



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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

Hybrid Virtual Zoom Meeting
4870 Bayshore Dr, FGCU Buehler Auditorium Naples, FL 34112
June 6, 2023
6:00 PM

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

1. **Call to order and Roll Call**
2. **Pledge of Allegiance**
3. **Voting Privileges for Board Members via Zoom**
4. **Introduction – New CRA Director Gregory J. Oravec**
5. **Approval of Agenda (Action Item)**
6. **Announcement - Public Comment Slips - Agenda Items only**
7. **Approval of Consent Agenda (Attachment 1) (Action Item)**
 - a. Approval of Minutes (Attachment)
 - i. May 2, 2023
 - b. Priority Projects Report (Attachment)
 - c. Insurance Claims Report - (Attachment)
 - d. Financials – (Attachment)
8. **Community Agencies/ Business Presentations**
 - a. Collier County Sheriff's Office – Sgt Allyn Tuff
 - b. 17 Acres Boardwalk Presentation (Attachment 2)
 - c. Bayshore Hotel - (PL2020001971) – Davidson Engineering – Addendum to Follow (Action Item)
 - d. Development Report - Laura DeJohn, Johnson Engineering (Attachment 3)
9. **Old Business**
 - a. Becca, Pine, and Weeks Stormwater Project (Attachment 4) – Richard Orth
 - b. Gateway Triangle – Bayside and Linwood Way Stormwater Project (Attachment 5) – Richard Orth
 - c. Summer Vacation – July-August or August-September (Action Item)
10. **New Business**
11. **Staff Report**

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12. Other Agencies

- a. Collier County Code Enforcement (Attachment 6)

13. Communication and Correspondence

- a. The 239 Article (Attachment 7)
- b. Del's Seeking Input Article (Attachment 8)

14. Staff Comments

15. Advisory Board General Communication

16. Next Meeting

- a. **July 13, 2023 @ 6pm Second Thursday due to Holiday and Room Availability Or TBD**

17. Adjournment



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May 2, 2023 Meeting Minutes

Item 7a - Attachment 1

**BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD MINUTES
OF THE MAY 2, 2023 MEETING**

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Chairwoman, Karen Beatty at 6:01 p.m.

- I. Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Al Schantzen, Karen Beatty, Steve Main, Kathi Kilburn, Camille Kielty, Mike Sherman, Sam Saad, Jr., and Steve Rigsbee.

CRA Staff Present: Debrah Forester, CRA Director, Tami Scott, Project Manager, and Shirley Garcia, Program Manager

- II. Pledge of Allegiance:** Led by Karen Beatty.

- III. Adoption of Agenda:** Debrah Forester had one change to the Agenda Sheriff's Office was unable to attend so staff will introduce the new Code Enforcement Director and move that item up. Adding a recognition to the 2 Advisory Board Members who will not be reapplying under 7b. Steve Main made a motion to approve the agenda as amended second by Camille Kielty the motion was approved unanimously.

- IV. Approval of Consent Agenda:**

- a. **March 2, 2023, Special Meeting Minutes** – Al Schantzen requested a correction on the minutes and pull the development report and priority projects report for a couple of questions. Al Schantzen made a motion to approve the consent agenda as amended second by Maurice Gutierrez. Approved unanimously. The meeting minutes needed to have a correction on the Correspondence that Al Schantzen mentioned not Maurice Gutierrez, the correction was made by staff. Al Schantzen made a motion to correct the meeting minutes as amended, second by Camille Kielty approved unanimously.

- V. Community / Business - Presentations**

- a. **Recognition and Appreciation for 2 Board Members-** Ms. Beatty noted the years of service for 2 advisory board members not reapplying for their positions. Steve Main has been on the board for 22 years and was thanked for all his dedicated service to the Community. Camille Kielty served on the board for 4 years and was thanked for all her years of service. They both received certificates of appreciation and a hand painting from the local artist Paul Arsenault. Both of the board members asked to continue receiving updates about the area through the email distribution list.

- VI. Old Business:**



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- a. **Speed Study, Dan Hall, Collier County Transportation Division-** Mr. Hall presented the data that was taken from the speed study which indicated the average speed on Bayshore Drive was 41.5 miles an hour. There was a lot of questions and doubt from the community and the board members because they all walk and bike. The roadway is so dangerous due to the speeding traffic some community members stopped biking and walking. Ms. Scott mentioned the Access Management Plan and this could include some traffic calming measures which would slow down traffic. The Transportation Department will be reviewing the plan in July and they are coming around to the idea of closing off some of the medians and having small roundabouts. After their review staff will bring it back for further discussion.

VII. New Business:

- a. **Advisory Board Vacancies** – Ms. Forester noted the 5 applicants staff received and that the board will be voting by ballot.
 - i. Tyler Wood (Bayshore Resident)
 - ii. Branimir Brankov (Bayshore Resident)
 - iii. Kristin Hood (Gateway Triangle Resident)
 - iv. Nita Sharpe (Gateway Triangle Resident)
 - v. James Talano (Bayshore Resident)

There were so many great candidates the board was tied for the positions and recast the vote to try and break the tie but in the end, it was 2 applicants being recommended to the CRA-AB to approve. Kristin Hood will be the At Large position, James Talano contingent upon an exemption waiver being approved he will be recommended for a term replacing the Davis Blvd Business owner position. Kathi Kilburn made a motion to recommend forwarding the applications of Ms. Hood and Mr. Talano to the CRA-AB for the appointment, seconded by Maurice Gutierrez and passed unanimously.

VIII. Other Agency's:

- a. **Collier County Code Enforcement:** Ms. Forester introduced the New Code Enforcement Director, Tom Iandimarino, and our area district Supervisor Joe Mucha. Mr. Iandimarino provided a brief history of his experience and noted the staff at Code is there and available to assist the district in any way they can. Mr. Mucha noted he will be filling in until Mr. Johnson gets back from vacation and if anyone had any questions about the case report, no one had any questions.

IX. Communications and Correspondence: The following items were presented for the Committee's awareness. There was no discussion.

- a. Naples Press April Article



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- b. Legal Ad Notice Invitation For Proposals
- c. Public Art Subcommittee Meeting Minutes 4.6.23

X. Public Comments:

XIII. Staff Comments: Ms. Forester noted that this would be her last meeting as staff and thanked everyone on the Board for the last 5 ½ years. She noted the new director starting on Monday he will be going through HR training then he will be attending scheduled meetings.

XIV. Advisory Board General Communications:

XV. Next Meeting Date:

- a. June 6, 2023 @ 6 pm at the Botanical Garden FGCU Buehler Auditorium

XVI. Adjournment – The meeting adjourned at 7:04 p.m.

Vice Chair, Maurice Gutierrez

Bayshore Gateway Triangle CRA Division Priority Projects Update District 4

June 1, 2023

TABLE OF CONTENTS

District 4- Priority Projects

Project	Slide #
17 acres Pedestrian Connection to Sugden Regional Park	3
Access Management Plan	4
Bayshore Stormwater Phase I	5
Gateway Triangle Stormwater Phase I	6
Gateway Triangle Neighborhood Initiative	7
Del's Corner	8
Hamilton Avenue Beautification Project	9
Bayshore MSTU Short Term Maintenance	10
Holly Avenue Assessment	11

17 Acre Pedestrian Connection to Sugden Regional Park

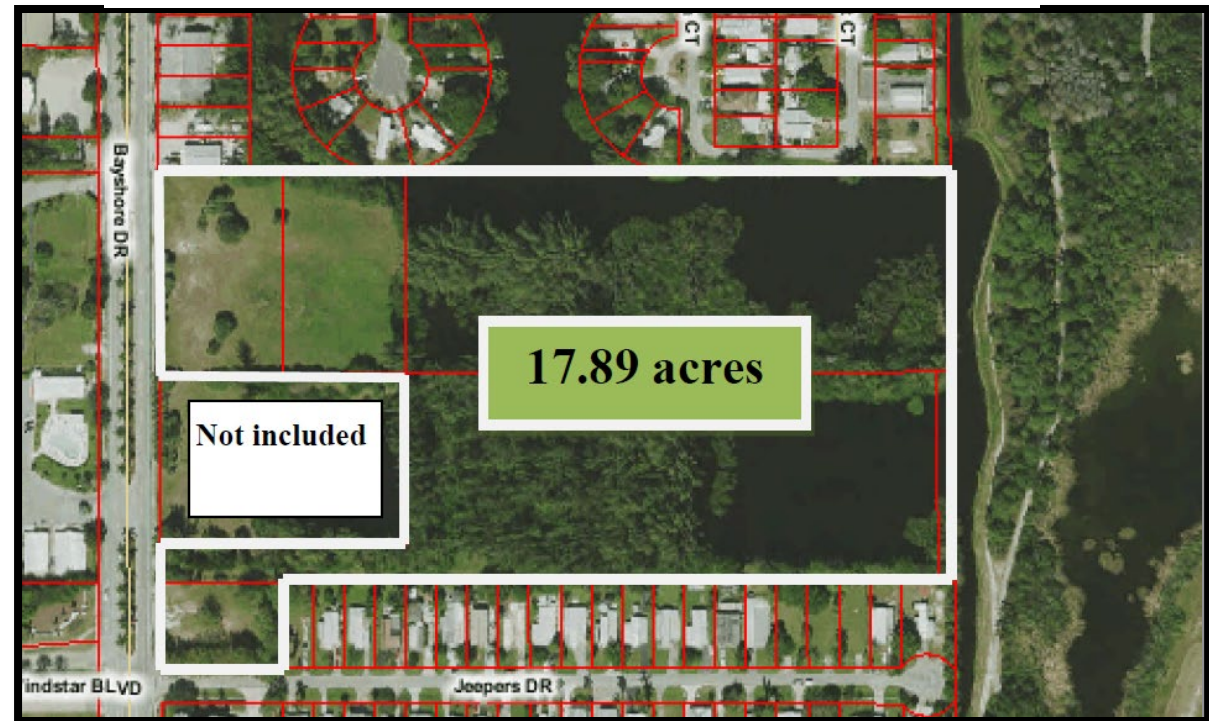
District #: 4
Project #: 50208

Funding Source: CRA
Project Manager: Tami Scott
Director: Debrah Forester, Director CRA

Project Scope: Design & permit pedestrian connection from Bayshore Drive to Sugden Regional Park. Tasks include:
Task 1 - Development of Conceptual Plan/SDP
Task 2 - Stormwater Analysis/Investigative Services
Task 3 - Construction Plans and Permitting
Task 4 - Bidding Services
Task 5 – Post Design Services

Design Costs: \$344,932.30
Construction Costs (Estimated): \$2,700,000 EST
Architect/Engineer: Stantec Consulting Services, Inc.
Board Approval Date: 5/24/22
Notice to Proceed Date: 6/10/22
Completion of Tasks 1-4 – 8/14/23
Change order #1- for additional 90 days approved by BCC on May 9, 2023. (New proposed completion date: 8.14.23)

Bayshore Gateway Triangle CRA – 17.89 Acres Location Map



Milestones/Challenges to date: 5-15-2023

- Site Development Plans were submitted to the growth management department on 5-5-2023. GMD staff has a 15 Business Day review timeframe per submission.
- Stantec completed water quality test in the field for salinity. Results indicated 5 times more saline than is advisable for ornamental landscape use. Well will be located near the southwest corner of the 2 acre parcel on Bayshore. Investigating County requirements for well permit.

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

Access Management Plan

District #: 4

Project #: 50174

Funding Source: CRA and Bayshore Beautification MSTU

Project Manager: Tami Scott

Director: Debrah Forester

and Traffic Calming for Bayshore Drive.

US41 down to Thomasson Drive on Bayshore Drive

East/West sides of the roadway.

Design Costs: \$165,350.00

Architect/Engineer: Stantec Consulting Services, Inc.

General Contractor: N/A

Notice to Proceed Date: Design 11/29/2021 and

Kick off meeting held 1-20-2022

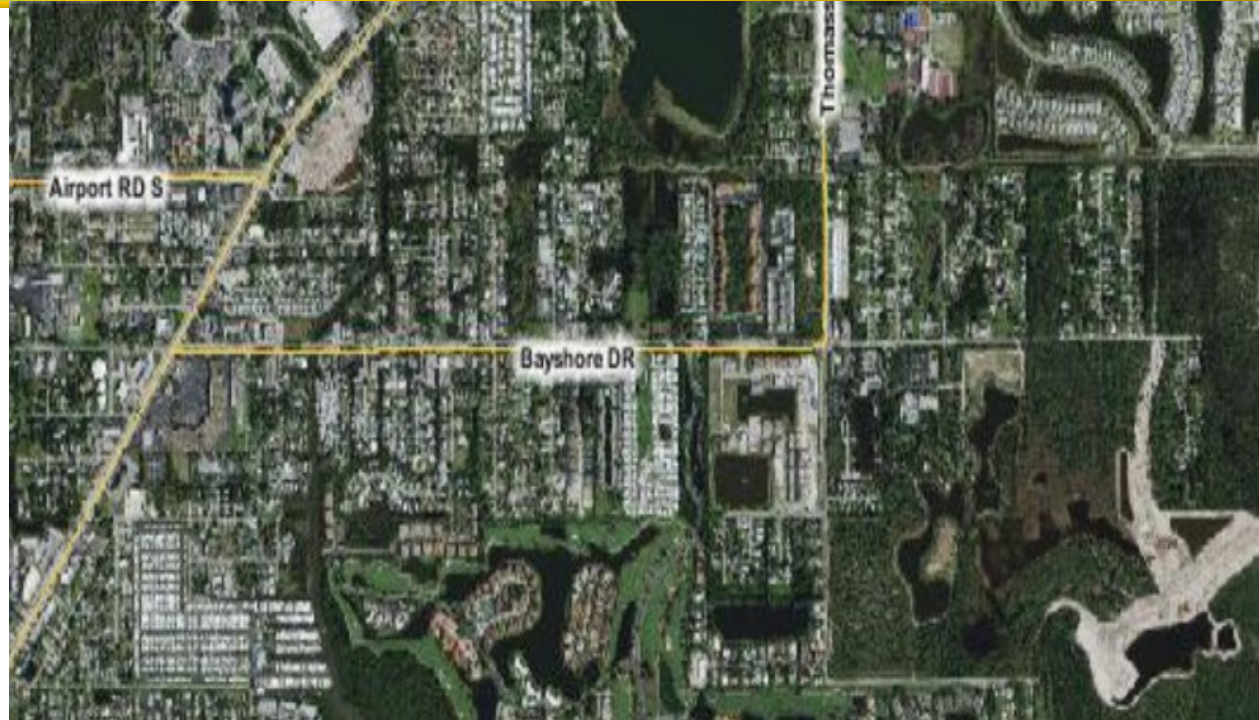
Change Order #1 approved. Additional Days

Change order #2 approved. Additional Days

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

Staff issued a “ notice to suspend “work on : 4-10-2023

until Transportation staff provides final comments.



Milestones/Challenges to date: 5-15-2023

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

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

Bayshore Stormwater Phase 1

Commissioner District: 4

Project #: 50203

Funding Source: Bayshore CRA

Lead Project Manager: Richard Orth, Capital Improvements

CRA Project Manager: Tami Scott

Director: Debrah Forester

Project Scope: 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

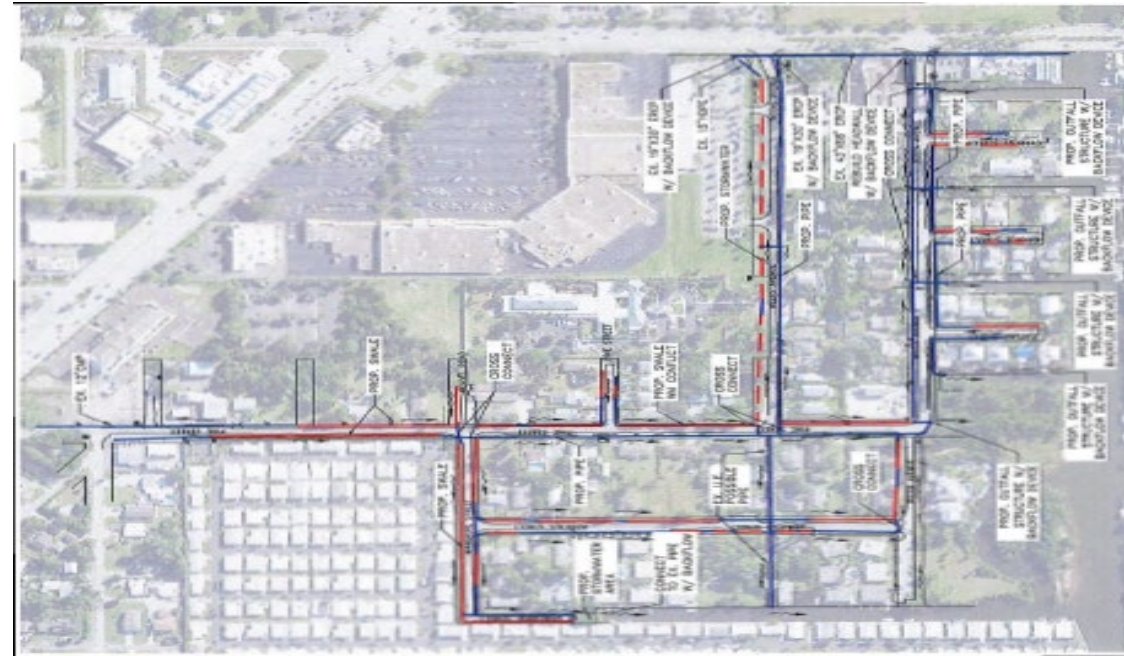
Task- 3 Site Assessment-189 days

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



Milestones/Challenges to date: 5-15-2023

Soft digs preformed the week of 4-15-2023

Anticipate 60% plans completed and distributed for review by staff in May 2023.

Documents are anticipated to be completed in November of 2023.

BGTCRA Subcommittee Meeting held – April 17, 2023 and update was provided.

Next Meeting anticipated for late May or early June to review 60% plans

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

Gateway Triangle Stormwater Phase 1

Commissioner District: 4
Project #: 50203

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

Project Scope: Bayside Street and Linwood Way Stormwater Improvements

Design Costs: \$257,542
Construction Budget: TBD
Architect/Engineer: Kissinger, Campo and Assoc
Status: work order and PO has been opened 1-13-2023
Design Notice to Proceed Date: January 16, 2023
30%: May of 2023



Milestones/Challenges to date: 5-15-2023

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

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

Gateway Triangle Neighborhood Focus

Commissioner District: 4
Project #: 50203

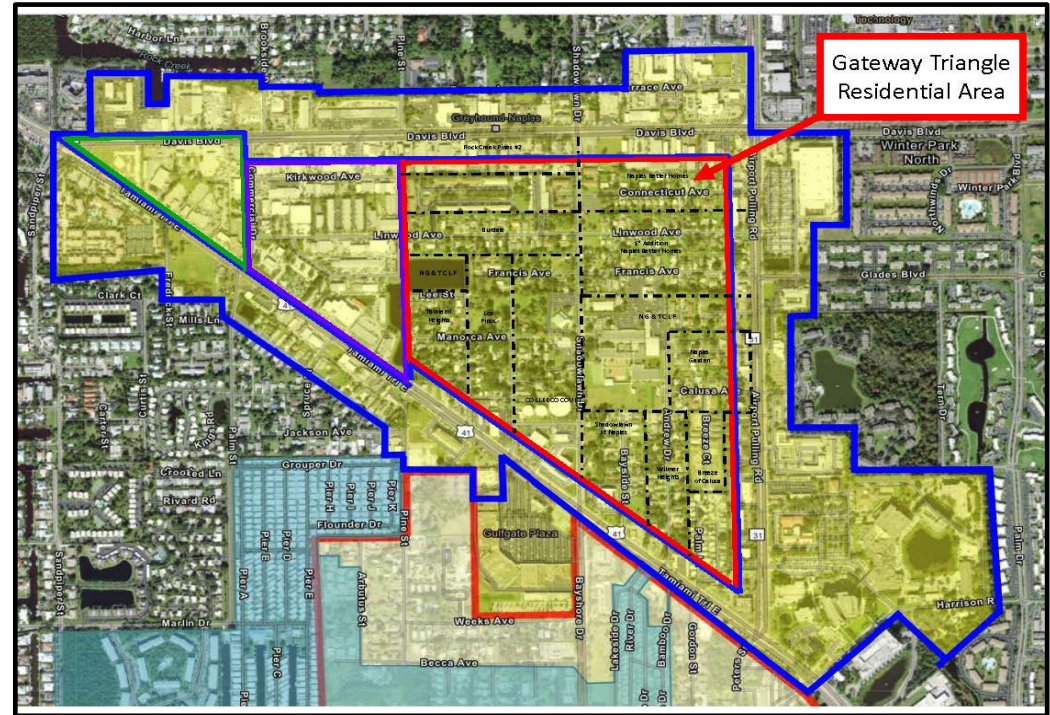
Funding Source: Bayshore CRA
CRA Project Manager: Shirley Garcia
Director: Debrah Forester

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

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

Phase II - Commercial and Linwood – FY24

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



Milestones/Challenges to date: 6-1-2023

- First Community Meeting held February 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 – CRA staff will assist with applying for the County program. Speed study being planned on 5 streets.
- Streetlighting requested – staff will coordinate with FPL.
- Commercial and Linwood Study Area will be planned for FY24
- Neighborhood Watch and Resident Focus Meeting tentatively scheduled 6.15.23 Stormwater, Capital Projects and CRA Staff attending

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

Commissioner District: 4

Project #: 50206

Funding Source: Bayshore CRA

Project Manager: Debrah Forester

Director: Debrah Forester

Phase 2- Future Use Analysis

Project Scope- Public Input and site analysis – development of alternative development site plans based on public input.

Purchase Order: \$24,673

Design Notice to Proceed Date: February 1, 2023

Visioning Charette Held February 25, 2023

4 Concept Plans Developed

Suspend Work Order Issued

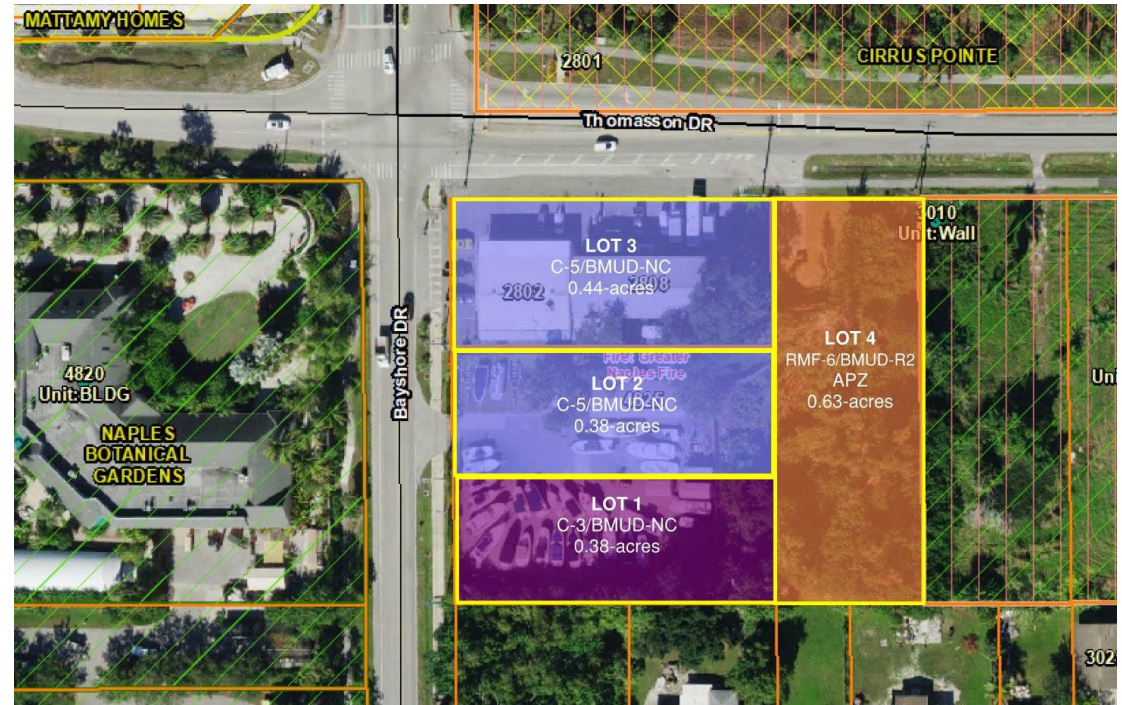
Letter of Intent to Purchase: Received December 12, 2022.

Naples Cinematheque to develop 3 screen theater.

Purchase Price - \$2,500,000

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

Proposals Due May 22, 2023



Milestones/Challenges to date: 5-15-2023

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

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

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

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

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

DESCRIPTION OF WORK	% COMPLETE
Procurement	10%
Design	20%
Construction	0%

Hamilton Avenue Beautification

Commissioner District: 4

Project #: 50171

Funding Source: Bayshore MSTU/Parks & Recreation

Project Manager: Olivier Surreau

Project Scope: Construct 34 boat trailer parking spaces, multi-use path, streetlighting and landscape, new roadway, and sidewalks along Hamilton Avenue.

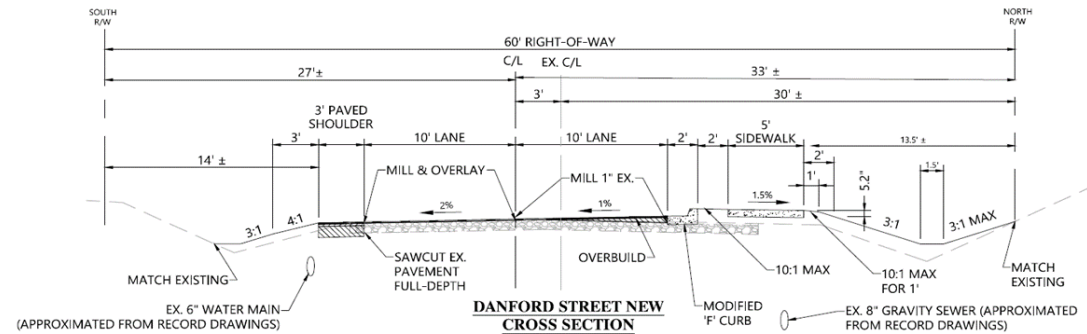
Construction Budget: \$3,246,304.75

Architect/Engineer: RWA

Design Notice to Proceed Date: 1-10-2022

Contractor : Haskins Construction

CEI Services: Johnson Engineering



Milestones/Challenges to date: 5-15-2023

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

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

Bayshore MSTU On-Going Maintenance

District #: 4

Project #: Bayshore MSTU

Funding Source: Bayshore Beautification MSTU

Project Manager: Tami Scott

Director: Debrah Forester

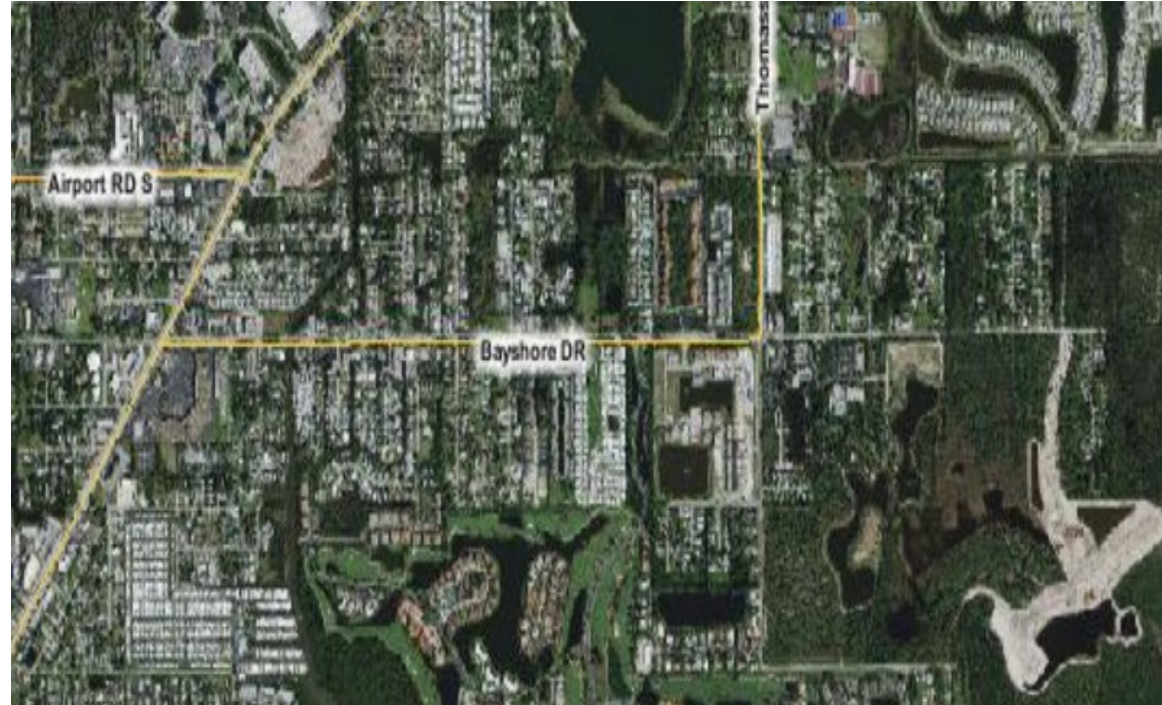
Project Scope: Coordinated maintenance and repairs within the Thomasson Drive, Bayshore Drive and Hamilton Avenue right-of-ways.

Landscape contractor – A&M

FY23 Annual Maintenance Contract: \$153,220.82

FY23 Annual Maintenance Incidentals Budget: \$70,000

Notice to Proceed Date: Nov. 12, 2019 (3-year contract)



Milestones/Challenges to date: 5-15-2023

- CRA staff is working on new landscape design for entrance to Bayshore and 41. staff is working on our second LA from rotation.
- New water source will be needed for both Median 23 and the entrance. CRA staff will work with the City of Naples to install a meter.
- Median 23 – board directed staff to simply mulch the median.
- Two large canopy trees on the corner of Bayshore have been trimmed.
- Analysis of 17 Acre pond- shows high level of saline and not recommended to irrigate landscaping. Salt lever was 5 times higher than recommended.

DESCRIPTION OF WORK

% COMPLETE

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

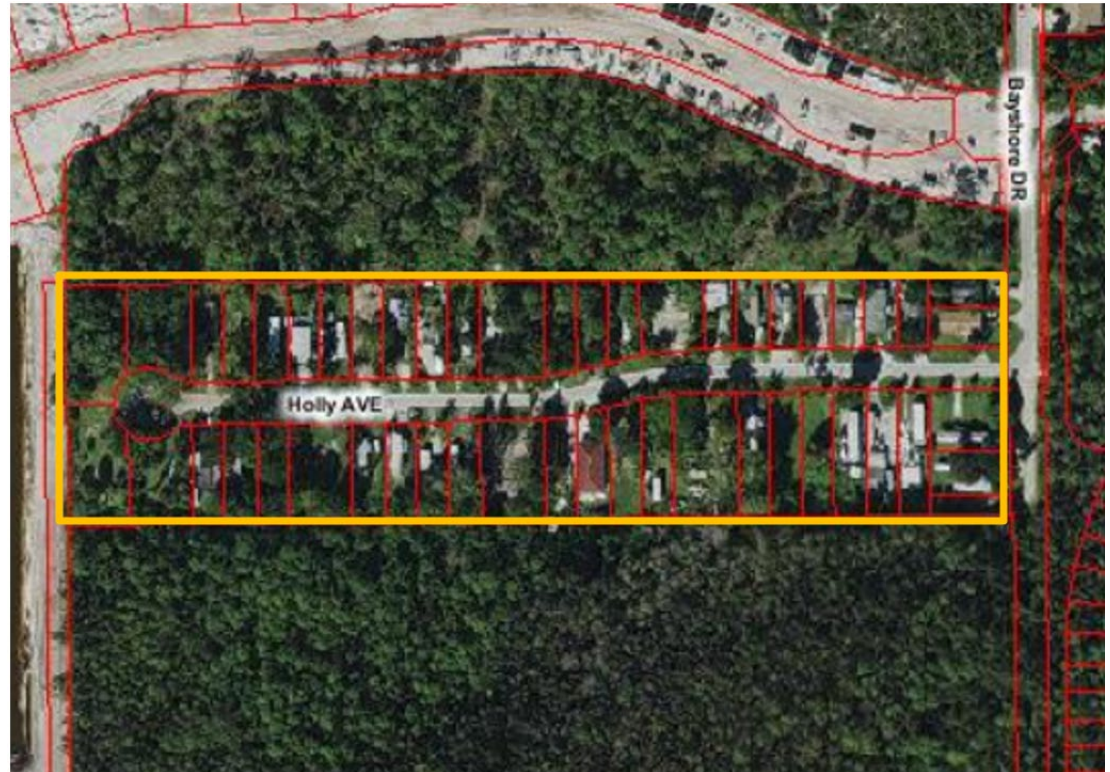
Holly Avenue Assessment

Commissioner District: 4
Project #: 50203

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

Project Scope: Neighborhood assessment of potential opportunities for life quality enhancement to further implement the BGTCRA Redevelopment Plan.

Design Costs: TBD
Architect/Engineer: TBD
Status: Coordination of meetings to initiate assessment
Design Notice to Proceed Date: TBD



Milestones/Challenges to date: 5-15-2023

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

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

May Status Insurance Claims Tracker

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

Item 7d-Attachment 1

Fund 1020 (187) Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			150,124.35	629,035.37-	478,911.02
1020 BAYSHORE/GATEWAY TRIANGLE REDEVELOP			150,124.35	629,035.37-	478,911.02
REVENUE Sub Total	3,589,600.00-	3,627,276.95-		3,556,358.06-	70,918.89-
REVENUE - OPERATING Sub-Total	20,000.00-	20,000.00-		17,133.06-	2,866.94-
361170 OVERNIGHT INTEREST				14,025-	14,024.83
361180 INVESTMENT INTEREST	20,000.00-	20,000.00-		3,108-	16,891.77-
CONTRIBUTION AND TRANSFERS Sub-Total	3,569,600.00-	3,607,276.95-		3,539,225.00-	68,051.95-
410001 TRANSFER FROM 0001 GENERAL FUND	2,730,700.00-	2,730,700.00-		2,730,700-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	618,200.00-	618,200.00-		618,200-	
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	84,900.00-	84,900.00-		84,900-	
411630 TRANSFER FROM 1630 BAYSHORE/AVALON BEAUTIFICATION	125,500.00-	125,500.00-		94,125-	31,375.00-
411631 TRANSFER FROM 1631 HALDEMAN CREEK	11,300.00-	11,300.00-		11,300-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		37,676.95-			37,676.95-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,000.00	1,000.00			1,000.00
EXPENSE Sub Total	3,589,600.00	3,627,276.95	150,124.35	2,927,322.69	549,829.91
PERSONAL SERVICE	539,800.00	539,800.00	14,746.75	309,525.46	215,527.79
OPERATING EXPENSE	499,300.00	536,976.95	135,377.60	132,797.23	268,802.12
634210 IT OFFICE AUTOMATION ALLOCATION	12,800.00	12,800.00	3,200	9,600	
634970 INDIRECT COST REIMBURSEMENT	53,700.00	53,700.00	26,850	26,850	
634980 INTERDEPT PAYMENT FOR SERV	35,000.00	35,000.00			35,000.00
634990 LANDSCAPE INCIDENTALS	25,000.00	25,000.00			25,000.00
634999 OTHER CONTRACTUAL SERVICES	210,800.00	246,772.00	79,621	61,042	106,108.77
639967 TEMPORARY LABOR	45,000.00	45,000.00			45,000.00
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		1,272-	9,271.60
641230 TELEPHONE ACCESS CHARGES	1,800.00	1,800.00			1,800.00
641700 CELLULAR TELEPHONE	2,200.00	2,200.00		1,296	903.54
641950 POSTAGE FREIGHT AND UPS	500.00	500.00		372	128.38
641951 POSTAGE	2,000.00	2,000.00	1,388		612.50
643100 ELECTRICITY	2,500.00	2,500.00	3,122	792	1,413.78-
643400 WATER AND SEWER	6,500.00	6,500.00	4,917	1,383	200.00
644620 LEASE EQUIPMENT	2,000.00	2,000.00	2,098	2,602	2,700.00-
644800 RENT SUPPLIES				462	462.00-
645100 INSURANCE GENERAL	3,400.00	3,400.00	850	2,550	
645260 AUTO INSURANCE	500.00	500.00	125	375	
646180 BUILDING R AND M ISF BILLINGS				1,451	1,450.89-
646311 SPRINKLER SYSTEM MAINTENANCE	500.00	500.00			500.00
646320 LANDSCAPE MATERIALS				188	188.17-
646360 MAINTENANCE OF GROUNDS ALLOCATED	30,000.00	30,000.00	7,700	5,540	16,759.78
646430 FLEET MAINT ISF LABOR AND OVERHEAD	300.00	300.00		141	159.00
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00		146	54.33
646445 FLEET NON MAINT ISF PARTS AND SUBLET				220	220.18-
646970 OTHER EQUIP REPAIRS AND MAINTENANCE				1,040	1,040.46-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	5,000.00	5,000.00		520	4,480.00
648170 MARKETING AND PROMOTIONAL	7,500.00	7,500.00	4,007	9,184	5,691.35-
648174 REGISTRATION FEES	1,000.00	1,000.00		1,086	86.05-
649000 SALES TAX EXPENSE				133-	132.92
649030 CLERKS RECORDING FEES ETC	2,500.00	2,500.00			2,500.00

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
649100 LEGAL ADVERTISING	4,500.00	4,500.00	1,500		3,000.00
649990 OTHER MISCELLANEOUS SERVICES	500.00	500.00		596	96.26-
651110 OFFICE SUPPLIES GENERAL	4,000.00	4,000.00		735	3,264.90
651210 COPYING CHARGES	5,000.00	5,000.00			5,000.00
651910 MINOR OFFICE EQUIPMENT	1,500.00	1,500.00			1,500.00
651930 MINOR OFFICE FURNITURE	2,000.00	2,000.00			2,000.00
651950 MINOR DATA PROCESSING EQUIPMENT	2,500.00	4,204.95			4,204.95
652110 CLOTHING AND UNIFORM PURCHASES	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	1,000.00	1,000.00		582	418.48
652490 FUEL AND LUBRICANTS ISF BILLINGS	600.00	600.00		249	351.09
652920 COMPUTER SOFTWARE	3,000.00	3,000.00		166	2,833.58
652990 OTHER OPERATING SUPPLIES	4,500.00	4,500.00		2,774	1,726.49
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		2,563	1,437.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	4,000.00	4,000.00		304-	4,303.95
CAPITAL OUTLAY	50,000.00	50,000.00			50,000.00
763100 IMPROVEMENTS GENERAL	50,000.00	50,000.00			50,000.00
TRANSFERS	2,485,000.00	2,485,000.00		2,485,000.00	
910001 TRANSFER TO 0001 GENERAL FUND	53,800.00	53,800.00		53,800	
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	2,431,200.00	2,431,200.00		2,431,200	
RESERVES	15,500.00	15,500.00			15,500.00
991000 RESERVE FOR CONTINGENCIES	15,500.00	15,500.00			15,500.00

Fund 1021 (787) Bayshore CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			1,304,718.16	2,346,125.49-	1,041,407.33
1021 BAYSHORE CRA PROJECT FUND			1,304,718.16	2,346,125.49-	1,041,407.33
REVENUE Sub Total	2,454,600.00-	11,193,943.60-		2,525,962.29-	8,667,981.31-
REVENUE - OPERATING Sub-Total	24,600.00-	24,600.00-		94,762.29-	70,162.29
361170 OVERNIGHT INTEREST				66,258-	66,258
361180 INVESTMENT INTEREST	24,600.00-	24,600.00-		20,004.71-	4,595.29-
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				8,500.00-	8,500.00
CONTRIBUTION AND TRANSFERS Sub-Total	2,430,000.00-	11,169,343.60-		2,431,200.00-	8,738,143.60-
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	2,431,200.00-	2,431,200.00-		2,431,200.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		8,739,343.60-			8,739,343.60-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,200.00	1,200.00			1,200.00
EXPENSE Sub Total	2,454,600.00	11,193,943.60	1,304,718.16	179,836.80	9,709,388.64
OPERATING EXPENSE	640,300.00	2,766,158.28	1,295,488.16	179,836.80	1,290,833.32
631401 ENGINEERING FEES DESIGN			257,542.00		257,542.00-
631650 ABSTRACT FEES					
631800 ENVIRONMENTAL CONSULTANT FEES					
634980 INTERDEPT PAYMENT FOR SERV				4,199.00	4,199.00-
634999 OTHER CONTRACTUAL SERVICES	640,300.00	2,766,158.28	828,540.13	61,087.15	1,876,531.00
639990 OTHER CONTRACTUAL SERVICE			209,406.03	114,550.65	323,956.68-
649030 CLERKS RECORDING FEES ETC					
CAPITAL OUTLAY	1,564,300.00	7,662,361.29	9,230.00		7,653,131.29
762200 BUILDING IMPROVEMENTS			9,230.00		9,230.00-
763100 IMPROVEMENTS GENERAL	1,564,300.00	7,662,361.29			7,662,361.29
GRANTS AND DEBT SERVICE	250,000.00	765,424.03			765,424.03
882100 REMITTANCES PRIVATE ORGANIZATIONS	250,000.00	250,000.00			250,000.00
884200 RESIDENTIAL REHAB		515,424.03			515,424.03

Fund 787 Project 50197 Residential Grants

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		196,423			196,422.50
*** 50197 BAYSHORE CRA PROJEC		196,423			196,422.50
EXPENSE Sub Total		196,423			196,422.50
GRANTS AND DEBT SERVICE		196,423			196,422.50
884200 RESIDENTIAL REHAB		196,423			196,422.50

Fund 787 Project 50198 Commercial Grants

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		319,002			319,001.53
*** 50198 BAYSHORE CRA PROJEC		319,002			319,001.53
EXPENSE Sub Total		319,002			319,001.53
GRANTS AND DEBT SERVICE		319,002			319,001.53
884200 RESIDENTIAL REHAB		319,002			319,001.53

Fund 787 Project 50203 Stormwater

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	838,000	2,504,665	461,104	30,210.65	2,013,350.00
*** 50203 BAYSHORE CRA PROJEC	838,000	2,504,665	461,104	30,210.65	2,013,350.00
EXPENSE Sub Total	838,000	2,504,665	461,104	30,210.65	2,013,350.00
OPERATING EXPENSE		279,284.82	461,104	30,210.65	212,030.00-
631401 ENGINEERING FEES DESIGN			257,542		257,542.00-
634980 INTERDEPT PAYMENT FOR SERV				646.00	646.00-
634999 OTHER CONTRACTUAL SERVICES		279,285	203,562	29,564.65	46,158.00
CAPITAL OUTLAY	838,000	2,225,380			2,225,380.00
763100 IMPROVEMENTS GENERAL	838,000	2,225,380			2,225,380.00

Fund 787 Project 50204 Linwood

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	100,000	800,000			800,000.00
*** 50204 BAYSHORE CRA PROJEC	100,000	800,000			800,000.00
EXPENSE Sub Total	100,000	800,000			800,000.00
OPERATING EXPENSE		350,000			350,000.00
634999 OTHER CONTRACTUAL SERVICES		350,000			350,000.00
CAPITAL OUTLAY	100,000	450,000			450,000.00
763100 IMPROVEMENTS GENERAL	100,000	450,000			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		635,864	13,847	15,207.00	606,810.00
*** 50206 BAYSHORE CRA PROJEC		635,864	13,847	15,207.00	606,810.00
EXPENSE Sub Total		635,864	13,847	15,207.00	606,810.00
OPERATING EXPENSE			13,847	15,207.00	29,053.50-
631650 ABSTRACT FEES					
631800 ENVIRONMENTAL CONSULTANT FEES					
634980 INTERDEPT PAYMENT FOR SERV				3,213.00	3,213.00-
634999 OTHER CONTRACTUAL SERVICES			12,679	11,994.00	24,673.00-
639990 OTHER CONTRACTUAL SERVICE			1,168		1,167.50-
649030 CLERKS RECORDING FEES ETC					
CAPITAL OUTLAY		635,864			635,863.50
763100 IMPROVEMENTS GENERAL		635,864			635,863.50

Fund 787 Project 50207 Bayshore Parking Lot

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	15,000	64,586	320		64,266.31
*** 50207 BAYSHORE CRA PROJEC	15,000	64,586	320		64,266.31
EXPENSE Sub Total	15,000	64,586	320		64,266.31
OPERATING EXPENSE			320		320.00-
634999 OTHER CONTRACTUAL SERVICES			320		320.00-
CAPITAL OUTLAY	15,000	64,586			64,586.31
763100 IMPROVEMENTS GENERAL	15,000	64,586			64,586.31

Fund 787 Project 50208 17 Acre Site

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	261,300	2,947,752	204,926	114,890.65	2,627,935.70
1021000000 BAYSHORE CRA PROJECT FUND	261,300	2,947,752	204,926	114,890.65	2,627,935.70
EXPENSE Sub Total	261,300	2,947,752	204,926	114,890.65	2,627,935.70
OPERATING EXPENSE		697,120	204,926	114,890.65	377,303.22
634980 INTERDEPT PAYMENT FOR SERV				340.00	340.00-
634999 OTHER CONTRACTUAL SERVICES		697,120			697,120.00
639990 OTHER CONTRACTUAL SERVICE			204,926	114,550.65	319,476.78-
CAPITAL OUTLAY	261,300	2,250,632			2,250,632.48
763100 IMPROVEMENTS GENERAL	261,300	2,250,632			2,250,632.48

Fund 787 Project 50254 Commercial

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

Fund 787 Project 50255 Public Art

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	100,000	200,000			200,000.00
*** 50255 BAYSHORE CRA PROJEC	100,000	200,000			200,000.00
EXPENSE Sub Total	100,000	200,000			200,000.00
CAPITAL OUTLAY	100,000	200,000			200,000.00
763100 IMPROVEMENTS GENERAL	100,000	200,000			200,000.00

Fund 787 Project 50256 Commun. Safety Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	50,000	135,899			135,899.00
*** 50256 BAYSHORE CRA PROJEC	50,000	135,899			135,899.00
EXPENSE Sub Total	50,000	135,899			135,899.00
CAPITAL OUTLAY	50,000	135,899			135,899.00
763100 IMPROVEMENTS GENERAL	50,000	135,899			135,899.00

Fund 787 Project 50258 General Rd Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		500,000			500,000.00
*** 50258 BAYSHORE CRA PROJEC		500,000			500,000.00
EXPENSE Sub Total		500,000			500,000.00
OPERATING EXPENSE		250,000			250,000.00
634999 OTHER CONTRACTUAL SERVICES		250,000			250,000.00
CAPITAL OUTLAY		250,000			250,000.00
763100 IMPROVEMENTS GENERAL		250,000			250,000.00

Fund 787 Project 50259 Multi-Modal Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		150,000			150,000.00
*** 50259 BAYSHORE CRA PROJEC		150,000			150,000.00
EXPENSE Sub Total		150,000			150,000.00
CAPITAL OUTLAY		150,000			150,000.00
763100 IMPROVEMENTS GENERAL		150,000			150,000.00

Fund 787 Project 50261 Housing

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	195,200	295,200			295,200.00
*** 50261 BAYSHORE CRA PROJEC	195,200	295,200			295,200.00
EXPENSE Sub Total	195,200	295,200			295,200.00
OPERATING EXPENSE	195,200	295,200			295,200.00
634999 OTHER CONTRACTUAL SERVICES	195,200	295,200			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	200,000	1,049,453	11,979	19,528.50	1,017,946.00
*** 50262 BAYSHORE CRA PROJEC	200,000	1,049,453	11,979	19,528.50	1,017,946.00
EXPENSE Sub Total	200,000	1,049,453	11,979	19,528.50	1,017,946.00
OPERATING EXPENSE		449,453	11,979	19,528.50	417,946.00
634999 OTHER CONTRACTUAL SERVICES		449,453	11,979	19,528.50	417,946.00
CAPITAL OUTLAY	200,000	600,000			600,000.00
763100 IMPROVEMENTS GENERAL	200,000	600,000			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	12,542		87,457.60
*** 50263 BAYSHORE CRA PROJEC		100,000	12,542		87,457.60
EXPENSE Sub Total		100,000	12,542		87,457.60
OPERATING EXPENSE			3,312		3,312.40-
639990 OTHER CONTRACTUAL SERVICE			3,312		3,312.40-
CAPITAL OUTLAY		100,000	9,230		90,770.00
762200 BUILDING IMPROVEMENTS			9,230		9,230.00-
763100 IMPROVEMENTS GENERAL		100,000			100,000.00

Fund 787 Project 50270 Mini-Triangle TIF Agreement

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	250,000	850,000	600,000		250,000.00
*** 50270 BAYSHORE CRA PROJEC	250,000	850,000	600,000		250,000.00
EXPENSE Sub Total	250,000	850,000	600,000		250,000.00
OPERATING EXPENSE			600,000		600,000.00-
634999 OTHER CONTRACTUAL SERVICES			600,000		600,000.00-
CAPITAL OUTLAY		600,000			600,000.00
763100 IMPROVEMENTS GENERAL		600,000			600,000.00
GRANTS AND DEBT SERVICE	250,000	250,000			250,000.00
882100 REMITTANCES PRIVATE ORGANIZATIONS	250,000	250,000			250,000.00

Fund 787 Project 50271 Neighborhood Initiative

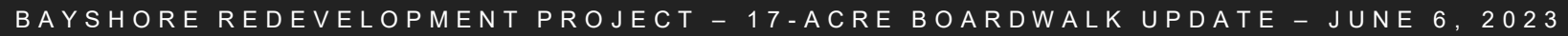
Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	320,100	320,100			320,100.00
*** 50271 BAYSHORE CRA PROJEC	320,100	320,100			320,100.00
EXPENSE Sub Total	320,100	320,100			320,100.00
OPERATING EXPENSE	320,100	320,100			320,100.00
634999 OTHER CONTRACTUAL SERVICES	320,100	320,100			320,100.00

Bayshore Drive Redevelopment Project

June 2023 CRA Advisory Board Project Update

Item 8b- Attachment 2





Project Overview – Master Plan Areas

Future Phase Parking Lot

Future Phase – Canopy Walk

17 AC Boardwalk Project
Collier County SDP 17 AC Project
(Future Projects not in SDP)

Out Parcel

Bayshore Drive

Future Phase Parking Lot

Jeepers Drive

SDPI Lake Avalon

Sugden Park / Lake Avalon

This aerial map illustrates the proposed 17 AC Boardwalk Project. The central focus is a large, irregularly shaped area labeled '17 AC Boardwalk Project' and 'Collier County SDP 17 AC Project', with a note indicating that future projects are not included in the SDP. To the north of this central area, a 'Future Phase – Canopy Walk' is shown as a winding path through a wooded area, leading to a 'Future Phase Parking Lot'. To the south, another 'Future Phase Parking Lot' is outlined. The map also shows an 'Out Parcel' to the west of the central area. Surrounding roads include 'Bayshore Drive' to the west and 'Jeepers Drive' to the south. To the east, the map shows 'SDPI Lake Avalon' and 'Sugden Park / Lake Avalon'.

Future Phase – Canopy Walk



SDPI
Lake
Avalon

17 AC Boardwalk Project
Collier County SDP 17 AC Project
(Future Projects not in SDP)

Out Parcel



Sugden
Park /
Lake
Avalon



Future Phase
Parking Lot

Jeepers Drive



Collier County Site Plan Permit Submissions



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FORT MYERS, FL 33901-3436
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TEL: 239-639-1000

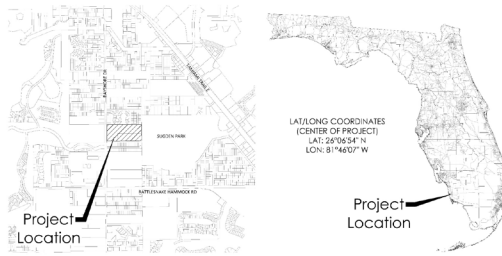
PROJECT IDENTIFICATION:

PROJECT ADDRESS:
BAYSHORE CRA
3299 TAMiami TRAIL E

FOUR
-18842010000
-18842010000
-18842010000
-18842010000

BUILDING INFORMATION:

N/A



SITE DEVELOPMENT PERMIT PLANS FOR BAYSHORE DRIVE REDEVELOPMENT

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

A DEVELOPMENT BY COLLIER COUNTY

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

		INDEX OF SHEETS	
SHEET NUMBER		SHEET TITLE	
CG001		COVER SHEET	
CG002		GENERAL NOTES	
CG003		EXISTING CONDITIONS AND DEMOLITION PLAN	
CG004		EXISTING SITE PLAN	
CG005		CONTRACT FORMS	
CG006		UTILITY SECTIONS	
CG007		PAVING, GRAVEL, AND DRAINAGE SECTIONS	
CG008		PROPOSED CONCRETE TIE-IN AND DETAILS	

ENVIRONMENTAL SUPPLEMENT

BAYSHORE CRA
BOARDWALK PROJECT
NAPLES, FLORIDA 34112

MAY 2023

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



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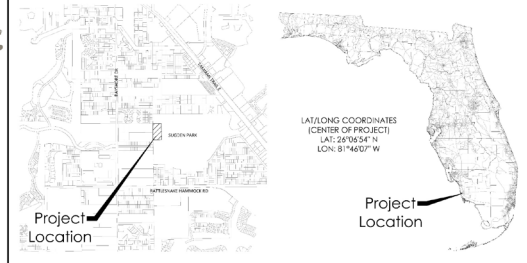
PROJECT IDENTIFICATION:

PROJECT ADDRESS:
COLLIER COUNTY
4284 AVALON DR

FOUR
-18842010000
-18842010000

BUILDING INFORMATION:

N/A



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

BAYSHORE DRIVE FOOT BRIDGE

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

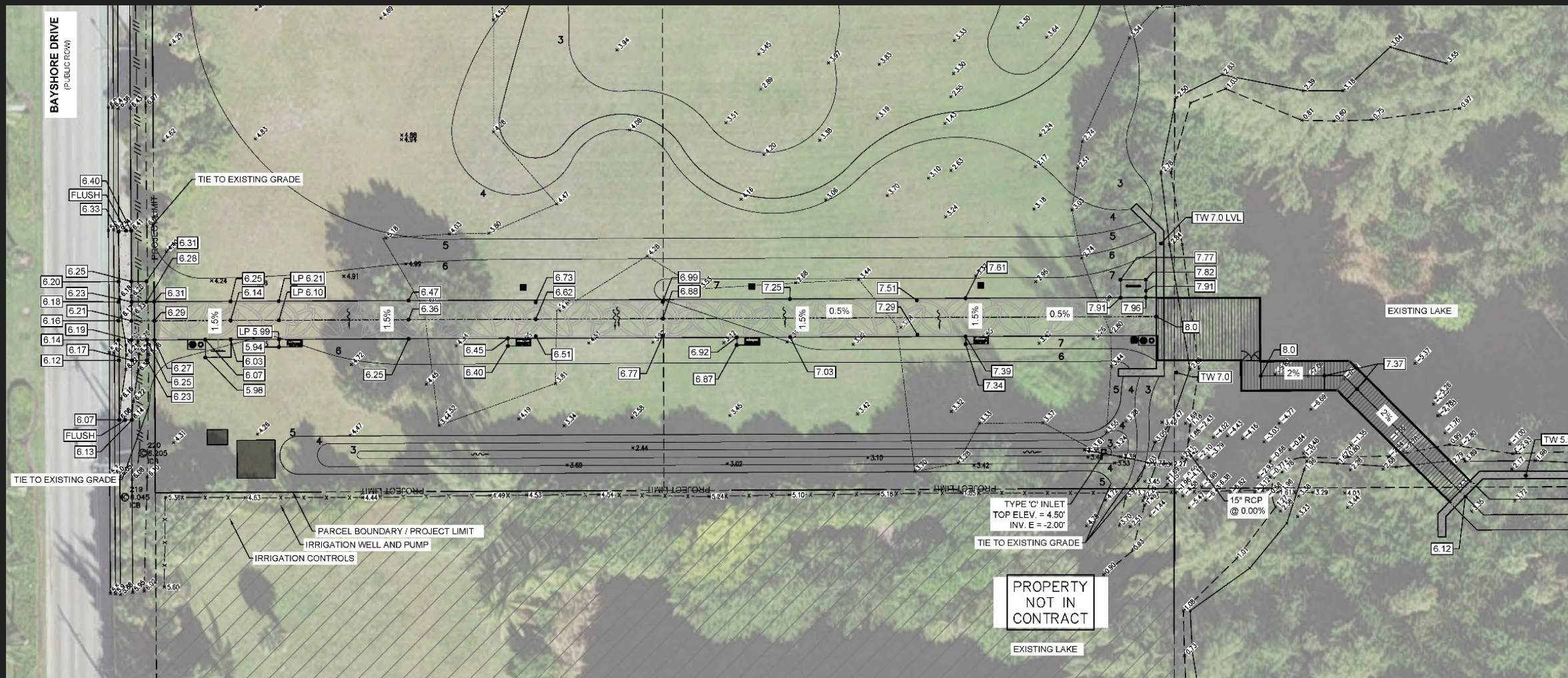
A DEVELOPMENT BY COLLIER COUNTY

3299 TAMiami TRAIL E, BLDG F
NAPLES, FL 34112
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CONTACT: TAMI SCOTT

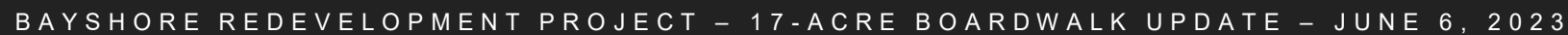
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CG006	UTILITY SECTIONS		
CG007	PAVING, GRAVEL, AND DRAINAGE SECTIONS		
CG008	PROPOSED CONCRETE TIE-IN AND DETAILS		



Civil Engineering



Site Development Plans - Grading and Drainage

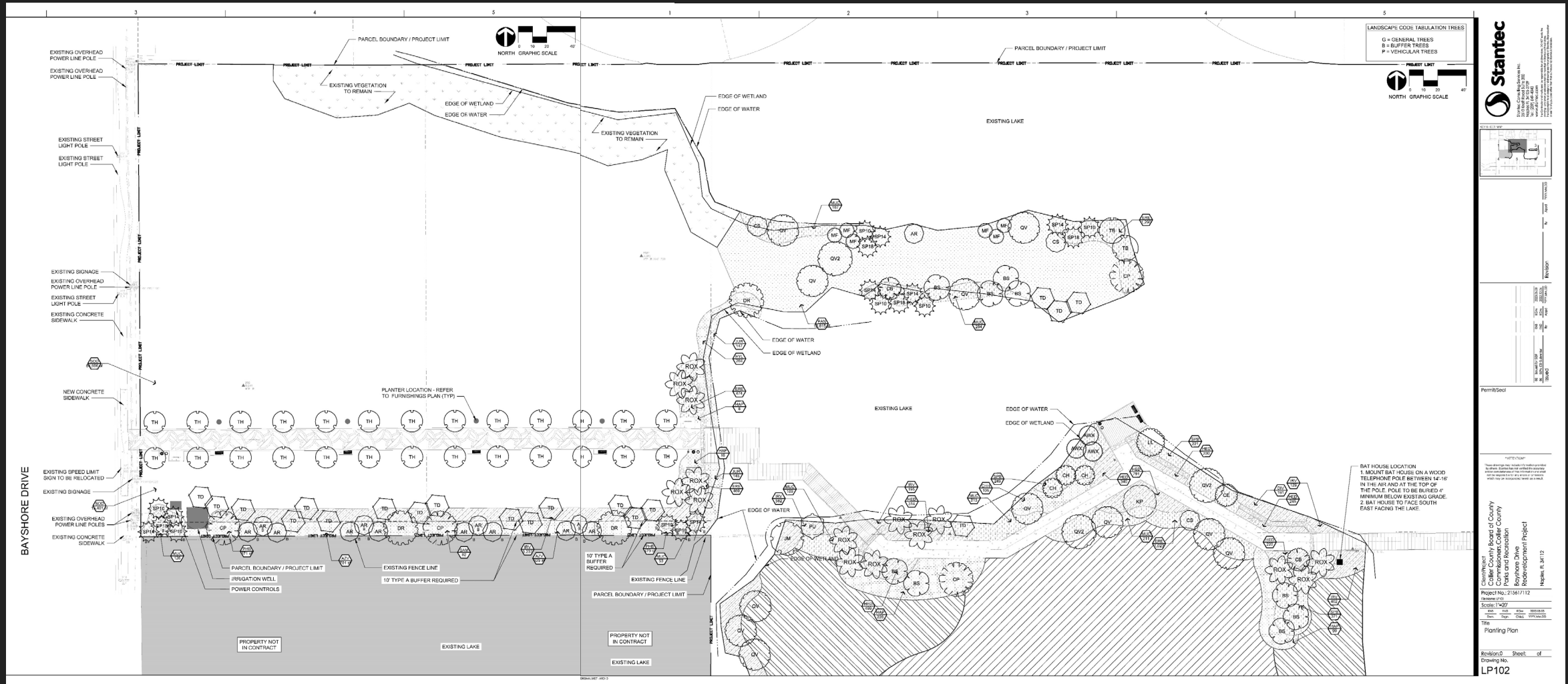


Landscape Architecture





Landscape Architecture



Site Hardscape, Landscape, Irrigation, Lighting and Furnishings Plans

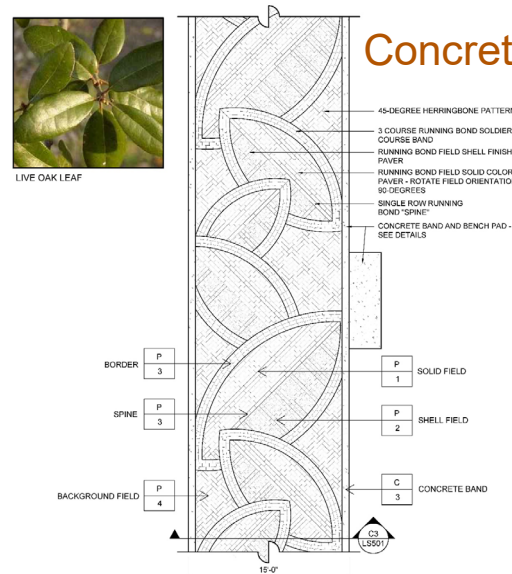


Landscape Architecture

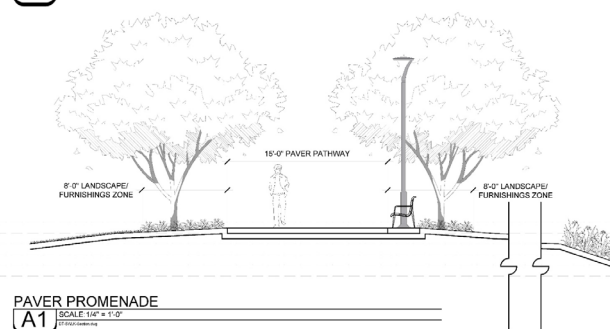


LIVE OAK LEAF

Concrete Paver Pattern

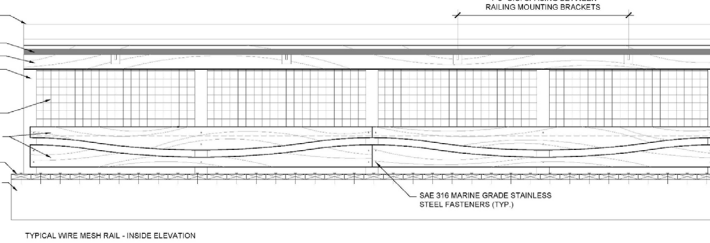
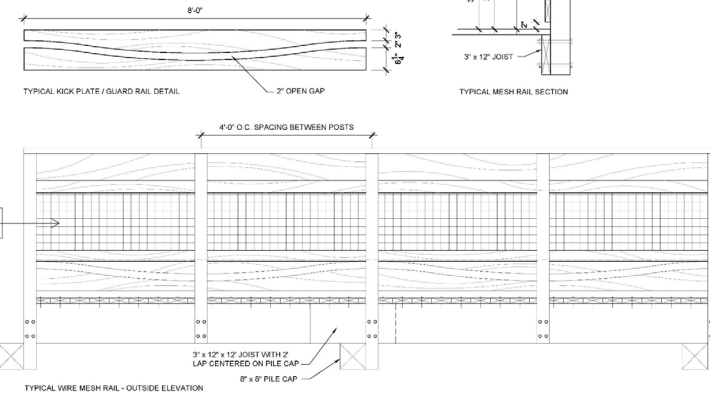


PAVER PATTERN ENLARGEMENT
B1 SCALE 1/4" = 1'-0"

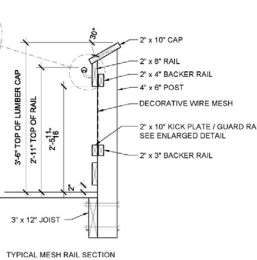


PAVER PROMENADE
A1 SCALE 1/4" = 1'-0"

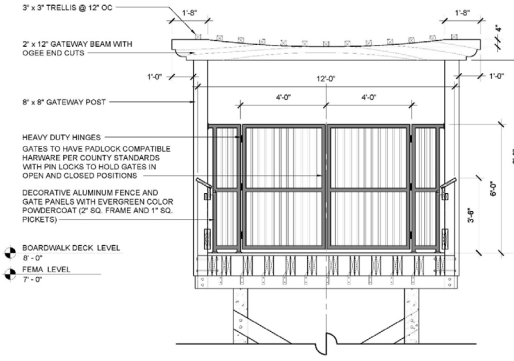
- NOTES:
1. ALL FASTENERS TO BE SAE 316 MARINE GRADE STAINLESS STEEL. USE BOLTS AND SCREWS, NO NAILS.
 2. ALL RAILING WOOD MEMBERS TO BE SANKED SMOOTH, EASE AND LIGHTLY ROUND OVER ALL SHARP EDGES.



BOARDWALK RAILING
A1 SCALE 1/4" = 1'-0"

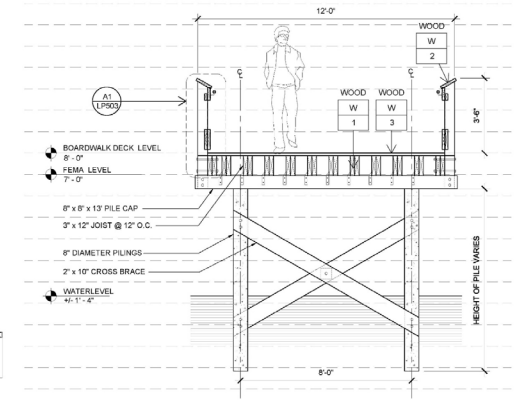


TYPICAL MESH RAIL SECTION



BOARDWALK SECTION @ GATEWAY
C4 SCALE 1/2" = 1'-0"

Security Gate



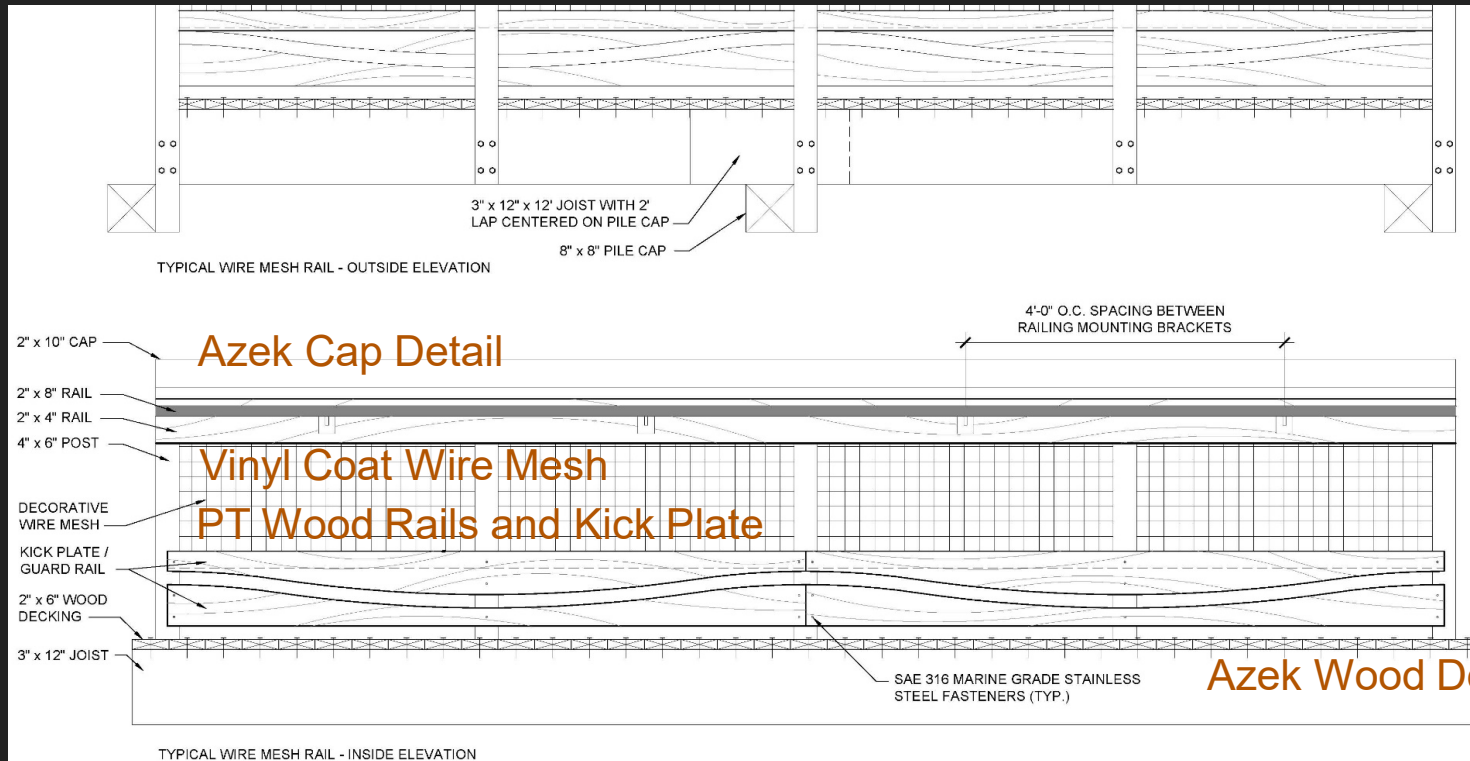
TYPICAL BOARDWALK SECTION
A4 SCALE 1/2" = 1'-0"

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Client/Project
Collier County Board of County Commissioners
Parks and Recreation
Bayshore Drive
Redevelopment Project
Project No. 21561712
Scale as shown
Date: 06/06/23
Drawn: JLB
Checked: JLB
Title: Site Sections
Revision: 0
Sheet: 1 of 1
Drawing No. LS503



Landscape Architecture/Structural Engineering

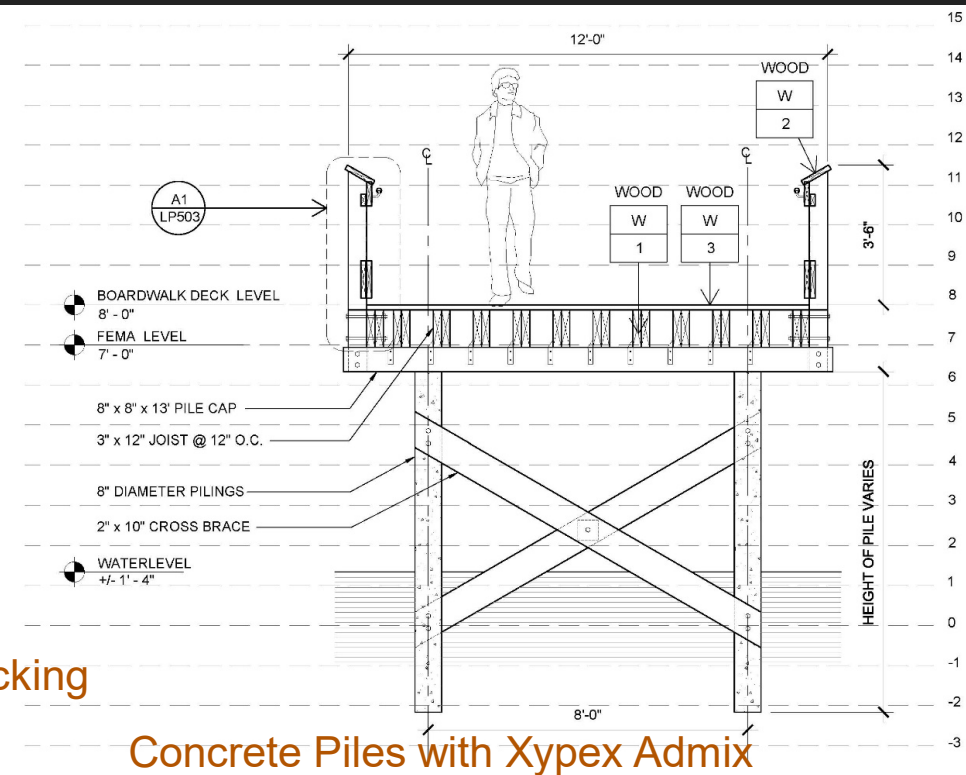


BOARDWALK RAILING

A1

SCALE: 1" = 1'-0"

(1) Boardwalk Railing.dwg



TYPICAL BOARDWALK SECTION

A4

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

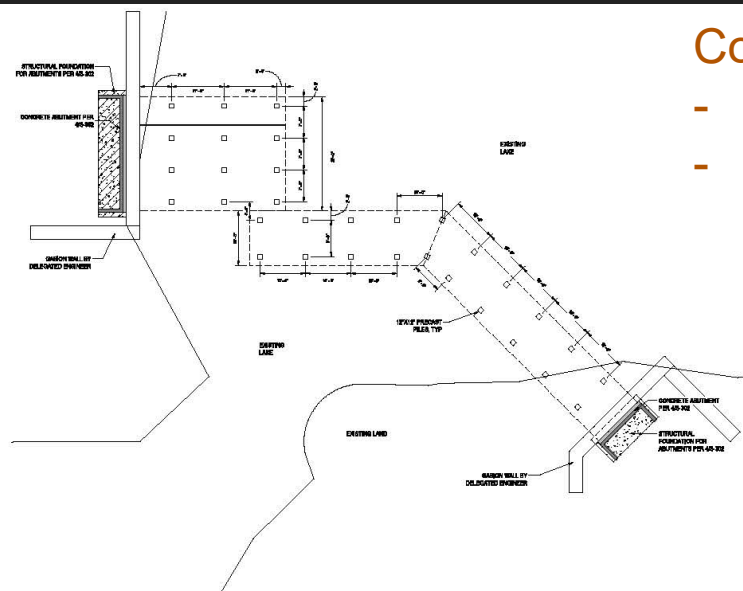
(1) Boardwalk Section.dwg



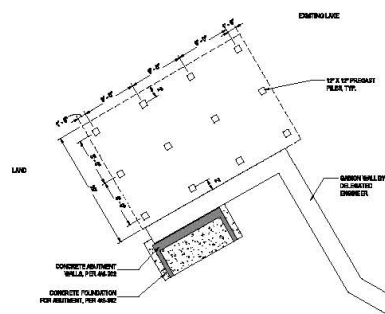
Structural Engineering

Concrete Piling w/Xypex Admix

- Lateral Pressures
- Long Term Marine Solution

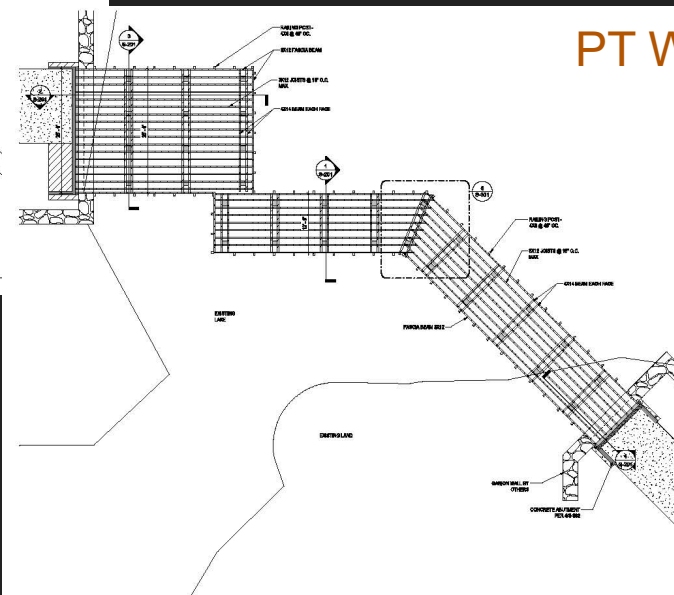


1 WORK AREA 1 FOUNDATION PLAN
5-102 NOT TO SCALE

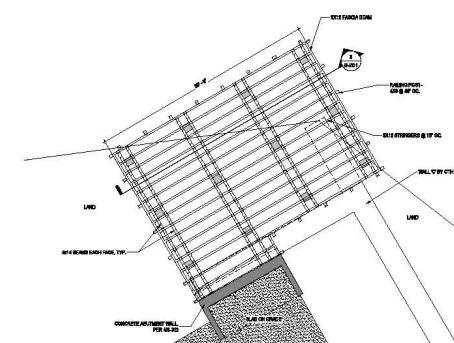


2 WORK AREA 2 FOUNDATION PLAN
5-102 NOT TO SCALE

PT Wood Framing and Rails



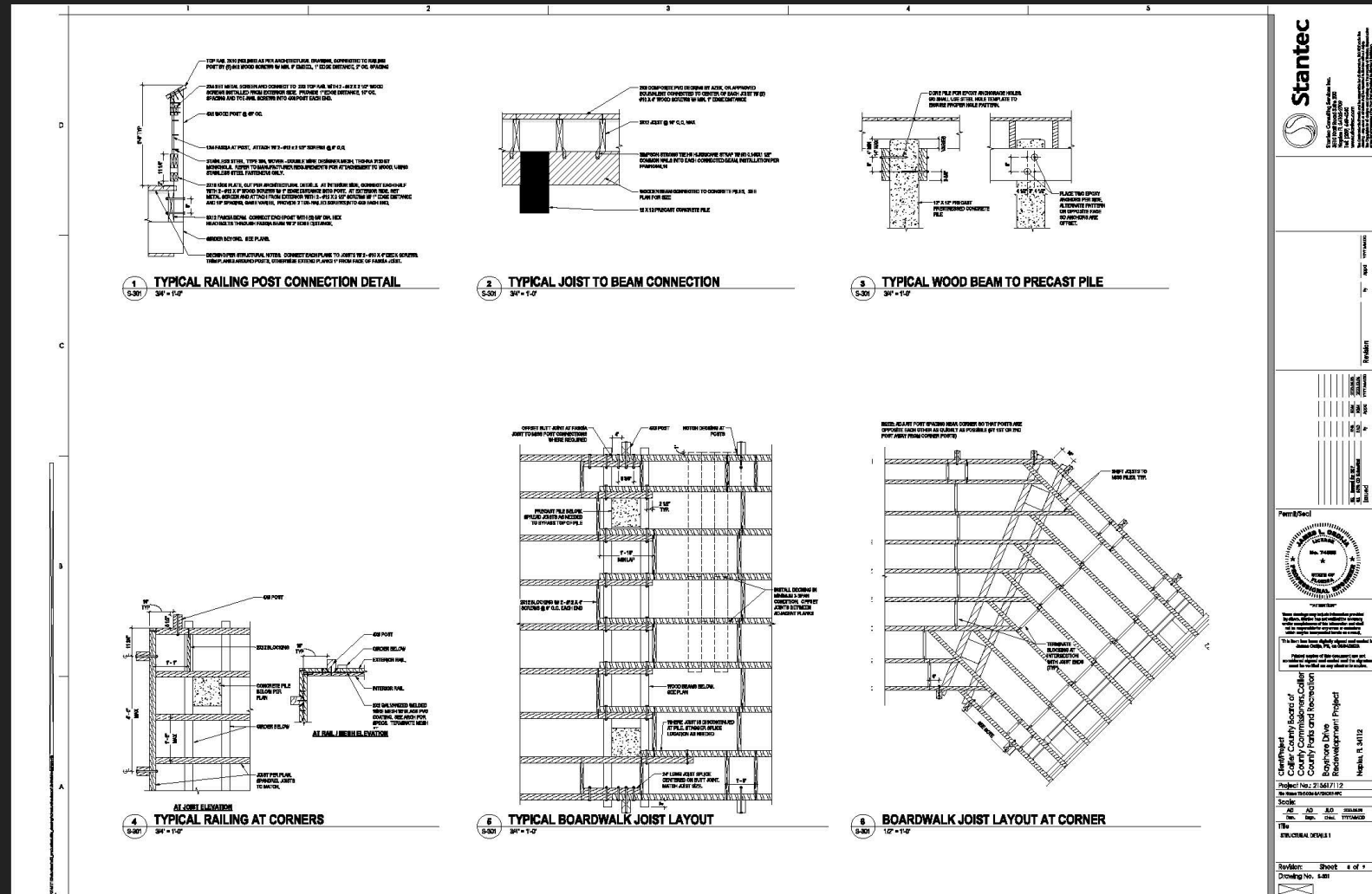
1 WORK AREA 1 FRAMING PLAN
5-103 NOT TO SCALE



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



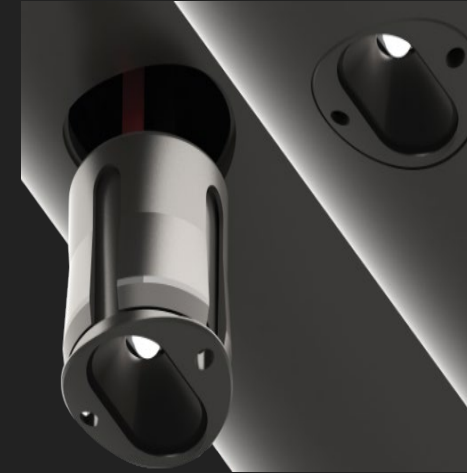
Structural Engineering



Boardwalk Structural Plans and Connection Details

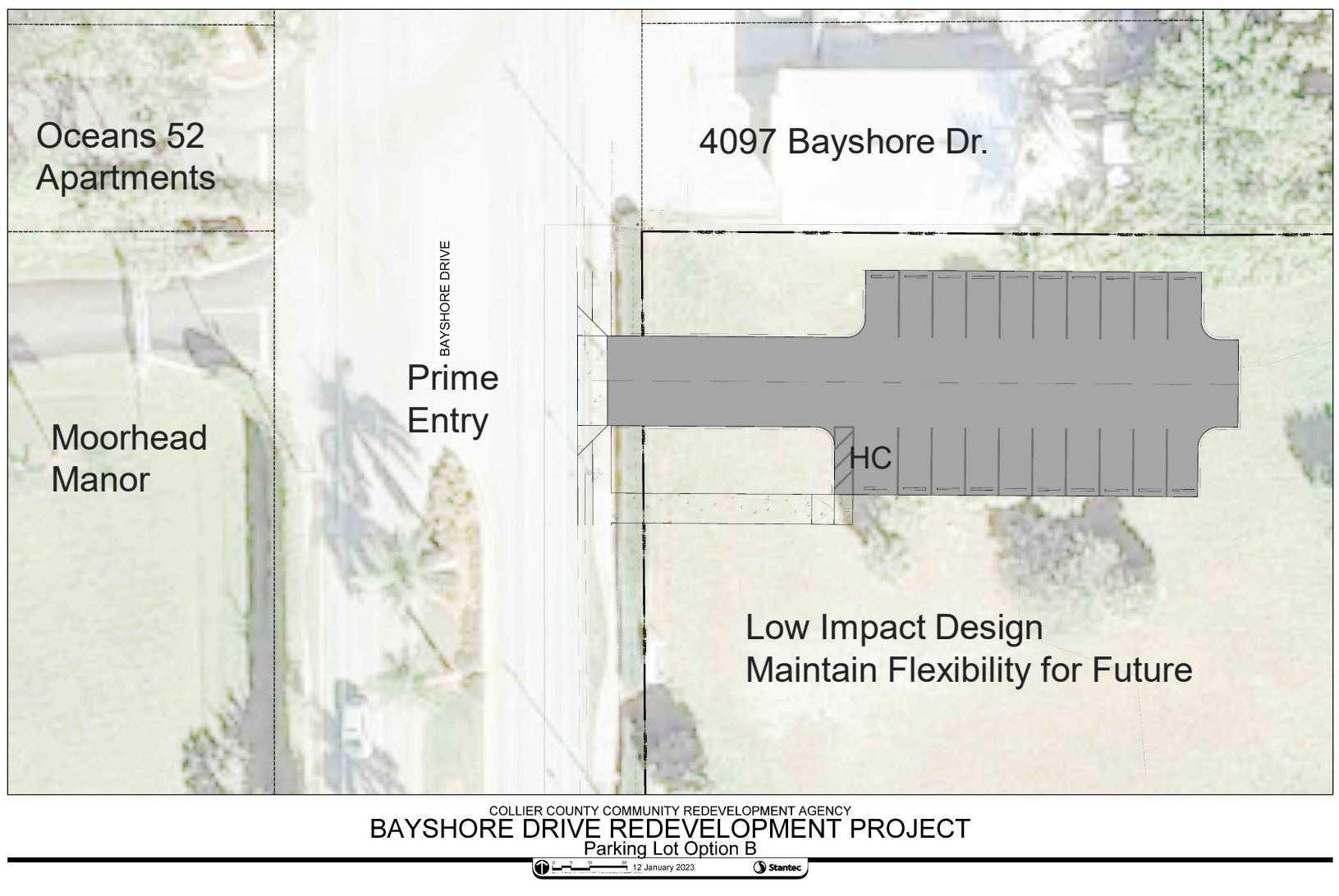


Proposed Site Furnishings



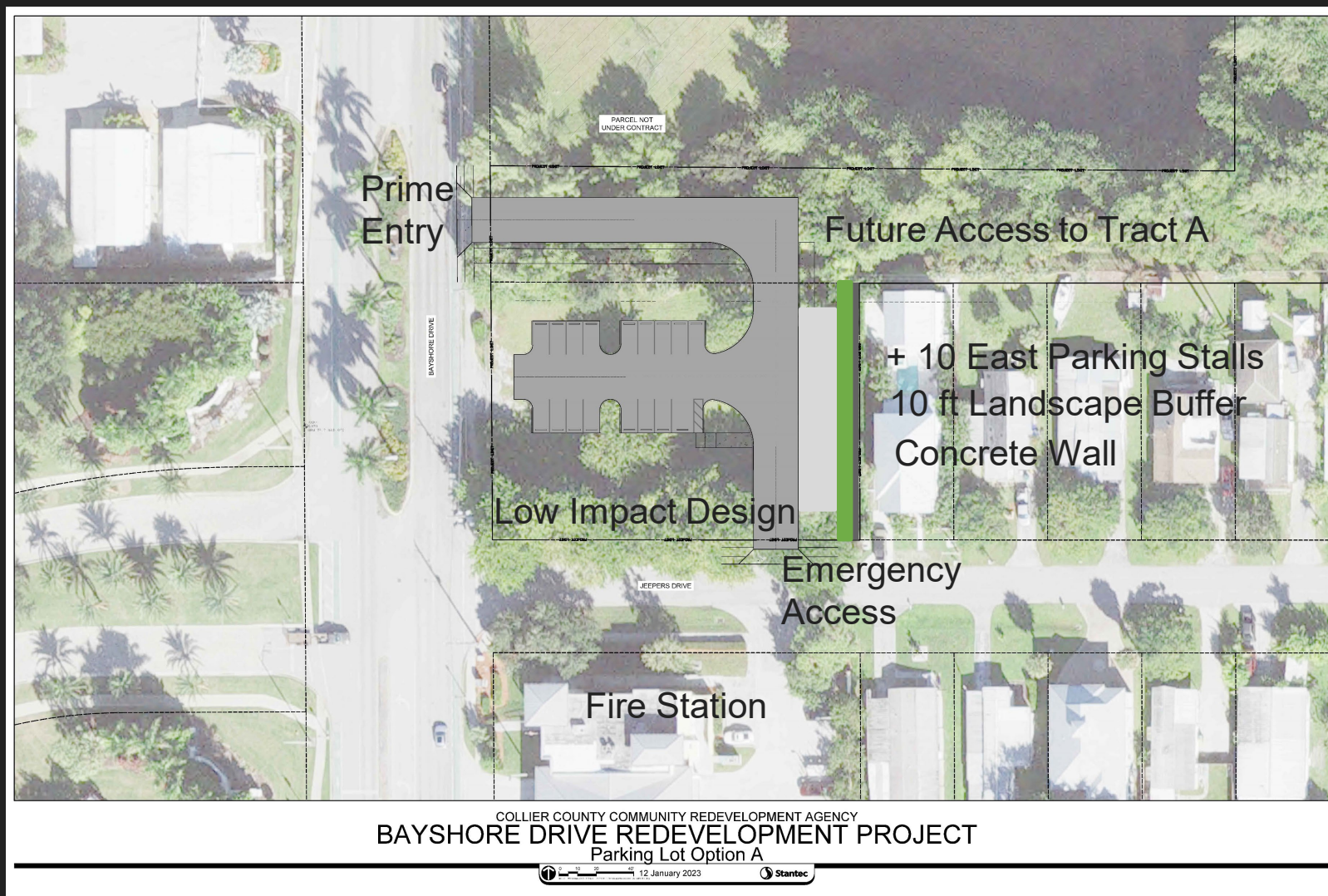


North Parking Lot – 20 Stalls Shown





South Parking Lot – 17 Stalls Shown





Boardwalk Opinions of Cost

Boardwalk Locations

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

Parking Lots

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

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

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

Thank You

June 2023 Project Update

June 2023 Development Update

Please Note: Projects with *and highlight have been updated since the last report
Yellow highlight indicates old project with recent activity; Green highlight indicates new project

Zoning Petitions



Auto Dealership – 3147 Davis Blvd (ZLTR): PL20230008855*

Location: 3147 Davis Blvd (Porsche Naples)

Owner: TT of Tamiami Inc

Status: Request submitted on 5/10/2023.

Request to verify zoning and allowance for auto dealership, service, and repair center.

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.

Applicant would like to subdivide the 0.3-acre property into two lots.



Becca Ave (RZ): PL20230005755

Location: 2595 & 2631 Becca Avenue

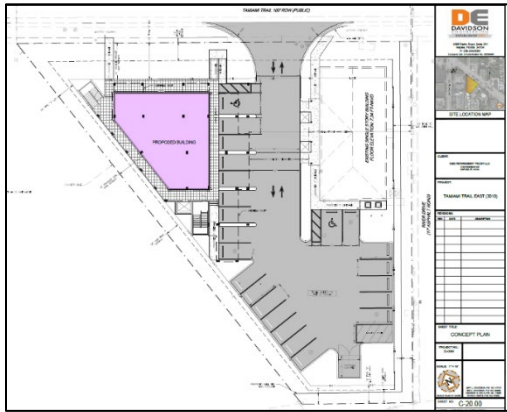
Owner: Weston & William Bayes

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

(see also Zoning Verification Letter PL20230000846 on page 11)

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

3010 Tamiami Trl E (MUP): PL20220006931*



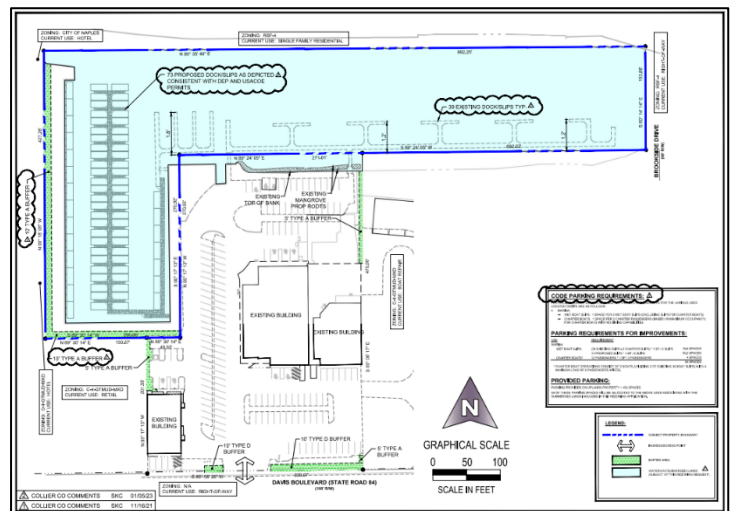
Location: 3010 Tamiami Trail E.
Owner: D&D Retirement Trust, LLC
Status: Pre-app meeting held 11/22/2022. First applicant submittal on 1/23/2023. First Staff review letter issued on 3/6/2023. **Second applicant submittal on 5/24/2023.**

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.

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. Scheduled for 9/26/2023 Board of County Commissioners hearing.



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.

The Promenade (PUDZ): PL20220006784

Location: 2836, 2800, 2772, 2754 Bayview Drive
Applicant/Owners: Gregory L Orick II REV Trust, 2754 Bayview LLC & Bayview Inn LLC
Status: Pre-app meeting held 11/9/2022.

Rezone five parcels (0.8 acres) from RMF-4-BZO-R4, RMF-6-BZO-R2 to C-4-BZO-NC with companion MUP.



Naples Boat Yard Variance: PL2020000007

Location: 2775 Bayview Drive
Status: Originally a PUD Rezone, applicants have changed the request to a Variance. NIM meeting was held May 11, 2021. Staff issued a fourth comment review letter on 2/3/2022. Applicant requested six-month extension, granted through 2/2/2023. County planner indicated on 3/28/2023 that resubmittal has not been completed by petitioner.

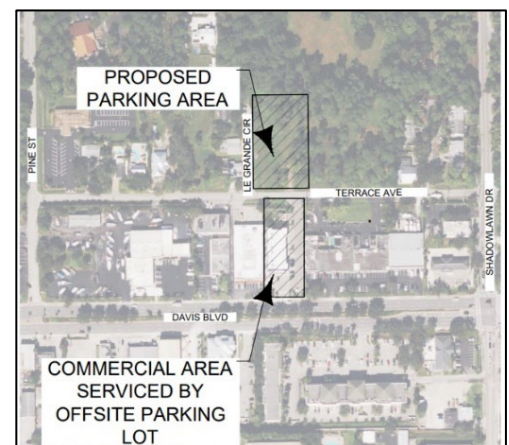
The applicant is proposing a complete site renovation to construct a boat storage facility along the north side

of Bayview Dr. This petition requests a variance from the 20-foot rear yard waterfront setback to allow for a building to be 10 feet from the waterfront, and for a small office on the NE corner of the site to be setback back 0 feet from the waterfront.

Davis Place Parking Exemption (PE): PL20220006085

Location: north side of Terrace Avenue west of La Petite Court (Folio No. 61833400007 and 61833401103)
Owner: Central Pk Prop of Naples, Inc.
Status: Pre-app meeting held 10/26/2022. First applicant submittal on 11/30/2022. Staff issued incomplete submittal letter on 12/2/2022. Additional documents submitted on 12/13/2022. Fee payment is pending since 12/14/2022.

The project entails constructing twenty space offsite parking area to accommodate the existing "Davis Place" retail building (former Greyhound station) located at 2669 Davis Blvd. The retail building was built under PL20180002510. The tenants found they do not have enough parking for their employees and customers in the onsite parking lot.



Development Review Petitions

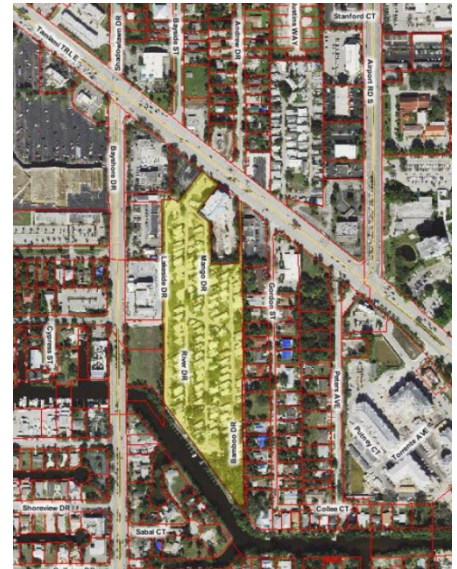
Harmony Shores (SDP): PL20230008929*

Location: 5 Bamboo Drive

Owner: Harmony Shores Venture II LLC

Status: First applicant submittal on 5/11/2023. Pre-application meeting scheduled for 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.



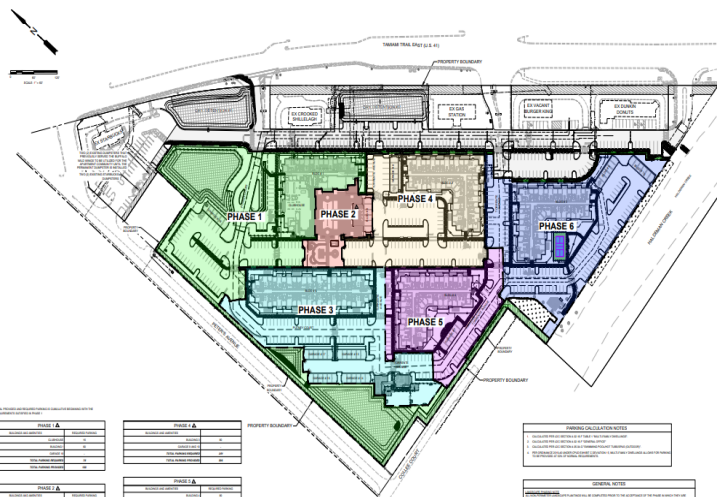
Marea Luxury Apartments FKA Courthouse Shadows Apartments - Phase 2 (SAP): PL20230008985*

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.

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.

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.



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.

Fifth Avenue Express Carwash (SDP): PL20230001721

Location: Parcel 76211080005 Tamiami Trail East (corner US 41 & Pine Street)

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.



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.

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.



**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.

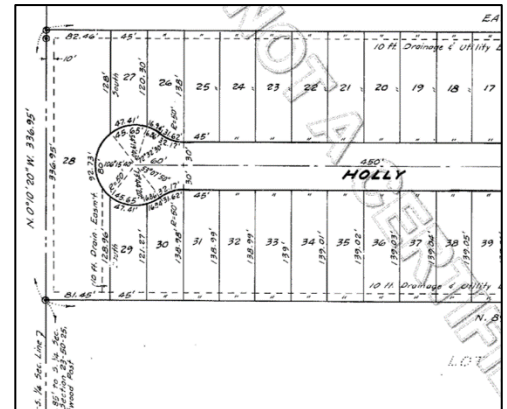
Beyderman (VAC): PL20220005685*

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.**

Vacating an easement on parcel #50890840103.



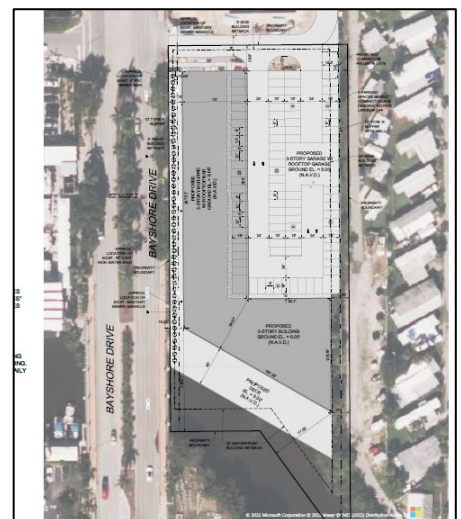
**Bayshore Mixed Use Development (SDP):
PL20220006723**

Location: Parcel #'s 61841600006, 71580260001, & 71580250008 (at 2924 & 2974 Bayshore Dr.)

Owner: Thomas Burgess GST Trust

Status: Pre-application meeting held on 11/22/2022.

A 3-story building is proposed on ±2.16 acres at 2924 & 2974 Bayshore Drive. The proposed building is mixed-use with commercial, and restaurant uses on the first floor and a total of 30 condos are proposed on the second and third floors, which will require a companion request for density bonus pool allocation. Vehicular access to the site will be provided from Bayshore Drive via a shared access driveway with 2955 Bayshore Drive.



The Grove Bayshore (PPL): PL20210002029*

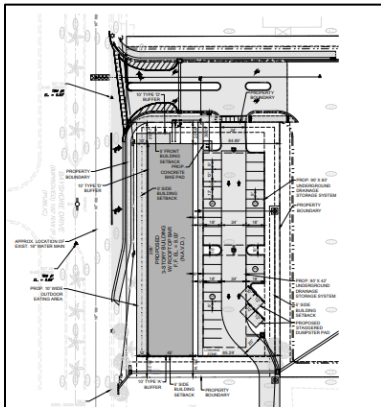
Location: Parcel 61841080008 (on Bayshore Dr. between Barrett Ave. & Van Buren Ave.)



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 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.**

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



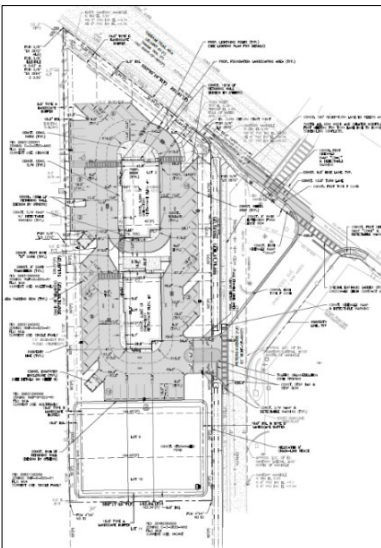
Ybor Mixed Use Development (SDP): PL20220007412

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.

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.



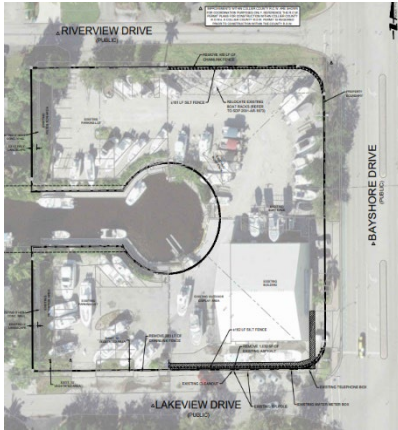
KRB Naples (SDP): PL20220003647*

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.**

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



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.

(see also Viage Bayshore Marina DR-PL20220000558 on page 9)

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.

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.

New owner requests outdoor improvements and the addition of up to 136 outdoor seats to the existing restaurant.



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.

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. The existing building on the southern parcel will be used for used auto sales, warehouse, and office.



Approved Projects/Letters Issued



Justin's Village Phase 2 (RZ): PL20220003739*

Location: 3163 Justin's Way

Applicant: SMH PROPERTIES OF SWFL INC (St. Matthews House)

Status: First staff review issued 10/20/2022. Second applicant submittal on 10/25/2022. Neighborhood Information Meeting held on 12/15/2022, Salvation Army Church, 3170 Estey Avenue. Planning Commission meeting held 3/16/2023, recommendation for approval. **Approved at 4/25/2023 Board of County Commissioners meeting.**

Request to rezone 2.33 acres from RMF-6 GTZO-R to RMF-12 GTZO-R for twenty-eight units.

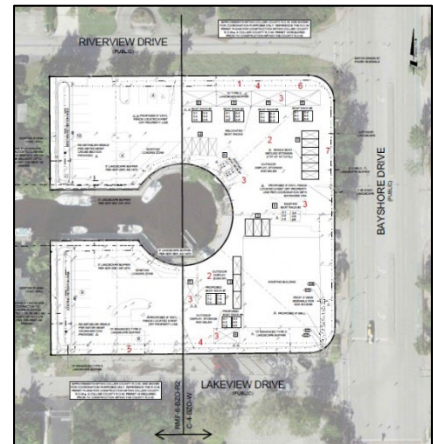
Viage Bayshore Marina (DR): PL20220000558*

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.**

(See also SDPI-PL20220004489 on page 8)

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.



Windstar on Naples Bay Clubhouse Expansion (SDPI): PL20230007621*

Location: 1700 Windstar Blvd. (Clubhouse)

Owner: Windstar Club, Inc.

Status: Applicant submittal on 4/20/2023. SDPI approval letter issued on 5/4/2023.

SDPI application to SDPA PL20220004780. This application proposes site, grading, and utility changes to the previously approved SDPA plans. These plan alterations include storm drainage revisions, paver pathway revisions, and block retaining wall revisions. The temporary fitness trailer improvements and grease interceptor approved in PL20220004780 are no longer proposed. There are no changes to the architectural plans. Overall utility quantities are not changing. The only difference in utilities is the removal of the grease interceptor. Therefore, there are no additional utility costs or associated utility submittal fees.

3095 Connecticut Ave (ZLTR): PL20230007683*

Location: 3095 Connecticut Avenue

Owner: 3095 Connecticut Ave LLC

Status: Request submitted on 4/20/2023. **Zoning Verification Letter issued on 5/4/2023.**

Applicant is proposing to build a 2-unit duplex on this property and would also like to build two separate guesthouses for each unit. County planner advised that the 2-unit duplex is allowed, but the two additional guesthouses are not due to LDC requirements of a minimum lot area of 43,560 square feet (one acre) and a minimum lot width of 105 feet to allow for one guesthouse. The subject property is 13,503.6 square feet (0.31 acres) and approximately 100 feet wide; therefore, it does not comply with minimum site design standards for a guesthouse to be permitted.

**3063 Connecticut Ave (LS):
PL20220005465***

Location: 3063 Connecticut Ave.

Owner: Robert David Shepherd

Status: Applicant submittal on 8/12/2022. Incomplete applicant submittal on 8/17/2022. Staff issued comment letter 9/7/2022. Applicant second submittal on 5/1/2023. **Lot Split approval letter issued on 5/18/2023.**

Applicant requests to split Parcel 61430480006 into two separate parcels.

(Note: PL20210002448 was the same request; it has been withdrawn.)

**Porsche Interim DC Charger Install (SDPI): PL20230000899***

Location: 3147 Davis Blvd.

Owner: TT of Tamiami, Inc.

Status: First applicant submittal on 1/19/2023. Additional materials submitted on 1/26/2023. Incomplete submittal letter issued on 1/31/2023. Additional materials submitted on 2/21/2023. Staff issued first comment letter on 3/9/2023. Additional materials submitted on 4/11/2023 and 4/18/2023. Staff issued incomplete submittal letter issued on 4/19/2023. **SDPI approval letter issued on 5/9/2023.**

Installing new electric vehicle (EV) chargers and supporting infrastructure at Porsche of Naples.

2595 & 2631 Becca Ave (ZLTR): PL20230000846*

Location: 2595 & 2631 Becca Avenue Unit 1

Owner: Weston J. Bayes & William J. Bayes

Status: Application submitted on 1/12/2023. Zoning Verification Letter issued on 5/10/2023 (supersedes the letter issued on 1/27/2023).

(see also Rezone Pre Application Meeting PL20230005755 on page 1)

Applicant wants to confirm the permitted uses, development regulations, and how many residential units can be constructed on the properties. Zoning Letter confirms zoning of RMF-6-BZO-R1 currently allows 6 base units/acre + eligible for up to 2 units/acre from bonus pool (subject to Hearing Examiner review), which equates to 8 units/acre * 0.68 acres = 5 dwelling units. Through the Affordable Housing Bonus program, a rezoning may be pursued for up to 15 du/ac, which equates to 10 dwelling units if all applicable criteria are met.



Autospace Naples (APR): PL20230003045

Location: 3045 Davis Blvd. & 3072 Terrace Ave.

Owner: Davis Terrace Realty, LLC

Status: First applicant submittal on 2/21/2023. Fee payment on 3/8/2023. Staff review due on 4/5/2023. Approval letter issued on 4/17/2023.

In accordance with LDC Section 4.05.04.F.4, the applicant is requesting a new administrative parking reduction (APR) for Autospace Naples, located at 3045 Davis Boulevard and 3072 Terrace Avenue in Naples, to reduce parking by 20 spaces based on actual utilization of parking onsite.

Regatta Landing (formerly Haldeman's Landing) SDPI Landscape Modification Plans: PL20230003091

Location: 2513 Breakwater Way

Owner: Regatta Landing a Condominium

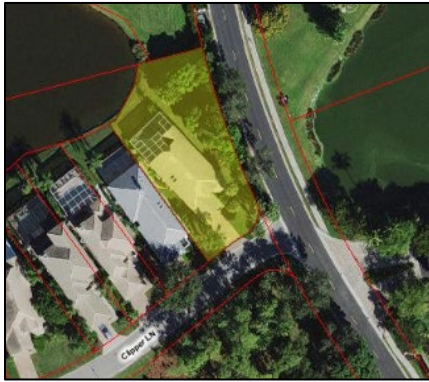
Status: First applicant submittal on 2/21/2023. Staff reviews are pending, due date 4/3/2023.

Approval letter issued on 4/14/2023.

The project involves removal of 31 trees (18 Live Oaks and 13 Mahoganies) on west property line, to reduce the number of trees and replace with different species from the County's recommended list for the purpose of improving golf and lake views and protect real estate values. The current trees are erroneously designated as a type A buffer. LDC does not require a buffer for residential developments adjacent to a golf course per LDC section 4.06 table 2.4.15 trees (from the Collier County recommended list (5 Satin Leaf, 4 Gumbo Limbo and 6 Sweet Bay)) will be planted as replacements at sizes in excess of the LDC minimum code requirements.



Bumiller Admin. Variance (AVA): PL20230004881



Location: 3813 Clipper Lane in Windstar

Owner: Michele Bumiller

Status: First application submitted on 3/14/2023. Approval letter issued on 4/6/2023.

The property owner is requesting a variance regarding the pool enclosure encroachment into the site setback. The homeowner is selling the property and the new buyer is requiring that we apply for the variance before closing. The encroachment exists on the northwest corner of the property where the pool enclosure is 5.6' from the property line at its closest distance.

3214 Andrews Ave (ZLTR): PL20230004568

Location: 3241 Andrews Avenue

Owner: Gail A. Hart

Status: Application submitted on 2/22/2023. Staff issued Zoning Verification Letter on 3/22/2023.

The request is to split the current property into two lots, remove a structure, and build two homes. Staff finding was that two platted non-conforming lots were combined, and development of the parcel occurred on the combined area of the platted lots; therefore, the subject site is one conforming lot in the RMF-6 district. The lots cannot be divided to allow for two single family residences. The lot is eligible for a duplex or a single-family home.



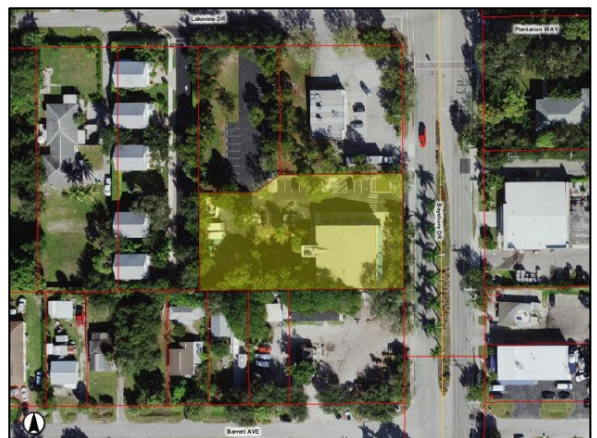
3570 Bayshore Lot Split (ZLTR): PL20230001926

Location: 3570 Bayshore Drive

Owner: Heritage Property Holdings, LLC

Status: Application submitted on 2/2/2023. Staff issued Zoning Verification Letter on 2/21/2023.

Request to confirm zoning for a possible lot split and future development. Zoning Letter indicates Mixed Use density (12 units/acre) allows for 9 units on the 1.58-acre site (currently constructed with 5 dwelling units). A maximum of 19 units could be achieved with approval of all bonuses allowed by the Growth Management Plan. Industrial Flex space or storage would require the conditional use process on the C-4-BZO property.



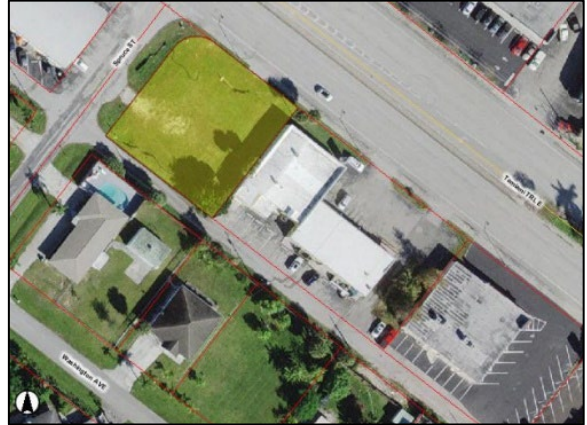
2201 Spruce Street (ZLTR): PL20230000200

Location: 2201 Spruce Street

Owner: FLRoy Holdings, LLC

Status: Application submitted on 12/29/2022. Staff issued Zoning Verification Letter on 1/30/2023.

Request that the County specifically verify: whether or not the subject property located at 2201 Spruce Street (Parcel No. 51690240009) may be legally combined with the adjacent parcel of land owned by our client, 2364 Tamiami Trail E. (Parcel No. 51690200007), for purposes of developing all parcels of land into one, contiguous, parcel, and used for such purposes as are permitted within the General Commercial (C-4) zoning district and the Gateway Triangle Mixed Use Overlay District (GTMUD-MXD).



Compass Point South at Windstar A Condominium (SDPI): PL20220004888

Location: 3554 Haldeman Creek Drive, Building 2

Owner: Compass Point South at Windstar A Condominium

Status: Applicant submittal on 7/18/2022. Incomplete submittal letters issued on 7/21/2022 and 8/19/2022. Additional materials submitted on 8/25/2022. Staff issued comment letter 9/8/2022. Applicant's second submittal on 11/10/2022. Staff issued second comment letter 11/18/2022. Additional materials submitted on 2/14/2023. Approval letter issued 2/23/2023.

Remove ten trees within the condominiums. Three of the trees have roots, which are interfering with buildings and water mains. The remaining trees have matured over the years and are now blocking entire views of third floor residents, who purchased their residences with views.

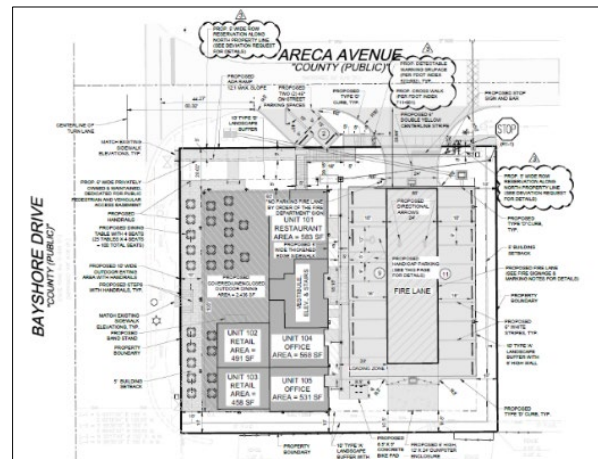
The 239 Bayshore & Areca Hotel/Restaurant (SDP): PL20210001360

Location: 3467 Bayshore Drive

Owner/Applicant: Michael J. Whalen, 3467 Bayshore Drive, LLC

Status: Pre-application meeting held on 6/16/2021. First applicant submittal on 11/30/2021. SDP Approval letter issued on 1/31/2023.

The proposed vehicular access to the site will be provided from Areca Avenue. Alcohol Distance Waiver required if sale of alcoholic beverage for on-site consumption. A new three (3) story building (6,300 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 (8 total) and the roof (terrace) will include a pool and bar. Twenty-two parking spaces in total proposed.





Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU

Haldeman Creek MSTU



3400 Canal St (ZLTR): PL20230000014

Location: 3400 Canal Street

Owner: John F. Hughes

Status: Application submitted on 1/3/2023. Staff issued Zoning Verification Letter on 1/25/2023.

Applicant seeks to tear down the home on property located at 3400 Canal St AKA Sabal Shores Block F Lots 28 & 29. Property ID/Folio Number: 71800000462 comprising of +/- 0.28 acres. The property is zoned RMF-6-BZO-R1. The staff verified that a single home may be constructed on each plotted lot.



2804 S. Del Prado Blvd.
Suite 101
Cape Coral, FL 33904
(239) 257-1780 (0)

10875 Benson Dr.
Suite 120
Overland Park, KS 66210
(913) 441-1636 (0)

www.blotengineering.com

May 24, 2023

Collier County Board of County Commissioners
Attn: Accounts Payable
3299 Tamiami Trail East, Suite 700
Naples, FL 34112

RE: Blot Engineering PO#4500215393
Project No.: 50203.2.1.1
CRA Bayshore Area 1 Stormwater Improvements
Progress Report 017:
Billing Cycle Period: 4/01/23 - 4/30/23

To Whom It May Concern:

Please accept this Progress Report 017 from Blot Engineering Inc. (BEI) providing status on the above project for the billing cycle period 4/01/23 - 4/30/23.

TASK 1: UTILITY LOCATES (T&M)

- No further work completed during this billing period.

TASK 2: SURVEY (NLS)

- Percent Complete = 90% (no further billing for this billing cycle)

TASK 3: SITE ASSESSMENT (NLS)

- All work is 100% complete for this task, and has been invoiced on previous Progress Reports.

TASK 4: DESIGN (NLS)

1. Discharge piping sizes are being optimized along the Becca Ave. outfalls.
 2. Headwall details and slope protection details are being designed along the Becca Ave. outfall locations.
 3. The existing swale and driveway piping along the south side of Weeks Ave. are south of the south Right of Way line of Weeks Ave. The limits of temporary construction easement are being identified to allow new construction to re-grade these areas to the new designed swales and piping within the Right of Way.
 4. Road sections are being finalized for the project area roadways showing piping and swale details.
 5. Progress is projecting to issue the 60% drawing issue set by the end of May 2023.
- Percent Complete = 59% (no further billing for this billing cycle)

TASK 5: UTILITY CONFLICT RESOLUTION (T&M)

Work has not yet begun on this task.

- Percent Complete = 0%

TASK 6: PERMITTING (NLS)

Work has not yet begun on this task.

- Percent Complete = 0%

TASK 7: BIDDING AND CONSTRUCTION (NLS)

Work has not yet begun on this task.

- Percent Complete = 0%

TASK 8: PROJECT CLOSEOUT (NLS)

Work has not yet begun on this task.

- Percent Complete = 0%

TASK 9: WEEKS AVE. ROADWAY REALIGNMENT (NLS)

1. Typical road section detail has been designed for the Weeks Ave. roadway realignment.
 2. Roadway elevations, alignment and profile details are being finalized.
 3. Progress is projecting to issue the 60% drawing issue set by the end of May 2023.
- Percent Complete = 58% (no further billing for this billing cycle)

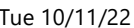
Should you have any questions on this Progress Repmt or need any additional information, please feel free to call me at 239-257-1780.

Sincerely,



Edward M. Blot, P.E.
President

Item 9b- Attachment 5



	A	B	C	D	E	
1	Case Number	Case Type	Desc riptio	Date Entered	Location Description	Detailed Description
2	CEPM20200000363	PM	Open	05/07/2020	2862 Arbutus St - 81780360005	Docks that are failing and starting to fall into the water. Hazard for boats in the area.
3	CENA20200010414	NA	Open	09/24/2020	50891000007 - 2596 HOLLY AVE Prior cases : CENA	Grass & weeds in excess of 18". Also - vegetative debris. Inclusion to Mandatory lot Mowing program as of today 10/8/2020
4	CESD20200011642	SD	Open	11/30/2020	23120120009 - 2248 CURTIS ST	Complaint of turning this single family home into a multi family unit with possible garage conversion, and now too many people living in them. *RE: AIMS 311 Service Request 51854*
5	CENA20210001924	NA	Open	02/24/2021	81780240002 - Unimproved lot at the west end of Becca Ave	High grass & weeds in excess of 18"
6	CESD20210003927	SD	Open	05/10/2021	3056 Van Buren Ave Van Buren and Bayshore.	Unpermitted modification to trailer ending it's original DOT certification. Structure must be removed as it is a hazard to occupants and neighboring structures. Entire top of trailer and walls have been removed and replaced with site built materials without any permitting, engineering or inspection.
7	CESD20210003927	SD	Open	05/10/2021	3056 Van Buren Ave Van Buren and Bayshore.	Unpermitted modification to trailer ending it's original DOT certification. Structure must be removed as it is a hazard to occupants and neighboring structures. Entire top of trailer and walls have been removed and replaced with site built materials without any permitting, engineering or inspection.
8	CESD20210004109	SD	Open	05/10/2021	3470 Bayshore Dr	Bayshore CRA has received complaints regarding new boat racks being installed, noise and debris at the Marina located at the corner of Bayshore and Riverview.
9	CESD20210005901	SD	Open	06/09/2021	3240 Collee Ct - 48680200004	Unpermitted AC unit, carport enclosure, and interior remodeling, see Contractor Licensing Case CECV20210004960.
10	CESD20210011366	SD	Open	11/15/2021	(incorrect) 71800000307 - 3339 CANAL ST (incorrect) 71800000242 - 3399 CANAL ST	New carport that showed up over the weekend. Permits?
11	CESD20210011573	SD	Open	11/15/2021	3212 Bayshore Dr. - 48171320008 - 3200 BAYSHORE DR	Remodeling a room and adding a kitchen, adding walls and stairs (no permits)
12	CESD20210011987	SD	Open	04/07/2022	2564 Van Buren Ave 29280560309 - 2564 VAN BUREN AVE	Home occupied without C/O on permit. Also check status of expired tank permit PRBD20210416602 & rejected pool enclosure permit PRBD20210840479
13	CEAU20220000580	AU	Open	01/18/2022	48173680005 - 2649 LAKEVIEW DR	Fence built without a permit (from case # CEPM20210013352)

	A	B	C	D	E	F
14	CEVR20220002 751	VR	Open	03/18/2022	71800000433 - 3370 CANAL ST	An unimproved parcel was illegally cleared of vegetation.
15	CEVR20220002 751	VR	Open	03/18/2022	71800000433 - 3370 CANAL ST	An unimproved parcel was illegally cleared of vegetation.
16	CEPM20220003 654	PM	Open	04/28/2022	82640200000 - 2448 ANDREW DR	Possible dangerous structure on this parcel.
17	CESD20220005 870	SD	Open	06/23/2022	Folio 81780360005 - Common area parcel @ 2862 Arbutus St 64770400002 - individual owners parcel....	Unpermitted parking lot in ROW, see Contractor Licensing Case CEMIS20220002239.
18	CEPM20220006 154	PM	Open	07/27/2022	61841280002 - 3531 PLANTATION WAY	Caller states the staircases are in bad shape. The brackets are rusted & falling off, the bannisters shake & the foundation of the staircases are not good either. Caller states all 9 buildings are like this.
19	CEPM20220006 154	PM	Open	07/27/2022	61841280002 - 3531 PLANTATION WAY	Caller states the staircases are in bad shape. The brackets are rusted & falling off, the bannisters shake & the foundation of the staircases are not good either. Caller states all 9 buildings are like this.
20	CEPM20220006 154	PM	Open	07/28/2022	61841280002 - 3531 PLANTATION WAY	Caller states the staircases are in bad shape. The brackets are rusted & falling off, the bannisters shake & the foundation of the staircases are not good either. Caller states all 9 buildings are like this.
21	CEPM20220007 058	PM	Open	09/08/2022	102 Jeepers Dr	Squatters reported at this location. No power, no water, and trailer in poor condition.
22	CEPM20220007 058	PM	Open	09/08/2022	102 Jeepers Dr	Squatters reported at this location. No power, no water, and trailer in poor condition.
23	CESD20220008 132	SD	Open	08/27/2022	50891080001 - 2620 HOLLY AVE	Unpermitted mobile home rebuild, see Contractor Licensing Case CECV20220007979.
24	CEPM20220008 389	PM	Open	09/27/2022	2996 Francis Ave #11 Zone 3	Rec'd call from a DAS officer. Converted shed w/ someone living in it. Looks like a utility shed.
25	CEPM20220008 389	PM	Open	09/27/2022	2996 Francis Ave #11 Zone 3	Rec'd call from a DAS officer. Converted shed w/ someone living in it. Looks like a utility shed.
26	CEPM20220008 389	PM	Open	09/27/2022	2996 Francis Ave #11 Zone 3	Rec'd call from a DAS officer. Converted shed w/ someone living in it. Looks like a utility shed.

	A	B	C	D	E	F
27	CEPM20220008 389	PM	Open	10/05/2022	2996 Francis Ave #11 Zone 3	Rec'd call from a DAS officer. Converted shed w/ someone living in it. Looks like a utility shed.
28	CENA20220009 888	NA	Open	01/26/2023	Preserve that runs from west end of Sunset Ave to west end of Florida Ave.	Exotic vegetation (Melaluca, Australian Pine, Areca Palms, Brazilian Pepper, etc.) overgrowing preserve area. This overgrowth is also affecting the drainage on the north side of Sunset Ave.
29	CEPM20220010 218	PM	Open	01/04/2023	1002 Tippins Terr.	H2A Workers are moving into the unit approxiately 10 people and more dropped off today by bus overcrowding in the home.
30	CEPM20220010 218	PM	Open	01/13/2023	1002 Tippins Terr.	H2A Workers are moving into the unit approxiately 10 people and more dropped off today by bus overcrowding in the home.
31	CESD20220011 340	SD	Open	02/16/2023	2631 Becca Avenue All units (Triplex and big brown house with front efficiency apartment.	Unpermitted ongoing repairs in all rental units at all hours day and night.
32	CESD20220011 340	SD	Open	02/16/2023	2631 Becca Avenue All units (Triplex and big brown house with front efficiency apartment.	Unpermitted ongoing repairs in all rental units at all hours day and night.
33	CESD20230000 208	SD	Open	01/12/2023	3085 Areca Ave – 71781920001	Unpermitted interior repairs in progress. (referred from CESD20220009672)
34	CEVR20230000 814	VR	Open	02/08/2023	1549 Sandpiper St	At Royal Bay Villas, an established community at 1549 Sandpiper Street in Naples, consisting of Florida Oak trees, Sable Palms, Florida Pines, etc that were originally kept on the property for a reason when the condominium buildings were built, are now being removed for no apparent reason and without permits. These trees are being removed on weekends when there are no code enforcement agents available to determine why the trees are being removed or to catch them in the act of removing the trees. There was an owner who asked one of the men removing the trees the name of the company since the company logo on the truck had been removed and the workers had no logo on their shirts. The worker would not reply. Moments later, a board member threatened to the police if this owner interfered
35	CENA20230000 833	NA	Open	02/21/2023	30683080006	litter washer, plastic, clothes, laundry baskets, tools
36	CENA20230000 833	NA	Open	02/21/2023	30683080006	litter washer, plastic, clothes, laundry baskets, tools

	A	B	C	D	E	F
37	CENA20230000 835	NA	Open	02/09/2023	30682040005	litter stack of wood pallets
38	CENA20230000 835	NA	Open	02/09/2023	30682040005	litter stack of wood pallets
39	CESD20230001 127	SD	Open	02/28/2023	71120240009 - 1627 SANDPIPER ST	Completing a full interior remodel without permits
40	CELU20230001 293	LU	Open	02/14/2023	2667 Lakeview Dr. - 48173640003	Outside construction without a permit, illegal outside storage
41	CELU20230001 293	LU	Open	02/14/2023	2667 Lakeview Dr. - 48173640003	Outside construction without a permit, illegal outside storage
42	CELU20230001 293	LU	Open	02/14/2023	2667 Lakeview Dr. - 48173640003	Outside construction without a permit, illegal outside storage
43	CESD20230001 721	SD	Open	02/28/2023	2861 Storter Ave - 81730840009	Unpermitted interior and exterior renovations to a single family residence. See case CECV20230001086.
44	CESD20230001 728	SD	Open	02/28/2023	2898 Weeks Ave - 81270040000	Unpermitted wood deck installation at the front and rear of the home. See case CECV20230001354
45	CESD20230001 825	SD	Open	03/06/2023	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
46	CESD20230001 825	SD	Open	03/06/2023	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
47	CESD20230002 248	SD	Open	03/15/2023	11 Crooked Lane - 59980720008	Unpermitted drywall installation and exterior door to garage. See Contractor Licensing Case CECV20230002061.
48	CESD20230002 250	SD	Open	03/15/2023	112 Pier D - 388200001	Unpermitted interior renovations, see Contractor Licensing Case CECV20230001582.
49	CELU20230002 404	LU	Open	03/28/2023	25080400003 - 2647 LINWOOD AVE	RV and a mobile home are parked on site

	A	B	C	D	E	F
50	CELU20230002 404	LU	Open	03/28/2023	25080400003 - 2647 LINWOOD AVE	RV and a mobile home are parked on site
51	CENA20230003 258	NA	Open	04/14/2023	23120800002 - 1437 SANDPIPER ST	High grass, weeds, vegetative debris
52	CENA20230003 258	NA	Open	04/14/2023	23120800002 - 1437 SANDPIPER ST	High grass, weeds, vegetative debris
53	CENA20230003 401	NA	Open	04/20/2023	2148 Jefferson Ave	Overgrown pepper hedge behind this location, per the complainant it is on a county easement. (2148 Jefferson Ave)

Bayshore CRA
June 2023

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20230003549	NA	Closed	04/24/2023	50891160002 - 2650 Holly Ave.	Grass and weeds in excess of 18 inches.
CENA20230003558	NA	Closed	04/24/2023	50890160003	Weed and grass over 18 inches.
CESS20230003560	SS	Closed	04/24/2023	81271240003 - 2831 Becca Ave.	Junk cars snipe sign in ROW.
CENA20230003603	NA	Closed	04/25/2023	2500 Van Buren Ave (Easement)	Easement at end of street high Weeds over 18 inches and people are dumping as well.
CESD20230003650	SD	Closed	04/27/2023	3987 Full Moon Ct.	Demo on Full Moon Ct and the asbestos is flying everywhere no watering please send someone to make them water.
CENA20230003675	NA	Closed	04/27/2023	2500 Linda Dr - 55701040000	High grass/weeds - 2500 Linda Dr
CENA20230003676	NA	Closed	04/27/2023	2505 Linda Dr	High grass/weeds
CENA20230003677	NA	Closed	04/27/2023	2516 Linda Dr	High grass/weeds
CENA20230003678	NA	Closed	04/27/2023	2521 Linda Dr	High grass/weeds
CENA20230003679	NA	Closed	04/27/2023	2532 Linda Dr	High grass/weeds
CENA20230003680	NA	Closed	04/27/2023	2537 Linda Dr	High grass/weeds
CENA20230003681	NA	Closed	04/27/2023	2548 Linda Dr	High grass/weeds
CENA20230003682	NA	Closed	04/27/2023	2553 Linda Dr	High grass/weeds
CENA20230003706	NA	Open	04/27/2023	2947 Peters Ave	Large pile of garbage consisting of but not limited to, wood, boxes, 5 gallon buckets and miscellaneous debris.
CESD20230003714	SD	Open	04/28/2023	2576 Holly	The trailer has been demolished without a valid Collier County permit
CENA20230003735	NA	Closed	04/28/2023	3032 Areca Ave - 71782080005 - *****DUPLICATE CASE -	Grass and weeds in excess of 18 inches
CESS20230003744	SS	Closed	04/28/2023	2408 LINWOOD AVE - 61631160002	Junk car sign on utility pole
CENA20230003786	NA	Closed	05/01/2023	3100 Van Buren Ave	Very high grass
CENA20230003791	NA	Closed	05/01/2023	2721 Van Buren Ave	Very high grass
CENA20230003792	NA	Open	05/01/2023	2727 Van Buren Ave	Very high grass
CENA20230003793	NA	Open	05/01/2023	2753 Van Buren Ave	Very high grass
CENA20230003794	NA	Open	05/01/2023	2769 Van Buren Ave	Very high grass
CENA20230003796	NA	Open	05/01/2023	2805 Van Buren Ave	Very high grass

Bayshore CRA
June 2023

CENA20230003797	NA	Closed	05/01/2023	2821 Van Buren Ave	Very high grass
CESD20230003798	SD	Open	05/01/2023	2653 Van Buren Ave	Actively completing a full interior remodel without permits, and construction debris piled up around the property.
CESD20230003841	SD	Closed	05/02/2023	2521 Van Buren Ave	Completing an interior remodel without permits
CELU20230003934	LU	Open	05/05/2023	3945 BAYSHORE DR	Selling used cars from commercial location. Believed to not have a zoning certificate for auto sales.
CELU20230003934	LU	Open	05/05/2023	3945 Bayshore Dr	They are selling used cars at this location. The complainant feels it maybe outside the scope of their business license.
CEOCC20230003993	OCC	Closed	05/08/2023	***** DUPLICATE CASE - CELU20230003934 *****	***** DUPLICATE CASE - CELU20230003934 *****
CELU20230004098	LU	Closed	05/09/2023	3015 Tamiami Trail E - 73280440006	Homeless camp at the former Long John Silvers.
CESD20230004108	SD	Closed	05/09/2023	2667 Lakeview Dr	An addition to the top of the fence has increased the height passed its allowable height. It is now at least eight feet tall.
CELU20230004109	LU	Open	05/09/2023	2631 Lakeview Dr - 48173720004	Outside storage of building materials, tools, and other various items (hurricane shutters, fishing poles, umbrellas, etc.)
CELU20230004137	LU	Open	05/10/2023	61580840004 - 1695 Commercial Drive	Vehicles parking in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004142	LU	Open	05/10/2023	2180 Kirkwood - 61580880006	Vehicles illegally parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004145	LU	Closed	05/10/2023	61580920005 - 2190 Kirkwood Ave	Vehicles illegally parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004146	LU	Open	05/10/2023	2300 Kirkwood Ave - 61581040007	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004149	LU	Open	05/10/2023	22721160003 - 2316 Kirkwood	Vehicles parking in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004151	LU	Open	05/10/2023	2348 Kirkwood	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004173	LU	Open	05/10/2023	22721240004	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004176	LU	Open	05/10/2023	22721280006	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004179	LU	Closed	05/10/2023	22721360007 - 22721280006	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023

Bayshore CRA

June 2023

CELU20230004184	LU	Closed	05/10/2023	22721400006	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004188	LU	Open	05/10/2023	22721440008	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004189	LU	Open	05/10/2023	Vehicles parked in the ROW	Vehicles parked in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CELU20230004191	LU	Closed	05/10/2023	22721520009	Vehicles parking in the ROW KIRKWOOD ROW PARKING SWEEP MAY 2023
CEAU20230004264	AU	Closed	05/11/2023	2667 Lakeview Dr	Neighbor has nails extending through their fence that are a threat to health and safety.
CELU20230004282	LU	Closed	05/11/2023	2721 Van Buren Ave	Homeless encampment on this vacant lot
CENA20230004287	NA	Closed	05/11/2023	2 Bamboo Dr	Appliances, furniture, mattresses in the backyard.

NEW HOMES, HOTELS, AND DINING PLANNED FOR BAYSHORE

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

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

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

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

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



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



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

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

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

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

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

LOCAL NEWS

Bayshore Development Agency asking for input for Del's Corner development

By Harriet Howard Heithaus
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The 1.84-square-acre parcel of grass at the southeast corner of Bayshore and Thomasson drives appears vacant. But it's heavily freighted with community sentiment.

It's the site of the one-time Del's 24-hour Food Store—the business known for its benevolent owner, the late Del Ackerman. Ackerman hired released convicts to give them a second chance; his feisty business stayed open through hurricanes; and Ackerman was a quiet philanthropist, supporting children's causes and families in need. After opening in 1961, what probably was its first closure was its last; Ackerman died in August 2019, and Collier County subsequently bought the parcel.

The question now is: What to do with it? The Bayshore Community Redevelopment Agency is asking

that question of the public, seeking proposals with a May 21 deadline. It will forward its recommendations to county commissioners, who have the ultimate say.

The store and its storage building have been razed, and the corner has found some temporary use already—it held a mobile food distribution center after Hurricane Ian, then it became a town square for the ceremony of lighting the Bayshore Christmas light tree.

A charette—a public input session—Feb. 25 to offer ideas for the space brought two fairly popular requests for what should not be considered among the roughly 40 attending:

■ Another residential complex. Condo and apartment complex building has been widespread in the district and adjacent East Naples over the last two years. “No more apartment buildings!” one woman declared.

■ A fuel station. The district has four on its U.S. 41 borders, including

a 7-11 at Commercial Drive, a Race-trac at Bayshore Drive, a Chevron at Espinal Boulevard and a Wawa at Rattlesnake Hammock Road.

CRA board member Maurice Guterrez agreed with the latter: “My personal opinion is that we would not sell to a person who's going to flip it for a bus station.”

Because the area is zoned commercial, there was trepidation about what a buyer could put on the spot. Observed one of the attendees, “If we don't create something that returns tax money to them (the county) they're not going to be interested.”

Speakers at the charette spoke in favor of uses that would benefit the entire community:

■ Green space for a park that could be used for art fairs and events, with amenities such as a fountain, public art memorializing Ackerman or natural play features for children

■ A spot for coffee shops and dining with outdoor seating to attract

pickleball players after their games. The area needs “something social,” one attendee said.

■ A higher-end supermarket with rooftop dining

Perhaps with the comment about county income in mind, Stantech, the company facilitating the charette, developed four potential designs with varying percentages of residential component, green space and businesses. Graphic illustrations for those can be found on the bayshorecra.com site, under the agenda packet for April 2023, pointed out Debra Forester, CRA director for the county.

Also on the agenda packet is the one outside proposal that has come in: Naples Cinematheque, a boutique cinema specializing in themed and classic films. It includes a diagram and illustrations, as well.

Anything can happen before May 21, however. The Bayshore CRA has information on its main page, bayshorecra.com, for those inter-

ested in taking the first step with a letter of intent.

This is not going to be a fast process, Forester warned.

If any letters of intent come in by May 21, staff will review them and send their comments to the advisory board, who will look at them during its June 6 meeting. Their options include sending the Naples Cinematheque proposal or another letter of intent that may have come in, or not recommending any of those and suggesting an alternative, to the Collier County Board of Commissioners.

That can come back to the CRA with commissioners' acceptance, rejection or recommendation for another request for proposals. This continues until the county commissioners accept one of the recommendations that comes to them as the property's best use.

“By the end of the year, we should know what direction we're headed in,” Forester said. 