



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Haldeman Creek MSTU Advisory Committee Meeting

AGENDA

January 10, 2018

4:00 PM

Chairman Roy Wilson

Joseph Adams, Jack Bonzelaar, James King, Kate Riley

- 1. Call to order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Election of Officers – Chair and Vice-Chair**
- 5. Approval of Minutes**
 - a. November 8, 2018 Minutes(Attachment)
- 6. Community / Business – Presentations**
- 7. Old Business**
 - a. Debris Clean Up – Capital Project Planning Division
 - b. Channel Marker Update – Coastal Zone
- 8. New Business**
 - a. CRA/MSTU’s Joint Meeting-goals & priority – February 19, 2019
 - b. 2019 HCMSTU Calendar
- 9. Staff Report-**
 - a. Project Manager’s Report – Tami Scott (Attachment)
 - b. Maintenance Report – Shirley Garcia
 - c. Financials (Attachment)
- 10. Correspondence and Communication**
- 11. Public Comment**
- 12. Staff Comments**
- 13. Advisory Board General Communications**
- 14. Next meeting date:** TBD February 7, 2019
- 14. Adjournment**

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112
Phone: 239-643-1115
Online: www.bayshorecra.com



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Agenda Item 4a-November 8, 2018 meeting minutes

HALDEMAN CREEK MSTU MINUTES OF THE NOVEMBER 8, 2018 MEETING

The meeting of the Haldeman Creek MSTU Advisory Committee was called to order by Chairman Roy Wilson at 4:00 p.m. at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112.

- I. **Roll Call:** Advisory Board Members Present: Chairman Roy Wilson, Joseph Adams, Jack Bonzelaar, James King, Kate Riley

MSTU Staff Present: Shirley Garcia, Operations Coordinator; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Megi Roko, Executive Secretary.

- II. **Pledge of Allegiance:** Led by Chairman Roy Wilson.

- III. **Adoption of Minutes:** James King made a motion to accept the Minutes as written. Second by Joe Adams. Passed Unanimously.

IV. **Old Business:**

A. Debris Clean Up: Geno Santabarbara, Principal Planner informed the committee of the Haldeman Creek post Hurricane Irma clean-up will begin November 8th. Mr. Santabarbara had reached out to CRA Staff and provided a map to locate unidentified areas that will require service. Camille Kielty, community member and business owner inquired if the project will utilize volunteers for support. Mr. Santabarbara explained due to the limitations in the scope of work, volunteers will also have restrictions although a community partnership is desired after the next meeting. James King, Advisory Board Member requested the residual silt also be considered when collecting post Hurricane Irma debris. Amy Patterson, Capital Project Planning, Impact Fees, and Program Management Division Director mentioned vegetative and construction debris are the primary focus of this project. Mrs. Patterson discussed the county wide difficulty with siltation that will be addressed in the future.

B. Scan of Creek Depths and Obstacles: Due to the post Hurricane Irma debris clean up, the scan will be postponed. Mrs. Patterson recommended partnering with the MSTU for the bathymetric survey and future action. Once the debris clean-up is complete, Mrs. Patterson's staff will report the findings. It was also agreed that representatives from Coastal Zone will be aiding in the process.

C. Redevelopment Plan: Debrah Forester, CRA Director informed the advisory board that the final Redevelopment Plan will be printed and distributed prior to the November 14th CRA Advisory Board Meeting for discussion.



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- D. 17 Acres Survey:** The 17 Acres Survey results were provided and reviewed. Debrah Forester, CRA Director stated that the results of the 17 Acres Survey were reported to the Tindale Oliver consultant.
- V. New Business:**
- A. Channel Markers 22-15:** It was discussed that channel marker 15 had been broken. Coastal Zone was notified to replace the marker and will take 3 weeks. In the future the board would like to revisit the matter to review and update all channel markers up to the current standard.
- B. Celebration Park-Opening Hours/Impacts:** The upcoming opening of celebration park was discussed. Hours of operation of the park will be from 11am-10pm Tuesday through Friday, 10am-10pm Saturday and Sunday, Closed on Monday. The hours brought some perceived safety and noise concern. Patrick Johnson, Celebration Park General Manager stated all speakers will be installed facing away from the creek towards Bayshore Drive. Mr. Johnson also mentioned an amplified sound permit had been submitted and had taken all measures to keep noise controlled. It was noted that that 12 security cameras had been installed all around the property.
- VI. Staff Report:** The project manager report was provided and reviewed. Miss. Forester highlighted updates that included an aerial of Davis Boulevard/Airport Pulling Road intersection improvements. It was also mentioned a beauty shop and a local coffee shop will be opening shortly and the Starbucks had officially opened. Shirley Garcia, Operations Coordinator reviewed the maintenance and financial reports that included the 1% budget increase.
- VII. Correspondence and Communications:** The second annual Art Among the Blossoms details were discussed alongside Saint Paul's Blessings of the Animals event and the Paddle Board Festival at Sugden Park. The proposed 2019 meeting calendar was provided for the board to review and further discuss in the near future.
- VIII. Public Comments:** Al Schanztin, community member thanked the board for coordinating the debris clean up in Haldeman Creek and acknowledged the great job they were doing.
- IX. Staff Comments:** N/A
- X. Advisory Committee Comments:** N/A
- XI. Next Meeting Date:** January 10, 2019
- XII. Adjournment:** 5:01 pm



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Chairman Roy Wilson



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Haldeman Creek MSTU Advisory Committee Meeting Calendar 2019

Meetings are held on the first Thursday of each month at 4:00 PM
unless otherwise notified

- January 10, 2019 – 2nd Thursday of the month due to New Year’s holiday.
- February 7, 2019
- TDB - CRA/MSTU’s Joint Goals workshop
- March 7, 2019
- April 4, 2019
- May 2, 2019
- June 6, 2019
- July 11, 2019 – Summer Break
- August 8, 2019 - Summer Break
- September 12, 2019- TBD
- October 3, 2019 - TBD
- November 7, 2019
- December 5, 2019

BCC Holiday Schedule 2019

The Board of County Commissioners recognizes the following holidays in 2019, observed on the dates listed below:

- | | |
|-------------------------------|------------------------------|
| • New Year’s Day | Tuesday, January 1, 2019 |
| • Martin Luther King, Jr. Day | Monday, January 21, 2019 |
| • President’s Day | Monday, February 18, 2019 |
| • Memorial Day | Monday, May 27, 2019 |
| • Independence Day | Thursday, July 4, 2019 |
| • Labor Day | Monday, September 2, 2019 |
| • Veteran’s Day | Monday, November 11, 2019 |
| • Thanksgiving Day | Thursday, November 28, 2019 |
| • Day After Thanksgiving | Friday, November 29, 2019 |
| • Christmas Eve | Tuesday, December 24, 2019 |
| • Christmas Day | Wednesday, December 25, 2019 |

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Online: www.bayshorecra.com

Item 9a

PROJECT UPDATES

Tami Scott Senior Project Manager
January 2019

CRA PROJECTS

Redevelopment Plan:

The plan has been submitted to the growth management department for review, CRA plan edits will be sent to Tindale Oliver during the first week of January. On February 5th Tindal Oliver will present the final plan to the CRA Advisory Board which will include and changes made per County Staff comments.

Redevelopment Plan, final presentation given to the advisory board on November 14, 2018. Plan is available on the Bayshore CRA website: www.bayshorecra.com

17 Acre Cultural Arts Village Site

Community Input Survey on the priorities and vision for the site is available on the Bayshore CRA website: www.bayshorecra.com. Input received will be used to update the vision. The vision will be incorporated into the redevelopment plan.

Mini Triangle Property:

Property has resold and renamed, “Gateway of Naples” new owner has submitted for an insubstantial change – On August 31, 2018 GMD sent the applicant a letter indicating the approval letter was sent in error, a list of issues still needed to be resolved. Final approval is pending.

Gateway Triangle purchase & development:

PUD approved May 8, 2018 BCC meeting, Developer looking to potentially open a sales office in one of the vacant buildings. Final closing of property is anticipated for April 2019, 30 days after termination of cell tower lease with Crown Castle.

Cell Tower Relocation: PL2018003059

Planning Application and documents have been submitted on October 5, 2018 for GMD, the first set of comments have already been set to applicant on October 10, 2018.

PL2018003059

Commercial Improvement Grants:

Nick’s Restaurant / Hookah lounge has approached CRA staff to discuss a CBIG grant. Staff is working with the owner; however, the project is still preliminary in nature and no cost have been identified to determine the specifics of the grant. No plans have been submitted to GMD as of 1-2-19

Fire Suppression System Phase 2:

Kickoff meeting held at the CHS on June 28, 2016, City of Naples has retained Johnson Engineering and plans are at 90% completed. Staff has meet with CHS and the clock has started on their end, Construction will start at the earliest, May of 2019 as project still need to be vetted through the procurement process.

CRA Office Space:

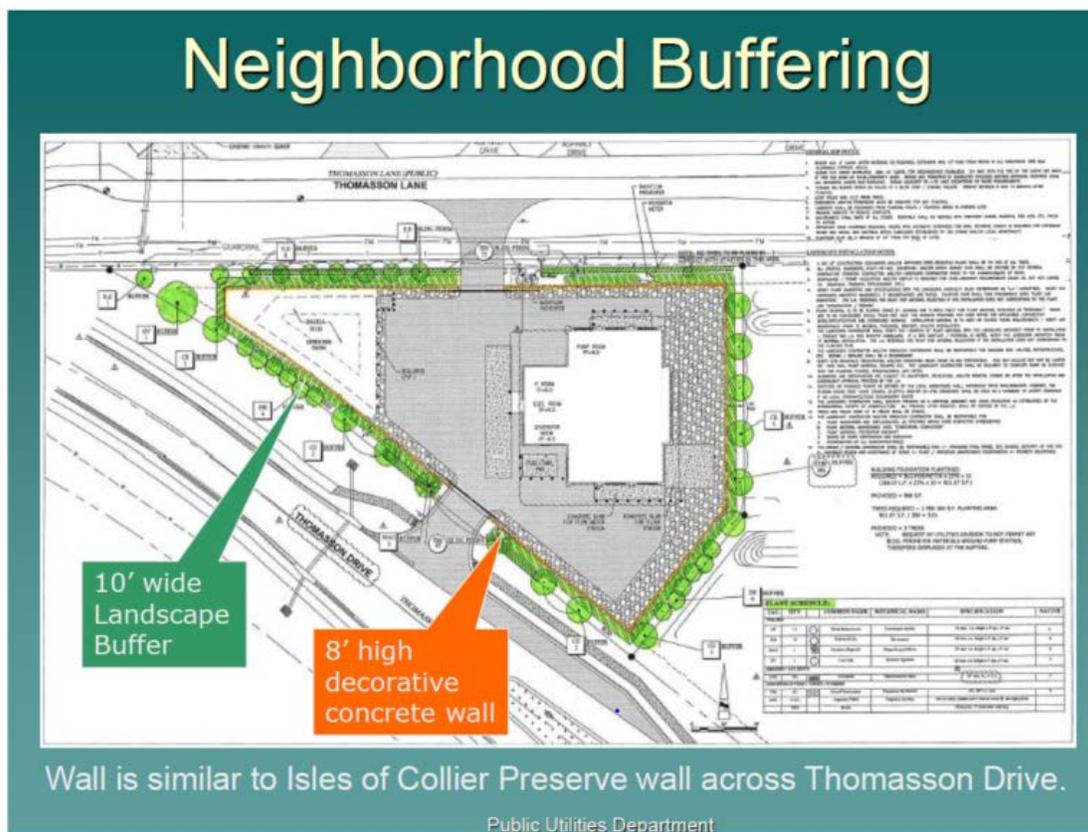
CRA Staff has worked with the contractor's design professional to finalize a revised floor plan. The construction documents were submitted on January 3, 2019 for a building permit. Permit Number PRBD20181268829.

Master Pump Station 306:

Public Utilities is starting a new Master Pump Station 306 Renovation/Relocation project at the corner of Thomasson Avenue and Thomasson Drive.

Wayne Karlovich, P.E.
Senior Project Manager
Public Utilities Department

Wayne.Karlovich@colliercountyfl.gov - Phone: (239) 252-5372



- **BAYSHORE MSTU PROJECTS**

Thomasson Drive:

Bayshore Beautification Thomasson Drive Project - procurement schedule / process

Solicitation Number – 18-7386

Solicitation Title – CEI Services for Thomasson Drive Beautification Project

Procurement Strategist – ~~Adam Northrup~~ Evelyn Colon

June 1, 2018 – Start Date

- ~~30 days posting period – July 1, 2018 –~~
Complete, required a second posting and solicitation
- ~~Organization meeting – July 15, 2018 -~~
Complete, required a second organization meeting
- ~~Selection committee scores and interviews –~~
October 31, 2018 selection committee selected AECOM
- Contract Negotiation- November 2018
Executive summary submitted to procurement on November 15, 2018
Schedules for the first meeting in January to move forward with Contract Negotiation.
- Contract finalized- February 2019
- PM prepares material for BCC – February 2019
- Board approval – March 2019
- Notice to proceed- April 2019

Solicitation Number – 18-7385

Solicitation Title – Thomasson Drive Beautification Project

Procurement Strategist – Barbra Lance

January 1, 2019 - Start Date

- 30 days invitation to bid – February 1, 2019
- Organization meeting- February 15, 2019
- Selection committee scores and interviews - March 1, 2019
- Contract Negotiation- March 15, 2019
- Contract finalized- April 1, 2019
- PM prepares material for BCC -April 15, 2019
- Board approval – May 9, 2019
- Notice to proceed- June 1, 2019

- **HALDEMAN CREEK MSTU PROJECTS**

- **COMMERCIAL ACTIVITY**

Ankrolab Microbrewery:

Construction progressing, property owner is anticipating a January 2019 opening date.

Veterinary Clinic:

Construction progressing, shell complete, property owner is anticipating a March 2019 opening date.

Multi-Tenant Commercial Building:

Construction progressing, Shell complete, property owner is anticipating a January 2019 opening date.

Wood Springs Suites Hotel:

Construction progressing, structure taking shape, all four floors of exterior block walls have been completed, roof has started.no scheduled completion dates.

RaceTrac: PL20180000543

The RaceTrac SDP is getting close to final approval with GMD. CRA staff has provided comments outlining some of the community's concerns, number of gas pumps, size of canopy, easement for public art and the right turn only onto Shadowlawn. RaceTrac representative have not responded to staff's comments. CRA staff is also working with transportation to discuss the RaceTrac provide a bus shelter. SDP PL201800000543. Project is close to final approval, on 12-10-2018 County Staff has requested additional documents.

East Trail Lock Up:

Project near completion, property owner is anticipating a January 2019 opening date.

Naples Haitian Church: PL20180002131

Proposed addition- pre-application held July 28, 2018- PL20180002131, No SDP has been submitted as of November 28, 2018.

Naples Classic Car: PL20180001929

Proposed renovations- pre-application held June 21, 2018, PL20180001929, No SDP has been submitted as of November 28, 2018.

Sara Bay Marina: PL20180001854

Proposed new building- pre-application held June 13, 2018, PL20180001854, No SDP has been submitted as of November 28, 2018.

Sunbelt: PL20180001840

Proposed new building- pre-application held June 6, 2018, PL20180001840, No SDP has been submitted as of November 28, 2018.

Nicks Restaurant and Hookah Lounge: PL20180002275

Renovation to existing structure- pre-application held August 2, 2018, PL20180002275, No SDP has been submitted as of November 28, 2018. Proprietor Nicholas (Nick) Matar

Isle of Collier:

The current project / submittal is for (earthwork only) should result in a 6-8-month construction period depending on several conditions.

New Land Development Manager Contact Brian Cale <bcale@mintousa.com

MINTO COMMUNITIES - USA

4280 Tamiami Trail E, Ste 203/204, Naples, FL, 34112

Food Truck Parking lot: PL20180002689

Proposed parking lot at the corner of Bayshore Dr. and Becca Avenue. Pre-application meeting held September 19, 2018, PL20180002689, plan calls for approximately 65 parking spaces using the entire site. Project was submitted October 29, 2018 for GMD review.

Road Re-Surfacing project on Davis Boulevard:

FDOT is starting a resurfacing project on Davis Boulevard, below are general questions staff asked the project manager. The BGTCRA contact for the project is

Christopher.Mollitor@dot.state.fl.us>

The contract schedule to start on November 18th, 2018, as for the limits of the project are From SR 90 (US 41) (Tamiami Trail) To Air Port Pulling

Airport/Davis Intersection Improvements:

County project - Both north and south will have a right turn added. CRA staff has requested the project manager attend a future meeting to present the plan. The project is not expected to start until after season.

CRA parking lot:

Staff has submitted a workorder to request a Purchase order be opened to retain the services of Trebilcock Consulting Solutions, Naples, FL 34110 to start the design process. Kick off meeting complete, engineer is working on schematic design.

- **RESIDENTIAL ACTIVITIES**

Courthouse Shadows: PL20180003659

Courthouse Shadows has resubmitted for a GMPA (Growth Management Plan Amendment) and a PUDA (planned unit development amendment). The pre-application meeting is scheduled for Tuesday, January 15, 2019 at 9:00 am.

Proposed small scale amendment to the Growth Management Plan to allow a maximum of 300 residential dwelling units within the Courthouse shadows CPUD.

Compass Point:

Compass Point is back on the market, approvals in place for 20 units, currently listed for sale at 1.25 million.

Mattamy Homes: PL 20160000183

Site work is well underway, perimeter privacy wall and landscaping being installed around the property.

Building permits are in the Collier County system, the developer anticipated to have preliminary acceptance 3/1/19. First structure will start immediately after permits have been approved. Total of 244 units.

Cirrus Point:

CRA staff met with Mr. Kevin King and Mr. Greg Wardenberg of Headwaters Development LLLP. The project is in the schematic design phase, the preliminary site plan includes 8 buildings, 4 stories with parking underneath each building. Each building will have 4 units per floor, 16 units per building for a grand total of 128 units. Approximate square footage is 1,500-2,500. This is a for sale market rate product.

Note: All projects are submitted, vetted and approved through the Collier County Growth Management Department. All projects are public record and can be researched through the Cityview public portal link.

<http://cvportal.collier.net/CityViewWeb/Planning/Locator>

Projects can be search by using the property address, folio number or application number which typically starts with a PL number.

Item 9c

Comm Item / Fund Ctr	BCC Adopt	Tot Adopt	Tot Amend	Commitme	Actual	Available
Grand Total-CI/FC	0	0	0	100	-72515.7	72415.69
REVENUE Sub Total	-464400	-464400	-464400	0	-77874.5	-386526
REVENUE - OPERATING Sub-Total	-128200	-128200	-128200	0	-77101.7	-51098.3
311100 CURRENT AD VALOREM	-124000	-124000	-124000	0	-76115.7	-47884.4
361170 OVERNIGHT INTEREST	0	0	0	0	-257.2	257.2
361180 INVESTMENT INTEREST	-4200	-4200	-4200	0	-728.88	-3471.12
CONTRIBUTION AND TRANSFERS Sub-	-336200	-336200	-336200	0	-772.76	-335427
486600 TRANSFER FROM PROPERTY	0	0	0	0	0	0
486700 TRANSFER FROM TAX	0	0	0	0	-772.76	772.76
489200 CARRY FORWARD GENERAL	-342700	-342700	-342700	0	0	-342700
489900 NEGATIVE 5% ESTIMATED	6500	6500	6500	0	0	6500
EXPENSE Sub Total	464400	464400	464400	100	5358.8	458941.2
OPERATING EXPENSE	25800	25800	25800	100	350	25350
631400 ENGINEERING FEES	20000	20000	20000	0	0	20000
634970 INDIRECT COST	700	700	700	0	350	350
634999 OTHER CONTRACTUAL	5000	5000	5000	0	0	5000
645100 INSURANCE GENERAL	100	100	100	100	0	0
TRANSFERS	11300	11300	11300	0	2825	8475
911870 TRANSFER TO 187	11300	11300	11300	0	2825	8475
TRANSFER CONST	4400	4400	4400	0	2183.8	2216.2
930600 BUDGET TRANSFERS	1000	1000	1000	0	161.48	838.52
930700 BUDGET TRANSFERS TAX	3400	3400	3400	0	2022.32	1377.68
RESERVES	422900	422900	422900	0	0	422900
993000 RESERVE FOR CAPITAL	422900	422900	422900	0	0	422900