



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

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

**Hybrid Virtual Zoom Meeting**  
**4870 Bayshore Dr, FGCU Buehler Auditorium Naples, FL 34112**

**September 12, 2023**  
**6:00 PM**

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

1. **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. **Public Comment**
6. **Approval of Consent Agenda (Attachment 1) (Action Item)**
  - a. Approval of Meeting Minutes of June 6, 2023 (Attachment)
  - b. Priority Projects Report (Attachment)
  - c. Insurance Claims Report - (Attachment)
  - d. Financials – (Attachment)
7. **Community Agencies/ Business Presentations**
  - a. Collier County Sherriff Department
  - b. Development Report (Attachment 2)
8. **Old Business**
  - a. Del's /Cinematheque update
9. **New Business**
  - a. Draft Residential Home Improvement Grant (RHIG)- (Attachment 3)
10. **Staff Report**
  - a. Update from the Director

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**11. Other Agencies -**

- a. Collier County Code Enforcement (Attachment 4)

**12. Communication and Correspondence**

- a. International Coastal Clean-up 9.16.23 (Attachment 5)
- b. Ascent Article (Attachment 6)
- c. Del Ackerman Article (Attachment 7)
- d. Another Cultural Thread Coming to Naples (Attachment 8)

**13. Advisory Board General Communication**

**14. Next Meeting**

- a. October 3, 2023 @ 6pm

**15. Adjournment**



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## June 6, 2023 Meeting Minutes

## Item 4a - Attachment 1

### **BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD MINUTES OF THE JUNE 6, 2023 MEETING**

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Vice Chair, Maurice Gutierrez at 6:01 p.m.

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

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

- II. Pledge of Allegiance:** Led by Maurice Gutierrez.

- III. Introduction:** New CRA Director Greg Oravec - Maurice Gutierrez gave a welcome to the new CRA Director, to the first official meeting.

- IV. Adoption of Agenda:** Motion made by Al Schantzen; second by Kathy Kilburn, approved unanimous.

- V. Approval of Consent Agenda:**

- a. Al Schantzen made a motion to approve the consent items, second by Kristin Hood, approved unanimously.

- VI. Community / Business - Presentations**

- a. **Collier County Sheriff's Office-** Sgt. Allyn Tuff provided the stats for both of the areas Bayshore area and the Gateway Triangle. No burglaries for either area but they did have 3 drug busts and they continue to crack down on drugs. They placed some decoy vehicles to slow down the traffic off Thomasson. They continue to do traffic stops for speeding as well. They continue to trespass folks off of vacant lots or behind plazas. Staff mentioned a few streets in the Gateway Triangle that needed to have some patrol cars check for speeding, Sgt. Tuff noted it and will have some patrols check on it.
- b. **17 Acre Boardwalk Presentation-** Ms. Scott provided the current update and introduced our consultant from Stantec, Kevin who is providing a power point presentation and overview of where we are at today. The next step is to provide the boards with some costs for materials and submit a site development plan into the Growth Management Division. The approximate cost for construction is \$2.73 million, the north parking lot cost is estimated at \$450,275 and the south parking lot is estimated at \$415,775. Maurice Gutierrez asked if staff could investigate negotiating with the Shadley property to swap out one of the



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corner pieces of the 17 acres for their property. The consensus from all the board members were in support of investigating this possibility. Staff will bring back an update as soon as possible.

- c. **Bayshore Hotel-** Davidson Engineering attended along with Cal Montenegro the developer for the lots to ask for CRA support to move forward even though it isn't a requirement to move forward in the building department he would like to bring something that says the CRA board is in support. After the presentation, the local advisory board felt it was too premature at this stage to fully support this project. There were some architectural design concerns they had and also a pool with a bar that is proposed on top they were not too happy about since the residential is located directly behind the project. They asked if they made it more visually attractive they would consider revisiting this at a much later date. Al Schantzen made a motion to table this item and asked if they come back to bring back any deviations they identified when they present, Kathi Kilburn second the motion approved unanimously.
- d. **Development Report** – Laura DeJohn, asked if anyone had any questions about the development report she would answer what she knows. Kathi Kilburn spoke about the med and all their issues that was going on but Ms. DeJohn was not aware of all the issues or what the CRA could do to assist at this point because GMD has codes that must be followed.

**VII. Old Business:**

- a. **Stormwater Phase I and II update-** Richard Orth, Project Manager from Capital Projects, and Road Maintenance attended and provided the update on Becca, Weeks and Pine that it is at 60% design phase, the Linwood way project is at 30% design phase. They are still moving along as noted in the plans.
- b. **Summer Vacation-** Ms. Garcia asked the board if it was possible to change the summer months off to July and August instead of August and September so staff could catch up the new Director on as many projects as possible. He is running 2 CRA areas and has a lot to still learn and catch up on. Sam Saad made a motion to take July and August off, second by Maurice Gutierrez approved unanimously.

**VIII. New Business:**

**IX. Other Agency's:**

- a. **Collier County Code Enforcement:** John Johnson, Senior Code Investigator attended to answer any questions on the case report or any other code related question. Ms. Hood inquired about drones and what the rules are for flying over private property, she feels they are violating her privacy. Mr. Johnson recommended she ask the Sheriff's Office because code would not enforce air space or violation of privacy. Maurice Gutierrez asked about the issues at Naples Marina off of Bayview because some neighboring properties had asked him, at this time Mr. Johnson did not have an open case and asked for staff to



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email him some additional information.

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

- a. **The 239 Article-** The article on the hotel on Areca/Bayshore was attached if anyone had any questions.
- b. **Del's seeking input Article** – Mr. Oravec wanted to update the advertisement if anyone was interested in purchasing Dels but there was no one besides the Cinematheque and the CRA staff will be working with David to do an analysis.

XI. **Public Comments:**

XIII. **Staff Comments:**

XIV. **Advisory Board General Communications:**

XV. **Next Meeting Date:**

- a. September 12, 2023 @ 6 pm at the Botanical Garden FGCU Buehler Auditorium

XVI. **Adjournment** – The meeting adjourned at 9:21 p.m.

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Vice Chair, Maurice Gutierrez

# Bayshore Gateway Triangle CRA Division Priority Projects Update District 4

August 24, 2023

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## District 4- Priority Projects



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Access Management Plan	4
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Del's Corner	8
Hamilton Avenue Beautification Project	9
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# 17 Acre Pedestrian Connection to Sugden Regional Park

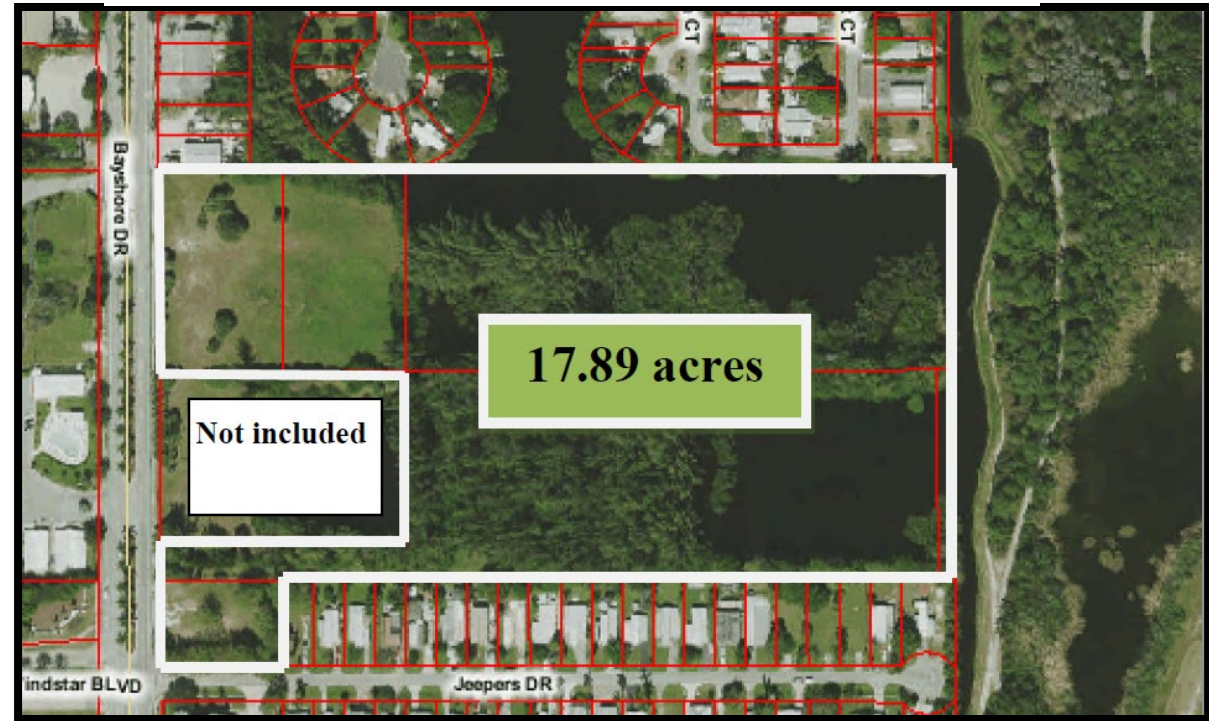
**District #: 4**  
**Project #: 50208**

**Funding Source:** CRA  
**Project Manager:** Tami Scott  
**Director:** Greg Oravec Director CRA

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

**Design Costs:** \$344,932.30  
**Construction Costs (Estimated):** \$2,700,000 EST  
**Architect/Engineer:** Stantec Consulting Services, Inc.  
**Board Approval Date:** 5/24/22  
**Notice to Proceed Date:** 6/10/22  
Completion of Tasks 1-4 – 8/14/23 NTS issued 6-16-2023  
**Change order #1-** for additional 90 days approved by BCC on May 9, 2023. (New proposed completion date: 8.14.23)

## Bayshore Gateway Triangle CRA – 17.89 Acres Location Map



### Milestones/Challenges to date: 8-24-2023

- Stantec to provide SDP (Collier County Growth Management) Permit Review Responses and updated Drawings: August 14 through August 25. (Note: this will include any design/permit application to the City of Naples for ROW work and Irrigation Service tap.)
- Stantec to provide initial ERP responses: August 14 through August 25.
- Preparation of bid documentation with the CRA August 14 through August 25.
- Expected Collier County review of responses by September 29, 2023.
- SFWMD/DEP site visit to review site area and project impacts as noted in the current application for the boardwalk permit: October 18, 2023. This date is set by the DEP reviewer and District and not in our control; we do not expect at this time any major issues based on the wetland mapping and routing of the boardwalk as provided.
- Follow up with SFWMD/DEP on any site visit issues by October 27, 2023.
- Complete bid package for tender October 27, 2023.
- Advertise for Bidding October 30, 2023.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	70%
Construction	0%



# Access Management Plan

**District #: 4**  
**Project #: 50174**

**Funding Source:** CRA and Bayshore Beautification MSTU  
**Project Manager:** Tami Scott  
**Director:** Greg Oravec

**Project Scope:** Traffic Calming for Bayshore Drive.  
US41 down to Thomasson Drive on Bayshore Drive  
East/West sides of the roadway.

**Design Costs:** \$165,350.00

**Architect/Engineer:** Stantec Consulting Services, Inc.

**General Contractor:** N/A

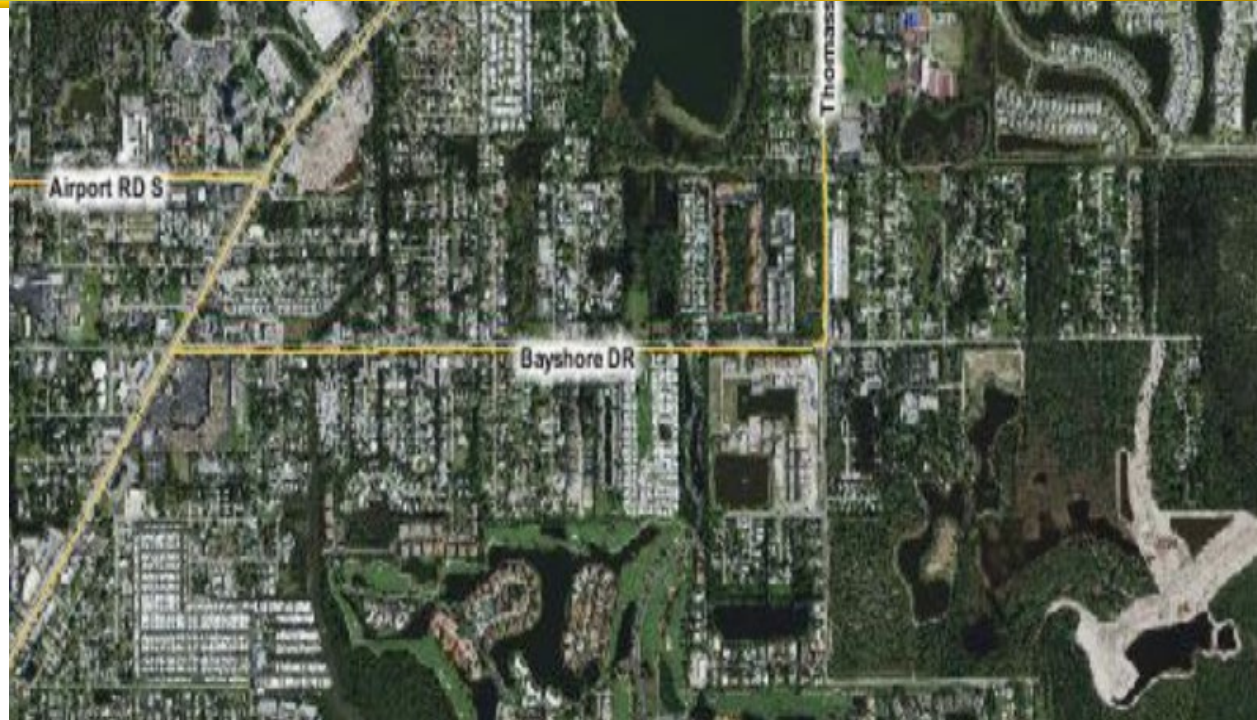
**Notice to Proceed Date:** Design 11/29/2021 and  
Kick-off meeting held 1-20-2022

Change Order #1 approved. Additional Days

Change order #2 approved. Additional Days

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

**Staff issued a “notice to suspend” work on 4-10-2023**  
until Transportation staff provided final comments.  
Awaiting comments from TMS. Meeting with TMS  
scheduled for 9/28/23.



## Milestones/Challenges to date: 8-24-2023

- On April 7, 2023, a meeting with the Transportation Department and Jacobs Engineering was held to discuss how to proceed. Jacobs Engineering will be looking at short-term and long-term solutions. Awaiting comments from TMS. Meeting with TMS scheduled for 9/28/23.
- CRA staff has prepared a stop work order and sent to Stantec Engineering on 4-11-2023. Remaining days on contract 84 days.

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

[illegible]

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

- 60% plans completed and distributed to staff on May 31, 2023. Documents are anticipated to be completed in November of 2023.
- Richard Orth provide an update of the project at the CRA meeting of 6/07/23.
- BGTCRA Subcommittee Meeting was held on 6-19-2023 to review the 60% drawings. CRA Project Manager has submitted 60% comments.
- No opinion of cost has been provided by the EOR to date.



# Gateway Triangle Stormwater Phase 1

**Commissioner District: 4**  
**Project #: 50203**

**Funding Source:** Bayshore CRA  
**Lead Project Manager:** Richard Orth, Capital Improvements  
**CRA Project Manager:** Shirley Garcia  
**Director:** Greg Oravec

**Project Scope:** Bayside Street and Linwood Way Stormwater Improvements.

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



## Milestones/Challenges to date: 8-24-2023

- Brian Rose, P.E., lead Engineer for Kissinger Campo & Associates is the PM on the project. The 30% plans included the survey work, utility locates, and other streetside information needed for the design along with a basic plan of design.
- County staff routed the 30% plans to the appropriate County staff the first week of May 2023, as allotted in the project timeline.
- BGTCRA Subcommittee meeting was held on June 19 and an update was provided.
- Next Meeting anticipated for early fall for 60% of design plans and will be presented to the CRA local advisory board and stormwater subcommittee for discussion.

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



# Gateway Triangle Neighborhood Focus

**Commissioner District: 4**  
**Project #: 50203**

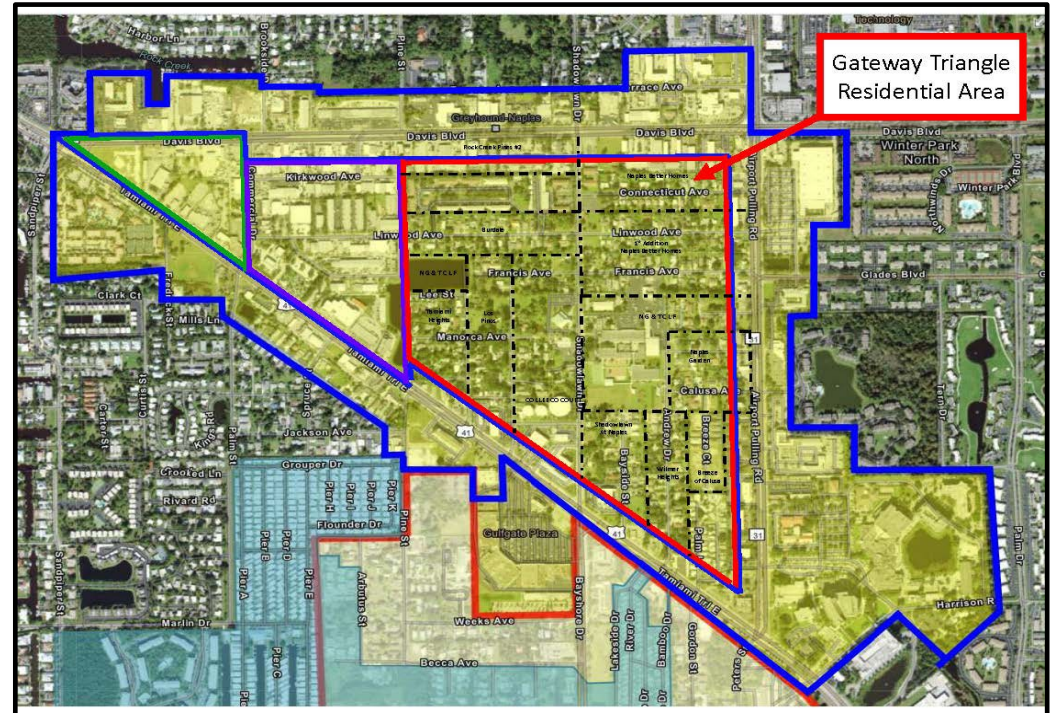
**Funding Source:** Bayshore CRA  
**CRA Project Manager:** Shirley Garcia  
**Director:** Debrah Forester

**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: 8-24-2023

- First Community Meeting held February 7<sup>th</sup> – 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 held on 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:** Tami Scott

**Director:** Greg Oravec

## Phase 2- Future Use Analysis

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

Purchase Order: \$24,673

**Design Notice to Proceed Date:** February 1, 2023

Visioning Charette Held February 25, 2023

4 Concept Plans Developed

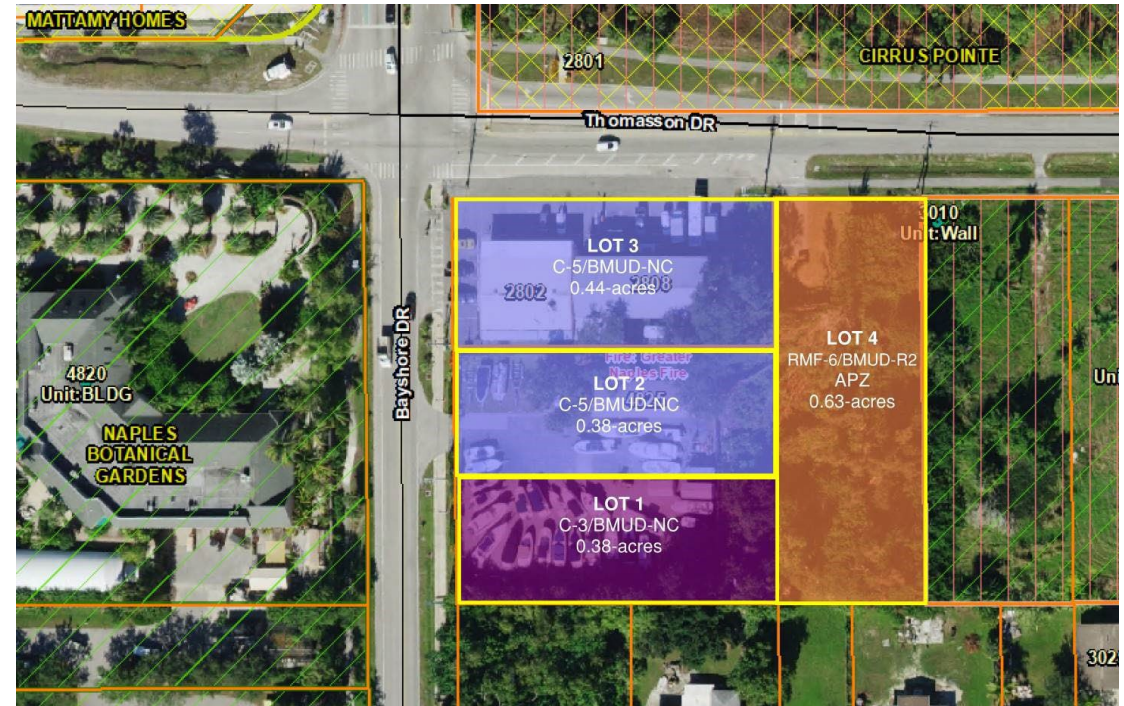
Suspend Work Order Issued

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

Naples Cinematheque to develop 3 screen theater.

Purchase Price - \$2,500,000

- April BCC/CRA Directed staff to issue 30 Day Notice on LOI
  - No other proposals submitted.
- Target for 9/26, BCC and CCCRA, Del's/Authorization to negotiate a purchase and sale agreement to be brought back before the CCCRA/BCC for further consideration.



## Milestones/Challenges to date: 8-24-2023

- Exotic vegetation was removed; Lot has been graded and new sod is being installed week of 9-1-2023.
- Target for 9/26, BCC and CCCRA, Del's/Authorization to negotiate a purchase and sale agreement to be brought back before the CCCRA/BCC for further consideration.

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



# 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.

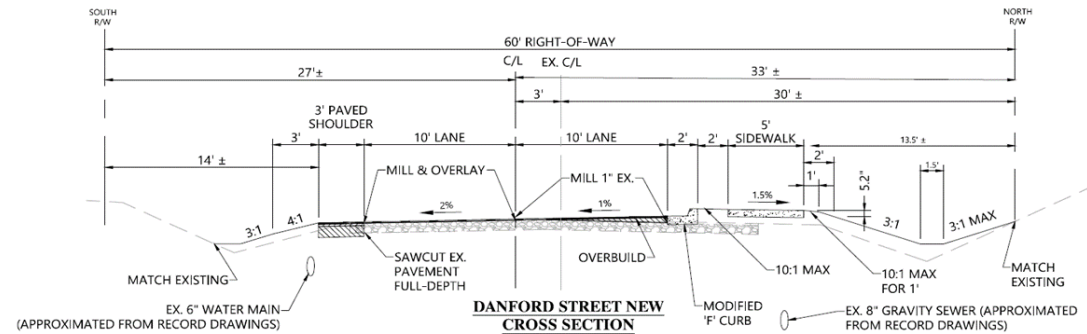
**Construction Budget:** \$3,246,304.75

**Architect/Engineer:** RWA

**Design Notice to Proceed Date:** 1-10-2022

**Contractor :** Haskins Construction

**CEI Services:** Johnson Engineering



## Milestones/Challenges to date: 8-24-2023

- Project is complete, the Bayshore MSTU will take over the lawn maintenance.
- MSTU staff will monitor area , staff is still waiting for parking signage to be installed.
- Danford Street residents raised concern regarding the parking situation at Bayview Park at Bayshore Beautification MSTU (MSTU) Meeting held on April 5 and again on June 6<sup>th</sup> . CRA staff is working with the residents.

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:** Greg Oravec

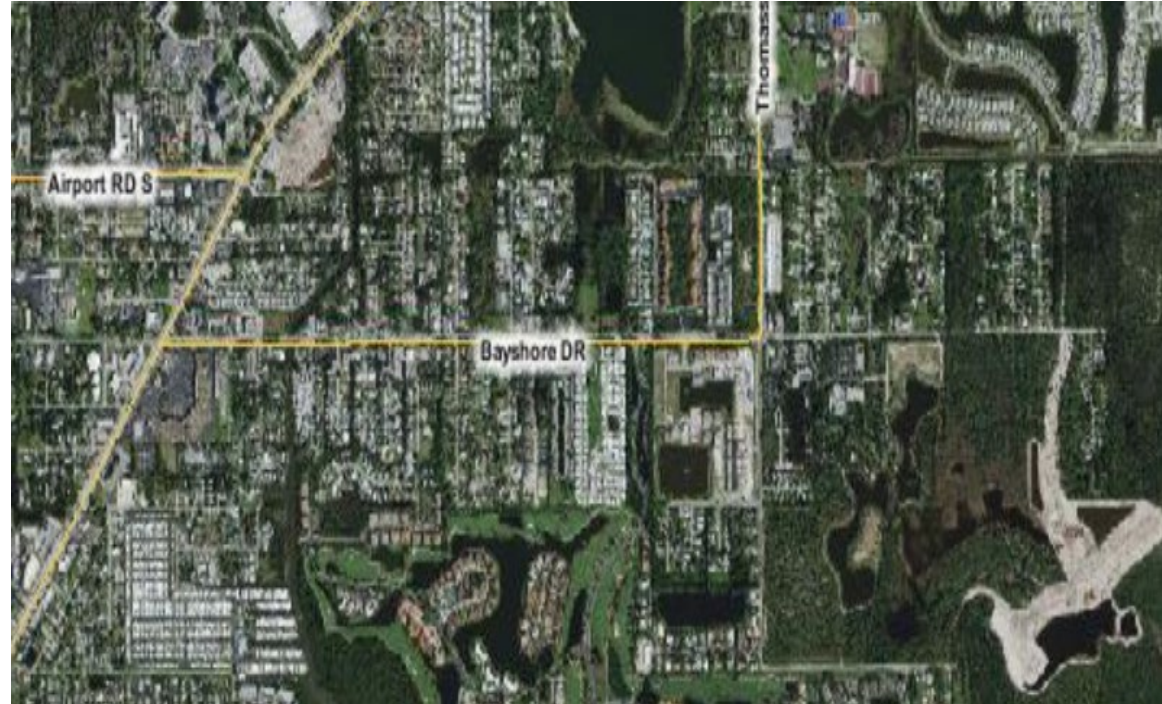
**Project Scope:** Coordinated maintenance and repairs within the Thomasson Drive, Bayshore Drive and Hamilton Avenue right-of-ways.

**Landscape contractor – A&M**

**FY23 Annual Maintenance Contract:** \$153,220.82

**FY23 Annual Maintenance Incidentals Budget:** \$70,000

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



## Milestones/Challenges to date: 8-24-2023

- All the fertilizer for the inoculant study will be installed by the end of 6-16-2023.
- Tami will take photos of each area and the clock starts today 6-16-2023.
- New planting being installed at roundabout.
- Bayshore MSTU has taken over the mowing of the area at the intersection of 41 and Bayshore.
- All plants in decorative pots have been remove and planters at bridge capped.

## DESCRIPTION OF WORK

## % COMPLETE

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



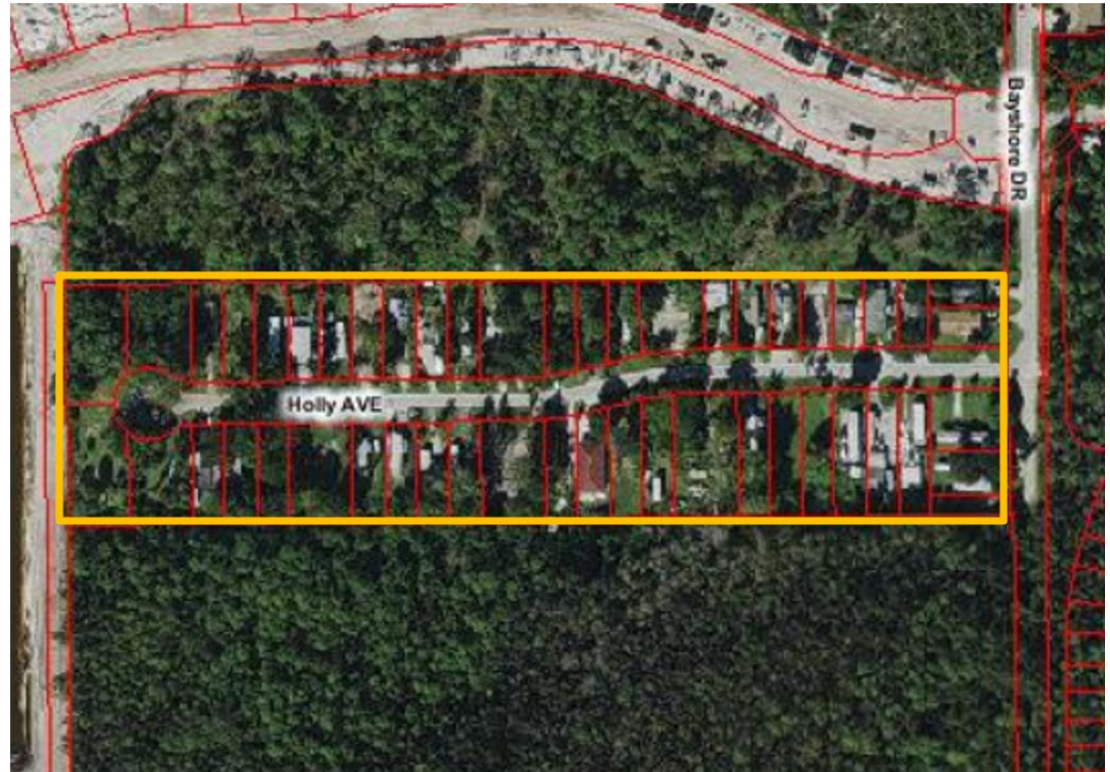
# Holly Avenue Assessment

**Commissioner District: 4**  
**Project #: 50203**

**Funding Source:** Bayshore CRA  
**CRA Project Manager:** Tami Scott  
**Director:** Greg Oravec

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

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



## Milestones/Challenges to date: 8-24-2023

- CRA staff has reached out to FPL to discuss street lighting on Holly Ave, staff is waiting for a draft of the proposed lights and cost.

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

## 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	100 a month until paid in full	9/5/2023	\$ 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
5006152212693		6/15/2022	6/16/2022	Damage landscaping, irrigation on median 6	\$ 2,200.00	22-223732			\$ 2,200.00
5001012313572		1/1/2023	1/5/2023	Damage to pole #52		Researching report			
		5/8/2023		Damage to lighting at roundabout	\$ 4,120.00				\$ 4,120.00
	\$49,198.97								\$ 49,198.97
	Total								\$ 29,120.15

**Fund 1020 (187) Bayshore/Gateway Triangle**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>			<b>95,294.25</b>	<b>502,829.15-</b>	<b>407,534.90</b>
<b>1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP</b>			<b>95,294.25</b>	<b>502,829.15-</b>	<b>407,534.90</b>
<b>REVENUE Sub Total</b>	<b>3,589,600.00-</b>	<b>3,627,276.95-</b>		<b>3,591,305.89-</b>	<b>35,971.06-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>20,000.00-</b>	<b>20,000.00-</b>		<b>20,705.89-</b>	<b>705.89</b>
361170 OVERNIGHT INTEREST				17,025.89-	17,025.89
361180 INVESTMENT INTEREST	20,000.00-	20,000.00-		3,588.80-	16,411.20-
364410 SURPLUS FURNITURE FIXTURES EQUIP SALE				91.20-	91.20
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>3,569,600.00-</b>	<b>3,607,276.95-</b>		<b>3,570,600.00-</b>	<b>36,676.95-</b>
410001 TRANSFER FROM 0001 GENERAL FUND	2,730,700.00-	2,730,700.00-		2,730,700.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	618,200.00-	618,200.00-		618,200.00-	
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	84,900.00-	84,900.00-		84,900.00-	
411630 TRANSFER FROM 1630 BAYSHORE/AVALON BEAUTIFICATION	125,500.00-	125,500.00-		125,500.00-	
411631 TRANSFER FROM 1631 HALDEMAN CREEK	11,300.00-	11,300.00-		11,300.00-	
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
<b>EXPENSE Sub Total</b>	<b>3,589,600.00</b>	<b>3,627,276.95</b>	<b>95,294.25</b>	<b>3,088,476.74</b>	<b>443,505.96</b>
<b>PERSONAL SERVICE</b>	<b>539,800.00</b>	<b>539,800.00</b>		<b>429,958.53</b>	<b>109,841.47</b>
<b>OPERATING EXPENSE</b>	<b>499,300.00</b>	<b>536,976.95</b>	<b>95,294.25</b>	<b>173,518.21</b>	<b>268,164.49</b>
634210 IT OFFICE AUTOMATION ALLOCATION	12,800.00	12,800.00		12,800.00	
634970 INDIRECT COST REIMBURSEMENT	53,700.00	53,700.00	26,850.00	26,850.00	
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	54,921.73	81,404.19	110,446.08
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		1,241.60-	9,241.60
641230 TELEPHONE ACCESS CHARGES	1,800.00	1,800.00			1,800.00
641700 CELLULAR TELEPHONE	2,200.00	2,200.00		1,801.28	398.72
641950 POSTAGE FREIGHT AND UPS	500.00	500.00		371.62	128.38
641951 POSTAGE	2,000.00	2,000.00		1,634.09	365.91
643100 ELECTRICITY	2,500.00	2,500.00	2,896.30	1,017.48	1,413.78-
643400 WATER AND SEWER	6,500.00	6,500.00	4,529.18	1,770.82	200.00
644620 LEASE EQUIPMENT	2,000.00	2,000.00	1,097.04	3,602.96	2,700.00-
644800 RENT SUPPLIES				462.00	462.00-
645100 INSURANCE GENERAL	3,400.00	3,400.00		3,400.00	
645260 AUTO INSURANCE	500.00	500.00		500.00	
646180 BUILDING R AND M ISF BILLINGS				1,450.89	1,450.89-
646311 SPRINKLER SYSTEM MAINTENANCE	500.00	500.00			500.00
646320 LANDSCAPE MATERIALS				188.17	188.17-
646360 MAINTENANCE OF GROUNDS ALLOCATED	30,000.00	30,000.00	3,500.00	9,740.22	16,759.78
646430 FLEET MAINT ISF LABOR AND OVERHEAD	300.00	300.00		233.00	67.00
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00		169.02	30.98
646445 FLEET NON MAINT ISF PARTS AND SUBLET				220.18	220.18-
646970 OTHER EQUIP REPAIRS AND MAINTENANCE				1,262.06	1,262.06-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	5,000.00	5,000.00		520.00	4,480.00
648170 MARKETING AND PROMOTIONAL	7,500.00	7,500.00		12,944.76	5,444.76-
648174 REGISTRATION FEES	1,000.00	1,000.00		1,086.05	86.05-
649000 SALES TAX EXPENSE				131.24-	131.24
649030 CLERKS RECORDING FEES ETC	2,500.00	2,500.00		1,917.21	582.79
649100 LEGAL ADVERTISING	4,500.00	4,500.00	1,500.00		3,000.00

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
649990 OTHER MISCELLANEOUS SERVICES	500.00	500.00		596.26	96.26-
651110 OFFICE SUPPLIES GENERAL	4,000.00	4,000.00		1,637.00	2,363.00
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		911.98	88.02
652490 FUEL AND LUBRICANTS ISF BILLINGS	600.00	600.00		446.06	153.94
652920 COMPUTER SOFTWARE	3,000.00	3,000.00		605.76	2,394.24
652990 OTHER OPERATING SUPPLIES	4,500.00	4,500.00		3,088.94	1,411.06
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		2,563.00	1,437.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	4,000.00	4,000.00		303.95-	4,303.95
<b>CAPITAL OUTLAY</b>	<b>50,000.00</b>	<b>50,000.00</b>			<b>50,000.00</b>
763100 IMPROVEMENTS GENERAL	50,000.00	50,000.00			50,000.00
<b>TRANSFERS</b>	<b>2,485,000.00</b>	<b>2,485,000.00</b>		<b>2,485,000.00</b>	
910001 TRANSFER TO 0001 GENERAL FUND	53,800.00	53,800.00		53,800.00	
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	2,431,200.00	2,431,200.00		2,431,200	
<b>RESERVES</b>	<b>15,500.00</b>	<b>15,500.00</b>			<b>15,500.00</b>
991000 RESERVE FOR CONTINGENCIES	15,500.00	15,500.00			15,500.00

**Fund 1021 (787) Bayshore CRA Projects**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>			<b>1,186,766.23</b>	<b>2,218,362.89-</b>	<b>1,031,596.66</b>
<b>1021000000 BAYSHORE CRA PROJECT FUND</b>			<b>1,186,766.23</b>	<b>2,218,362.89-</b>	<b>1,031,596.66</b>
<b>REVENUE Sub Total</b>	<b>2,454,600.00-</b>	<b>11,193,943.60-</b>		<b>2,568,491.78-</b>	<b>8,625,451.82-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>24,600.00-</b>	<b>24,600.00-</b>		<b>137,291.78-</b>	<b>112,691.78</b>
361170 OVERNIGHT INTEREST				83,017-	83,017
361180 INVESTMENT INTEREST	24,600.00-	24,600.00-		22,524.52-	2,075.48-
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				31,750.00-	31,750.00
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>2,430,000.00-</b>	<b>11,169,343.60-</b>		<b>2,431,200.00-</b>	<b>8,738,143.60-</b>
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
<b>EXPENSE Sub Total</b>	<b>2,454,600.00</b>	<b>11,193,943.60</b>	<b>1,186,766.23</b>	<b>350,128.89</b>	<b>9,657,048.48</b>
<b>OPERATING EXPENSE</b>	<b>640,300.00</b>	<b>2,766,158.28</b>	<b>1,155,173.73</b>	<b>350,128.89</b>	<b>1,260,855.66</b>
631401 ENGINEERING FEES DESIGN			209,439.54	48,102.46	257,542.00-
631650 ABSTRACT FEES					
631800 ENVIRONMENTAL CONSULTANT FEES					
634980 INTERDEPT PAYMENT FOR SERV				23,776.66	23,776.66-
634999 OTHER CONTRACTUAL SERVICES	640,300.00	2,766,158.28	817,868.86	82,158.42	1,866,131.00
639990 OTHER CONTRACTUAL SERVICE			127,865.33	196,091.35	323,956.68-
649030 CLERKS RECORDING FEES ETC					
<b>CAPITAL OUTLAY</b>	<b>1,564,300.00</b>	<b>7,662,361.29</b>	<b>31,592.50</b>		<b>7,630,768.79</b>
762200 BUILDING IMPROVEMENTS			9,230.00		9,230.00-
763100 IMPROVEMENTS GENERAL	1,564,300.00	7,662,361.29	22,362.50		7,639,998.79
<b>GRANTS AND DEBT SERVICE</b>	<b>250,000.00</b>	<b>765,424.03</b>			<b>765,424.03</b>
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**

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

**Fund 787 Project 50198 Commercial Grants**

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

**Fund 787 Project 50203 Stormwater**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>	<b>838,000.00</b>	<b>2,504,664.82</b>	<b>402,330.44</b>	<b>88,984.38</b>	<b>2,013,350.00</b>
<b>50203 BAYSHORE CRA PROJECT FUND</b>	<b>838,000.00</b>	<b>2,504,664.82</b>	<b>402,330.44</b>	<b>88,984.38</b>	<b>2,013,350.00</b>
<b>EXPENSE Sub Total</b>	<b>838,000.00</b>	<b>2,504,664.82</b>	<b>402,330.44</b>	<b>88,984.38</b>	<b>2,013,350.00</b>
<b>OPERATING EXPENSE</b>		<b>279,284.82</b>	<b>402,330.44</b>	<b>88,984.38</b>	<b>212,030.00-</b>
631401 ENGINEERING FEES DESIGN			209,439.54	48,102.46	257,542.00-
634980 INTERDEPT PAYMENT FOR SERV				646.00	646.00-
634999 OTHER CONTRACTUAL SERVICES		279,284.82	192,890.90	40,235.92	46,158.00
<b>CAPITAL OUTLAY</b>	<b>838,000.00</b>	<b>2,225,380.00</b>			<b>2,225,380.00</b>
763100 IMPROVEMENTS GENERAL	838,000.00	2,225,380.00			2,225,380.00

**Fund 787 Project 50204 Linwood**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>	<b>100,000.00</b>	<b>800,000.00</b>			<b>800,000.00</b>
<b>50204 BAYSHORE CRA PROJECT FUND</b>	<b>100,000.00</b>	<b>800,000.00</b>			<b>800,000.00</b>
<b>EXPENSE Sub Total</b>	<b>100,000.00</b>	<b>800,000.00</b>			<b>800,000.00</b>
<b>OPERATING EXPENSE</b>		<b>350,000.00</b>			<b>350,000.00</b>
634999 OTHER CONTRACTUAL SERVICES		350,000.00			350,000.00
<b>CAPITAL OUTLAY</b>	<b>100,000.00</b>	<b>450,000.00</b>			<b>450,000.00</b>
763100 IMPROVEMENTS GENERAL	100,000.00	450,000.00			450,000.00

**Fund 787 Project 50206 Ackerman-Dells**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>		<b>635,863.50</b>	<b>13,846.50</b>	<b>20,107.00</b>	<b>601,910.00</b>
<b>50206 BAYSHORE CRA PROJECT FUND</b>		<b>635,863.50</b>	<b>13,846.50</b>	<b>20,107.00</b>	<b>601,910.00</b>
<b>EXPENSE Sub Total</b>		<b>635,863.50</b>	<b>13,846.50</b>	<b>20,107.00</b>	<b>601,910.00</b>
<b>OPERATING EXPENSE</b>			<b>13,846.50</b>	<b>20,107.00</b>	<b>33,953.50-</b>
631650 ABSTRACT FEES					
631800 ENVIRONMENTAL CONSULTANT FEES					
634980 INTERDEPT PAYMENT FOR SERV				3,213.00	3,213.00-
634999 OTHER CONTRACTUAL SERVICES			12,679.00	16,894.00	29,573.00-
639990 OTHER CONTRACTUAL SERVICE			1,167.50		1,167.50-
649030 CLERKS RECORDING FEES ETC					
<b>CAPITAL OUTLAY</b>		<b>635,863.50</b>			<b>635,863.50</b>
763100 IMPROVEMENTS GENERAL		635,863.50			635,863.50

**Fund 787 Project 50207 Bayshore Parking Lot**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>	<b>15,000.00</b>	<b>64,586.31</b>	<b>320.00</b>		<b>64,266.31</b>
<b>50207 BAYSHORE CRA PROJECT FUND</b>	<b>15,000.00</b>	<b>64,586.31</b>	<b>320.00</b>		<b>64,266.31</b>
<b>EXPENSE Sub Total</b>	<b>15,000.00</b>	<b>64,586.31</b>	<b>320.00</b>		<b>64,266.31</b>
<b>OPERATING EXPENSE</b>			<b>320.00</b>		<b>320.00-</b>
634999 OTHER CONTRACTUAL SERVICES			320.00		320.00-
<b>CAPITAL OUTLAY</b>	<b>15,000.00</b>	<b>64,586.31</b>			<b>64,586.31</b>
763100 IMPROVEMENTS GENERAL	15,000.00	64,586.31			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	123,385	221,509.01	2,602,858.04
50208 BAYSHORE CRA PROJECT FUND	261,300	2,947,752	123,385	221,509.01	2,602,858.04
EXPENSE Sub Total	261,300	2,947,752	123,385	221,509.01	2,602,858.04
OPERATING EXPENSE		697,120	123,385	221,509.01	352,225.56
634980 INTERDEPT PAYMENT FOR SERV				19,917.66	19,917.66-
634999 OTHER CONTRACTUAL SERVICES		697,120		5,500.00	691,620.00
639990 OTHER CONTRACTUAL SERVICE			123,385	196,091.35	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 PROJECT FUND	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	100,000.00	200,000.00			200,000.00
50255 BAYSHORE CRA PROJECT FUND	100,000.00	200,000.00			200,000.00
EXPENSE Sub Total	100,000.00	200,000.00			200,000.00
CAPITAL OUTLAY	100,000.00	200,000.00			200,000.00
763100 IMPROVEMENTS GENERAL	100,000.00	200,000.00			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	50,000.00	135,899.00			135,899.00
50256 BAYSHORE CRA PROJECT FUND	50,000.00	135,899.00			135,899.00
EXPENSE Sub Total	50,000.00	135,899.00			135,899.00
CAPITAL OUTLAY	50,000.00	135,899.00			135,899.00
763100 IMPROVEMENTS GENERAL	50,000.00	135,899.00			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		500,000.00			500,000.00
50258 BAYSHORE CRA PROJECT FUND		500,000.00			500,000.00
EXPENSE Sub Total		500,000.00			500,000.00
OPERATING EXPENSE		250,000.00			250,000.00
634999 OTHER CONTRACTUAL SERVICES		250,000.00			250,000.00
CAPITAL OUTLAY		250,000.00			250,000.00
763100 IMPROVEMENTS GENERAL		250,000.00			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		150,000.00			150,000.00
50259 BAYSHORE CRA PROJECT FUND		150,000.00			150,000.00
EXPENSE Sub Total		150,000.00			150,000.00
CAPITAL OUTLAY		150,000.00			150,000.00
763100 IMPROVEMENTS GENERAL		150,000.00			150,000.00

**Fund 787 Project 50261 Housing**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	195,200.00	295,200.00		15,500.00-	310,700.00
50261 BAYSHORE CRA PROJECT FUND	195,200.00	295,200.00		15,500.00-	310,700.00
REVENUE Sub Total				15,500.00-	15,500.00
REVENUE - OPERATING Sub-Total				15,500.00-	15,500.00
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				15,500.00-	15,500.00
EXPENSE Sub Total	195,200	295,200.00			295,200.00
OPERATING EXPENSE	195,200	295,200.00			295,200.00
634999 OTHER CONTRACTUAL SERVICES	195,200	295,200.00			295,200.00

**Fund 787 Project 50262 N Bayshore Enhance**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	200,000.00	1,049,453.46	11,978.96	19,528.50	1,017,946.00
50262 BAYSHORE CRA PROJECT FUND	200,000.00	1,049,453.46	11,978.96	19,528.50	1,017,946.00
EXPENSE Sub Total	200,000.00	1,049,453.46	11,978.96	19,528.50	1,017,946.00
OPERATING EXPENSE		449,453.46	11,978.96	19,528.50	417,946.00
634999 OTHER CONTRACTUAL SERVICES		449,453.46	11,978.96	19,528.50	417,946.00
CAPITAL OUTLAY	200,000.00	600,000.00			600,000.00
763100 IMPROVEMENTS GENERAL	200,000.00	600,000.00			600,000.00

**Fund 787 Project 50263 Complete Streets**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		100,000.00	34,904.90		65,095.10
50263 BAYSHORE CRA PROJECT FUND		100,000.00	34,904.90		65,095.10
EXPENSE Sub Total		100,000.00	34,904.90		65,095.10
OPERATING EXPENSE			3,312.40		3,312.40-
639990 OTHER CONTRACTUAL SERVICE			3,312.40		3,312.40-
CAPITAL OUTLAY		100,000.00	31,592.50		68,407.50
762200 BUILDING IMPROVEMENTS			9,230.00		9,230.00-
763100 IMPROVEMENTS GENERAL		100,000.00	22,362.50		77,637.50

**Fund 787 Project 50270 Mini-Triangle TIF Agreement**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	250,000.00	850,000.00	600,000.00		250,000.00
50270 BAYSHORE CRA PROJECT FUND	250,000.00	850,000.00	600,000.00		250,000.00
EXPENSE Sub Total	250,000.00	850,000.00	600,000.00		250,000.00
OPERATING EXPENSE			600,000.00		600,000.00-
634999 OTHER CONTRACTUAL SERVICES			600,000.00		600,000.00-
CAPITAL OUTLAY		600,000.00			600,000.00
763100 IMPROVEMENTS GENERAL		600,000.00			600,000.00
GRANTS AND DEBT SERVICE	250,000.00	250,000.00			250,000.00
882100 REMITTANCES PRIVATE ORGANIZATIONS	250,000.00	250,000.00			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	320,100.00	320,100.00			320,100.00
50271 BAYSHORE CRA PROJECT FUND	320,100.00	320,100.00			320,100.00
EXPENSE Sub Total	320,100.00	320,100.00			320,100.00
OPERATING EXPENSE	320,100.00	320,100.00			320,100.00
634999 OTHER CONTRACTUAL SERVICES	320,100.00	320,100.00			320,100.00



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## September 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

#### **Naples Alliance Church Food Distribution (CU): PL20230013548\***

Location: 2504 Estey Avenue

Owner: Naples 1<sup>st</sup> Alliance Church of the Christian & Miss'ry

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

Conditional use for a weekly drive through food distribution serving over 600 families with groceries and necessary basic food items. Distributions every Tuesday from 9:30-11:30.



#### **3313 Captains CV (LLA): PL20230010051**

Location: 3313 Captains Cove

Owner: Larsons Green LLC

Status: First applicant submittal on 6/1/2023. Staff issued third incomplete submittal letter on 7/28/2023.

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

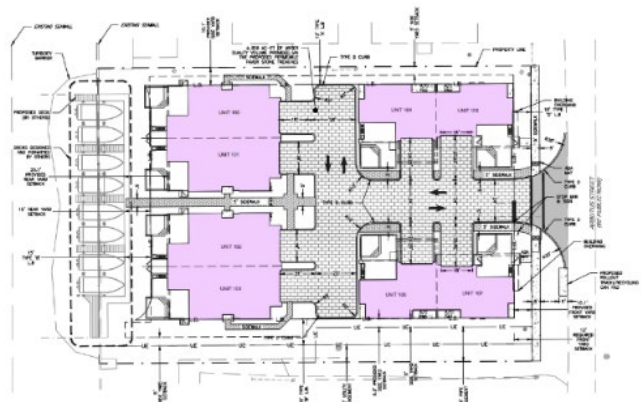
#### **Mangrove Row (LDBPA): PL20220004927**

Location: 2766 Arbutus Street

Owner: Arbutus Landing LLC

Status: Pre-application meeting held 8/3/22. First applicant submittal on 5/25/2023. Additional documents submitted 6/26/2023. Staff issued first comment letter on 6/26/2023.

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





**Columbia Sussex CPUD (PUDZ): PL20230008099\***

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

Owner: T B East Trail LLC

Status: Pre-application meeting held 5/31/2023. **First applicant submittal on 8/10/2023.**

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

**3054 Coco Ave (ZLTR): PL20230007360**

Location: 3054 Coco Avenue

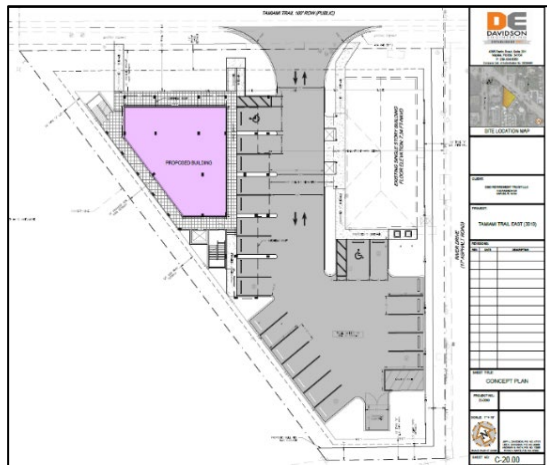
Owner: ROBERT A FLICK REV TRUST c/o ENTRUST PROF SRVS INC SUITE 112-344

Status: Request submitted on 4/17/2023. Pending fee payment 4/19/2023.

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



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



Location: 3010 Tamiami Trail E.

Owner: D&D Retirement Trust, LLC

Status: Pre-app meeting held 11/22/2022. First applicant submittal on 1/23/2023. First staff review letter issued on 3/6/2023. Second applicant submittal on 5/22/2023. Second staff review letter issued on 6/27/2023. NIM held on 7/25/2023.

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

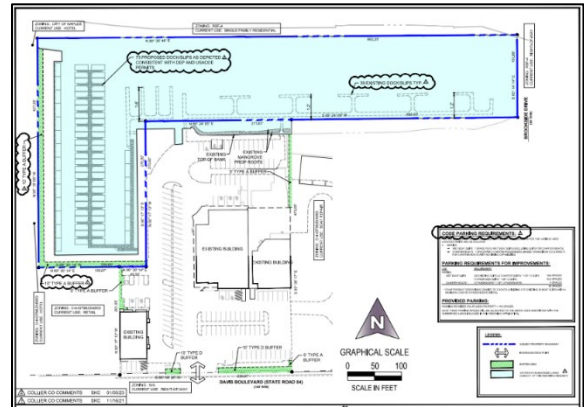
10/12/2022. Staff issued third review comments on

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.



### **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 14)

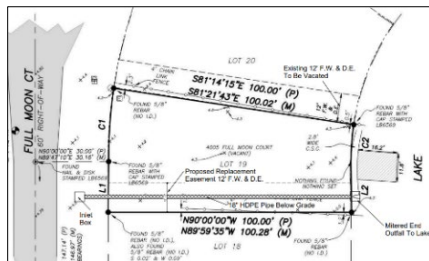
Applicant requests rezoning to allow multifamily development. A Growth Management Plan Amendment would also be required.

## Development Review Petitions

### Justin's Village MF (SDP): PL20230013521\*

Location: 3163 Justins Way (off Calusa Ave)  
Owner: SMH PROPERTIES OF SWFL INC (St. Matthews House)  
Status: Pre-application meeting held on 8/24/2023.

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



### 3987 Full Moon Ct (VAC): PL20230013038\*

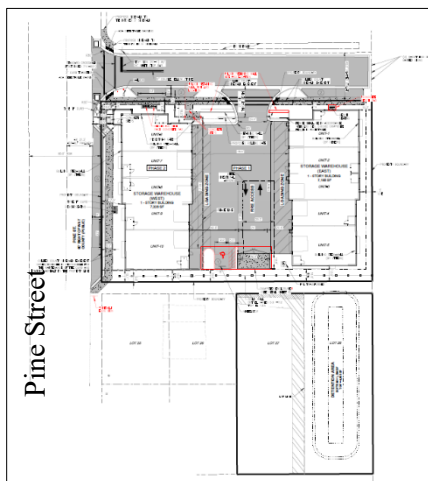
Location: 3987 Full Moon Court (off Lunar Street)  
Owner: Trevor Tedeschi  
Status: First applicant submittal on 8/3/2023. Staff issued first comment letter on 8/29/2023.

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

### Fishtale Addition (SIP): PL20230012770\*

Location: 2510 Davis Blvd. (at terminus of Kirkwood Ave)  
Owner: FTB Holding LLC  
Status: Pre-application meeting held on 8/17/2023.

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

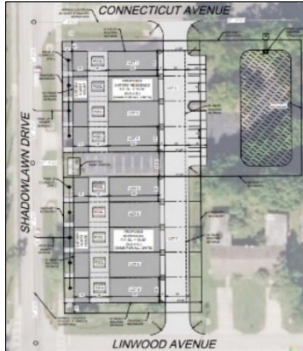


### Pine Street Storage Warehouse (SDPA) Final Site Acceptance (FAS): PL20210001598\*

Location: 2435 & 2447 Pine Street  
Owner: 2447 Pine St LLC  
Status: Pre-application meeting waived on 6/14/2021. First applicant submittal on 6/29/2021. Staff issued first comment letter on 7/26/2021. Second applicant submittal on 9/16/2021. Staff issued second comment letter on 10/7/2021. Third applicant submittal on 10/8/2021. SDPA approval letter issued on 10/20/2021. Pre-construction meeting on 10/27/2021. Final Acceptance package submitted on 7/25/2023. Staff issued comment letter on 8/1/2023. Submittal of additional acceptance documents on 8/18/2023.

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

### Shadowlawn Drive Multi-Family Development (SDP): PL20220005562\*



Location: 1795 Shadowlawn Drive

Owner: East Naples Baptist Church Inc

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

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

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

### Lakeview Drive Parking Lot (SDP): PL20230010361

Location: 3570 Bayshore Dr. (Parcel Nos. 61836042006 & 61836040008)

Owner: Heritage Property Holdings LLC

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

Proposed parking lot reconfiguration for site located north of 3570 Bayshore Drive (fronting on Lakeview Drive).



### Harmony Shores (SDP): PL20230008929

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

Owner: Harmony Shores Venture II LLC

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

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

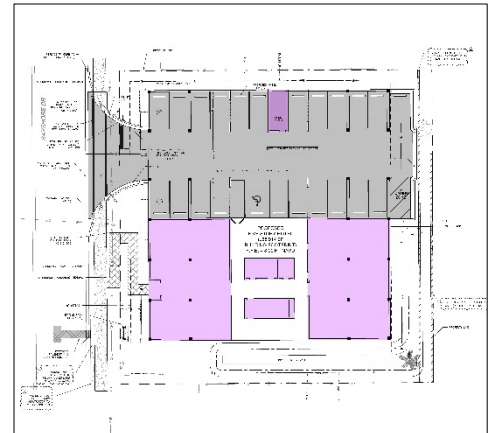
### WSA Bayshore Hotel (SDP): PL20200001971

Location: Bayshore Drive south of Lunar Street (Parcel Nos. 53353320002, 53353360004, 53353400003)

Owner: BBH Group, LLC

Status: Pre-application meeting held on 10/20/2020. Applicant first submittal on 9/22/2021. Staff issued incomplete submittal letter on 9/23/2021. Additional materials submitted 10/8/2021. Staff issued first review comment letter on 11/5/2021.

Applicant second submittal on 7/7/2022. Staff issued second incomplete submittal letter on 7/7/2022. Additional materials submitted 8/8/2022. Staff issued second review comment letter on 8/9/2022. Applicant third submittal on 3/14/2023. Staff issued third review comment letter on 4/6/2023.



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





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

### **Courthouse Shadows Apartments (SDPA) Final Site Acceptance (SAF): PL20190002368\***

Location: 3290 & 3420 Tamiami Trail E

Owner: KRG Courthouse Shadows LLC

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

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



### **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: Tamiami Trail East (corner US 41 & Pine Street) – Parcel No. 76211080005

Owner: Cal German, Inc

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

Property zoned C-4-GTZO-MXD. Automated Tunnel express car wash with free vacuum parking spaces.



### **17-Acre Bayshore Project (SDP): PL20230002535**

Location: 4315 & 4265 Bayshore Drive

Owner: Collier County Bayshore CRA

Status: Pre-application meeting held on 3/2/2023. First applicant submittal on 5/5/2023. Additional materials submitted on 5/24/2023. Staff issued first comment letter on 6/15/2023.

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.



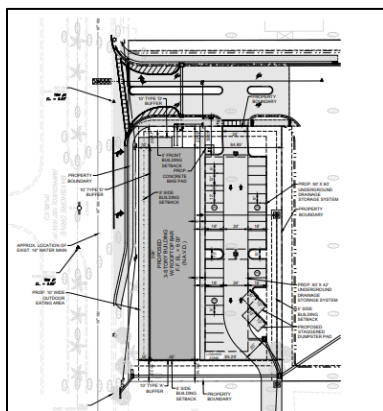
### **The Grove Bayshore (PPL): PL20210002029\***

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. Fifth applicant submittal on 7/11/2023. Staff issued fifth comment letter on 8/3/2023. Sixth applicant submittal on 8/11/2023.

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. Applicant first submittal 6/19/2023. Payment of submittal fees completed on 8/16/2023.

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

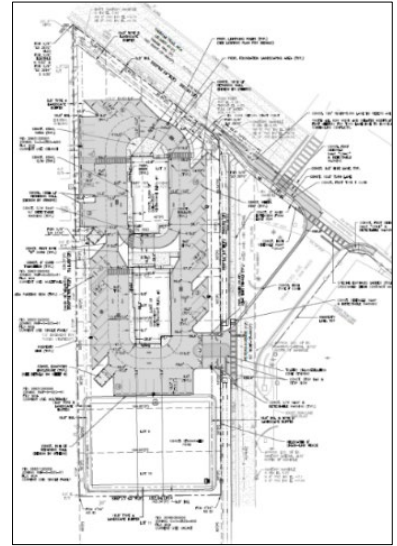
### **KRB Naples (SDP): PL20220003647**

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

Owner: 3230 Tamiami LLC

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

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



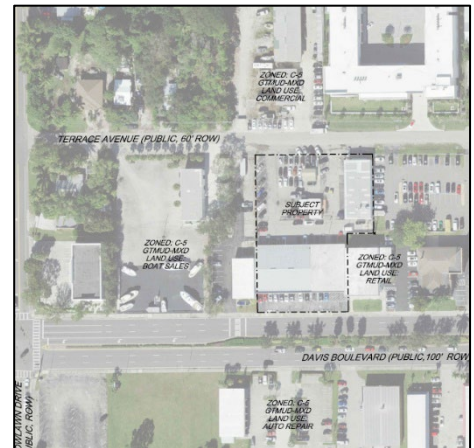
### **Autospace Naples (SDPA): PL20220006331\***

Location: 3045 Davis Blvd.

Owner: Davis Terrace Realty LLC

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

Formerly known as Naples Classic Car. This is a vintage car restoration business with 2 buildings on  $\pm 1.10$  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  $\pm 13,748$  sf for 30 car condo units. Existing paint and body shop on the northeast will be replaced by a  $\pm 4,000$  sf storage building, per the deviations approved under HEX No. 2022-23. Administrative Parking Reduction (APR-PL20230003045) approved to allow 14 instead of 33 parking spaces. The existing building on the southern parcel will be used for used auto sales, warehouse, and office.





## Approved Projects/Letters Issued

### **The MED Restaurant of Bayshore (SIPI):**

#### **PL20230012590\***

Location: 3929 Bayshore Drive

Owner: Antonio Miceli

Status: Applicant first submittal on 7/25/2023. Incomplete submittal letter issued on 7/25/2023. Additional information submitted on 8/7/2023. Staff issued comment letter on 8/7/2023. SIPI approval issued on 8/10/2023.

Addition of 28 seats to the outdoor seating area.



### **The MED Restaurant of Bayshore (SIP):**

#### **PL20220003989**

Location: 3929 Bayshore Drive

Owner: Antonio Miceli

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

Improvements to the existing restaurant.

### **Windstar on Naples Bay Clubhouse (APR): PL20230012914\***

Location: 3045 Davis Blvd. & 3072 Terrace Ave.

Owner: Davis Terrace Realty, LLC

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

Withdrawal request submitted on 8/10/2023.

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

### **3987 Full Moon Ct (ZLTR): PL20230013161\***

Location: 3987 Full Moon Court

Owner: Trevor Tedeschi

Status: First applicant submittal on 8/7/2023. Incomplete submittal letter issued on 8/7/2023.

Additional materials submitted 8/8/2023. Zoning Verification Letter issued on 8/16/2023.

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

### **2464 Davis BLVD (ZLTR): PL20230011974**



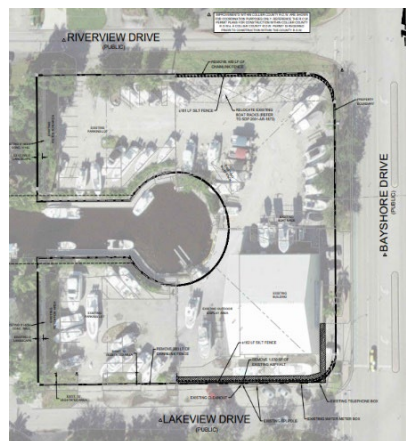
Location: 2464 Davis Blvd.

Owner: Luis R. & Gloria I. Romero

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

Applicant seeks verification that the zoning on this property (C-5) will allow for the sale of used cars, boats, and golf carts. Staff verified that used automobile sales (SIC 5511), used marine vessel sales (SIC 5551), and used cart sales (SIC 5599) are all permitted uses in C-5 zones (underlying zoning district) and are subject to the development standards of LDC 4.02.16 per the GTZO-MXD overlay.

### **Viage Bayshore Marina (SDPI): PL20220004489**



Location: 3470 Bayshore Drive

Owner: Viage Marinas, LLC

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

The applicant proposes to replace boat racks from 4-racks high to 2-racks high, and to update fencing and buffering to screen the racks from adjacent properties. Note, there is not an increase in the number of boats being stored on the marina property. All marina

operations will be contained within the C-4-BMUD-W zoned properties. Vehicular parking will only occur within residentially zoned lots.

### **Viage Bayshore Marina (DR): PL20220000558**

Owner: Viage Marinas LLC

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

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

**2205 Tamiami Trl East (ZLTR): PL20230010774**

Location: 2205 Tamiami Trail East

Owner: Coral Cay Naples LLC STE 100

Status: Request submitted on 6/14/2023. Zoning Verification Letter issued on 6/22/2023.

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



**3095 Connecticut Ave (LS): PL20230009924**

Location: 3095 Connecticut Ave.

Owner: 3095 Connecticut Ave LLC

Status: Applicant submittal on 5/30/2023. Lot Split approval letter issued on 6/16/2023.

Applicant requests to split Parcel 61430440004 into two separate 50' wide parcels.

**45 Liberty Lane (ZLTR): PL20230009280**

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

Owner: Tortuga Commons LLC

Status: Request submitted on 5/11/2023. Zoning Verification Letter issued on 6/13/2023.

Applicant would like to obtain additional information with regards to the possibility of dividing or subdividing this parcel or converting the property to a group care facility II. We understand the parcel is 1.33 acres, and located within the Bayshore Overlay, zoned RSF-4-BZO-R4.



**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. Zoning Verification Letter issued on 6/2/2023.

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



**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 2 additional guesthouses are not due to LDC requirements of a minimum lot area of 43,560 square feet (1 acre) and a minimum lot width of 105 feet to allow for 1 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.

**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.

**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 3)

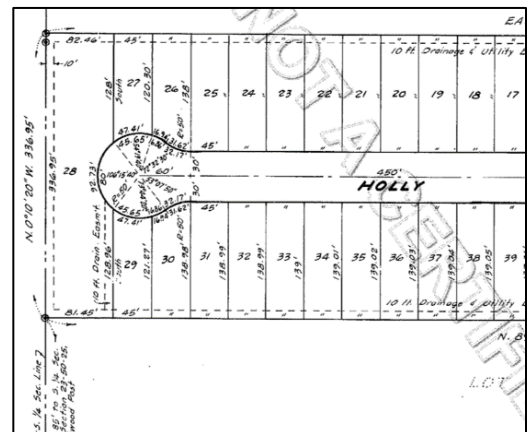
Applicant wants to confirm the permitted uses, development regulations, and how many residential units can be constructed on the properties. Zoning Letter confirms zoning of RMF-6-BZO-R1 currently allows 6 base units/acre + eligible for up to 2 units/acre from bonus pool (subject to Hearing Examiner 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.

### Beyderman (VAC): PL20220005685

Location: Parcel #50890840103 (at end of Holly Ave, last lot on south side)

Owner: Irina & Yuri Beyderman

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



Vacating an easement on parcel #50890840103.

### 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 (Ordinance No. 2023-21).

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

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

Location: 3350 Putney Court, Bldg. 1

Owner: JDA Courthouse Shadows LLC STE 400

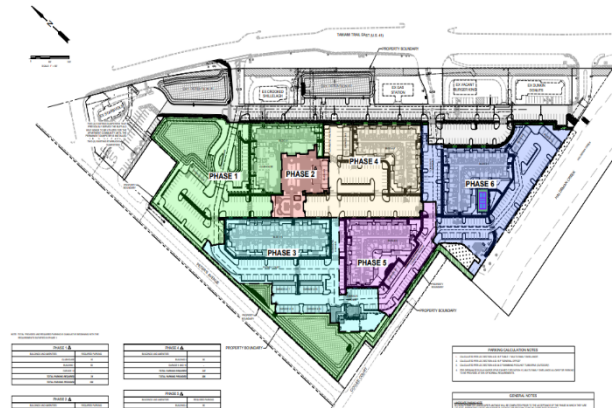
Status: First applicant submittal on 5/10/2023.

Additional materials submitted on 5/16/2023.

Staff issued first comment letter on 5/24/2023.

Staff issued second comment letter on

6/21/2023. Preliminary Acceptance approval issued on 6/23/2023.



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

**Marea Luxury Apartments - Phase 3 (SAP): PL20230007856**

Location: 3350 Putney Court, Bldg. 1

Owner: JDA Courthouse Shadows LLC STE 400

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

Preliminary Acceptance approval issued on 6/23/2023.

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

**Marea Luxury Apartments - Phase 4 (SAP): PL20230009840**

Location: 3350 Putney Court, Bldg. 1

Owner: JDA Courthouse Shadows LLC STE 400

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

Preliminary Acceptance approval issued on 6/23/2023.

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## Memorandum

To: CRA Local Advisory Board Members

From: Shirley Garcia

Subject: Agenda Item 8a- Draft Residential Home Improvement Grant (RHIG)

Date: September 12, 2023

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Request: To review and submit any recommended changes no later than September 18<sup>th</sup>, 2023.

Background & Analysis: This is the proposed residential home improvement grant program in its first draft. The CRA-AB recommended staff revise the current SIG program to be income based assistance program for the very low, low and median income in our district.

Recommendations- None at this time.

Attachments: Site Improvement Grant for your reference only.

Note \*The income limits cannot be changed because we are following HUD (Federal) Guidelines.

## **Residential Home Improvement Grant Program**

The Residential Home Improvement Grant Program (RHIG) is a redevelopment initiative funded and administered by the Bayshore Gateway Triangle Community Redevelopment Agency (BGTCRA) for exterior improvements to dwellings for residents and affordable rental units owned by non-profit organizations within the Redevelopment Area.

### **Terms and Conditions of the Program**

RHIG is intended to provide very Low, Low and Moderate Income, single-family homeowners located within the BGTCRA with financial assistance needed to make necessary improvements to their homes to increase their livability, life span, correct property maintenance violations, and provide for a decent, safe and sanitary structure. Grant funding is available on a "first come, first qualified, first served" basis. The maximum amount of assistance per house is \$60,000, inclusive of all costs and funds exterior improvements and some interior after-staff reviews and approves.

Tenants and owners of dwellings that meet the income criteria (see "Applicant Eligibility: below) and is located within the BGTCRA boundaries may be eligible to receive RHIG funding. The RHIG program, maximum dollar award under this program is \$60,000. Work must be completed within a year from the date of approval, or an extension would need to be requested within 60 days of expiration.

Exterior improvements must be at least partially visible to the public, either from the public right-of-way or some other highly visible location. Grantees generally receive RHIG funds after CRA staff visit the site and review all paperwork to verify grantee eligibility and submit to the Local CRA Advisory Board and the Community Redevelopment Area Board for final approval.

#### **Applicant Eligibility: Residential Properties**

The RHIG program is designed to primarily be a tool for the improvement of residential properties; however, certain properties zoned for other uses may be eligible as noted below. Owner-occupied and rental (single-family, duplex, triplex, and quadruplex) residential property located within the Redevelopment Area may be improved with funding from the RHIG program.

Applicants may submit one application per property per year and may apply for additional funds until they receive a total of \$60,000 from the CRA. Once an applicant has received \$60,000 in RHIG funding, that person is ineligible for funding for another RHIG but may be eligible for other CRA-backed grants.

#### **Applicant Eligibility: Non-Homesteaded Properties**

The only applicants with non-homesteaded properties who are eligible to receive RHIG funds must be affiliated with non-profit entities. Applications for improvements to these kinds of properties must adhere to the same rules as owner-occupied applications as noted above (as applicable). Not-for-profit applicants must have a valid 501c3, a Church or other religious institution (as applicable) for their business or organization at the time of application. The tenant must meet the income criteria as noted below and the property must be an "affordable" rental within the CRA Boundaries.

## INTRODUCTION

The Community Redevelopment Agency (CRA) Housing Rehabilitation Grant Program is intended to provide Very Low, Low and Moderate Income, single-family homeowners located within the BGTCRA with the financial assistance needed to make necessary improvements to their homes to increase their livability, life span, correct code violations, and provide for a decent, safe and sanitary structure. Grant funding is available on a "first come, first qualified, first served" basis. The maximum amount of assistance per house is \$60,000, inclusive of all costs.

The program consists of two distinct grants for homes located within the geographic boundaries of the Homestead Community Redevelopment Agency (CRA) and funding directly by the CRA.

### I. RESIDENTIAL EXTERIOR IMPROVEMENT GRANT - (CRA AREA ONLY)

The Goal of the Residential Home Improvement Grant is to stabilize the community, to preserve the quality of the neighborhoods and assist residents with improvements, creating a sense of pride, preserving the value of the home's equity, as well as the well-being of the occupants and the neighborhood.

The grant will provide for the improvement of exterior portions of the property. This grant is limited to one per residence for the life of the program. Residential Facade Improvement Grants require no matching funds and repayment is not required if the homeowner lives in the property for the entire fifteen (15) year period.

The exterior improvements will include any of the following:

- Installation of accordion hurricane shutters
- Installation of new permeable driveway
- Exterior painting
- Installation of new wood or decorative aluminum fence (may include 1 double and 1 single gate)
- Stormwater improvements, including French drains and trench drains
- Any other improvements subject to CRA approval

### II. EMERGENCY HOME REPAIR GRANT - (CRA AREA ONLY)

The goals of the program are to improve the quality of life for homeowners, bring properties up to current building code, to provide decent, safe and sanitary housing, and to facilitate and encourage redevelopment activity in the Community Redevelopment Area.

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Applicant Initials \_\_\_\_\_



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The focus of the Emergency Home Repair Grant is to provide funding for emergency repairs. This program will assist homeowners with necessary repairs and property improvements to make their homes safe, secure and sanitary. This grant is limited to one per residence for the life of the program. Emergency Home Repair Grants require no matching funds and repayment is not required if the homeowner lives in the property for the entire fifteen (15) year period.

The emergency home repairs will include any of the following:

- Electrical and plumbing repairs
- Replacement of cabinetry, if needed, after a plumbing repair
- Exterior painting
- Roof repair or replacement
- Pest control work (inspection must reveal infestation)
- Removal of asbestos or other potentially hazardous materials
- Repairs to meet County Code Violations (must be verified by property maintenance investigator)
- Connection to County Sewer Lines or City Water
- New doors and windows (if damaged) with hurricane shutters
- Hurricane Windows without shutters
- Mold Remediation
- ADA Compliance home alterations
- Stucco/Masonry
- Installation of new permeable driveway
- Stormwater improvements
- French drains and trench drains
- Any other improvements subject to CRA approval

***The grant will not cover the following items:***

- Any luxury item - swimming pool, spa, hot tub, interior decorating, etc.
- Impact Windows
- Kitchen cabinets (unless needed after plumbing repair)
- Flooring, such as tile, hard wood, etc.
- New additions
- Installation of satellite dishes
- Installation of new patio, porch or deck
- Interior painting or improvements
- Sculptures/ Statues, fountains, decorative rocks

## ELIGIBILITY REQUIREMENTS

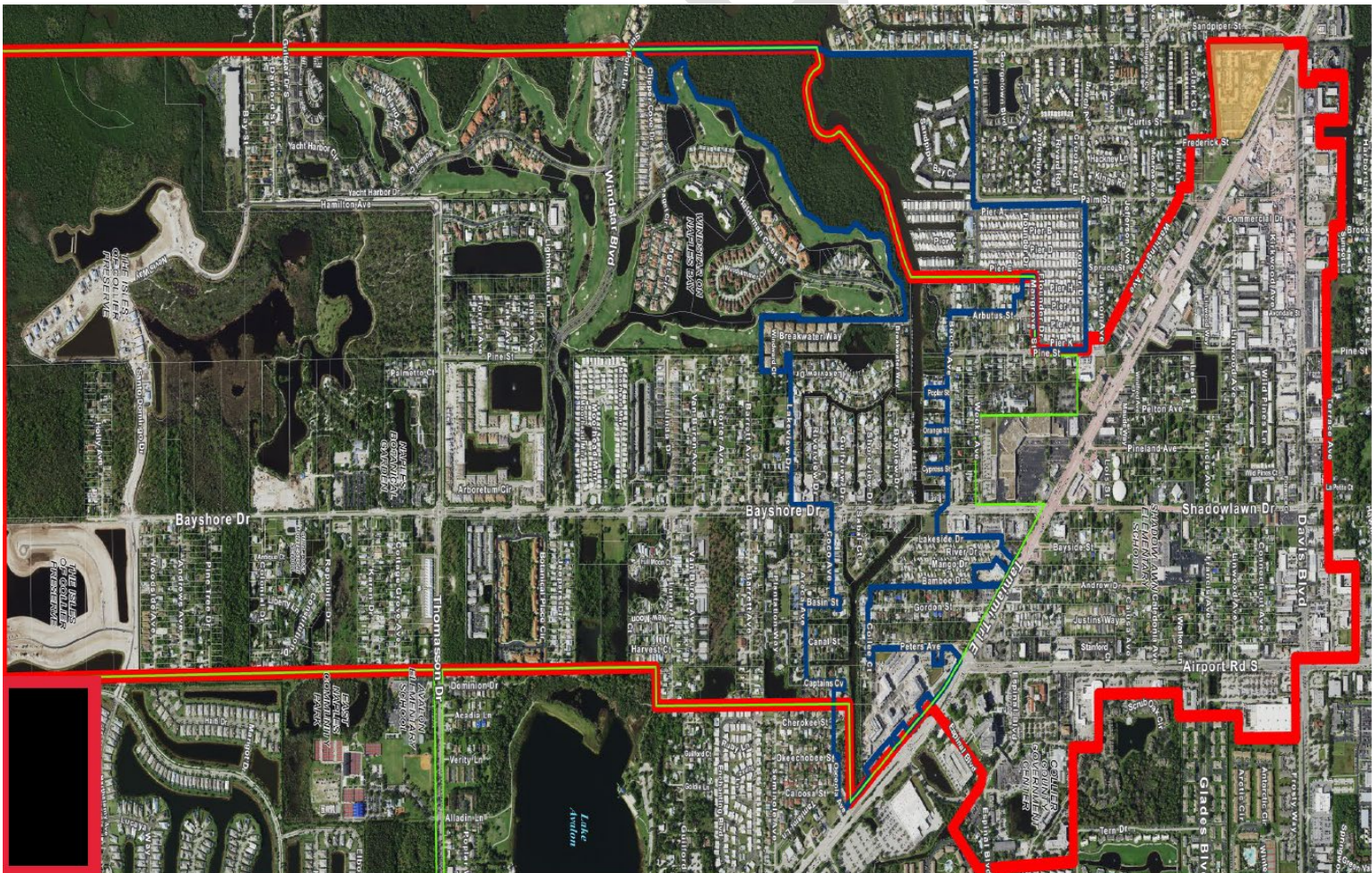
Qualification of applicants is determined by program staff according to the following guidelines.

### **General Eligibility Requirements (requirements for all grants):**

- Applicants must own within the Collier County BGTCRA boundaries.
- The applicant must be the property owner.
- Only **one** property under the same owner will qualify for the full amount of the grant.
- All applications are to be submitted by registered mail, common carrier or hand-delivered to the CRA staff or designee located at:

Bayshore Gateway Triangle CRA  
3299 Tamiami Trail E, Suite 103  
Naples, FL 34112

Applicant Initials \_\_\_\_\_



BGTCRA Boundary



- The applicant shall obtain, read, and understand all aspects of the Grant Program and *execute the* Grant Agreement for the application to be considered complete.
- All work must be performed by a pre-approved licensed contractor who must obtain all necessary building permits from the Collier County Building Department. Contractors must ensure all repairs or improvements comply with Florida Building Code and County design guidelines.
- Work done without building permits will not be accepted or paid for by the grant.
- Applicants must have gross annual income at or below the applicable income limits established by the Department of Housing and Urban Development (HUD) for the fiscal year in which the grant is approved.
- The owner's property taxes must be current, properties with unpaid property taxes do not qualify.
- Standard property insurance must be maintained on the property. The property owner shall maintain the required insurance coverage during the entire term of the grant period (15 years after completion of work) which may include flood insurance, if applicable.
- Mortgage payments on the property must be current.
- Grantees of the program are subject to a fifteen (15) year recorded lien on their property after completion of work and, payment is made to the contractor from the CRA. If the amount of the project is not significant, the CRA will use its discretion to determine whether a lien is placed on a property. If a grantee sells their property within the fifteen (15) year lien period, they will be required to pay back funds disbursed on a prorated basis.
- All projects and improvements must comply with design guidelines as adopted by Collier County.
- Applicants will need to be approved by the CRA Local Advisory Board and the CRA Board prior to commencing work in order to be funded.
- Projects must commence after receiving written notification of the award. Any repairs or improvements underway or prior to being approved will not be funded.
- The property shall not have an outstanding Collier County or any other lien against it (except for mortgage programs). In the event that the property has an outstanding lien against it, the grant will not be awarded until the lien is satisfied. However, funds may be used to correct code violations on owner-occupied properties solely at the discretion of the CRA. Grant funds cannot be used to pay fines for code violations.
- It is not the intent of the CRA to engage in any rehabilitation activity that requires vacating property. The CRA will not pay for relocation expenses.
- Only the applicant can contact CRA staff with requests for personal information.
- The Grant Program shall be available to anyone meeting the eligibility requirements, and no one shall be denied the benefits of said program because of race, color, national origin, or sex.

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Applicant Initials \_\_\_\_\_

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### Grant Eligibility Requirements (Income Eligibility)

To become eligible for the Housing Improvement Grant Program, the applicant must reside in a household which does not exceed 80% of the area median income. Following are the income limits by family size and admission income targeting requirements for the current year income limits. Each year will be distributed as an attachment, below is an example of 2023 income limits.

#### U.S. DEPARTMENT OF HUD STATE: FLORIDA. 2023 ADJUSTED HOME INCOME LIMITS

HUD FY 2023 Income Limits Documentation System

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income  Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Naples- Immokalee- Marco Island, FL MSA	\$100,700	Very Low (50%) Income Limits (\$)  Click for More Detail	34,950	39,950	44,950	49,900	53,900	57,900	61,900	65,900
		Extremely Low- Income (30%) Limits (\$)*  Click for More Detail	21,000	24,000	27,000	30,000	35,140	40,280	45,420	50,560
		Low (80%) Income Limits (\$)  Click for More Detail	55,900	63,900	71,900	79,850	86,250	92,650	99,050	105,450

NOTE: Collier County is part of the Naples-Immokalee-Marco Island, FL MSA, so all information presented here applies to all of the Naples-Immokalee-Marco Island, FL MSA.

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Applicant Initials \_\_\_\_\_



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## CRA VERIFICATION PROCEDURES

CRA staff will verify the following information through homeowner certification, a third-party source and/or site visits. Verification or certification of income and assets will be required to determine eligibility in the program. The following original documents will be required for all applicants:

- Drivers License or valid picture identification
- Last two (2) years' income tax return (1040 form with W2's for all household members).
- Information in the tax return ***must*** match the information in this application.
- The last two (2) months of bank statements
- Any person over 18 years of age who is not income-earning shall execute a notarized no-income statement.
- One of the following:
  - Last 3 paycheck stubs (if working)
  - Proof of child support or Alimony (if applicable)
  - Proof of retirement or other income (if applicable)
- Declaration of Property Insurance (liability, flood and windstorm)
- Proof that mortgage payments are current
- Copy of code violation notices, if applicable
- Color photos of existing site or project area

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## PROGRAM PROCEDURES

All applications will be reviewed by CRA staff to determine completeness and income eligibility.

1. Applicants must complete the application and return it to the CRA along with all the necessary documents.
2. Applicant must receive no less than 2 qualified bids/quotes that are matching in scope of work and or services.
3. Staff will verify the information through homeowner certification, a third-party source and/or site visits.
4. Applications will be reviewed by CRA Staff. Applicants will be notified within 30 days regarding their eligibility to participate in the program.
5. Applicant may request changes base on their needs and priorities. CRA staff reserves the right to provide accommodation and make the proposed changes. If changes are made, they **must be within budget.**
6. The applicant will obtain the quotes for the work to be done from licensed contractors that are licensed within the State of Florida. The quotes will be reviewed for reasonableness and consistency.
7. After the application is complete and the cost of the project is obtained, staff will send the package to the designated body for approval.

8. Once the application has been approved, a "Notification of Award of Grant" will be sent to the applicant. The CRA will make all efforts to qualify local vendors for this purpose. CRA staff is responsible for notifying the contractor that the work can start. All contractors must have a valid contractor's license and proper insurance and must obtain all necessary building permits. Contractors must provide a copy of the permit to CRA staff.
9. When the approved work is completed, the contractor must notify CRA staff. CRA staff will call the applicant to confirm that all work is completed and satisfactory. The contractor will submit all invoices and copies of final building inspections and/or Permit closures (when required) to CRA staff.
10. If the work is done in accordance to the property owner's original request and the work is completed in accordance with Florida building codes, the CRA **will not** be responsible to make corrections or changes.
11. Upon receipt of the required paperwork, CRA staff will perform an inspection to ascertain that all work has been completed in good standing. All repairs or improvements must be completed within one year after the "Notification of Award of Grant" is received.
12. *After the CRA's inspection, the funds will be paid directly to the contractors. Checks will not be released until all necessary paperwork is turned in. The CRA will only pay for scope of work described and approved in the application.*
13. After the work is completed, approved and paid, the CRA is not responsible for any claim for damage or repair.

#### **WARRANTIES FOR REPAIRS AND IMPROVEMENTS**

It is the responsibility of the applicant(s) to obtain any and all warranties for repairs and improvements from their respected general contractor either during or after work has commenced. It is suggested that the applicant(s) obtain at least a minimum one-year warranty on any and all materials, a one-year warranty on roofing repairs, and a two-year warranty on the removal of all existing roofing and the replacement of a new roof. The applicant property owner is responsible for notifying the contractor of any warranty claims.

#### **APPLICANT/PROPERTY OWNER OBLIGATION FOR THE RESIDENTIAL HOME IMPROVEMENT GRANT**

It is the goal of the Program to ensure that all work is completed in the highest quality and in a professional workmanlike manner and to ensure resident satisfaction to the highest extent possible while ensuring effective and efficient administration and use of staff time. It is the applicant's responsibility to ensure all paperwork to the CRA is prepared and completed in a timely manner. If an applicant has difficulty with any requirements of the application, CRA staff will guide them through the process.

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Applicant Initials \_\_\_\_\_

- A. Upon completion of the proposed construction work and execution of the proper paperwork, the CRA reserves the right to place a lien against the property for the full value of the CRA's contribution to the project, as stated in the contract, executed by all parties. The lien will be in force for fifteen (15) years after the work is completed. The lien will also require that the property improvements are maintained\* (see Maintenance Section below) after completion. Should the property change ownership through sale or transfer during that period of time, the applicant will reimburse the CRA the prorated amount at zero percent interest. During the term of the grant, the property owner agrees to notify the CRA, in writing, within ten calendar days of a change in the ownership or foreclosure of the property.
- B. Should the property change ownership through inheritance, the heirs will be responsible for clearing the lien by retaining ownership through the remainder of the fifteen-year period or by making reimbursement to the CRA, the prorated amount at zero percent interest.

#### **\*MAINTENANCE**

The applicant agrees to operate and maintain the project and property in accordance with commonly-accepted industry standards for the life of the project. The applicant shall keep and maintain the residence interior and exterior in good and safe condition and shall make repairs in a timely fashion. The applicant/property owner shall use all reasonable efforts to prevent damage or disrepair to the project.

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applicant Initials \_\_\_\_\_

# GRANT APPLICATION

Non Profit ☐

**OFFICE USE ONLY**

Exterior ☐

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

EMERGENCY ☐

Application No. \_\_\_\_\_

## APPLICANT INFORMATION

Head of Household: \_\_\_\_\_

Street Address: \_\_\_\_\_

Home Phone Number \_\_\_\_\_ Cell Phone Number \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

## PROPERTY INFORMATION

Own: Yes \_\_\_\_ No \_\_\_\_ (If no, applicant is not eligible)

Name and address of Mortgage Holder: \_\_\_\_\_

Are mortgage payments current? Yes \_\_\_\_ No \_\_\_\_

Property Folio Number: \_\_\_\_\_

Are there any code violations on the property? Yes \_\_\_\_ No \_\_\_\_

Explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



## SCOPE OF WORK

OFFICE USE ONLY

Exterior improvement Grant:

Alternative Option: \_\_\_\_\_

Emergency Home Repair Grant:

Option# \_\_\_\_\_

DESCRIPTION OF WORK:

Blank lined paper with a large, faint, diagonal watermark reading "DRAFT" across the center.

## HOUSEHOLD INFORMATION

Number Living in Unit: \_\_\_\_\_

Head of Household Marital Status:

☐ Married

☐ Unmarried (single, divorced or widowed)

☐ Separated

NAME		RELATIONSHIP TO HOUSEHOLD	SS#	AGE	SEX
1					
2					
3					
4					
5					
6					
7					
8					

Head of Household Race:

☐ Black

☐ White

☐ Asian/Pacific Islander

☐ Other (Specify) \_\_\_\_\_

Head of Household Ethnicity:

☐ Hispanic

☐ Non-Hispanic \_\_\_\_\_

Check all that apply to Head of Household: ☐ Elderly (Over 62)

☐ Female Head of Household

☐ Handicap/Physically Disabled

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Applicant Initials \_\_\_\_\_

## HOUSEHOLD INCOME

Annual (Per Year) Income of Head of Household and each additional member of the household (use additional sheet if you need additional columns for other household members).

SOURCE OF INCOME	HEAD OF HOUSEHOLD	HOUSEHOLD MEMBER	HOUSEHOLD MEMBER	HOUSEHOLD MEMBER	INCOME VERIFICATION
Salary	\$	\$	\$	\$	Check Stubs
Tips/Bonuses	\$	\$	\$	\$	Check Stubs
Interest/Dividends	\$	\$	\$	\$	Bank Statement
Pension	\$	\$	\$	\$	Check Stubs
Social Security	\$	\$	\$	\$	Letter
Unemployment Benefits	\$	\$	\$	\$	Letter
Workers Compensation	\$	\$	\$	\$	Letter
Alimony/Child Support	\$	\$	\$	\$	Court Order
Welfare Payments	\$	\$	\$	\$	Letter
Rental Income	\$	\$	\$	\$	Lease/Tax Return Form
Business Income	\$	\$	\$	\$	Tax Return Form
Other	\$	\$	\$	\$	
<b>TOTAL</b>	\$	\$	\$	\$	

Applicant Initials \_\_\_\_\_

## SOURCES OF INCOME VERIFICATION

1. Name: \_\_\_\_\_  
Position/Title: \_\_\_\_\_  
Employer Name: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
  
Business Phone: \_\_\_\_\_  
Dates Worked: \_\_\_\_\_
2. Name: \_\_\_\_\_  
Position/Title: \_\_\_\_\_  
Employer Name: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
  
Business Phone: \_\_\_\_\_  
Dates Worked: \_\_\_\_\_
3. Name: \_\_\_\_\_  
Position/Title: \_\_\_\_\_  
Employer Name: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
  
Business Phone: \_\_\_\_\_  
Dates Worked: \_\_\_\_\_
4. Other Income Source: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
  
Phone: \_\_\_\_\_  
Dates Worked: \_\_\_\_\_
5. Other Income Source: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
  
Phone: \_\_\_\_\_  
Dates Worked: \_\_\_\_\_

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Applicant Initials \_\_\_\_\_



# HOUSEHOLD ASSETS

(Bank Accounts, Stocks, Retirement Accounts, MMs and/or CDs)

Household Member -Include Name of Financial Institution	Describe Asset	Value of Asset
Total Cash Value of Assets		\$

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Applicant Initials \_\_\_\_\_

**APPLICATION CERTIFICATION FORM NOTICE - PLEASE BE AWARE THAT:**

Fl statute section 837.06 - false official statements law states that: "whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree," punishable as provided by a fine to a maximum of \$500 and/or maximum of a 60 day jail term.

The undersigned specifically certifies that: (1) all statements made in this application are made for the purpose of obtaining the assistance indicated herein and are true and accurate; (2) verification or re-verification of any information contained in the application may be made at any time by the CRA or its consultant during the project to verify applicants qualification: (3) pay restitution for all costs occurred may be required for supplying false income information: (4) I hereby waive my rights under the privacy and confidentiality provision act, and give my consent to the Bayshore Gateway Triangle Community Redevelopment Agency, its agents and contractors to examine any confidential information given herein: (5) [ further grant permission and authorize any bank, employer, or other public or private agency to disclose information deemed necessary to complete this application.

Applicant's Name: \_\_\_\_\_

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

Co Applicants Name: \_\_\_\_\_

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

**FLORIDA  
COLLIER COUNTY**

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

Notary Public  
Signature \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

applicant Initials \_\_\_\_\_

**\*\*\* Each additional household members receiving income must sign below\*\*\***

Verification or re-verification of any information contained in the application may be made at any time by the BGTCRA or its consultant during the project to verify applicants' qualification:

1. Print Name: \_\_\_\_\_

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

2. Print Name: \_\_\_\_\_

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

3. Print Name: \_\_\_\_\_

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

4. Print Name: \_\_\_\_\_

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

**FOR OFFICIAL USE ONLY**

a. Total Annual Income as listed above: \$\_\_\_\_\_

b. Number of people living in household: \_\_\_\_\_

c. Income Limits **30%**\_\_\_\_ 50%\_\_\_\_ 80% \_\_\_\_\_

Income determination (check category that applies based on Section 8 HUD standards)

\_\_\_\_\_ Very Low Income \_\_\_\_\_ Low/Moderate Income \_\_\_\_\_ Over Income

Staff Members Signature: \_\_\_\_\_

Date of Determination:\_\_\_\_\_

## AUTHORIZATION FOR THE RELEASE OF INFORMATION

I, \_\_\_\_\_, the undersigned, hereby authorize \_\_\_\_\_ to release without liability, information regarding my employment, income, and/or assets to Collier County Community Redevelopment Agency, its agents, and consultants, for the purposes of verifying information provided as part of determining eligibility for assistance under the BGTCRA Residential Improvement Grant Program. I understand that only information necessary for determining eligibility can be requested.

### Types of Information to be verified:

I understand that previous or current information regarding me may be required. Verifications that may be requested are, but not limited to: employment history, hours worked, salary and payment frequency, commissions, raises, bonuses, and tips; cash held in checking/savings accounts, stocks, bonds, certificates of deposits, Individual Retirement Accounts, interest, dividends; payments from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, unemployment, disability or worker's compensation, welfare assistance, net income from the operation of a business, and alimony or child support payments.

### Organizations/Individuals that may be asked to provide written/oral verifications are, but not limited to:

Past or Present Employers  
Banks, Financial or Retirement Institutions  
State Unemployment Agency  
Welfare Agency

Alimony/Child Support Providers  
Social Security Administration  
Veteran's Administration  
Other \_\_\_\_\_

### Agreement to Conditions:

I agree that a photocopy of this authorization may be used for the purposes stated above. I understand that I have the right to review this file and correct any information found to be incorrect

\_\_\_\_\_  
Applicant Signature

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

\_\_\_\_\_  
Date

### FLORIDA COLLIER COUNTY

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledge the due execution of the foregoing instrument

Witness my hand and official seal, this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

Notary Public Signature \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**NOTE: This general consent may not be used to request a copy of a tax return. If one is needed, contact your local IRS office for Form 4506, "Request for Copy of Tax Return", prepare, and sign separately**

Applicant Initials \_\_\_\_\_



## VERIFICATION OF EMPLOYMENT

**NAME OF APPLICANT/CO-APPLICANT:**

Social Security Number:

**RETURN TO:**

Name: Shirley Garcia

Agency: BGTCRA

Address: 3299 Tamiami Trail E, Ste 103  
Naples, Fl 34112**AUTHORIZATION:**

State and Federal Regulations require us to verify the Employment Income of all members of the household applying for assistance. We ask for your cooperation in supplying this information. This information will be used only to determine the eligibility status of the household.

Your prompt return of the requested information will be appreciated. Please return to the above-noted person as soon as possible.

Employed Since \_\_\_\_\_ Occupation \_\_\_\_\_

**SALARY:** Effective Date of Last Increase:

Base Pay Rate:

Hourly \_\_\_\_\_ or Weekly \_\_\_\_\_ or Monthly \_\_\_\_\_

Average Hours:----- Hours Per Week

----- Months Worked Per Year

Overtime Pay Rate: \_\_\_\_\_ Per Hr

Expected average number of hours overtime worked per week during next 12 months

Any other compensation not included above (specify for commissions, bonuses, tips, etc.):

FOR \_\_\_\_\_ \$ \_\_\_\_\_ Per Week

Is pay received for vacation? \_\_\_\_ No. of days/year \_\_\_\_

Total Base Pay Earnings for past 12 months\$ \_\_\_\_\_

Total Overtime Earnings for past 12 months\$ \_\_\_\_\_

Total Base Pay Earnings for next 12 months\$ \_\_\_\_\_

Total Overtime Earnings for next 12 months\$ \_\_\_\_\_

Expected Date of Any Pay Increase: \_\_\_\_\_/\$ \_\_\_\_\_

Does the Employee have access to Retirement Account?

Yes ☐ No ☐

If Yes, what amount can they get access to: \$ \_\_\_\_\_

**RELEASE:** I hereby authorize the release of the requested information.

(Signature of Applicant)

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

A copy of the executed "Release of Information Form" is attached which authorizes the release of information requested.

Authorized Representative

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

Title: \_\_\_\_\_

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

Telephone: \_\_\_\_\_

**WARNING:** Florida Statute 817 provides that willful false statements or misrepresentation concerning income and assets or liabilities relating to financial condition is a misdemeanor of the first degree and is punishable by fines and imprisonment provided under S 775.082 or 775.83.

## VERIFICATION OF ASSETS ON DEPOSITS

<b>NAME OF APPLICANT/CO-APPLICANT:</b> <div style="border: 1px solid black; height: 30px; margin-bottom: 10px;"></div> <b>Social Security Number:</b> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 10px;"></div> <b>RETURN TO:</b>  Name: Shirley Garcia  Agency: BGTCRA  Address: 3299 Tamiami Trail E, Suite 103 Naples, FL 34112  <b>AUTHORIZATION:</b>  State and Federal Regulations require us to verify  Employment Income of all members of the household applying for assistance. We ask for your cooperation in supplying this information. This information will be used only to determine the eligibility status of the household.  Your prompt return of the requested information will be appreciated. Please return the originals to the above-noted person as soon as possible.	<b>CHECKING ACCOUNT NO.</b>	Average Monthly Balance for Last 6 Mos.	Current Interest Rate
<b>SAVINGS ACCOUNT NO.</b>	Current Balance	Current Interest Rate	
<b>IRA, KEOGH, RETIREMENT ACCOUNTS</b>			
Company	Amount	Current Interest Rate	
<b>RELEASE:</b> I hereby authorize the release of the requested information.   <b>(Signature of Applicant)</b>  Date: _____	Authorized Representative  Name: _____  Title: _____		
A copy of the executed "Release of Information Form" is attached which authorizes the release of information requested.			
Date: _____  Telephone: _____			

**WARNING:** Florida Statute 817 provides that willful false statements or misrepresentation concerning income and assets or liabilities relating to financial condition is a misdemeanor of the first degree and is punishable by fines and imprisonment provided under FS 775.082 or 775.83.

## Notarized Affidavit of Zero Income

Full Legal Name: \_\_\_\_\_ Relationship to Head of Household: \_\_\_\_\_

Property Address, City, Zip: \_\_\_\_\_

1. Are you employed? ☐ Full-time ☐ Part-time ☐ Seasonal ☐ No

2. If yes, where? \_\_\_\_\_ How long? \_\_\_\_\_

3. Do you expect to work for any period during the next twelve (12) Months? Yes ☐ No ☐

If yes, where? \_\_\_\_\_

4. Do you work for anyone who pays you in cash or do you earn tips? Yes ☐ No ☐

If yes, how much weekly? \_\_\_\_\_

5. Are you on leave of absence from employment due to: Lay-off ☐ Medical ☐ Maternity ☐ Military Leave ☐  
Yes ☐ No ☐ If yes, when do you plan to return? \_\_\_\_\_

6. Do you currently receive, or expect to receive unemployment benefits? Yes ☐ No ☐

7. Do you receive regular cash contributions from: Individuals not currently living in your household ☐ Outside agencies ☐  
Yes ☐ No ☐ If yes, list how much. \$ \_\_\_\_\_

8. Do you receive: Child support ☐ Alimony ☐ Welfare ☐ Public assistance ☐ Pension payment ☐ Annuity ☐  
No ☐ Please check ALL that apply. If yes to any, list how much. \$ \_\_\_\_\_

8. How much are monthly utilities (electricity, water, sewer, telephone)? \$ \_\_\_\_\_

How are those utilities paid? \_\_\_\_\_

Attach documentation showing how utility bills are being paid (i.e. copies of cancelled checks which have cleared the bank, notarized letter from the individual who regularly pays the utility bills, bank statements etc.).

9. Do you file taxes? Yes ☐ No ☐ If yes, provide a copy of your most recent federal income tax returns.

### Applicant Certification:

I hereby certify that my total monthly income from all sources is \$ \_\_\_\_\_. By signing this Affidavit, I am certifying that the information is true and correct; and I understand that it is a crime to knowingly provide false information.

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

Signature of Household Member

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Signature: \_\_\_\_\_

Sponsor: \_\_\_\_\_

Name, Title: \_\_\_\_\_

I certify that I income qualified the above named, certifying beneficiary, according to the rules and regulations described in the HTF Manuals and the above beneficiary has no income.

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

Sponsor Signature

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Signature: \_\_\_\_\_

I am currently unemployed and do not receive unemployment benefits or any other form of compensation. Below is an explanation, in my own words, that has resulted in my current financial situation.

**Household Member Certification:**

I hereby certify that my total monthly income from all sources is \$\_\_\_\_\_. By signing this Affidavit, I am certifying that the information is true and correct; and I understand that it is a crime to knowingly provide false information.

\_\_\_\_\_  
Signature of Household Member

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

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ .

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Signature: \_\_\_\_\_



## Site Improvement Grant Program

The Site Improvement Grant Program (SIG) is a redevelopment initiative funded and administered by the Bayshore/Gateway Triangle Community Redevelopment Agency (CRA) as partial reimbursement for exterior improvements to buildings for residents and non-profit organizations within the Redevelopment Area.

### Overview of the Program

Tenants and owners of residential and select non-residential properties for which property taxes are paid to the current year (see “Applicant Eligibility: Non-Residential Properties” below) and located within the CRA boundaries may be eligible to receive SIG funding. The SIG program funds only exterior improvements as a matching grant, requiring applicants to contribute a minimum of 67 percent of total project costs. The maximum dollar award under this program is \$8,000. Work must be completed within a year from the date of approval.

All improvements must be at least partially visible to the public, either from the public right-of-way or some other highly visible location. Grantees generally receive SIG funds in about 45 days after CRA staff visit the site and review all paperwork to verify grantee eligibility.

#### **Applicant Eligibility: Residential Properties**

The SIG program is designed to primarily be a tool for improvement for residential properties; however, certain properties zoned for other uses may be eligible as noted below. Owner-occupied and rental (single-family, duplex, triplex, and quadruplex only) residential property located within the Redevelopment Area may be improved with partial funding from the SIG program. Properties with mobile homes may qualify for Sweat Equity or Landscape Improvement Grant funding.

Applicants may submit one application per property per year and may apply for additional funds until they receive a total of \$8,000 from the CRA. Once an applicant has received \$8,000 in SIG funding, that person is ineligible for funding for another SIG for three years but may be eligible for other CRA-backed grants.

#### **Applicant Eligibility: Non-Residential Properties**

The only applicants with non-residential properties who are eligible to receive SIG funds must be affiliated with non-profit entities. Applications for improvements to these kinds of properties must adhere to the same rules as residential applications as noted above (as applicable). Non-residential applicants must have a valid occupational license (as applicable) for their business or organization at the time of application.

**NOTE: Double-Dipping between SIG Funds and Sweat Equity Grant Funds**

“Double Dipping” between SIG and Sweat Equity Grant (SEG) funding is prohibited. Successful applicants to either the SEG or SIG program may only have one active grant agreement at any given time. When the cumulative total of grant awards reaches \$8,000, grantees become ineligible for SIG and SEG funds for three years.

**Bids for Work**

For each type of improvement to be funded, applicants must obtain a minimum of two cost estimates. For improvements to be performed by contractors, two official bids by licensed contractors are required. Bids from contractors not licensed contractors will not be accepted for the SIG program. For “do-it-yourself” projects applicants must provide two official cost estimates with clear identification of vendors (CRA does not reimburse labor costs for “do-it-yourself” improvements). The amount of the grant will be determined by the lowest bid/lowest price estimate for each improvement though grantees may actually use any licensed contractor or any vendor. **ANY WORK PERFORMED BY CONTRACTORS NOT LICENSED WILL NOT BE ELIGIBLE FOR REIMBURSEMENT.**

## Project Requirements

**Eligible Activities**

Only exterior improvements are eligible for funding under this program. All improvements must be at least partially visible to the public, either from the public right-of-way or some other highly visible location or remove a threat to health, safety or welfare of persons in the general vicinity. Eligible improvements must result in one or more of the following: (1) increase the aesthetic appeal of the area; (2) improve the functionality of the premises; (3) remedy structural problems or code violations or (4) aid in business operation (for non-profit applicants). The grant recipient will be reimbursed at a rate of \$1 from CRA for every \$2 from applicant, up to a maximum award of \$8,000 from the CRA. During the application process, the Grantee may agree to supply funds and receive reimbursement, or an agreement may be with a third-party private funding entity, as determined at time of application. The matching funds will be reimbursed to the same party, as identified in the application, that makes full payment to the vendor. The following are examples of improvements which would be eligible for grant funding.

Installation of or repair to:

- |                     |                     |                      |
|---------------------|---------------------|----------------------|
| • Stucco            | • Stormwater        | • Signs              |
| • Doors             | enhancements        | • Fencing            |
| • Brick or textured | • Painting          | • Roofing            |
| pavement            | • Masonry           | • Any other          |
| • Exterior lighting | • Shutters          | improvements subject |
| • Awnings           | • Electrical work   | to CRA approval.     |
| • Windows           | related to exterior |                      |
|                     | lighting            |                      |

Examples of other improvements which qualify for grant funding include the following:

- Removal of deteriorated materials
- Installation of Old Florida Style architectural details
- Professional design services
- Parking lot improvements
- Building cleaning (sand blasting/pressure washing)
- Enhancement of access (e.g. wheelchair ramps)
- Remediation of code violations
- Any other improvements subject to CRA approval.

**NOTE: Projects listed below are ineligible for SIG funding.**

- The removal of architecturally important details;
- Installation of aluminum or vinyl siding;
- Improvements/installation of swimming pools/pool areas/pool cages and surrounding decks;
- Purchase or installation of statues or fountains;
- Any work by contractors not listed in database;
- Landscaping\*;
- Property acquisition;
- Construction of free-standing buildings (including construction of new rooms, porches, or decks to existing structures);
- Refinancing of debt;
- Sweat equity; and
- Improvements commenced prior to executing agreement with CRA.

\*Applicants wishing to improve landscape are encouraged to apply for the Landscape Improvement Grant.

**Required Documentation for Reimbursement**

Grant funds are disbursed after CRA staff verify the improvements are complete (this includes review of certificates of occupancy and/or permits from Collier County as applicable). To receive reimbursement, grantees must prove that payment for work was paid **DIRECTLY** to **ACTIVELY LICENSED CONTRACTORS** or **VENDORS** by personal check or credit card in the name of the grantee, or in the name of the third-party entity designated and approved at the time of application. Under no circumstance will payment to unlicensed contractors/subcontractors or undocumented vendors be reimbursed. Grantees must provide receipts or invoices with the payment amount indicated clearly. No reimbursement will be disbursed for work paid for with cash.

## Change Orders and Time Extensions

### Change Orders to Increase Funding

After a SIG agreement is executed, if a grantee discovers or is otherwise informed of flaws in the approved site, a change order may be issued to increase funding not to exceed the maximum award available. Change orders must be requested in time for staff to process the request and secure approval (allow a minimum of one month prior to expiration of grant). **IMPORTANT:** Change orders cannot be processed within the last two weeks of the grant period. Upon successfully completing work under the original SIG, grantees must wait one year and may then apply for additional funding for work unrelated to the original project[s].

### Time Extensions

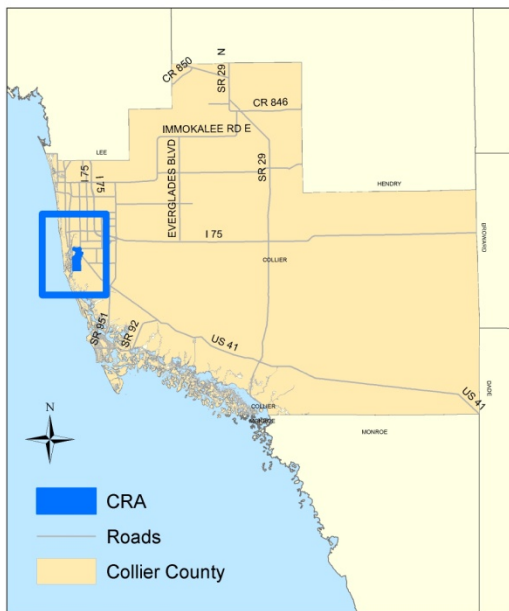
The CRA understands that redevelopment projects can take more time to complete than is originally anticipated. For grantees who cannot complete their projects within one year, time extensions may be granted. Grantees needing extensions must request the extension within two months of grant expiration. No extensions can be granted within the last two weeks of the grant period. **IMPORTANT:** Grantees must verify that some activities associated with the improvements have been performed at least six months after execution of the agreement.



## Appendix A: CRA Map

### Map: Location of Bayshore Gateway Triangle CRA

Location of CRA  
within Collier County



CRA Close-Up



**SIG Application** (Detach and submit to CRA office.)**Applicant Information**

Grantee Name			
Grantee Address			
Site Address			
Daytime Phone		Alternate Phone	
E-Mail Address			
Do you own or lease the property?			
Funding agency name, address and phone number (if different than owner)			

**Project Information**

Describe the existing conditions of the site (attach additional sheets if necessary).
Outline the proposed improvements in detail (attach additional sheets if necessary).

**REQUIRED ATTACHMENTS FROM APPLICANT:**

- 1) One estimate each from TWO contractors/vendors for each project. These contractors **MUST** be licensed.
- 2) Non-Residential Applicants: 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.

1) Estimated cost of improvements: \$ \_\_\_\_\_ 2) Maximum grant award: \$ \_\_\_\_\_

CRA Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Lessor / Owner Authorization for Improvements**

I, \_\_\_\_\_, owner of the property located at \_\_\_\_\_  
\_\_\_\_\_, understand that \_\_\_\_\_, who has a valid  
lease for the above listed property or who has agreed to provide matching funds for work to be done  
on my behalf, has applied for a Site Improvement Grant. I authorize said tenant or third-party  
private\_funding entity to complete the improvements listed in the Site Improvement Grant  
application and to request reimbursement funds from the Collier County Community  
Redevelopment Agency.

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_. Such person(s) Notary

Public must check applicable box:

☐ are personally known to me.☐ produced her current driver license.☐ produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Notary Public

Printed Name of Notary: \_\_\_\_\_

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Applicant Commitment of Resources**

I / we, \_\_\_\_\_, owner(s) / tenant(s) / third party private entity for the property located at \_\_\_\_\_, have the funding and ability 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 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) or third-party  
private entity to provide funds

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Tenant (if leased) or third-party  
private entity to provide funds

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



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

### Project Summary

Describe the improvements you made.

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

Vendor / Service Provider	Phone Number or Address or Website

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Third Party Entity Signature (if applicable)

\_\_\_\_\_  
Date

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

---

**Bayshore Gateway Triangle CRA | Site Improvement Grant Project Summary & Payment Request**


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## Payment Request

On \_\_\_\_\_, the Collier County Community Redevelopment Agency approved funding in the amount of \$\_\_\_\_\_ to cover a portion of the costs listed below through the Site Improvement Grant program:

Improvement	Cost
<b>Total</b>	

I hereby confirm that all items listed above have been completed as outlined in the Site Improvement Grant application submitted to the CRA and authorized by the CRA. Therefore, I am requesting the approved funding in the total amount of \$\_\_\_\_\_ as approved by the CRA.

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

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_. Such person(s) Notary Public must check applicable box:

- ☐ are personally known to me.
- ☐ produced her current driver license.
- ☐ produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
Printed Name of Notary: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

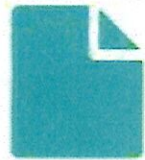
**IMPORTANT NOTE: NO REIMBURSEMENT WILL BE PROVIDED WITHOUT ATTACHING THE FOLLOWING: (1) VENDOR/CONTRACTOR INVOICE / RECEIPT AND (2) COPY OF CANCELLED CHECK OR CREDIT CARD VALIDATION TO GRANTEE'S ACCOUNT FOR EVERY REIMBURSABLE EXPENSE.**

Case Numbe	Case Type	Descr iption	Date Entere	Location Description	Detailed Description
CEPM2020000363	PM	Open	01/10/2020	2862 Arbutus St - 81780360005	Docks that are failing and starting to fall into the water. Hazard for boats in the area.
CENA2020010414	NA	Open	09/24/2020	50891000007 - 2596 HOLLY AVE	Grass & weeds in excess of 18". Also - vegetative debris. Inclusion to Mandatory lot Mowing program as of today 10/8/2020
CESD2020011642	SD	Open	10/27/2020	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*
CENA20210001924	NA	Open	02/24/2021	81780240002 - Unimproved lot at the west end of Becca Ave	High grass & weeds in excess of 18"
CESD20210004109	SD	Open	04/23/2021	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.
CESD20210005901	SD	Open	06/08/2021	3240 Collee Ct - 48680200004	Unpermitted AC unit, carport enclosure, and interior remodeling, see Contractor Licensing Case CECV20210004960.
CESD20210011573	SD	Open	11/05/2021	3212 Bayshore Dr. - 48171320008 - 3200	Remodeling a room and adding a kitchen, adding walls and stairs ( no permits)
CEAU20220000580	AU	Open	01/18/2022	48173680005 - 2649 LAKEVIEW DR	Fence built without a permit (from case # CEPM20210013352)
CEPMPM2022000365	PM	Open	04/12/2022	82640200000 - 2448 ANDREW DR	Possible dangerous structure on this parcel.
CESD20220005870	SD	Open	06/21/2022	Folio 81780360005 - Common area parcel @ 2862 Arbutus St 64770400002 - individual owners parcel....	Unpermitted parking lot in ROW, see Contractor Licensing Case CEMIS20220002239.
CEPM20220007058	PM	Open	07/28/2022	102 Jeepers Dr	Squatters reported at this location. No power, no water, and trailer in poor condition.
CESD20220008132	SD	Open	08/26/2022	50891080001 - 2620 HOLLY AVE	Unpermitted mobile home rebuild, see Contractor Licensing Case CECV20220007979.
CEPM20220008389	PM	Open	09/06/2022	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.
CENA20220009888	NA	Open	10/28/2022	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
CESDSD2022001059	SD	Open	11/29/2022	2493 Linwood Ave	Unpermitted interior alterations, see Contractor Licensing Case CECV20220009761.
CESD20220011340	SD	Open	12/29/2022	2631 Becca Avenue	Unpermitted ongoing repairs in all rental units at all hours day and night.

CESD2023 0000208	SD	Open	01/10/2023	3085 Areca Ave – 71781920001	Unpermitted interior repairs in progress. (referred from CESD20220009672)
CESD2023 0001127	SD	Open	02/07/2023	71120240009 - 1627 SANDPIPER ST	Completing a full interior remodel without permits
CESD2023 0001721	SD	Open	02/27/2023	2861 Storter Ave - 81730840009	Unpermitted interior and exterior renovations to a single family residence. See case CECV20230001086.
CESD2023 0001728	SD	Open	02/27/2023	2898 Weeks Ave - 81270040000	Unpermitted wood deck installation at the front and rear of the home. See case CECV20230001354
CESD2023 0001825	SD	Open	03/02/2023	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
CEPM2023 0001970	PM	Open	03/07/2023	Alice Sweetwaters @ 1996 Airport Rd S - 61482520008	They have a really bright dusk to dawn spotlight that is shining into the complainants residence.
CENA2023 0002176	NA	Open	03/13/2023	2331 Tamiami Trail E	There are trash piles and hurricane debris accumulating behind the strip mall. The complainant also mentioned the handicapped parking spaces are always occupied by the staff from the screen printing business, creating a problem for other businesses who have customers that need handicapped parking as well.
CESD2023 0002248	SD	Open	03/15/2023	11 Crooked Lane - 59980720008	Unpermitted drywall installation and exterior door to garage. See Contractor Licensing Case CECV20230002061.
CESD2023 0003373	SD	Open	04/18/2023	1801 Beech Ave.	There is work being done on the properties located at 1801 Beech Ave., and the other five units at this location without permits. The drywall work has begun the the blinds to all the units are drawn so that no one can see inside.
CESD2023 0003798	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.
CESD2023 0004140	SD	Open	05/10/2023	1549 Sandpiper St Unit #91 - 71221560002	Installing a new a/c unit without permits
CESD2023 0004371	SD	Open	05/13/2023	3112 Gordon St	Unpermitted renovations.
CESD2023 0005004	SD	Open	06/05/2023	71800000462 - 3400 Canal St	Home demolition in progress with no permit
CESD2023 0005021	SD	Open	06/05/2023	2634 Weeks - 81270600000	Unpermitted tents & structures
CESD2023 0005394	SD	Open	06/16/2023	2701 Lakeview Drive	Unpermitted interior alterations and re-roof, see Contractor Licensing Case CECV20230005156.
CENA2023 0005578	NA	Open	06/23/2023	2754 Shoreview DR	Misc. household items being stored in the backyard and there is high grass/weeds.
CEAU2023 0005689	AU	Open	06/28/2023	2680 Linda Dr - 55701480000	Installing a fence; possibly without a permit



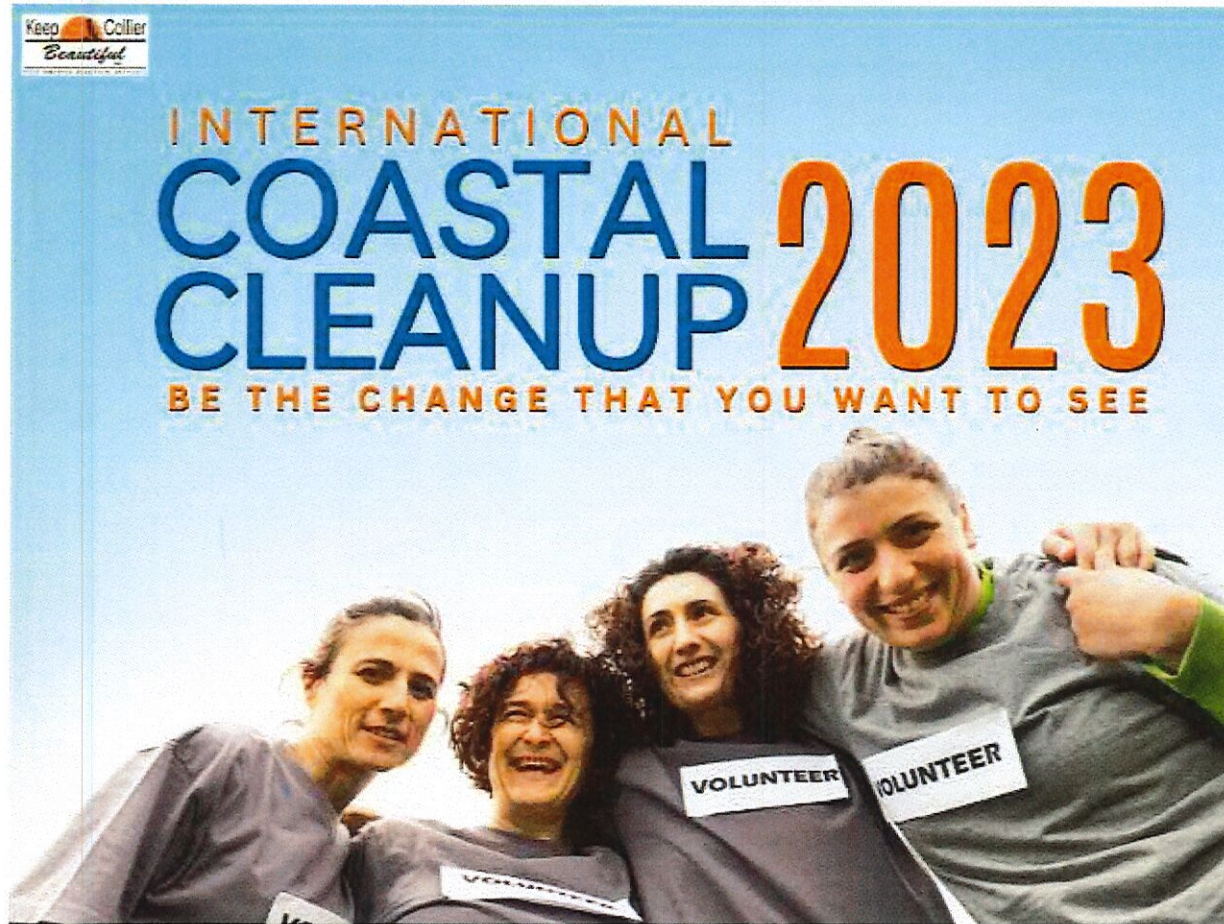
CESD2023 0006237	SD	Open	07/15/2023	2295 Palm St, Naples FL 34112-4639 - - - 51692880001 Located at the corner of Pine St. and Jackson Ave. (NW corner)	Unpermitted work going on. Putting in AC units today - they have already replaced windows. John told me to let you know when the ac is going in. Of course, they are doing it on a saturday.
CEOCC20 230006349	OCC	Open	07/19/2023	2800 Davis Blvd #108 & 109 - 29746002369	During the investigation/research on case # CELU20230005926 - outside seating non-conforming with SDP, I discovered that Midnight Tavern does not have a current Zoning Certificate or Business tax Receipt.



16  
SEP



DAYS LEFT



Keep Collier Beautiful is calling on all Collier County residents to join in the annual International Coastal Cleanup on September 16th.

Organized in partnership with Keep Collier Beautiful, Collier County Board of County Commissioners, the City of Naples, and Waste Management, this signature event is a part of the Ocean Conservancy's annual International Coastal Cleanup that brings together volunteers from countries around the world to remove trash and debris from waterways that lead to our oceans.

This is a community-wide effort to help protect our environment and there are many ways to support.



# Ascent in East Naples is on the rise

Luxury apartment development transforming high-profile corner

**Laura Layden**

Naples Daily News

USA TODAY NETWORK - FLORIDA

The development Metropolitan Naples is taking shape, with its first high-rise tower well underway.

The first tower — a luxury apartment development, known as Ascent in East Naples — broke ground nearly a year ago. Concrete has been poured up to the eighth floor.

Construction won't be finished until next year. There are still seven more floors to go, before reaching the roof.

"We're a little more than halfway there now," said Deane Dolben, president of The Dolben Co., one of the partners in Ascent.

The tower is rising in an area known as the Gateway Triangle, named for its pizza-like shape. It sits between Davis Boulevard to the north and U.S. 41 to the south in East Naples.

Despite construction industry challenges and Hurricane Ian, the project remains on time and on budget, Dolben said.

"Ian didn't slow anything down," he said recently, noting the new construction is far above sea level, which is good for the "long haul," to avoid flooding from future storms.

A topping-off is now only a few months away.

"We are pouring one floor every three weeks," Dolben said. "We will have the building topped out in another three or four months."

Then comes the internal build-out, which will take months to complete, with a high level of detail.

## Apartments, big and small

Ascent will offer 270 apartments, ranging from 576-square-foot studios to 2,133-square-foot penthouses.

The building will include a large 6,500-square-foot restaurant and a smaller 1,200-square foot retail store, along with a five-story parking garage. The

See ASCENT, Page 5A



Ascent in East Naples is more than halfway built.

PROVIDED

# Ascent

Continued

apartments will start on the third floor, wrapping around the garage, which is built into the development, Dolben explained.

The restaurant space is generating interest, with a decision yet to be made on an operator, he said.

"We are hoping that we will have a restaurant operator who has a space ready to go at the same time the building is delivered," Dolben said, "in the fourth quarter of next year."

The restaurant will be open to all, not just residents.

Amenities for residents will include around-the-clock concierge services. The seventh floor will have an outdoor infinity pool and sundeck, and a dog park, with a washing station.

Other planned offerings: A penthouse level residential lounge, two-story fitness center, co-working spaces and conference rooms, and charging stations for electric vehicles.

Apartments will feature keyless entry and offer expansive views of the Gulf of Mexico. High-end interior features will include quartz countertops and stainless-steel appliances.

Move-ins are expected to start in late fall of 2024. Leasing will begin closer to opening.

Rents are still to be determined, but will be at the top end of the market, reflecting the high quality and uniqueness of the rental community, including its location, views and amenities, which are more like those found at upscale condo developments, or hotels, Dolben said.

"We are excited to meet what we believe is an unmet need in the Naples market," he said.

## Part of a larger vision

Metropolitan Naples has been years in the making. At completion, it will have three 15-story buildings on a roughly five-acre site, transforming a high-profile corner.

The larger mixed-use project is the brainchild of Jerry Starkey and Fred Pezeshkan, both longtime local developers, who won the right to purchase and develop the property from the county through a competitive bidding process.

The county has targeted the broader

Bayshore/Gateway Triangle area for redevelopment since 2000 — or for more than 20 years.

Starkey and Pezeshkan signed an agreement to purchase the property back in 2016.

County records show a bi-furcated sale by the Collier County Community Redevelopment Agency, with a slice of the property turned over to another partnership, operating under the name Naples Triangle Development JV/Propco LLC and managed by Roger Saad, with SK2 Capital, a real estate private equity and capital markets advisory firm headquartered in Naples.

Ascent is a joint venture involving The Dolben Co., GFI Development LLC and SK2 Capital.

"This is the first high-rise we have built. We have managed others," Dolben said.

He expects the tower to attract a mix of tenants, including wealthy seasonal residents willing to pay rent year-round, and affluent professionals who want to live close to where they work.

The Dolben Co. operates two other rental communities in the Naples area: The Coast Townhomes and The Coast Residences in Golden Gate. It's looking to build more projects.

"We really like the market," Dolben said. "We are high on Naples."


The other two buildings planned for Metropolitan Naples haven't broken ground yet.

Sales have begun for the second building, a luxury condo development planned by Starkey and Pezeshkan. Dubbed Aura, it will have 56 residences, with shops and restaurants at street level.

The third building will include more condos, along with more mixed-use development, including restaurants.



[https://www.coastalbreezenews.com/columnists/beach\\_boy\\_chronicles/del-ackerman-giant-grocer-heart-naples/article\\_38500560-2430-11ee-80ba-136a168a8021.html](https://www.coastalbreezenews.com/columnists/beach_boy_chronicles/del-ackerman-giant-grocer-heart-naples/article_38500560-2430-11ee-80ba-136a168a8021.html)

 Behind The Story

From the Beach Boy Chronicles

## The King of Kelly Road

By Tom Williams

Jul 16, 2023

By Tom Williams



Before his retirement, Del Ackerman was often cruising along the Naples city limits in his red and white Chevy pickup truck. When he arrived at Del's, on the corner of what is now Bayshore and Thomasson, he was home. He was also very much at home when Bayshore was Kelly Road, and when anyone walked into Del's 24-hour Groceries, Beer, and Bait, even an alien from outer space would feel welcome.

Del was a giant of a man that knew no strangers. He was happy with everyone. He was as comfortable with the Port Royal millionaires from across the water on Naples Bay to the homeless struggling for dignity in a fledgling art district that gave them hope. Del was also wise. He knew that the folks that have everything money can buy are quite often looking for something else. The mad money millionaires from across the water might have been shopping for beer or bait or perhaps a little misplaced adventure, but at the end of Kelly Road, where the artisans began to gather, the possibilities were endless.

Del arrived in Naples after a bad accident. A bus hit him while he was working in the booming citrus industry, and after having 13 surgeries to repair his broken body, Del was informed by his employers: “We can’t use you anymore; we need someone who can stand up and walk around.”

When Del Ackerman arrived in Naples and settled on Kelly Road, the year was 1964, and Del was ready for a fresh frontier and a new start. When anyone first saw Del, there was not a clue that his body had once been broken. He appeared to have perpetual youth. He was always animated and moving, even when he was standing still and making new friends. He also stood out because Del stood well over six feet tall and looked like he might have just stepped off a sailing ship from Norway. When Del was at work, he was indeed a head and shoulders taller than most of his customers, but the real reason Del stood out is because he was so dynamic in his conquest of making friends and leveling the playing field of humanity.

In 1964, Naples year-round-residents numbered about 5,000 South Florida pilgrims, and there were cabins on Naples Bay. It was only four years after Hurricane Donna made a devastating landfall, swept the beachside streets with sand and saltwater, and flooded the ground floors of the Naples Beach Hotel. Naples in 1964 was an open canvas. It was indeed a time of rebirth and renaissance for a budding city on a bay, and as with any recovery and newfound beginnings inspiration was on the rise.

After searching along the beaches and the bay and taking an earnest assessment of the Naples community, Del decided to try something completely different. His vision was to have a wholesale grocery store that blended with an old-time general store and to apply a form of customer service that came to him naturally. Years before arriving in Naples, Del had a paper route, and he not only delivered newspapers but he often stayed to chat with his customers – especially the unfortunate who were receiving their newspapers in hospital. This, perhaps, was where the caring and open-minded approach to fundamental service began because this was a special man who could never forget being helpless in the hospital.

When Del first stocked his shelves and opened the doors to his store on Kelly Road, he knew at once he had chosen the right location. Kelly Road needed an anchor. This was a waterfront community where not only traffic from other roads and avenues led to his store but also an island in the stream of humanity where pilgrims and pirates of all kinds would touch the shore and add many spices to the recipes of life.

The rough riders of Kelly Road were drawn to a growing community that was indeed growing, but there could not be growth without growing pains. Because Del knew no strangers, and reserved judgment for a much higher authority than his own, Del Ackerman,

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from the first day he opened his store, knew he was a man on a mission, and his mission of hospitality was more diverse than anyone could imagine.

The giant grocer with the big heart and the general store offered welcome to the ladies of the night that walked Kelly Road. Del knew they needed a break from the road and a sanctuary free from disparaging judgment. After all, even those that worked the oldest profession needed a friendly face along with their supply of daily sundries.

The ladies needed a place to sit, perhaps at a picnic table beside the mullet fisher folk with the mullet haircuts that sometimes came in for a pickled egg, a pack of smokes, or a hotdog to ward off the heat or the cold that only fisher-folk can feel. There might even be a struggling musician or artist wandering in for a six-pack of beer to calm their nerves after wrangling a stray bale of marijuana the saltwater cowboys had dumped when they believed the sheriff was hot on their trail.

This was the beginning before Kelly Road was Bayshore. This was when a flamboyant cast of characters began to color the canvases of Naples, Marco, and Everglades City with their very own versions of a Wild West story during the birth of a new frontier. This was a time when struggling but talented musicians, gifted artists, and even culinary creators would bloom into fruition and become Celebration Park and the Bayshore Art District.

For every Beach Boy and Girl that ever wandered and felt the ebb and flood of emotion that is the soul of any art form, perhaps there can be an understanding of the canvas that was once Kelly Road and the giant of a man that was Del Ackerman.

*Tom Williams is a Marco Islander and the author of two books: “Lost and Found” and “Surrounded by Thunder – The Story of Darrell Loan and the Rocket Men.” Both books are available on Kindle and Nook.*

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## Tom Williams

Author

# ‘Another cultural thread’ coming to Bayshore

Upcoming Naples Cinematheque will bring curated vintage films and other rarities to arts district

**Kendall Little**

Naples Daily News

USA TODAY NETWORK – FLORIDA

Leadership in the Bayshore Arts District in Naples have been working to bring more business owners into the area to meet the demand for more arts and culture.

So when David Garonzik brought his vintage theater idea to Naples, the community quickly welcomed him.

Garonzik’s theater, Naples Cinema-

theque, is a project he’s been working toward for months now.

In April, The Collier County Board of County Commissioners approved Garonzik’s request to buy a piece of land in Bayshore for the cinema. Now Garonzik is working on finalizing the sale so he can break ground on the spot where Del’s 24-Hour Food Store once stood.

**What makes Naples Cinematheque special?**

Naples Cinematheque will run curated feature films that are no longer being shown in regular movie theaters, such as foreign, historical, documentary and indie films.

“The first-run movies currently being produced and shown in multi-plexes don’t necessarily appeal to Naples’s demographic,” Garonzik said. “Naples might have movie theaters, but they don’t have a cinema.”

Garonzik will curate every single set of films for the theater based around unique holidays and themes.

By showing vintage films and rarities, Garonzik hopes to get the Naples community engaged in cinema — like they’re engaged in theater and nature.

“Naples has some of the best cultural institutions in the world, but they don’t have a cinema equivalent,” Garonzik said. “They don’t have a cinema that is the equivalent to the Kristen Coury’s Gulfshore Playhouse, or Opera Naples, or Artis Naples, or the Baker Museum or even the Botanical Gardens. And the culture is poorer when people can’t see the types of films that Naples Cinematheque would be curating.”

**See CINEMA, Page 6A**

## Cinema

Continued from Page 3A

**How does cinema fit into the community?**

Naples Cinematheque will be located in Bayshore, close by the Naples Botanical Garden and the Gulfshore Playhouse.

“I think that Bayshore is still emerging as arts destination,” CEO of Gulfshore Playhouse Kristen Coury said. “I think this (cinematheque) will definitely help anchor that. And, in general, it will definitely add another cultural thread to the community at large.”

Garonzik noted that having Naples Cinematheque may bring in more tourism, since there’s nothing like it locally.

“A movie theater is just a movie theater,” Garonzik said. “It has a first run film, it shows, and then it goes away but it’s not really contributing to the community as a cultural landscape. People abroad aren’t necessarily going to look at Naples because of the Regal Cinema but if you have a cinematheque that’s promoting the history of cinema, bringing in archived film, showing rare films... that’ll add to the cultural landscape of the community.”

Garonzik plans on working closely with existing businesses, like the Naples Botanical Garden and the Golisano Children’s Museum.

“There’s some great areas of collaboration that could happen between the cinematheque and the garden,” President and CEO of Naples Botanical Garden Donna McGinnis said.

“When we are doing a special

festival, for example, we do a big Dia de los Muertos weekend, we can be doing things on site at the garden, but there could be also corresponding films that go on with our festival.”

McGinnis mentioned the garden and the cinematheque might share parking too, due to how close the two businesses will be.

Garonzik said the community has welcomed him and his project with open arms since the beginning, which he deeply appreciates.

“I just think cinematheques are really neat and sophisticated and they really enhance cultural and intellectual stimulation,” said Frank Verpoorten, executive director of Naples Art Institute. “And Naples doesn’t have anything like it yet.”

Garonzik is excited to bring his project to Naples, a place he says is like no other.

“Naples has this whole culture of going out and going to events and celebrating things in a group and in a communal setting and sharing in that way,” Garonzik said. “And that’s what makes it probably more special than any place I’ve been to.”

**What’s next?**

Garonzik said Collier County officials are working on their final appraisals now, then they’ll move into the purchase agreement. He estimates it’ll take a month or two to finalize the agreement, then Garonzik can begin the construction process for Naples Cinematheque.

For more information on Naples Cinematheque visit [www.naplescine-matheque.com](http://www.naplescine-matheque.com) or email Garonzik at [david@naplescinema.com](mailto:david@naplescinema.com).