



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 Special Meeting**  
**3299 Tamiami Trail E, BCC Chambers 3<sup>rd</sup> Floor, Naples, FL 34112**  
**June 29, 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. **Approval of Agenda (Action Item)**
5. **Adoption of Meeting Minutes**
  - a. June 6, 2023, minutes will be presented next regular meeting
6. **Communications**
7. **Old Business**
  - a. Southern Region Development, LLC, (aka Sunbelt) CBIG Extension Request  
(Action Item)
  - b. Expending Money Outside of CRA Boundary for Sugden Park Pathway (Action Item)
  - c. Florida Redevelopment Conference October 24-27, Board Member Attendance
8. **New Business**
9. **Public Comments**
10. **Advisory Board General Communications**
11. **Next Meeting**
  - a. September 12, 2023, NBG Buehler Auditorium
12. **Adjournment**

3299 Tamiami Trail E, Unit 103, Naples, Florida 34112  
Phone: 239-252-8844  
www.bayshorecra.com

## STAFF REPORT

Item 5a

**TO:** Gregory J. Oravec, CRA Director

**FROM:** Tami Scott, CRA Project Manager

**DATE:** June 22, 2023

**SUBJECT:** Commercial Improvement Grant- Southern Region Development, LLC

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### **Request:**

Southern Region Development, LLC, (a/k/a Sunbelt) is requesting an additional six-month extension of its Commercial Building Improvement Grant (CBIG) due to development and construction delays stemming from Hurricane Ian.

### **Background and Analysis:**

On July 1, 2021, Sunbelt executed a Commercial Building Improvement Grant (CBIG) Agreement with the CRA to improve the exterior of the commercial property located at 2600 Davis Boulevard. The grantee utilized the lowest bid of \$82,935.00 for the project, which resulted in a total grant award of \$30,000.

As set forth in the attached CBIG Agreement, Paragraph 4 required the improvements to be completed by July 13, 2022. However, the CBIG Program provides the CRA with the discretion to approve time extensions for projects provided that the grantees can verify that “applications for permit were submitted to Collier County within four months after execution of the grant agreement and that construction of improvements commenced within six months after execution of the grant agreement.”

On April 12, 2022, the CRA Board granted a time extension of the required project completion date due to material shortages outside of the grantee’s control. As a result, the revised completion date became July 13, 2023.

Since the granting of the first extension, the grantee has been diligently carrying out the desired building improvements. Unfortunately, the project and underlying business were severely impacted by Hurricane Ian, which introduced new delays. While the grantee has, for the most part, overcome these delays and is currently awaiting a temporary certificate of occupancy, the project will not be closed out prior to the July 13<sup>th</sup> deadline, and the grantee has requested a second time extension. The subject request is for six months, which would result in a new completion deadline of January 13, 2024.

Based upon the current status of the project, remaining items of work, and the grantee’s project schedule, both the grantee and CRA staff believe that the second extension will provide enough time for the project to be completed. The grantee has shown good faith and has turned an uninspiring metal building into something creative and inspiring for a use that is typically found in an industrial park.

### **Recommendation:**

Staff recommends approval of a six-month extension of the project completion date set forth in the Commercial Improvement Grant (CBIG) Agreement between the CRA and Southern Region Development, LLC, (aka Sunbelt) for the property located at 2600 Davis Boulevard, Naples, Florida 34112 located within the Bayshore Gateway Triangle Community Redevelopment Area.

### **Attachment:**

1. Email Requesting 2<sup>nd</sup> Extension
2. Approved Grant Extension
3. CBIG Application

**ScottTami**

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**Subject:** FW: Sunbelt Facility, Davis Blvd, Naples

**From:** JOHN CASKEY <johncaskey@aol.com>  
**Sent:** Tuesday, May 9, 2023 1:44 PM  
**To:** ScottTami <Tami.Scott@colliercountyfl.gov>  
**Subject:** Sunbelt Facility, Davis Blvd, Naples

Hi Tami.....

Please accept this email as a request for an extension of the grant for the new Sunbelt facility located at 2600 Davis Blvd, Naples, FL., which is being developed by Southern Region Development, LLC, the property owner.

The delay is a result of the impact of hurricane Ian, which flooded the existing buildings, incapacitated hundreds of pieces of equipment, and redistributed the 3 feet of fill that had just been delivered on site.

The construction of the new building is complete and awaiting final inspections required for a temporary Certificate of Occupancy which will allow Sunbelt to move operations to the new building, as well as the demolition of the remaining existing buildings, and the completion of landscaping, paving and fencing.

To insure adequate time for completion, we would like to request a six month extension, although we expect to be finished before then.

Thank you for your consideration and cooperation and please advise if you need anything additional from me.

Regards,

John Caskey Jr  
Owner  
Southern Region Development, LLC

#### **Time Extensions**

*The CRA understands that redevelopment projects can take more time to complete than is originally anticipated. For grantees who cannot complete their projects within one year, time extensions may be granted. Grantees needing extensions must request the extension within two months of the grant's expiration. Note: no extensions can be granted within the last two weeks of the grant period. IMPORTANT: Grantees must verify that applications for permits were submitted to Collier County within four months after execution of the grant agreement and that construction of improvements commenced within six months after execution of the grant agreement.*

**EXTENSION OF PROJECT COMPLETION DATE FOR GRANT AGREEMENT  
BETWEEN COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY AND  
GRANTEE FOR COMMERCIAL BUILDING IMPROVEMENTS FOR BAYSHORE  
GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT AREA**

**THIS AGREEMENT ENTERED** this 12<sup>th</sup> day of April 2022 by and between the Collier County Community Redevelopment Agency (hereinafter referred to as "CRA") and Southern Region Development, LLC (hereinafter referred to as "Grantee").

**RECITALS:**

**WHEREAS**, On July 13, 2021, the Board of County Commissioners approved a Commercial Building Improvement Grant Agreement ("Agreement"), attached, and incorporated by reference as "Exhibit A" in the amount of 30,000.00 dollars with a project completion date of July 13, 2022; and

**WHEREAS**, Material supply shortage have hindered timely completion of the project; and

**WHEREAS**, the Commercial Building Improvement Grant Program allows time extensions of the project completion date if the applications for permits were submitted to Collier County within four months after execution of the grant agreement and construction of the improvements commenced within eight months after execution of the grant agreement; and

**WHEREAS**, the Board finds that circumstances exist to grant a time extension of the required construction completion date and finds that an extension of the project completion date to July 13, 2023 is appropriate.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. The foregoing Recitals are true and correct and are incorporated by reference herein.
2. The project completion deadline set forth in Paragraph 4 of the Agreement is extended to July 13, 2023. This is the first extension of the project completion deadline.
3. All other terms and conditions of Agreement remains unchanged and are in full force and effect. This First Amendment merges any prior written and oral understanding and agreements, if any, between the parties with respect to the matters set forth herein.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

INSTR 6238700 OR 6114 PG 3102  
RECORDED 4/21/2022 11:03 AM PAGES 2  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
COLLIER COUNTY FLORIDA  
REC \$18.50





GRANTEE: Southern Region Development, LLC

(1) [Signature]  
Witness Signature

Tami Scott  
Printed/Typed Name

(2) [Signature]  
Witness Signature

Jennifer Reynolds  
Printed/Typed Name

By: [Signature]  
John Casey, Owner

ATTEST:  
CRYSTAL K. KINZEL, Clerk

by: [Signature]  
Mende Ragan, Deputy Clerk  
Attest as to Chairman's  
signature only.

Approved as to form and  
legality:

[Signature]  
Jennifer Belpedio  
Assistant County Attorney

COLLIER COUNTY COMMUNITY  
REDEVELOPMENT AGENCY

By: [Signature]  
William L. McDaniel, Jr Chairman

2013  
3/3/22

**GRANT AGREEMENT BETWEEN CRA AND GRANTEE FOR COMMERCIAL BUILDING  
IMPROVEMENTS FOR BAYSHORE GATEWAY TRIANGLE COMMUNITY  
REDEVELOPMENT AREA**

THIS AGREEMENT ENTERED this 13<sup>th</sup> day of July, 2021 by and between the Collier County Community Redevelopment Agency (hereinafter referred to as "CRA"), Southern Region Development, LLC (hereinafter referred to as "Grantee").

**WITNESSETH:**

WHEREAS, Collier County Ordinance No. 2008-61, as amended, authorizes the CRA to award and administer CRA grants such as the Commercial Building Improvement program; and

WHEREAS, Grantee has applied for a Commercial Building Improvement Grant in the amount of \$30,000; and

WHEREAS, the CRA has determined that Grantee meets the eligibility requirements and was approved for a grant award in the amount of \$30,000 on the date first written above (CRA Approval).

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration, the parties agree as follows:

1. Grantee acknowledges to the CRA that Grantee has received a copy of the Collier County Community Redevelopment Agency Commercial Building Improvement Grant Program Information and Application (hereinafter referred to as "Grant Program"), that Grantee has read the Grant Program and that Grantee has had ample opportunity to discuss the Grant Program with Grantee's counsel or advisor. Grantee further acknowledges to the CRA that Grantee understands and agrees to abide by all the terms and conditions of the Grant Program.
2. Southern Region Development, LLC is the record owner of property located at 2600 Davis Blvd, Naples, Florida, 34112.
3. Grantee has agreed to make certain improvements to the property pursuant to the grant application submitted to the CRA on the date first written above attached hereto as Exhibit A and incorporated herein by reference.
4. Grantee agrees to complete the construction of the commercial building improvements by July 13, 2022. Grantee also agrees to fund at least 50% of the costs of the commercial building improvements. Grantee is prohibited from paying contractors and/or vendors with cash. All payments for approved projects must be in the form of a check or credit card drawing on funds from Grantee's accounts. All receipts and invoices must reconcile against payments.
5. The CRA has approved a grant to Grantee in the amount of \$30,000 to be administered pursuant to the terms of this Agreement based on an estimated cost of \$82,935.00. If the

CAC

actual costs are less than \$60,000 to construct the improvements, the grant amount shall be reduced dollar for dollar in CRA funds as determined by ratio of matching private funds required.

6. Unless prior disclosure is included in the grant application, no Grantee, or any immediate relative of Grantee, shall serve as a contractor or subcontractor for the construction of the improvements and no Grantee, or any immediate relative of Grantee, shall receive compensation for labor for the construction of the improvements. An immediate relative of Grantee shall include mother, father, brother, sister, son, daughter, aunt, uncle and cousin or family member by marriage to include mother-in-law, father-in-law, brother-in-law and sister-in-law. Grantee has verified that all contractors who have provided bids for the approved work are actively licensed by Collier county or the State of Florida. Grantee acknowledges that the total grant award shall not exceed the sum of lowest bids/price quotes for all projects. Grant funds for work performed by contractors shall only be disbursed upon verification that said contractors are actively licensed by Collier County or the State of Florida.
7. Grantee agrees to obtain all necessary permits and submit any required plans to the County's Growth Management Department. Upon completion of the work, Grantee shall submit to the CRA staff a Project Summary Report, two 8 inch by 10 inch photos showing the improvements a list of materials and construction techniques used, a list of architects and/or contractors, and any other information specific to the project or requested by the CRA staff. The CRA, through its staff, shall confirm that the Commercial Building Improvements were constructed pursuant to the terms of the application approved by the CRA.
8. Within forty-five (45) days after confirmation that the improvements were constructed pursuant to the terms of the approved application, the Grantee shall be issued a check in the amount of the grant. However, if the Grantee fails to make the improvements pursuant to the terms of the approved application, or if the improvements are not completed by July 13, 2022, the grant shall be deemed revoked and Grantee shall not be entitled to funding.
9. This Agreement shall be governed and construed pursuant to the laws of the State of Florida.
10. This Agreement contains the entire agreement of the parties and their representatives and agents, and incorporated all prior understandings, whether oral or written. No change, modification or amendment, or any representation, promise or condition, or any waiver, to this Agreement shall be binding unless in writing and signed by a duly authorized officer of the party to be charged.
11. This Agreement is personal to Grantee and may not be assigned or transferred by Grantee or to Grantee's respective heirs, personal representatives, successors or assigns without the prior written consent of the CRA.



12. Should the property be transferred, sold, or the Grantee otherwise divested of its interest, or fail to maintain the improvements during the five-year period following receipt of grant funds, the CRA must be reimbursed the grant funds.

13. This Agreement shall be recorded in the Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date and year first written above.

GRANTEE(s): Southern Region Development, LLC

(1)

Witness Signature

TAMI SCOTT

Printed/Typed Name

By:

(Signature)

John Caskey, Registered Agent

(2)

Witness Signature

Shirley Garcia

Printed/Typed Name

ATTEST:

CRYSTAL K. KINZEL, Clerk

*Crystal K. Kinzel*

Attest as to Chairperson's Signature only

Signature only

Approved as to form and legality:

Jennifer A. Belpedio  
Assistant County Attorney

COLLIER COUNTY COMMUNITY  
REDEVELOPMENT AGENCY

By:

*Penny Taylor*

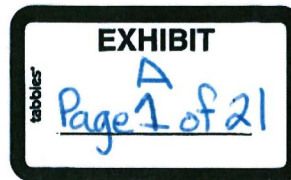
Penny Taylor, Chairperson

2021  
6/21/21

2021  
6/21/21



3299 Tamiami Trl E Ste 103  
Naples FL 34112  
www.bayshorecra.com



Bayshore Gateway Triangle CRA | Commercial Building Improvement Grant Application

### C-BIG Application (Detach and submit to CRA office.)

#### Applicant Information

Grantee Name	SOUTHERN REGION DEVELOPMENT, LLC		
Grantee Address	46 JOHN CASKEY 2447 BREAKWATER WAY, S-001 NAPLES, FL 34112	Site Address	2600 DAVIS BLVD NAPLES, FL 34104
Daytime Phone	(239) 398-7023	Alternate Phone	
E-Mail Address	JOHNCASKEY@ASL.COM		
Do you own or lease the property?	OWN	Occupational License No. (if applicable)	

#### Project Information

Describe the existing conditions of the site (attach additional sheets if necessary).
EXISTING FENCING IS CHAIN LINK AND IN POOR CONDITION.
Outline the proposed improvements in detail (attach additional sheets if necessary).
605' OF DECORATIVE STONE FENCE, INSTALLED WITH TREES & LANDSCAPING

#### REQUIRED ATTACHMENTS FROM APPLICANT:

- 1) One estimate each from TWO contractors for each project. These contractors MUST be licensed.
- 2) Business Owners: copy of occupational license.

#### CRA STAFF:

- 1) Attach two color photos of each project to be performed.
- 2) Attach Property Appraiser ID.
- 3) Attach proof of payment of property taxes.

Estimated cost of improvements:	\$	
Maximum grant award:	\$	
Signature:		Date:

3299 Tamiami Trl E Ste 103  
Naples FL 34112  
www.bayshorecra.com



Bayshore Gateway Triangle CRA | Commercial Building Improvement Grant Application

### C-BIG Application (Detach and submit to CRA office.)

#### Applicant Information

Grantee Name	SOUTHERN REGION DEVELOPMENT, LLC		
Grantee Address	40 JOHN GASKY 2447 BREAKWATER WAY, S-001 NAPLES, FL 34112	Site Address	2600 DAVIS BLVD NAPLES, FL 34104
Daytime Phone	(239) 398-7023	Alternate Phone	
E-Mail Address	JHNCASKY@AEL.COM		
Do you own or lease the property?	OWN	Occupational License No. (if applicable)	

#### Project Information

Describe the existing conditions of the site (attach additional sheets if necessary).
EXISTING FENCING IS CHAIN LINK AND IN POOR CONDITION.
Outline the proposed improvements in detail (attach additional sheets if necessary).
6605' OF DECORATIVE STONE FENCE, INSTALLED WITH TREES & LANDSCAPING B 400' OF 7' 3-CHANNEL ALUMINUM FENCE W/ 24' x 16' CANTILEVER GATES

#### REQUIRED ATTACHMENTS FROM APPLICANT:

- 1) One estimate each from TWO contractors for each project. These contractors MUST be licensed.
- 2) Business Owners: copy of occupational license.

#### CRA STAFF:

1) Attach two color photos of each project to be performed.	Estimated cost of improvements: \$
2) Attach Property Appraiser ID.	Maximum grant award: \$
3) Attach proof of payment of property taxes.	Signature: _____ Date: _____



3299 Tamiami Trl E Ste 103  
Naples FL 34112  
www.bayshorecra.com



Bayshore Gateway Triangle CRA | Commercial Building Improvement Grant Information

## Grantee Project Summary & Evaluation (attach additional sheets as necessary)

### Project Summary

Describe the improvements made.

1. REMOVE EXISTING CHAIN LINK FENCE & GATES
2. REPLACE WITH
  - A. DECORATIVE STONE FENCE
  - B. ARCHITECTURAL ALUMINUM FENCE & GATES

List all vendors / contractors providing materials or services for this project with contact information.

Vendor / Service Provider	Phone Number or Address or Website
EASTAL CONCRETE PRODUCTS	239-208-4679
FENCE DESIGNS	239-263-1188

  
Grantee Signature

6/7/24  
Date

\_\_\_\_\_  
Grantee Signature

\_\_\_\_\_  
Date

CRA Staff: Color photos of completed project from site visit must be attached to this report.

**Applicant Commitment of Resources**


I / we, JOHN CASPER, GOTHEN REGIONAL DEVELOPMENT, owner(s) / tenant(s) of the commercial property located at 2620 DAVIS BLVD, have the funding and all other capability necessary to begin the site improvements listed above and have the ability to complete all improvements within one year of the approval of the improvement grant by the Collier County Community Redevelopment Agency. I / we further affirm that payment for all work on approved improvements will come from accounts in my / our name(s) or the name(s) of entities registered in the State of Florida which I / we have incorporated or otherwise registered with the state (verification is required). Payment for improvements by from persons or entities not a party to this Grant Application is grounds for disqualification.

\_\_\_\_\_  
Signature of Tenant (if leased)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Tenant (if leased)  
(if jointly leased)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

6/9/21  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner  
(if jointly owned)

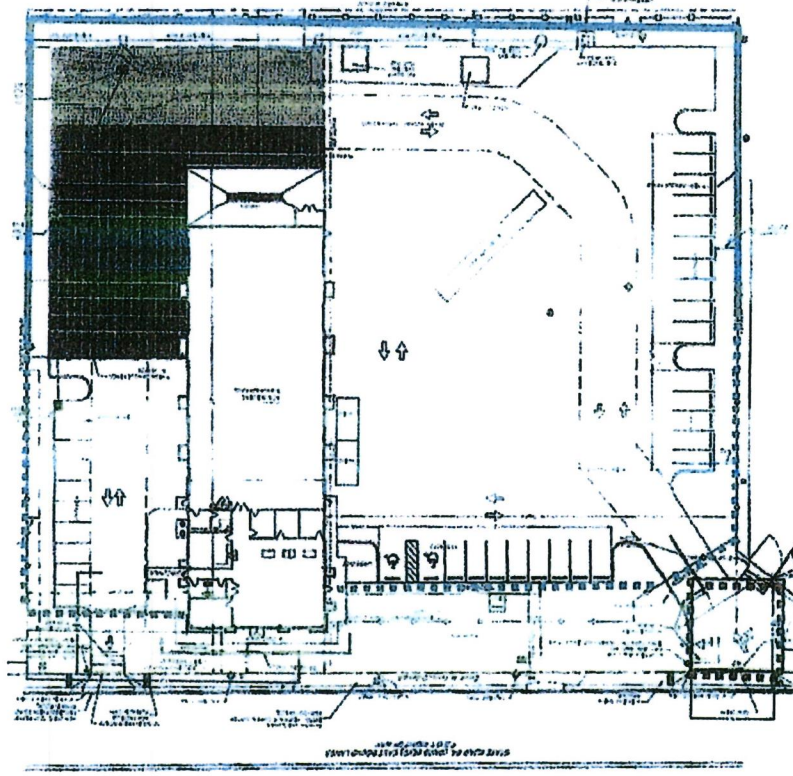
\_\_\_\_\_  
Date



Sunbelt Facility  
2600 Davis Blvd  
Proposed Fencing

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Solid Blue Line = Decorative Stone Fence  
Dotted Blue Line = Decorative Metal Fence



**Sunbelt Facility  
2600 Davis Blvd.  
Proposed Fencing**





*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

June 7, 2021

Bayshore Gateway Triangle CRA  
Commercial Building Improvement Grant (CBIG)

**Applicant:**

Southern Region Development, LLC  
C/O John Casey – Property Owner  
2447 Breakwater Way  
Naples Florida, 34112

**Project location:**

Sunbelt Facility  
2600 Davis Boulevard  
Naples Florida 34104

**Project Scope:**

A new rental facility is being built at 2600 Davis Boulevard; the property currently has a chain link fence that is in poor condition. The property owner would like to install a new PermaWall Stone Finish fence to replace the existing chain-link fence. The second quotes are for 7' Series A 3 channel black aluminum municipal grade (3) 5' walk gates, (2) Cantilever gates (24' and 16').

Estimates: 1. Fence 2. Gates

1A – Coastal Concrete Products, Port Charlotte Florida \$46,200.00 (lowest bidder)

1B – Permacast, Bradenton, Florida \$60,728.00

2A – Arc Tech Construction Svcs, LLC \$36,735.00 (lowest bidder)

2B – Louis Morrello Construction, Inc. dba RS Construction \$38,560.00

Lowest Bid Total \$82,935.00

CRA contribution 50% or a Max of \$30,000.00 CRA contribution for this application \$30,000

Offices: 3299 Tamiami Trail E suite 103 Naples, Florida 34112  
Phone: 239-252-8844  
Online: [www.BGTCRA.com](http://www.BGTCRA.com)



1A- CBIG Grant -Southern Region Development, LLC- Property location 2600 Davis BLVD. Naples Florida  
( Lowest Bidder)



*Proposal from*  
**Coastal Concrete Products, LLC**

7742 Allco RD

Tele (239)208-4079

Fort Myers, FL 33912

Fax (239)334-1399

CGC#1519460

To: RS Construction of SW Florida      Phone: 941-970-8490      Fax:

Address: 1225 Tamiami Tr Suite A8      Job Name: Sunbelt      Attn: Ray Smith

City, State, Zip Code: Port Charlotte, FL      Job Location: Naples  
33953

Date of Plans: 5/21/20      Job Phone:      Date: 5/6/2021

**Fence:**

- Labor and material to install 600 linear feet of 7' tall pre-cast stackable concrete fence.
- Color to be standard light brown
- Permitting by Coastal Concrete Products, LLC
- Fence to be manufactured and installed as per engineered drawings.
- Price is based on normal digging conditions
- Price is based on 150 mph wind zone exposure B

**Not Included**

- ✓ Coastal Concrete Products, LLC. assumes no liability for underground utilities.
- ✓ Clearing, grading or fill to proper elevations.
- ✓ Survey if necessary by others.
- ✓ Rock excavation if necessary.

**Owner/Builder is Responsible for the following:**

- ✓ To inspect materials for proper color, shape prior to installation
- ✓ All underground utilities, sprinkler pipes, electrical sleeving etc.
- ✓ Dumpster provided on site.
- ✓ Staked Location of wall

WOOD LOOK      \$45,000.      STONE LOOK \$46,200.

25% Deposit required prior to manufacture of material

This Proposal subject to change after 30 Days

Sales Person: Tim Winschel



## License Application Status

C36259

In order to view fees or view conditions, you need to be signed in.

/

Note: You can collapse and expand individual sections by clicking the header of the section you wish to collapse/expand.

## ▼ License Application Summary

Application Number: C36259  
Business Name: COASTAL CONCRETE PRODUCTS, LLC  
License Type: Contractor  
Application Status: Active  
Description of Business: All Certificates from CDPlus: 36259  
Mailing Address: 7742 ALICO RD  
FORT MYERS FL 33912  
Cwalkup@coastalconcreteproducts.com

## ▼ Portal Licensee Status Details

Licensee Details: COASTAL CONCRETE PRODUCTS, LLC, Address: 7742 ALICO RD, Phone: (239) 263-9700, State Reg #'s CGC1519460, Licensee # C36259

## ▼ Issuances

Type	Date Issued	Date Expires	Status	Number
GENERAL CONTR.-CERTIFIED	09/10/2020	08/31/2022	Active	36259
GENERAL CONTR.-CERTIFIED	09/18/2018	08/31/2020	Expired	36259

## ▼ Insurance

Producer	Type	Policy	Effective Date	Expiry Date	Limit
GULF SHORE INSURANCE, INC	Worker's Compensation	WC675866500	11/17/2014	11/17/2021	
GULF SHORE INSURANCE, INC	General Liability	GLO0743477702	11/17/2014	11/17/2021	\$2,000,000.00
DAVID E TORRES	Worker's Comp Exemption	(QUALIFIER)	12/16/2014	12/16/2020	

1B- CBIG Grant -Southern Region Development, LLC- Property location 2600 Davis BLVD. Naples Florida  
( Not Used)



State License #: CBC 1256823

Project Name: Sunbelt  
Project #: 2782

Quotes Number: 00000850  
Expiration Date: May 10, 2021

**Permacast Walls Contact Information**

Sales/PM: Nick Solomon  
Email: nick@permacastwalls.com  
Phone: (888) 977-9255  
Mobile: +1 7274580018

Sales Manager: Steven Hatcher  
Email: steven@permacastwalls.com  
Phone: (888) 977-9255  
Mobile: +1 8137204720

**Job Site Address & Main Contact**

Job Site Street: 2600 Davis Blvd  
Job Site City: Naples  
Job Site State: FL  
Job Site Zip Code: 34104

Contact Name: Ray Smith  
Phone: (941) 628-6407  
Email: mbrsconst@gmail.com

**Billing Information**

Bill To Name: RS Developement  
Bill To Address: 1225 Tamiami Trail, Port Charlotte, FL 33953

Description: Furnish and Install 604lf of up to 8' 2.0 PermaWall Sand

**Quote Line Items**

Product Name	Line Item Description	Quantity	Sales Price	Total Price
PermaWall 2.0 - 8ft - Sand	Furnish & Install 8'H PermaWall 2.0 (20' O.C.) Stone Finish	604LF	\$88.00	\$53,152.00
Initial Permit Running Fee	Processing fee and actual permit fees up to \$1000 any additional fees paid by owner at cost via CO.	1	\$1,500.00	\$1,500.00
Standard Paint - One Color	Permacast Specified Sherwin Williams Flex Lox Paint	604LF	\$9.00	\$5,436.00
Cap - 8.5x14 - Deco	Decorative Column Cap	32	\$20.00	\$640.00

**Totals**

Grand Total: \$60,728.00

Per LF Base Price is based on\*:

Wind Load	Exposure
160	B

- Should actual rating be determined higher than estimated, buyer is responsible for associated cost difference.

**License Application Status**

C33260

In order to view fees or view conditions, you need to be signed in.

Note: You can collapse and expand individual sections by clicking the header of the section you wish to collapse/expand.

**License Application Summary**

Application Number: C33260  
Business Name: PERMACAST LLC  
License Type: Contractor  
Application Status: Active  
Description of Business: All Certificates from CDPlus: 33260 - 4/15/2020: See Comments  
Mailing Address: 6015 21ST STREET E  
BRADENTON FL 34203  
Carlos@permacastwalls.com

**Portal Licensee Status Details**

Licensee Details: PERMACAST LLC, Address: 6015 21ST STREET E, Phone: (941) 234-8879,  
State Reg #'s CBC1256823, Licensee # C33260

**Issuances**

Type	Date Issued	Date Expires	Status	Number
BUILDING CONTR.-CERTIFIED	01/29/2021	08/31/2022	Active	33260
BUILDING CONTR.-CERTIFIED	04/15/2020	08/31/2020	Expired	33260

**Insurance**

Producer	Type	Policy	Effective Date	Expiry Date	Limit
GIFFORD-HEIDEN INS - NG/VG	Worker's Compensation	196-49962	01/08/2020	01/08/2022	
GIFFORD-HEIDEN INS - NG/VG	General Liability	20681471	03/28/2020	03/28/2021	\$3,000,000.00





PROPOSAL FROM  
**ARC TECH CONSTRUCTION SERVICES, LLC**  
**CGC1516497**

7742 Allico RD  
Fort Myers, FL 33912

Tel: (239) 263-1188  
Fax: (239) 263-1058

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<b>To:</b> RS Construction of SW Florida	<b>Phone:</b> 941-979-8490	<b>Fax:</b>
<b>Address:</b> 1225 Tamiami Tr Suite 8A	<b>Job Name:</b> Sunbelt	<b>Attn:</b> Ray Smith
<b>City, State, Zip Code:</b> Port Charlotte, FL 33953	<b>Job Location:</b> Naples	
<b>Date of Plans:</b>	<b>Job Phone:</b>	<b>Date:</b> 5/24/2021

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- Labor and material to install 7' Series A 3 channel aluminum black Municipal grade fence to include
- 24' and 16' cantilever gates and three (3) 5' walk gates with lock boxes (locks by others)
- Permit by Arc Tech Construction Services, LLC
- Price is based on normal digging conditions

**Not Included**

- ✓ Arc Tech Construction Services, LLC. assumes no liability for underground utilities.
- ✓ Clearing, grading or fill to proper elevations.
- ✓ Survey and location markings by others.

**Owner/Builder is Responsible for the following:**

- ✓ To inspect materials for proper color, shape prior to installation
- ✓ All underground utilities, sprinkler pipes, electrical sleeving etc.
- ✓ Staked Location of fence-

**BID TOTAL**

This Proposal subject to change after 30 Days

**\$36,735.00**

Sales Person: **Tim Winschel**

**Acceptance of Proposal** I agree to the above prices, specifications and conditions. I authorize you to begin work as scheduled. I agree to full payment on completion of the work.

Signature \_\_\_\_\_  
Officer Signature / Title

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

## License Application Status

LCC20110003177

In order to view fees or view conditions, you need to be signed in.

/

Note: You can collapse and expand individual sections by clicking the header of the section you wish to collapse/expand.

## ▼ License Application Summary

Application Number: LCC20110003177  
Business Name: ARC TECH CONSTRUCTION SERVICES, LLC  
License Type: Contractor  
Application Status: Active  
Description of Business:  
Mailing Address: 7742 ALICO ROAD  
FORT MYERS FL 33912  
Cwalkup@coastalconcreteproducts.com

## ▼ Portal Licensee Status Details

Licensee Details: ARC TECH CONSTRUCTION SERVICES, LLC, Address: 7742 ALICO ROAD,  
Phone: (239) 263-1188, State Reg #'s CGC1516497, Licensee #  
LCC20110003177

## ▼ Issuances

Type	Date Issued	Date Expires	Status	Number
GENERAL CONTR.-CERTIFIED	12/01/2020	08/31/2022	Active	201100001550
GENERAL CONTR.-CERTIFIED	11/30/2018	08/31/2020	Expired	201100001550

## ▼ Insurance

Producer	Type	Policy	Effective Date	Expiry Date	Limit
GULFSHORE INSURANCE-SWFL	General Liability	ENP0544908	07/15/2020	07/15/2021	\$2,000,000.00
GULFSHORE INSURANCE-SWFL	Worker's Compensation	TWC3895852	07/15/2020	07/15/2021	
Street Address: Exclusions					
DAVID E TORRES	Worker's Comp Exemption	QUALIFIER	12/15/2016	01/24/2021	

1206 Fletcher St.  
Port Charlotte, FL 33952  
Phone #: (941)276-9750  
CBC1256593

## *Louis Morrello Construction, Inc.*

RS Construction of SW Florida  
1225 Tamiami Trail A-8  
Port Charlotte, FL 33952

RE: Sunbelt Rental Naples Fencing Quote

Scope of work;

- Installation of a 7' Series A 3 channel black aluminum Municipal grade fencing to include (2) cantilever gates (24' and 16') and (3) 5' walk gates.
- Permit to be provided by contractor.

Please note:

Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge, over and above the estimate / proposal. This estimate / proposal may be withdrawn by us if not accepted within 30 days.

\*Please Initial \_\_\_\_\_

Acceptance of Proposal / Estimate: The above prices, specifications and conditions are satisfactory, and the deposit is paid, this is hereby accepted as a legal and binding contract. You (Louis Morrello Construction, Inc.) are authorized to do the work specified. Payment will be made as outlined below.

**\*\*NO WORK WILL BE PERFORMED WITHOUT AN AUTHORIZED SIGNATURE\*\***

TOTAL JOB COST:	\$38,560.00
20% DEPOSIT:	\$7,712.00
DUE UPON COMPLETION:	\$30,848.00

Accepted By:

Signature of Acceptance	Date	Louis Morrello, Manager	Date
-------------------------	------	-------------------------	------





Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**MORRELLO, LOUIS ANTHONY**

R.S. DEVELOPMENT OF SOUTH WEST FLORIDA L.L.C.  
1225 TAMiami TRAIL UNIT A 8  
PORT CHARLOTTE FL 33953

**LICENSE NUMBER: CBC1256593**

**EXPIRATION DATE: AUGUST 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

## Collier County Property Appraiser Property Summary

Parcel No	70820320000	Site Address <b>*Disclaimer</b>	2600 DAVIS BLVD	Site City	NAPLES	Site Zone <b>*Note</b>	34112
-----------	-------------	------------------------------------	-----------------------	-----------	--------	---------------------------	-------

Name / Address	SOUTHERN REGION DEV LLC 2447 BREAKWATER WAY #8-201					
City	NAPLES	State	FL	Zip	34112	

Map No.	Strap No.	Section	Township	Range	Acres	<b>*Estimated</b>
5A11	601900 255A11	11	50	25		0.81

Legal	ROCK CREEK PINES UNIT 2 LOTS 25 + 26 + FOLL DESC, E 85FT OF W 339.4FT OF LOT 29, NGTCLF 2					
-------	---	--	--	--	--	--

Millage Area	112	Millage Rates <b>*Calculations</b>			
Sub./Condo	601900 - ROCK CREEK PINES UNIT 2	School	Other	Total	
Use Code	11 - STORES, ONE STORY	5.016	6.2924	11.3084	

### Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/11/17	5393-1344	\$ 0
05/11/17	5393-1342	\$ 0
04/23/03	3272-2731	\$ 0
04/23/03	3272-2729	\$ 0
04/23/03	3272-2727	\$ 0
04/23/03	3272-2725	\$ 0
04/23/03	3272-2723	\$ 0
04/23/74	586-1425	\$ 0

### 2020 Certified Tax Roll

(Subject to Change)

Land Value	\$ 638,151
(+) Improved Value	\$ 271,256
(=) Market Value	\$ 909,407
(-) 10% Cap	\$ 28,097
(=) Assessed Value	\$ 881,310
(=) School Taxable Value	\$ 909,407
(=) Taxable Value	\$ 881,310

If all Values shown above equal 0 this parcel was created after the Final Tax Roll



[illegible]

Please  
Retain  
this  
portfolio  
for your  
record

**(Detach and Return with your Payment)**

2020 Paid Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments					
If Paid By	Nov 30, 2020				
Please Pay	\$0.00				
Parcel Number	Mill Code	Escrow Code			
70820320000	112				
	Legal Description				
	ROCK CREEK PINES UNIT 2 LOTS 25 + 26 + FOLL DESC, E 85FT OF W 339.4FT OF LOT 29, NGTCLF 2				
SOUTHERN REGION DEV LLC 2447 BREAKWATER WAY #8-201 NAPLES, FL 34112					
11/18/2020 Amount Paid to Date: 9702.86 Receipt # 130-21-00261297					

**SOUTHERN REGION DEV LLC  
2447 BREAKWATER WAY #8-201  
NAPLES, FL 34112**

11/18/2020

**Amount Paid to Date: 9702.86**

**Receipt # 130-21-00261297**

**Paid By** *Rob Stonchauer*  
**SOUTHERN REGION DEV LLC**





## COLLIER COUNTY TAX COLLECTOR

[Search](#) > [Account Summary](#) > Bill Details

### Business Tax Account #743447

SUNBELT RENTALS, INC.



**Current owner:**

SUNBELT RENTALS, INC.

**Current business address:**

2600 DAVIS BLVD

① [More Details](#)

**Current business phone:**

774-7117



[Get bills by email](#)

---

### 2021 Details

<b>Account number:</b>	743447
<b>Business start date:</b>	07/01/1974
<b>Physical business location:</b>	Collier County
<b>Business address:</b>	SUNBELT RENTALS, INC. 2600 DAVIS BLVD
<b>Business phone:</b>	774-7117
<b>Mailing address:</b>	SUNBELT RENTALS, INC. ATTN: LICENSING 2341 DEERFIELD DR FORT MILL, SC 29715
<b>Owners(s):</b>	SUNBELT RENTALS, INC. 2341 DEERFIELD DR FORT MILL, SC 29715

### RECEIPTS AND OCCUPATIONS

**RECEIPT 743447**

PUBLIC SERVICES  
EQUIPMENT RENTAL SERVICE

\$0.00

**RECEIPT 780564**

RETAIL SALES  
RETAIL SALES

\$0.00



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SOUTHERN REGION DEVELOPMENT, LLC

### Filing Information

Document Number L17000068329  
FEI/EIN Number 82-0985957  
Date Filed 03/27/2017  
State FL  
Status ACTIVE

### Principal Address

2447 Breakwater Way  
#8-201  
NAPLES, FL 34112

Changed: 03/28/2019

### Mailing Address

2447 Breakwater Way  
#8-201  
Naples, FL 34112

Changed: 03/28/2019

### Registered Agent Name & Address

CASKEY, JOHN W, JR.  
2447 Breakwater Way  
#8-201  
Naples, FL 34112

Address Changed: 03/28/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

Caskey, John W, JR.  
2447 Breakwater Way  
#8-201  
Naples, FL 34112

**Annual Reports**

**Annual Reports**

Report Year	Filed Date
2019	03/28/2019
2020	01/13/2020
2021	01/12/2021

**Document Images**

<a href="#">01/12/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



**Sunbelt Facility  
2600 Davis Blvd.  
Existing Fencing**





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Item 5b

## STAFF REPORT

**TO:** BGTCRA Local Redevelopment Advisory Board

**FROM:** Gregory J. Oravec, CRA Director

**DATE:** June 27, 2023

**SUBJECT:** 17-Acres/Boardwalk/Connection to Sugden Park/Expenditure of CRA Funds outside of the Community Redevelopment Area

---

**Request/Issue:** Authorization to spend up to \$4,000 in CRA funds outside of the Community Redevelopment Area for application fees payable to the Collier County Growth Management Department for the connection of the 17-Acres/Boardwalk to Sugden Regional Park

### Background and Analysis:

The much-anticipated Boardwalk Project will connect the CRA's 17-acre parcel, Bayshore, and the greater Community Redevelopment Area to Sugden Regional Park. The Boardwalk is expected to become an incredible recreational destination and will also create safe, beautiful pedestrian and bicycle linkages, facilitate community events, invite additional desirable redevelopment, and allow more citizens to better access the gem that is Sugden Regional Park.

Through its consultants, the CRA is currently engaged in the design and permitting of the subject project, and the current constraining items of work include a Site Development Plan (SDP) Application and Site Development Plan Insubstantial Change (SDPI) Application. Normally, the expenditures associated with these routine processes would be handled administratively. However, in this case, there are special circumstances that warrant a recommendation from the Advisory Board and require action by the Board of County Commissioners and Board of County Commissioners acting as the CRA Board.

Even though the subject project will be of significant benefit to the Community Redevelopment Area, there are no less than 25 references to "Sugden" in the adopted Community Redevelopment Plan, and the Community Redevelopment Plan explicitly identifies "connections between Sugden Regional Park and the CRA" in multiple sections, including Section 5.0.5, entitled "Focus of Redevelopment," Sugden Park is not technically located within the Community Redevelopment Area. Therefore, a portion of the Boardwalk Project, that portion between the CRA boundary line and the end of the Boardwalk, is located outside of the CRA and will require the CRA to spend money outside of its boundaries.

In Florida, with few exceptions, a community redevelopment agency should only spend its tax increment revenue within the boundaries of the community redevelopment area; and the County Attorney's Office has advised staff that the subject item should be approved by the Board of County Commissioners and the Board of County Commissioners acting in its capacity as the CRA Board.

### Recommendation:

Given that the "connection" of the subject project is specifically identified by the Community Redevelopment Plan, physically contiguous to the Community Redevelopment Area, and will benefit the Community Redevelopment Area, staff recommends approval of the request to spend up to \$4,000 in CRA funds outside of the Community Redevelopment Area for application fees payable to the Collier County Growth Management Department.

### Attachments:

1. GMD Invoice SDPI
2. Redevelopment Plan 5.0.5 Item 6

## Collier County Payment Slip (PL)

<b>Date:</b>	May 18, 2023
<b>Contact:</b>	Joel Blikstad 3510 Kraft RD Unit 200 Naples, FL 34105
<b>Project Name:</b>	Bayshore Drive Foot Bridge (SDPI)
<b>Project Number:</b>	PL20230009235

### FEES:

Fee Description	Reference Number	Amount
Site Development Plan Insubstantial Change	PL20230009235	\$400.00
	PL20230009235	\$100.00
Fire Code Review - Insubstantial Change to Site Plan		
	PL20230009235	\$600.00
Plan Sheets fee (SDPI, ICP, SBRI)		
	PL20230009235	\$649.74
Construction Review Fee		
	PL20230009235	\$1,949.23
Construction Inspection Fee		
	<b>Total:</b>	\$3,698.97

### Pre-App Credits:

Item	Type	Balance

**To pay online use the following link:**

<https://cvportal.colliercountyfl.gov/CityViewWeb/>



### 5.0.5 Focus of Redevelopment

The following provides a focus of redevelopment for each Character Area based on the specific characteristics described in Map 5-ES-2 and the most relevant redevelopment strategies.

#### 1. Mini Triangle/Davis

- Urban-style mixed use commercial redevelopment, including capitalization on the Mini Triangle as a catalyst development site and urban-style parking solutions
- Park development at retention pond site
- Complete Streets design and commercial redevelopment along Linwood Ave and other nearby commercial roadways; pedestrian scale street design between Mini Triangle, Linwood Ave, and the proposed retention pond park
- Improved access to Mini Triangle development from US 41, Davis Blvd, and Linwood Ave
- Multi-modal connectivity:
  - Across Davis Blvd
  - Between Mini Triangle, Linwood Ave, proposed retention pond park, and eastern Triangle neighborhood
  - To Downtown Naples potentially via Davis Blvd, US 41, and Gordon River Bridge improvements
- Additional infrastructure improvements: sanitary sewers, electrical, stormwater

#### 2. Shadowlawn

- Residential structural enhancement and upgrades
- Avoidance of incompatible uses
- Transitional elements between different uses

- Infill development on vacant residential lots
- Flooding and drainage on neighborhood streets
- Complete Street improvements along Shadowlawn Drive

#### 3. Airport Pulling

- Transitions between residential neighborhoods and commercial development
- Eventual street enhancements, particularly connectivity across Airport Pulling Rd
- Commercial façade improvements

#### 4. Tamiami

- Connectivity to Downtown Naples via US 41
- Redevelopment of Courthouse Shadows
- Tenant opportunity and site improvements for walkable design at Gulfgate Plaza

#### 5. Windstar

- Complete Streets and MSTU improvements along major community roadways, including Bayshore Drive, Thomasson Drive, and Hamilton Avenue
- Access to Bayview Park

#### 6. North Bayshore

- Corridor commercial development along Bayshore Drive, including Haldeman Creek Entertainment Center near Creek and creative parking solutions
- Larger redevelopment opportunities of 17-Acre Site and Del's 24 property
- Arts and culture-oriented development
- Transitional elements between corridor commercial and residential areas along Bayshore Drive and Thomasson Drive
- Development of vacant residential lots



- Complete Street design along Bayshore Drive and Thomasson Drive, including Bayshore Drive/Thomasson Drive roundabout
- Neighborhood Complete Streets and trails
- Connections between Sugden Regional Park and CRA area
- Water main and fire suppression upgrades
- Flooding and drainage on neighborhood streets

## 7. South Bayshore

- Mobile home and single-family home residential improvements, upgrades, affordability
- Development of vacant residential lots
- Access to Bayview Park
- Connections between CRA and uses to the east, including East Naples Community Park
- Wetland, flooding, and site preparation considerations for development
- Roadway improvements to meet County engineering standards
- Neighborhood Complete Streets

## 5.0.6 Funding, Projects, & Initiatives

The Redevelopment Area Plan also provides a comprehensive list of capital projects and non-capital initiatives in support of the vision with a prioritization plan and recommendation for allocated funding. Table 5-ES-1 summarizes projected revenues for various funding sources operating in the CRA area, including Municipal Service Taxing Units (MSTUs) that are funding sources independent of Tax Increment Finance (TIF).

This Plan does not obligate any funding to any projects listed. This Plan provides a guide and list of both capital and non-capital projects that tax increment revenues can fund if approved by the CRA and allocated through the standard operating and procurement guidelines adopted by the Collier County Board of Commissioners. The Plan sets a framework based on current conditions but also allows for flexibility in the phasing of projects based on funding opportunities and community priorities identified in annual work plans and capital improvement project lists.

Figures 5-ES-2 through 5-ES-4 summarize the funding breakdown by timeframe and type of project/initiative. Note that non-capital projects include studies, plans, and grant programs. Table 5-ES-2 provides an overall summary of TIF revenues and costs with surpluses and shortfalls noted for each time period (note that some projects are programmed at a deficit because other funding partners or sources are anticipated). Table 5-ES-3 shows CRA project costs that may also be eligible for Bayshore Beautification MSTU funds, indicating the potential benefit from MSTU coordination.



A promotional graphic for the 2023 Annual Conference. The top half features a scenic photograph of the Sawgrass Marriott Golf Resort & Spa, showing a large resort building, lush greenery, and a body of water. Overlaid on the top left of the photo is the text "2023 ANNUAL CONFERENCE" in large, bold, white capital letters. On the right side, a semi-transparent white box contains the dates "OCTOBER 24-27, 2023", the exhibit hall dates "EXHIBIT HALL OPEN OCTOBER 25-26, 2023", and the location "SAWGRASS MARRIOTT GOLF RESORT & SPA PONTE VEDRA BEACH, FL" in bold, dark blue capital letters. The bottom half of the graphic has a dark blue background. On the left, the words "Save the Date" are written in a large, white, cursive script. On the right, the logo for "THE FLORIDA REDEVELOPMENT ASSOCIATION" is displayed in white and yellow capital letters, with horizontal lines above and below the word "REDEVELOPMENT".

# 2023 ANNUAL CONFERENCE

OCTOBER 24-27, 2023

EXHIBIT HALL OPEN  
OCTOBER 25-26, 2023

SAWGRASS MARRIOTT  
GOLF RESORT & SPA  
PONTE VEDRA BEACH, FL

## Save the Date

THE FLORIDA  
REDEVELOPMENT  
ASSOCIATION

### SAVE THE DATE!

Get ready for the 2023 [Florida Redevelopment Association](#) Annual Conference, October 24-27, 2023 at the [Sawgrass Marriott Golf Resort & Spa](#).

The exhibit hall will be open October 25-26, 2023.

Have questions regarding the FRA Annual Conference, including exhibiting and sponsorship opportunities?

Reach out to Heidi Hogarth at [hhogarth@flcities.com](mailto:hhogarth@flcities.com).

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Ok