977,000)	-
Net Uses	\$ 3,705,300	\$ 5,675,381	\$ 4,580,841	\$ (1,094,540)

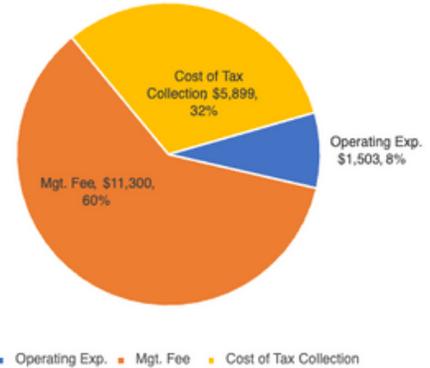
HALDEMAN CREEK MSTU

BUDGET TO ACTUAL - FY 24

**Haldeman Creek MSTU FY24
Actual Sources (\$1,308,211)**



**Haldeman Creek MSTU FY24
Actual Expenditures (\$18,702)**



	Adopted	Amended		Amended
Description	Budget	Budget	Actual	Budget
Revenues				
Beginning Balance	\$1,044,800	\$1,053,213	\$1,065,900	\$12,688
Ad Valorem Taxes	196,900	196,900	194,502	\$(2,398)
Interest	3,400	3,400	44,487	\$41,087
Misc., TC & PA Trans			3,322	\$3,322
Total Sources	\$1,245,100	\$1,253,513	\$1,308,211	\$54,699
Expenditures				
Operating Exp.	\$36,500	\$44,913	\$1,503	\$(43,410)
Mgt. Fee	11,300	11,300	11,300	\$-
Cost of Tax Collection	7,700	7,700	5,899	\$(1,801)
Reserves/Est. Carry Forward	1,189,600	1,189,600	1,289,509	\$99,909
Total Uses	\$1,245,100	\$1,253,513	\$1,308,211	\$54,699

Revenues	
Beginning Balance	\$1,065,900
Ad Valorem Taxes	\$194,502
Interest	\$44,487
Misc., TC & PA Trans	\$3,322
Total Sources	\$1,308,211
Expenditures	
Operating Exp.	\$1,503
Mgt. Fee	\$11,300
Cost of Tax Collection	\$5,899
Total Uses	\$18,702

HURRICANE MILTON | OCTOBER 9, 2024



Hurricane Milton, which made landfall near Siesta Key on October 9, 2024, caused significant damage and flooding, particularly in Naples and Collier County, with a storm surge reaching 5.75 feet. While no reports of serious injuries were reported, homes flooded, roads were impassable, and power outages were widespread.

- Water levels in Naples reached record levels .
- Some areas saw water levels rising to near ceiling levels .
- Sand was pushed through homes and businesses .



TROPICAL STORM DEBBY & HURRICANE HELENE

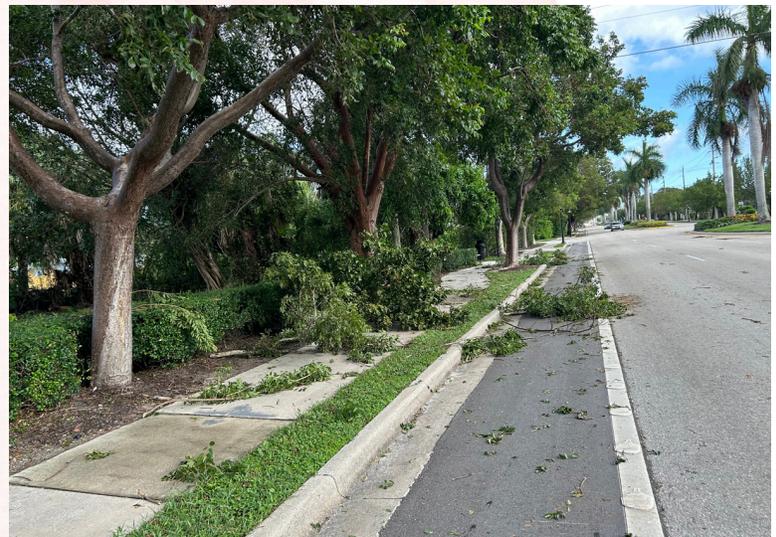
AUGUST 4, 2024 & SEPTEMBER, 26 2024



By the morning of September 26, 2024, **Hurricane Helene** was bringing wind gusts reaching 64 mph (103 km/h) in Fort Lauderdale and 67 mph (108 km/h) in Naples. Storm surges in Steinhatchee reached 9.63 feet (2.94 m). Key West experienced storm surge of 1 to 3 feet (0.30 to 0.91 m).



Debbly brought a storm surge of three to four feet to much of the west coast of Florida, from Naples to Tampa Bay, bringing minor to moderate coastal flooding.



TROPICAL STORM DEBBY & HURRICANE HELENE CONTINUED STORM DAMAGE



TROPICAL STORM DEBBY & HURRICANE HELENE CONTINUED STORM DAMAGE





Evelio Vargas

Facilities Management

Lazaro Guerrero

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



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



**ET BRISSON DETACHMENT #063
MARINE CORPS LEAGUE NAPLES
"BAYSHORE RAIDERS"**

Stay in the know with what is happening in Collier County and within the CRA. Follow Collier County social media pages for the latest information visit our website, www.bayshorecra.com.



Register as Collier County resident.





Bayshore/Gateway Triangle CRA
3335 Tamiami Trail East, Suite 102
Naples, FL 34112