



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 Regular Meeting
4870 Bayshore Drive FGCU Buehler Auditorium
February 8, 2024

6:00 PM

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

1. Meeting Called to Order
2. Roll Call
3. Invocation & Pledge of Allegiance
4. Nominations for Chair and Vice Chair
5. Adoption of the Agenda **Action Item**
6. Public to be Heard (Non-Agenda Items)
7. Consent Agenda (Attachment 1) **Action Item**
 - a. Adoption of the January 11, 2024 Minutes
 - b. Priority Projects Report
 - c. Financials
8. Community Presentations:
 - a. Pavorotti Foundation-17 acre Cultural Venue (Attachment 2)
 - b. Columbia Sussex PL20230008099 (Attachment 3)
9. Old Business
 - a. Public Safety Report by Sheriff's Office
 - b. Development Report by Laura DeJohn, Johnson Engineering (Attachment 4)
10. New Business
 - a. Draft 2023 Annual Report (Handout)
11. Advisory Board and General Communications
 - a. Advisory Board
 - b. Code Enforcement (Attachment 5)
 - c. Correspondence
 - i. Lifetime Achievement Award Donna Fiala Article (Attachment 6)
 - d. CRA Staff
12. Next Meeting
 - a. **March 6, 2024, 5 p.m. Wednesday Joint BBMSTU Meeting**
13. Adjournment



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Item 7a-Attachment 1

January 11, 2024, Meeting Minutes

BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD MINUTES OF THE JANUARY 11, 2024, MEETING

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Vice Chair, Maurice Gutierrez, at 6:00 p.m.

- I. **Meeting Called to Order:** Meeting called to order by Mr. Gutierrez.
- II. **Invocation & Pledge of Allegiance**
- III. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Al Schantzen, Kristin Hood, Kathi Kilburn, Mike Sherman, and James Talano. Excused Absence Sam Saad, Jr. and Steve Rigsbee. Mr. Gutierrez made a motion to accept any votes associated with Karen Beatty attending on zoom. Second by Kristin Hood; approved unanimously.
- IV. **Adoption of Agenda:** Motion made by Kathi Kilburn to accept the agenda; second by Al Schantzen; approved unanimously.
- V. **Public to be Heard (Non-Agenda Items)**
 - a. Dan Rodriguez, Deputy County Manager noted his attendance if anyone had any questions. Kristin Hood brought up the Coastal Storm Risk Study dates for January 16, 5:30 to 7:00 p.m.; January 17, 5:00 to 6:15 p.m.
- VI. **Approval of Consent Agenda:**

Mr. Schantzen would like the Priority Projects Report to be simplified and to remove any projects completed or not moving forward. Al Schantzen moved to accept the consent agenda as amended; second by Kristin Hood; approved unanimously.
- VII. **Community Presentations:**
 - a. 2766 Arbutus & 3010 Tamiami Trail Proposed Projects (Attachment 2) – Landmark Construction, Davis Engineering and JMDG Architecture
3010 Tamiami Trail – Mixed use project. The current space/building is a real estate office which also has office suites that will stay. They will add a new building with



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first-floor commercial use of 2,252 sq. ft.; the second through fifth floor will be eight residential units with recreation facilities at the top.

2766 Arbutus Street – Residential only for a maximum of eight condominium units. Four structures with two units in each structure; two car garages and the canal side will have boat docking and water access. Waterfront units will have 3,500 square footages; inland units will have 3,100. Each unit comes with a two-car garage with additional parking in the driveway. There will be an elevator and a 10 by 12 pool in each unit. Kathi Kilburn made a motion approving the project ideas for both locations; second by James Talano; approved unanimously.

VIII. Old Business:

- a. **Public Safety Report:** Cpl Dean Ramos noted the traffic monitoring that continues along Bayshore to the roundabout and bike traffic is continual education monitoring Pine and Becca at the stop sign. The homeless man has moved from the corner of Bayshore and 41.
- b. **Development Report:** Laura DeJohn, Johnson Engineering noted the 17-acre Boardwalk is in third round of review from County staff Dan Rodriguez noted Luciano Pavarotti Foundation representatives has a plan that they propose to bring to the CRA meeting in February incorporating arts, music, and educational features as well as some retail commercial units. All facets would occupy the visitors inside the 17-acre Boardwalk within the natural surroundings. What they are looking for is an international destination where they can have a museum or educational things for the underserved students.
- c. **17 Acre Boardwalk Update and Timeline (Attachment 3):** Tami Scott discussed the project timeline and status, she is hopeful that by the end of January we will have our site development plan approved. The next step will be the County Procurement Process which could take up to eight months, then issuing a contract to a builder in September 2023.

IX. New Business:

- a. **Bayshore Maintenance Priority Projects (Attachment 4):** Tami Scott noted the urgent priority maintenance projects identified on her list and we will be using the funding from the access management project fund since that project is on hold. Maurice Gutierrez updated the Board with regard to the MSTU voting unanimously to support the CRA effort in the design phase of three streets that do not meet County standards. The MSTU will split the costs with CRA. The streets are Pinetree, Andrews and Woodside.



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X. Advisory Board and General Communications

a. Advisory Board

Al Schantzen – 23rd of this month, domestic animal services parade on 3rd Street South. He also noted that at the East Naples Task Force meeting Road Maintenance Staff relayed that they are redoing the irrigation from Davis Blvd. to Shadowlawn.

b. Code Enforcement, John Johnson

3000 Areca – it has been torn down and they have eight permits to rebuild. Unknown whether they will be part of the boutique hotel. Mr. Gutierrez stated that the motel on Shoreview Drive has turned around in reference to past issues and seem to have taken a different perspective.

c. Correspondence

Shirley Garcia provided a handout given to the Board members regarding the survey results about what the community needs are which determines how much grant money each area receives.

d. CRA Staff: Kristen Hood asked about the trees that were cut down on Davis/US 41. Road maintenance is not ready to share any information.

XI. Next Meeting: February 8, 2024 – Thursday, 6:00 p.m. at Buehler

XII. Adjournment: Meeting adjourned at 8:25 p.m.

Vice Chair, Maurice Gutierrez



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Item 7b-Attachment 1

MEMORANDUM

TO: BBMSTU and CRA ADVISORY BOARD
VIA: DAN RODRIGUEZ, DEPUTY COUNTY MANAGER
FROM: TAMI SCOTT, PROJECT MANAGER
SUBJECT: CURRENT PROJECTS
DATE: February 1, 2024

-
- ☐ Replace existing electrical control box- PO issued. \$30,840.81 scheduled week of 2-5-23
 - ☐ Repair lights at roundabout- PO issued, \$4,273.98 Repair scheduled week of 2-5-23
 - ☐ Repair fence on Jeepers -PO issued, \$3,616.00 repair scheduled week of 2-5-23
 - ☐ New bus stop structures and accessories have been approved and PO issued and paid
Accessories \$38,000, Construction \$108,000.
 - ☐ Repave and restripe Bayshore drive, meeting with R&M on 2-2-2024
 - ☐ Repaint bridge, waiting on estimates. (Discuss color)
 - ☐ Power wash sidewalks, bridge and roundabout, estimate is \$17,000. (Discuss schedule do we want to do it now or after season)
 - ☐ Replace existing irrigation pumps- staff is in discussion with County Irrigation team waiting on new county contract
 - ☐ Replace benches and trash can throughout Bayshore drive – (Discuss style and quantity)

Item 7b.i

TO: BGTCRA ADVISORY BOARD
VIA: DAN RODRIGUEZ DEPUTY COUNTY MANAGER
FROM: TAMI SCOTT, PROJECT MANAGER
SUBJECT: BAYSHORE PROJECTS
DATE: February 1, 2024

Request

Progress report for Bayshore Boardwalk

Background & Analysis**Estimated Project Schedule**

- Construction Documents complete 3-1-2024
- Procurement review, solicitation, and contract award 3-1-2024 thru 9-1-2024 (see estimated timeline)
- BCC meeting to award contract 9-24-2024
- Construction Begins 10-1-2024 thru 10-1-2025
- Ribbon Cutting 11-1-2025

Boardwalk SDP- (PL20230002535)

- SDP approval is pending one item. A letter from Stantec stating the payment in lieu of the sidewalk has been paid. Stantec will send the letter to GMD in the next few days, turnaround time for approval on GMD's end is 5 days.
Anticipate having the SDP approval letter no later than February 1, 2024.
- ERP and SWFMD approvals are expected no later than March 1, 2024. no outstanding comments.

Connection SDPI -(PL20230009235)

- Under review with GMD – on its second review

Tasks

- CRA staff will submit a notice to resume to Stantec February 14, 2024 – Stantec has 38 days remaining on the contract
- CRA staff will start the solicitation worksheet for the bidding process
- Stantec to prepare the bidding material with a March 1, 2024, submittal date to CC procurement department

Material required for Solicitation.

- Solicitation Worksheet; confirm funding sources, days of completion, LD calculation, etc.
- Final Plans/Drawings and Specs, signed and sealed by EOR
- Engineer's Estimate / Opinion of Cost
- Bid Schedule
- Permit documents and/or requirements
- Add Alternates for the hardscape material

Procurement Estimated Timeline

Please see current estimated timeline for a Construction ITB process, assuming that the bid package is submitted complete and with no deficiencies:

- Estimated 2 weeks to complete solicitation package, route for advertisement, post legal ad and on bidding platform
- Minimum 45 days advertisement period (this could be longer if addenda/clarifications are needed)
- Estimated 2-3 weeks for Strategist to review bid submittals and conduct responsiveness check, complete Bid Tabulation, and send DELORA (design entity's letter of recommended award) request to PM/EOR
- EOR then generally takes 2-4 weeks to review the apparent low bidder package, perform reference checks, and prepare/submit their DELORA (this obviously could take longer depending on EOR)
- 2-3 days to review DELORA, prepare NORA and obtain approvals for routing
- 3 days protest period after posting NORA
- 2 weeks to prepare draft contract for review and approvals
- 2-3 days CAO and OMB reviews
- 2-4 weeks to obtain vendor signature, COI, bonds, and obtain Risk approval (this obviously could take longer depending on vendor)
- 4-6 weeks Minute Traq reviews prior to scheduled BCC meeting

Total estimated timeline from date of submittal is at minimum 5-6 months, assuming the process runs smoothly with no unexpected delays.

1. SDP 17 Acers Boardwalk

The Site development plan was submitted to Growth Management on May 23, 2023.

- Stantec was issued a notice to suspend on September 1, 2023. Stantec has approximately 40 hours remaining to complete the bidding and negotiating process as soon as the SDP is approved Stantec will resume their work to put the project out to bid.
- Project has been through three reviews with GMD final review letter dated 12-29-2023, letter issued to applicant on 1-5-2025. See attached.
- December 20, 2023, GMD requested additional funds for Payment in leu for sidewalk. \$2,261.76 staff is processing that payment. DONE
- December 22, 2023, staff received a letter from SFWMD requesting additional information, request was sent to the consultant.
- CRA staff, Stantec and CC Parks and recreation have a scheduled meeting on January 4th, 2024, to discuss resuming work.
- CRA staff has a schedule meeting on January 4, 2024, with Jeepers stakeholders to discuss fencing options. Staff followed up with County Attorneys off and County managers office, staff has clear direction how to move forward.
- We are still track with our basic schedule (see below), if we are delayed with the SDP approval beyond February of 2024 then we will start to slip. We anticipated starting construction October 1, 2024. That's 10 months to go out to bid and select a contractor. We need the SDP approval to start the bidding process.

2. SDPI - Sugden Park Connection

- The SDPI was submitted to Growth Management Department, Bayshore Drive Foot Bridge (SDPI) Project Number: PL20230009235, we are in our first review.
- Submittal of the SDPI was delayed awaiting approval from the BCC to spend CRA funds outside the CRA boundaries.
- Submittal #2) Re-Submittal to GMD 01/02/2024 – no comments back as of 1-15-2024

3. Surface parking lots associated with pedestrian boardwalk. -

- The BCC requested staff develop two surface parking lots to accommodate the visitors to the boardwalk., one on the corner of Jeepers sand Bayshore approximately 17 spaces (South) and one on the north of the 17 acres with access off Bayshore approximately 20 spaces.
- No parking is NOT required or included as part of the SDP approval.
- Stantec provide staff with a proposal to design and permit two parking lots, the proposal was presented to the CRA director. The CRA director requested the proposal be broken down into two North and South. the parking lot design and permitting was put on hold awaiting additional information on the sale and or purchase of the Shanley out parcel as well as a potential veteran's facility.

MILESTONES

Construction Drawings Completed
Procurement of Construction Contractor
Commencement of Construction
Ribbon Cutting / Opening

Dates

3/31/2024
9/1/2024
9/30/2024
12/25/2025

ESTIMATED PROJECT BUDGET:

Description	Amount
Design and Permitting of Boardwalk	\$ 344,932
Design and Permitting of Parking Lots	\$ 168,206
Construction of Boardwalk	\$ 2,189,368
Construction of Parking Lots	\$ 866,050
Project Contingency	\$ 182,447
Contingency for Inflation	\$ 355,772
Total	\$ 4,106,776

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			225,105.25	1,983,014.43-	1,757,909.18
1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP			225,105.25	1,983,014.43-	1,757,909.18
REVENUE Sub Total	3,835,700.00-	3,852,426.00-		3,590,579.08-	261,846.92-
REVENUE - OPERATING Sub-Total	20,000.00-	20,000.00-		6,479.08-	13,520.92-
361170 OVERNIGHT INTEREST				4,920.16-	4,920.16
361180 INVESTMENT INTEREST	20,000.00-	20,000.00-		1,558.92-	18,441.08-
CONTRIBUTION AND TRANSFERS Sub-Total	3,815,700.00-	3,832,426.00-		3,584,100.00-	248,326.00-
410001 TRANSFER FROM 0001 GENERAL FUND	2,920,500.00-	2,920,500.00-		2,920,500.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	663,600.00-	663,600.00-		663,600.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	232,600.00-	232,600.00-			232,600.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		16,726.00-			16,726.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,000.00	1,000.00			1,000.00
EXPENSE Sub Total	3,835,700.00	3,852,426.00	225,105.25	1,607,564.65	2,019,756.10
PERSONAL SERVICE	581,900.00	581,900.00	46,587.75	132,651.72	402,660.53
OPERATING EXPENSE	543,200.00	559,926.00	178,517.50	151,162.93	230,245.57
631990 OTHER PROFESSIONAL FEES				762.00	762.00-
634210 IT OFFICE AUTOMATION ALLOCATION	14,800.00	14,800.00	11,100	3,700.00	
634970 INDIRECT COST REIMBURSEMENT	68,400.00	68,400.00	34,200	34,200.00	
634980 INTERDEPT PAYMENT FOR SERV	82,200.00	82,200.00		62,150.00	20,050.00
634990 LANDSCAPE INCIDENTALS	13,000.00	13,000.00			13,000.00
634999 OTHER CONTRACTUAL SERVICES	88,400.00	105,126.00	98,513.75	17,259.01	10,646.76-
639967 TEMPORARY LABOR	148,000.00	148,000.00			148,000.00
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		2,676.04	5,323.96
640410 MOTOR POOL RENTAL CHARGE				751.40	751.40-
641230 TELEPHONE ACCESS CHARGES	1,800.00	1,800.00		266.36	1,533.64
641700 CELLULAR TELEPHONE	2,200.00	2,200.00		457.15	1,742.85
641950 POSTAGE FREIGHT AND UPS	500.00	500.00			500.00
641951 POSTAGE	2,000.00	2,000.00			2,000.00
643100 ELECTRICITY	3,000.00	3,000.00	1,276.78	223.22	1,500.00
643400 WATER AND SEWER	6,500.00	6,500.00	1,696.79	353.21	4,450.00
644620 LEASE EQUIPMENT	3,500.00	3,500.00	1,432.26	477.42	1,590.32
645100 INSURANCE GENERAL	3,500.00	3,500.00	2,625.00	875.00	
645260 AUTO INSURANCE	500.00	500.00	375.00	125.00	
646180 BUILDING R AND M ISF BILLINGS	2,000.00	2,000.00			2,000.00
646317 FENCING MAINTENANCE			3,616.04		3,616.04-
646320 LANDSCAPE MATERIALS	10,000.00	10,000.00			10,000.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	15,000.00	15,000.00	7,700.00	4,900.00	2,400.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	200.00	200.00		48.00	152.00
646440 FLEET MAINT ISF PARTS AND SUBLET				30.46	30.46-
646445 FLEET NON MAINT ISF PARTS AND SUBLET	100.00	100.00			100.00
646970 OTHER EQUIP REPAIRS AND MAINTENANCE				1,361.91	1,361.91-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	2,500.00	2,500.00			2,500.00
648170 MARKETING AND PROMOTIONAL	19,500.00	19,500.00	3,250.00		16,250.00
648174 REGISTRATION FEES	1,000.00	1,000.00		1,955.00	955.00-

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
649030 CLERKS RECORDING FEES ETC	1,000.00	1,000.00		2,090.96	1,090.96-
649100 LEGAL ADVERTISING	4,500.00	4,500.00	1,600.00		2,900.00
649990 OTHER MISCELLANEOUS SERVICES	1,000.00	1,000.00			1,000.00
651110 OFFICE SUPPLIES GENERAL	2,000.00	2,000.00	148.35	1,279.56	572.09
651210 COPYING CHARGES	2,600.00	2,600.00	2,391.98	808.02	600.00-
651910 MINOR OFFICE EQUIPMENT	2,000.00	2,000.00			2,000.00
651930 MINOR OFFICE FURNITURE	2,000.00	2,000.00			2,000.00
651950 MINOR DATA PROCESSING EQUIPMENT	10,500.00	10,500.00			10,500.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	1,500.00	1,500.00		17.90	1,482.10
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,000.00	1,000.00		276.30	723.70
652920 COMPUTER SOFTWARE	3,000.00	3,000.00			3,000.00
652990 OTHER OPERATING SUPPLIES	4,500.00	4,500.00	8,591.55	14,104.02	18,195.57-
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		14.99	485.01
654210 DUES AND MEMBERSHIPS	4,000.00	4,000.00			4,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	4,000.00	4,000.00			4,000.00
CAPITAL OUTLAY	33,500.00	33,500.00			33,500.00
764990 OTHER MACHINERY AND EQUIPMENT	33,500.00	33,500.00			33,500.00
TRANSFERS	2,647,500.00	2,647,500.00		1,323,750.00	1,323,750.00
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	2,647,500.00	2,647,500.00		1,323,750.00	1,323,750.00
RESERVES	29,600.00	29,600.00			29,600.00
991000 RESERVE FOR CONTINGENCIES	29,600.00	29,600.00			29,600.00

Fund 1021 Bayshore CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			1,076,118.36	1,268,524.24-	192,405.88
1021000000 BAYSHORE CRA PROJECT FUND			1,076,118.36	1,268,524.24-	192,405.88
REVENUE Sub Total	2,670,900.00-	14,965,653.61-		1,371,546.83-	13,594,106.78-
REVENUE - OPERATING Sub-Total	24,600.00-	24,600.00-		47,796.83-	23,196.83
361170 OVERNIGHT INTEREST				34,007-	34,007
361180 INVESTMENT INTEREST	24,600.00-	24,600.00-		10,790.15-	13,809.85-
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				3,000.00-	3,000.00
CONTRIBUTION AND TRANSFERS Sub-Total	2,646,300.00-	14,941,053.61-		1,323,750.00-	13,617,303.61-
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	2,647,500.00-	2,647,500.00-		1,323,750.00-	1,323,750.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		12,294,753.61-			12,294,753.61-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,200	1,200.00			1,200.00
EXPENSE Sub Total	2,670,900.00	14,965,653.61	1,076,118.36	103,022.59	13,786,512.66
OPERATING EXPENSE	720,900.00	4,098,907.13	1,053,755.86	92,226.31	2,952,924.96
631401 ENGINEERING FEES DESIGN	511,200	463,097.54	149,051.57	60,387.97	253,658.00
634980 INTERDEPT PAYMENT FOR SERV				6,457.04	6,457.04-
634999 OTHER CONTRACTUAL SERVICES	209,700	3,520,841.26	793,048.36	22,068.90	2,705,724.00
639990 OTHER CONTRACTUAL SERVICE		114,968.33	111,655.93	3,312.40	
CAPITAL OUTLAY	1,750,000.00	8,561,322.45	22,362.50	10,796.28	8,528,163.67
762200 BUILDING IMPROVEMENTS		9,230.00		9,230.00	
763100 IMPROVEMENTS GENERAL	1,750,000	8,552,092.45	22,362.50	1,566.28	8,528,163.67
GRANTS AND DEBT SERVICE	200,000.00	965,424.03			965,424.03
882100 REMITTANCES PRIVATE ORGANIZATIONS	200,000	450,000.00			450,000.00
884200 RESIDENTIAL REHAB		515,424.03			515,424.03
RESERVES		1,340,000.00			1,340,000.00
998900 RESERVE FOR PROJECT CLOSEOUT		1,340,000.00			1,340,000.00

Fund 1021 Project 50197 Residential Grants

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

Fund 1021 Project 50198 Commercial Grants

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

Fund 1021 Bayshore CRA Projects

Fund 1021 Project 50203 Stormwater

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	961,200.00	3,839,548.84	317,441.97	82,456.87	3,439,650.00
50203 BAYSHORE CRA PROJECT FUND	961,200.00	3,839,548.84	317,441.97	82,456.87	3,439,650.00
EXPENSE Sub Total	961,200.00	3,839,548.84	317,441.97	82,456.87	3,439,650.00
OPERATING EXPENSE	511,200.00	699,714.84	317,441.97	82,456.87	299,816.00
631401 ENGINEERING FEES DESIGN	511,200	463,097.54	149,051.57	60,387.97	253,658.00
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES		236,617.30	168,390.40	22,068.90	46,158.00
CAPITAL OUTLAY	450,000.00	3,139,834.00			3,139,834.00
763100 IMPROVEMENTS GENERAL	450,000.00	3,139,834.00			3,139,834.00

Fund 1021 Project 50204 Linwood

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

Fund 1021 Project 50206 Ackerman-Dells

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		615,756.50	12,679.00		603,077.50
50206 BAYSHORE CRA PROJECT FUND		615,756.50	12,679.00		603,077.50
EXPENSE Sub Total		615,756.50	12,679.00		603,077.50
OPERATING EXPENSE		12,679.00	12,679.00		
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES		12,679.00	12,679.00		
CAPITAL OUTLAY		603,077.50			603,077.50
763100 IMPROVEMENTS GENERAL		603,077.50			603,077.50

Fund 1021 Project 50207 Bayshore Parking Lot

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		64,586.31			64,586.31
50207 BAYSHORE CRA PROJECT FUND		64,586.31			64,586.31
EXPENSE Sub Total		64,586.31			64,586.31
CAPITAL OUTLAY		64,586.31			64,586.31
763100 IMPROVEMENTS GENERAL		64,586.31			64,586.31

Fund 1021 Bayshore CRA Projects

Fund 1021 Project 50208 17 Acre Site

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	1,000,000	3,714,514	111,656	6,457.04	3,596,401.00
50208 BAYSHORE CRA PROJECT FUND	1,000,000	3,714,514	111,656	6,457.04	3,596,401.00
EXPENSE Sub Total	1,000,000	3,714,514	111,656	6,457.04	3,596,401.00
OPERATING EXPENSE		803,276	111,656	6,457.04	685,162.96
634980 INTERDEPT PAYMENT FOR SERV				6,457.04	6,457.04
634999 OTHER CONTRACTUAL SERVICES		691,620			691,620.00
639990 OTHER CONTRACTUAL SERVICE		111,656	111,656		
CAPITAL OUTLAY	1,000,000	2,911,238			2,911,238.04
763100 IMPROVEMENTS GENERAL	1,000,000	2,911,238			2,911,238.04

Fund 1021 Project 50254 Commercial

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

Fund 1021 Project 50255 Public Art

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

Fund 1021 Project 50256 Commun. Safety Improve

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

Fund 1021 Project 50258 General Rd Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	509,700	1,009,700.00			1,009,700.00
50258 BAYSHORE CRA PROJECT FUND	509,700	1,009,700.00			1,009,700.00
EXPENSE Sub Total	509,700	1,009,700.00			1,009,700.00
OPERATING EXPENSE	209,700	459,700.00			459,700.00
634999 OTHER CONTRACTUAL SERVICES	209,700	459,700.00			459,700.00
CAPITAL OUTLAY	300,000	550,000.00			550,000.00
763100 IMPROVEMENTS GENERAL	300,000	550,000.00			550,000.00

Fund 1021 Bayshore CRA Projects

Fund 1021 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 1021 Project 50261 Housing

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		295,200.00		3,000.00-	298,200.00
50261 BAYSHORE CRA PROJECT FUND		295,200.00		3,000.00-	298,200.00
REVENUE Sub Total				3,000.00-	3,000.00
REVENUE - OPERATING Sub-Total				3,000.00-	3,000.00
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				3,000.00-	3,000.00
EXPENSE Sub Total		295,200.00			295,200.00
OPERATING EXPENSE		295,200.00			295,200.00
634999 OTHER CONTRACTUAL SERVICES		295,200.00			295,200.00

Fund 1021 Project 50262 N Bayshore Enhance

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		689,924.96	11,978.96		677,946.00
50262 BAYSHORE CRA PROJECT FUND		689,924.96	11,978.96		677,946.00
EXPENSE Sub Total		689,924.96	11,978.96		677,946.00
OPERATING EXPENSE		429,924.96	11,978.96		417,946.00
634999 OTHER CONTRACTUAL SERVICES		429,924.96	11,978.96		417,946.00
CAPITAL OUTLAY		260,000.00			260,000.00
763100 IMPROVEMENTS GENERAL		260,000.00			260,000.00

Fund 1021 Project 50263 Complete Streets

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		100,000.00	22,362.50	14,108.68	63,528.82
50263 BAYSHORE CRA PROJECT FUND		100,000.00	22,362.50	14,108.68	63,528.82
EXPENSE Sub Total		100,000.00	22,362.50	14,108.68	63,528.82
OPERATING EXPENSE		3,312.40		3,312.40	
639990 OTHER CONTRACTUAL SERVICE		3,312.40		3,312.40	
CAPITAL OUTLAY		96,687.60	22,362.50	10,796.28	63,528.82
762200 BUILDING IMPROVEMENTS		9,230.00		9,230.00	
763100 IMPROVEMENTS GENERAL		87,457.60	22,362.50	1,566.28	63,528.82

Fund 1021 Bayshore CRA Projects

Fund 1021 Project 50270 Mini-Triangle TIF Agreement

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	200,000.00	1,050,000.00	600,000.00		450,000.00
50270 BAYSHORE CRA PROJECT FUND	200,000.00	1,050,000.00	600,000.00		450,000.00
EXPENSE Sub Total	200,000.00	1,050,000.00	600,000.00		450,000.00
OPERATING EXPENSE		600,000.00	600,000.00		
634999 OTHER CONTRACTUAL SERVICES		600,000.00	600,000.00		
CAPITAL OUTLAY					
763100 IMPROVEMENTS GENERAL					
GRANTS AND DEBT SERVICE	200,000.00	450,000.00			450,000.00
882100 REMITTANCES PRIVATE ORGANIZATIONS	200,000.00	450,000.00			450,000.00

Fund 1021 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
50271 BAYSHORE CRA PROJECT FUND		320,100.00			320,100.00
EXPENSE Sub Total		320,100.00			320,100.00
OPERATING EXPENSE		320,100.00			320,100.00
634999 OTHER CONTRACTUAL SERVICES		320,100.00			320,100.00



The theater linked to the Casa Pavarotti



Arriving for an evening performance



Theater in the Garden

Design and Copyright Tim Ronalds Architects

A classic auditorium seating 900



Theater in the Garden

Tim Ronalds Architects

A world class opera house



Theater in the Garden

Design and Copyright Tim Ronalds Architects

Theater in the Garden

Tim Ronalds Architects

A theater for many kinds of performance - ballet on stage



Interval in a subtropical garden



Theater in the Garden

Design and Copyright Tim Ronalds Architects

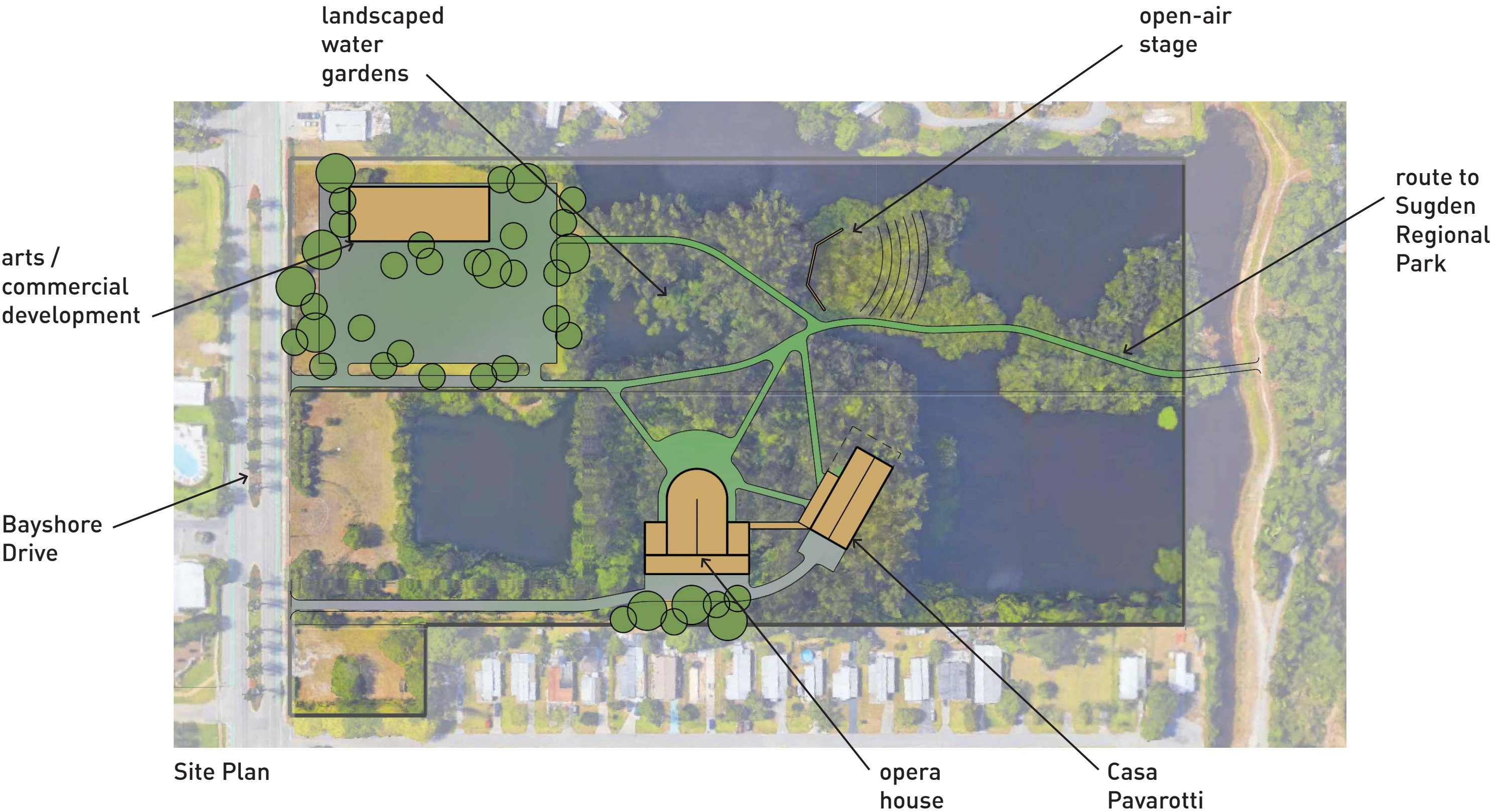
Dining in the Pavarotti restaurant



Theater in the Garden

Design and Copyright Tim Ronalds Architects

Site Plan





FOR IMMEDIATE RELEASE

Media Contacts:

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Yliana Vilella

239.221.2858 | Yliana@getpushing.com

**ANNOUNCING THE U.S. HOME OF THE LUCIANO PAVAROTTI FOUNDATION
AND AN INTERNATIONAL CENTER FOR THE ARTS**

Indoor and outdoor theaters, an International Voice Academy, a Pavarotti Museum, and more

NAPLES, Fla. – Nov. 3, 2023 – An international center for the arts is coming to Naples, Florida. Benefiting the lives of exceptional young classical singers from around the world and further enriching the cultural fabric of the Naples community, Theater in the Garden is excited to announce its plans in partnership with the Luciano Pavarotti Foundation.

It is planned to be a multi-purpose space designed to honor the legacy and vision of the world-renowned tenor while also fulfilling the long-standing need for such a multi-use facility in Naples. The property will embrace a 900-seat state-of-the-art indoor theater, an outdoor amphitheater in a landscaped garden setting, the Luciano Pavarotti Museum, The Luciano Pavarotti International Voice Competition, and *Luciano's* Restaurant. It will be the first Foundation location to be established outside Modena, Italy.

"I am thrilled the Luciano Pavarotti Foundation will soon have a permanent presence in the United States, especially one in a cultural center as rich and diverse as Naples," commented the maestro's widow, Nicoletta Pavarotti. "The city has much in common with many of those in our homeland. Naples has vigorously embraced and encouraged the performing and visual arts from its inception a hundred years ago, wisely seeing them as the bedrock of a cultivated and envied civilization."

The Academy is aligned with the maestro's wish to see the continued advancement of the appreciation of all forms of vocal performance and the support, encouragement, and development of the next generation of exceptional young singers, especially those from underprivileged backgrounds. The Academy will provide students with voice, acting, and diction lessons, and provide opportunities to showcase their talent through public performances.

The state-of-the-art indoor theater and the outdoor amphitheater in the surrounding gardens will be available for use by the Academy, and other performing arts groups based in Collier County.

Luciano Pavarotti's theatrical costumes worn during his starring roles in the great opera houses of the world, and posters, photographs, and a lifetime of memorabilia will be part of the Pavarotti Museum as well as other collectibles from his legendary "*Three Tenors*" and "*Pavarotti and Friends*" tours, memories from his special friends as film director Franco Zeffirelli, Princess Diana, Frank Sinatra, and collaborations with such pop icons as Sting, Lionel Richie, and U2.

Estimated to cost \$25-30 million, Theater in the Garden will serve as a cultural epicenter for generations. It will host various performing arts, supporting members of the United Arts Collier and beyond, providing a place for both artists to showcase their talents and for the community to enjoy the arts like never before in Southwest Florida.

Through Theater in the Garden, Pavarotti's musical legacy will profoundly impact the cultural arts of Southwest Florida and well beyond.

Those interested in supporting the development of Theater in the Garden or donating are encouraged to contact Robert Kovacevich, Development Director, at avatarway@icloud.com.

The conceptual team is made up of

- Nicoletta Pavarotti, President of The Luciano Pavarotti Foundation
- Livio Ferrari, Director of Theater in the Garden Inc.
- Robert Kovacevich, Development Director of Theater in the Garden Inc.
- Tim Ronalds Architects
- Raf Orlowski, Acoustician

The advisory board of Theater in the Garden includes

- Joseph Calleja, world-renowned tenor
- Teresa Heitmann, Mayor, City of Naples
- Iliana Lopez, Founder, Gulfshore Ballet
- Ramón Tebar, international concert pianist and conductor, and Cultural Ambassador, City of Naples
- Roger Weatherburn-Baker, Corporate Marketing and PR consultant

ABOUT THE LUCIANO PAVAROTTI FOUNDATION

The Luciano Pavarotti Foundation is a non-profit organization with a double goal: to keep alive the human and artistic memory of Maestro Pavarotti through major international events and to support promising young opera singers. For more information, visit www.lucianopavarottifoundation.com/en.

ABOUT THEATER IN THE GARDEN

Theater in the Garden was created in partnership between Luciano Pavarotti's widow, Nicoletta Pavarotti, The Luciano Pavarotti Foundation, and a conceptual team. Filling a void in Southwest Florida's cultural and performing arts scene, Theater in the Garden will serve as an international center for the arts and the United States location for The Luciano Pavarotti Foundation. For more information, visit www.theaterinthegarden.com.

ATTACHMENTS:

- Theater in the Garden logo
- Nicoletta Pavarotti's headshot
- Rendering of Theater in the Garden

#

For media inquiries or interview arrangements, please contact Samantha Scott, APR, at samantha@getpushing.com or (239) 443-0033.

Columbia Sussex CPUD PL20230008099

Bayshore CRA Meeting
February 8, 2024
6:00 PM

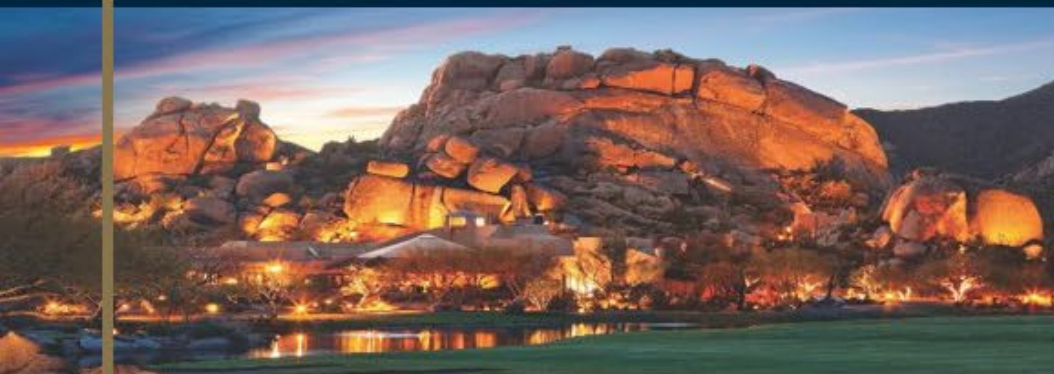
Columbia Sussex
CORPORATION

PIVOTstudio

Kimley»Horn

 **TREBILCOCK**
CONSULTING SOLUTIONS


DAVIES | DUKE



COMPANY OVERVIEW

- Founded 50 years ago
- Marriott's largest full service owner operator
- Currently own and operate 41 hotels with almost 14,000 hotel rooms in 17 states

Columbia Sussex
CORPORATION

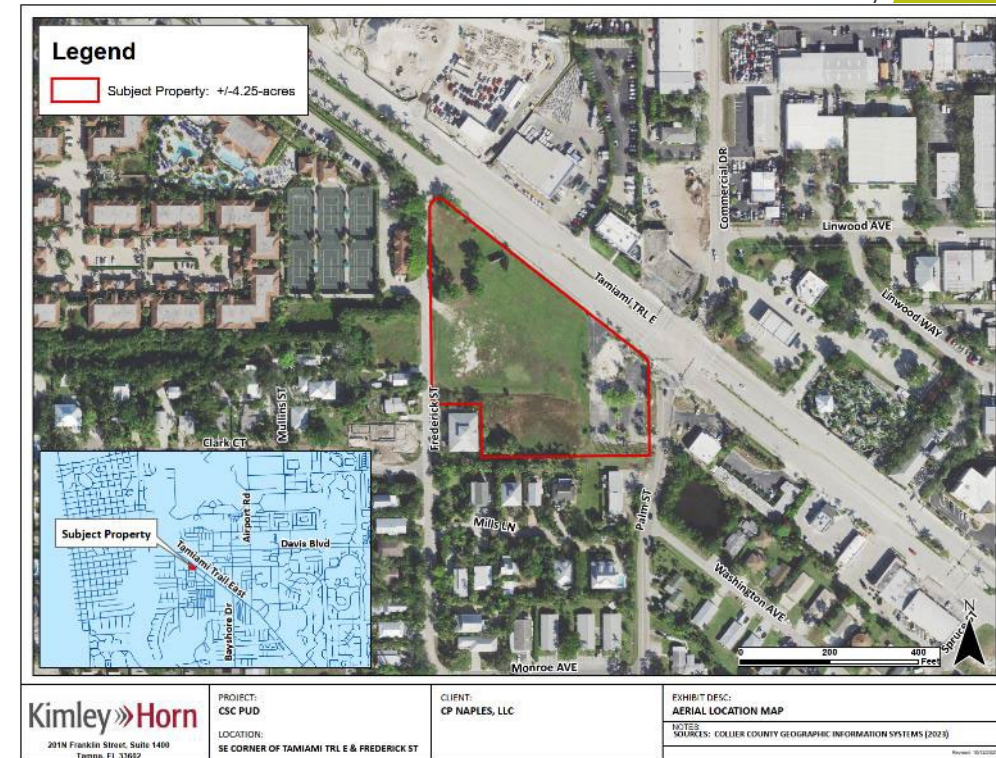
EXCELLENCE IN HOSPITALITY

Applicant Team

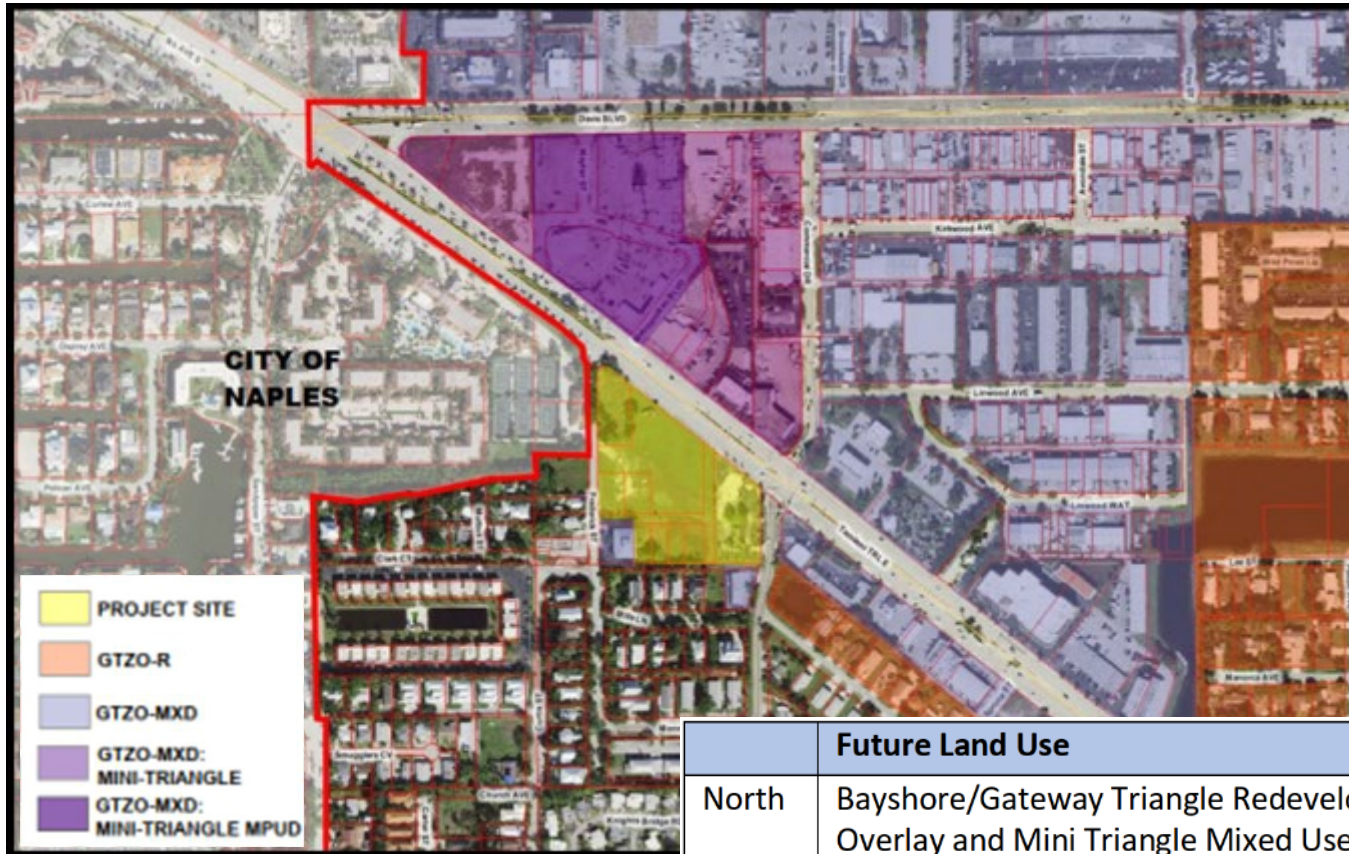
- William Yung, CP Naples, LLC (Columbia Sussex) – Applicant Representative
- Noel Davies, Esq. – Davies Duke, PLLC – Land Use Attorney
- Philip DiMaria AICP & Alyssa Flandermeyer AICP Candidate – Kimley-Horn – Land Planners
- Shane Hanney PE – Kimley-Horn – Civil Engineer
- Jim Stapleton AIA – Pivot Design Studios – Architect
- Norman Trebilcock AICP, PTOE, PE – Trebilcock Consulting Solutions – Transportation Engineer

Subject Property

- Existing Use: Vacant Commercial
- Current Zoning: C-4 / GTZO-MXD
(Gateway Triangle Zoning Overlay;
Mixed Use Subdistrict)
- FLU: Bayshore/Gateway Triangle
Redevelopment Overlay
- Proposed Zoning: CPUD



Surrounding Properties



“Intent of this BGTR Overlay is to allow for more intense development in an urban area where urban services are available.”

*-Collier County Growth Management Plan
Future Land Use Element*

	Future Land Use	Zoning	Existing Land Use
North	Bayshore/Gateway Triangle Redevelopment Overlay and Mini Triangle Mixed Use Subdistrict	C-4/GTZO-MXD and PUD	Commercial, Mixed-Use
East	Bayshore/Gateway Triangle Redevelopment Overlay	C-4/GTZO-MXD and RMF-6/ GTZO-R	Commercial and Stormwater
South	Bayshore/Gateway Triangle Redevelopment Overlay and Urban Coastal Fringe Subdistrict	C-4/GTZO-MXD and RSF-3	Commercial, Residential
West	City of Naples and Urban Coastal Fringe Subdistrict	C-4/GTZO-MXD, RMF-6 and City of Naples	Commercial, Residential

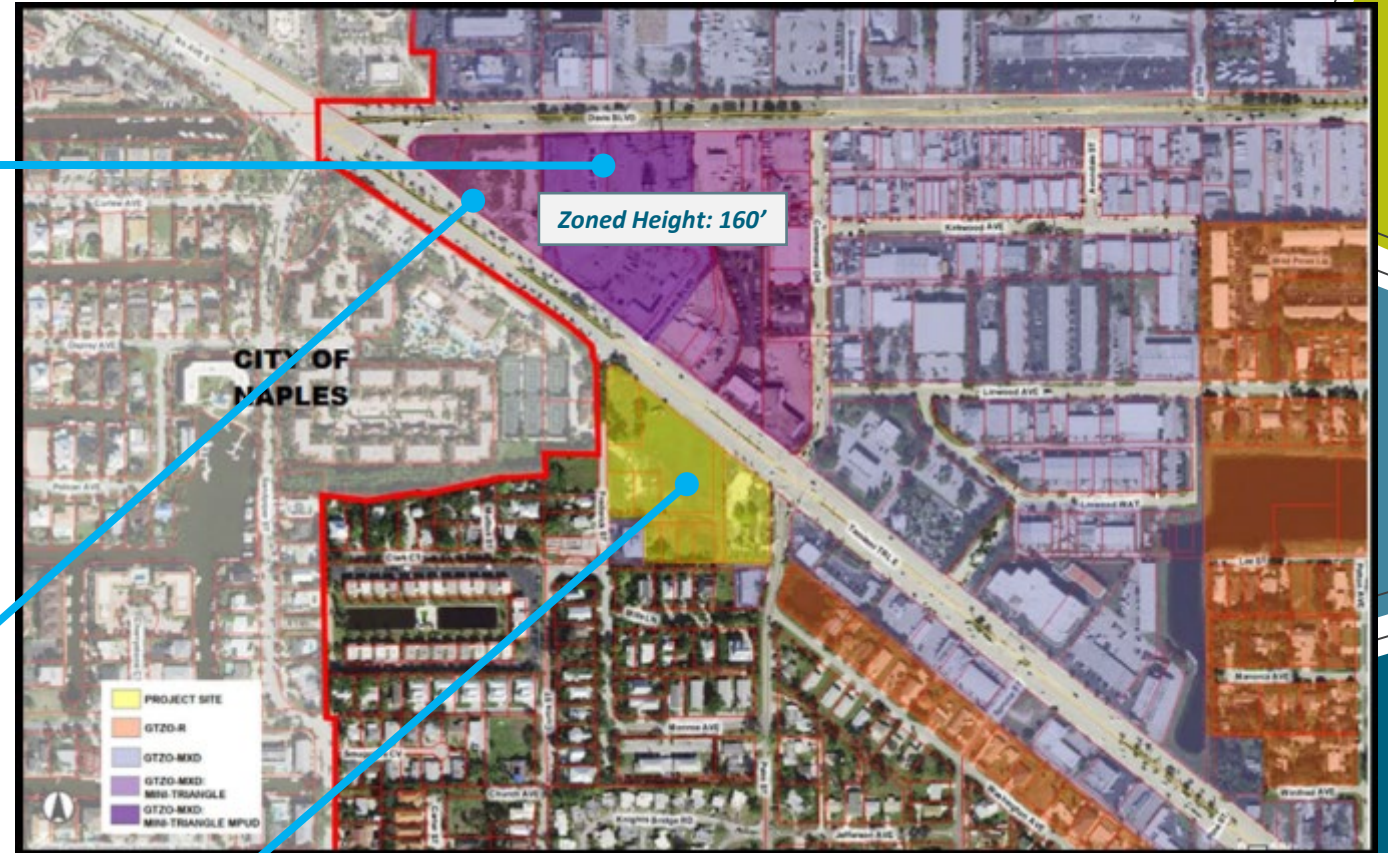
Nearby Projects – 160 feet & 112 feet



Metropolitan Naples
Zoned Height: 160'



Ellington (Gateway of Naples)
Zoned Height: 112'



Project Site

Zoned Height: 160'

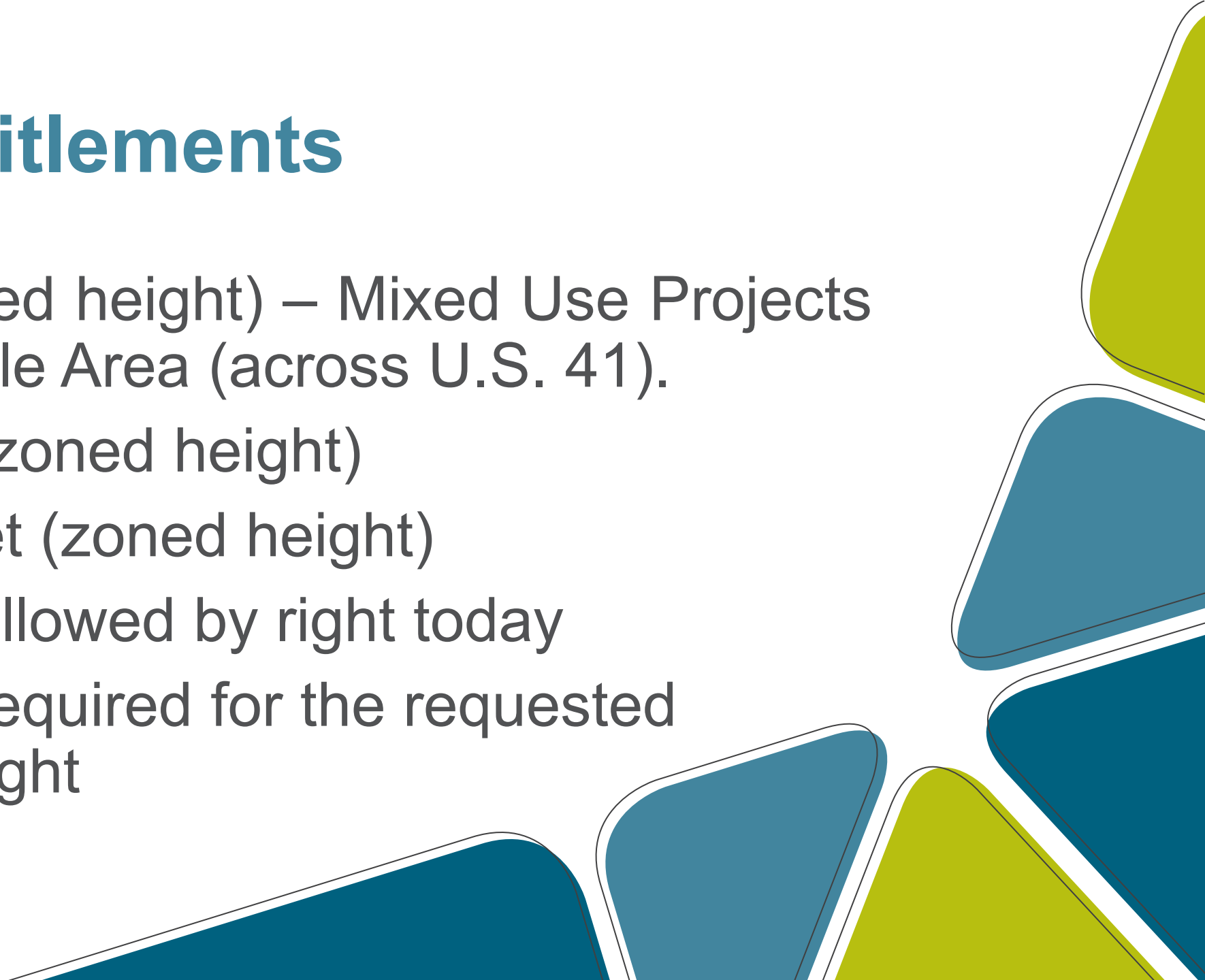
Summary of Request

- Hotel (JW Marriott or Equivalent Brand)
 - 438 Hotel Rooms
 - Zoned Height of 126.25'
 - Trip Cap of 320 PM Peak Hour Net Trips
 - Accessory Uses
 - Spa & Fitness Center
 - Restaurant & Bar
 - Meeting Rooms



Height Entitlements

- 112 feet (zoned height) – Mixed Use Projects in Mini-Triangle Area (across U.S. 41).
- C-4: 75 feet (zoned height)
- GTZO: 56 feet (zoned height)
- Hotel use is allowed by right today
- Rezoning is required for the requested increased height



Zoned Height vs. Actual Height

- Zoned Height: “The vertical distance **from the first finished floor** to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof and to the mean height level between eaves and ridge of gable, hip, and gambrel roofs.”
- Actual Height: “The vertical distance **from the average centerline elevation of the adjacent roadways** to the highest structure or appurtenances without the exclusions of section 4.02.01.”

Requested Height (Zoned height / Actual height)

- Roof: 126.25 feet / 130.50 feet
 - Potential step downs:
 - 113.25 feet / 117.50 feet
 - 103.75 feet / 108.00 feet
 - 94.25 feet / 98.50 feet
- Meeting Room 4th Floor: 54.75 feet / 59.00 feet
- Parking Garage/4th Floor Pool Deck: 40.75 feet / 45 feet

Requested Height

	Zoned	Actual
Roof:	126'-3"	130'-6"
Step Down:	113'-3"	117'-6"
Step Down :	103'-9"	108'-0"
Step Down :	94'-3"	98'-6"
Meeting Room:	54'-9"	59'0"
Pool/Deck:	40'-9"	45'-0"



Traffic Impact Statement (TIS) Summary:

- Trip Generation for Proposed Hotel (average weekday):

		24 Hour 2-Way Volume	AM Peak Hour			PM Peak Hour		
ITE Land Use	Size		Enter	Exit	Total	Enter	Exit	Total
Hotel	438 occupied rooms	5,357	152	120	272	157	163	320

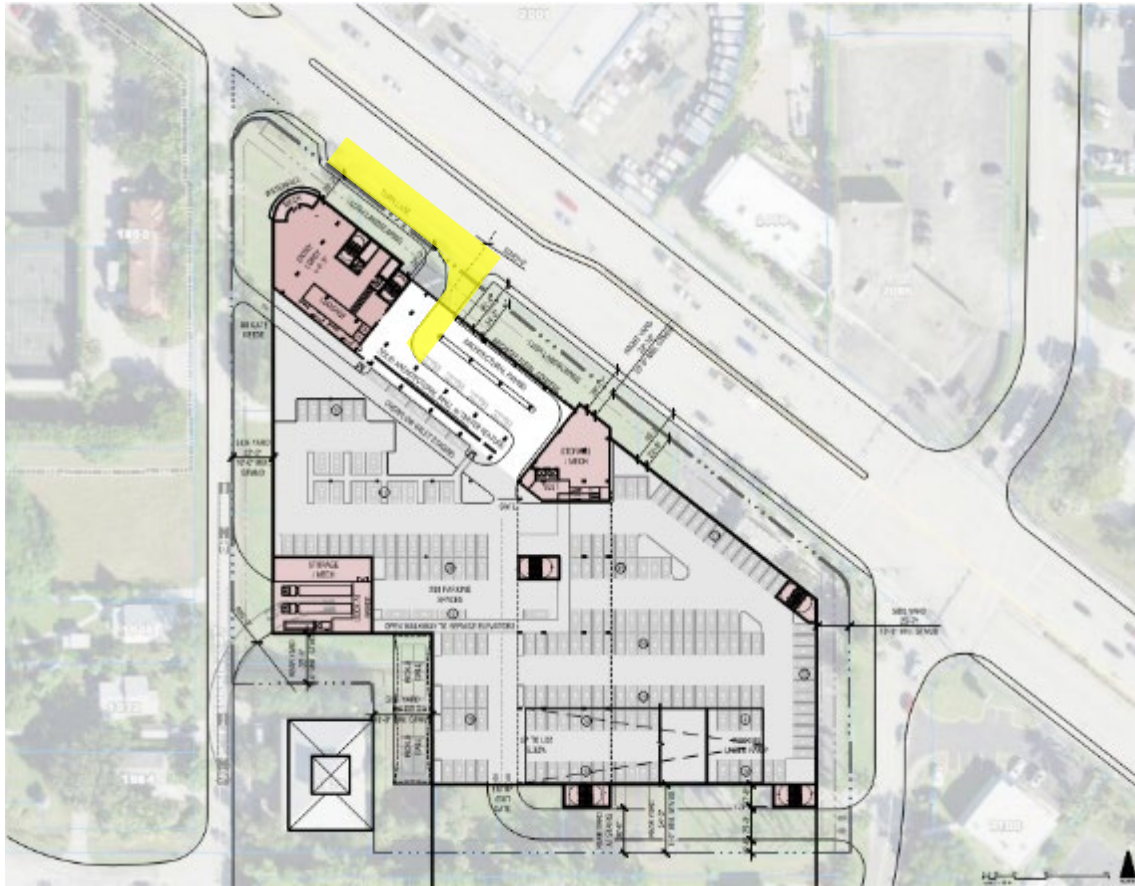
- **Trip Cap:** The maximum total daily trip generation for the PUDZ project shall not exceed **320 two-way PM peak hour net trips** based on the land use codes in the ITE Trip Generation Manual in effect at the time of application for SDP/SDPA or subdivision plat approval.
- The project proposes a connection onto eastbound Tamiami Trail, two connections on Frederick Street and a connection on Palm Street.
- There is adequate and sufficient roadway capacity to accommodate the traffic associated with the development as proposed

Potential Change Since NIM Right Out on US-41

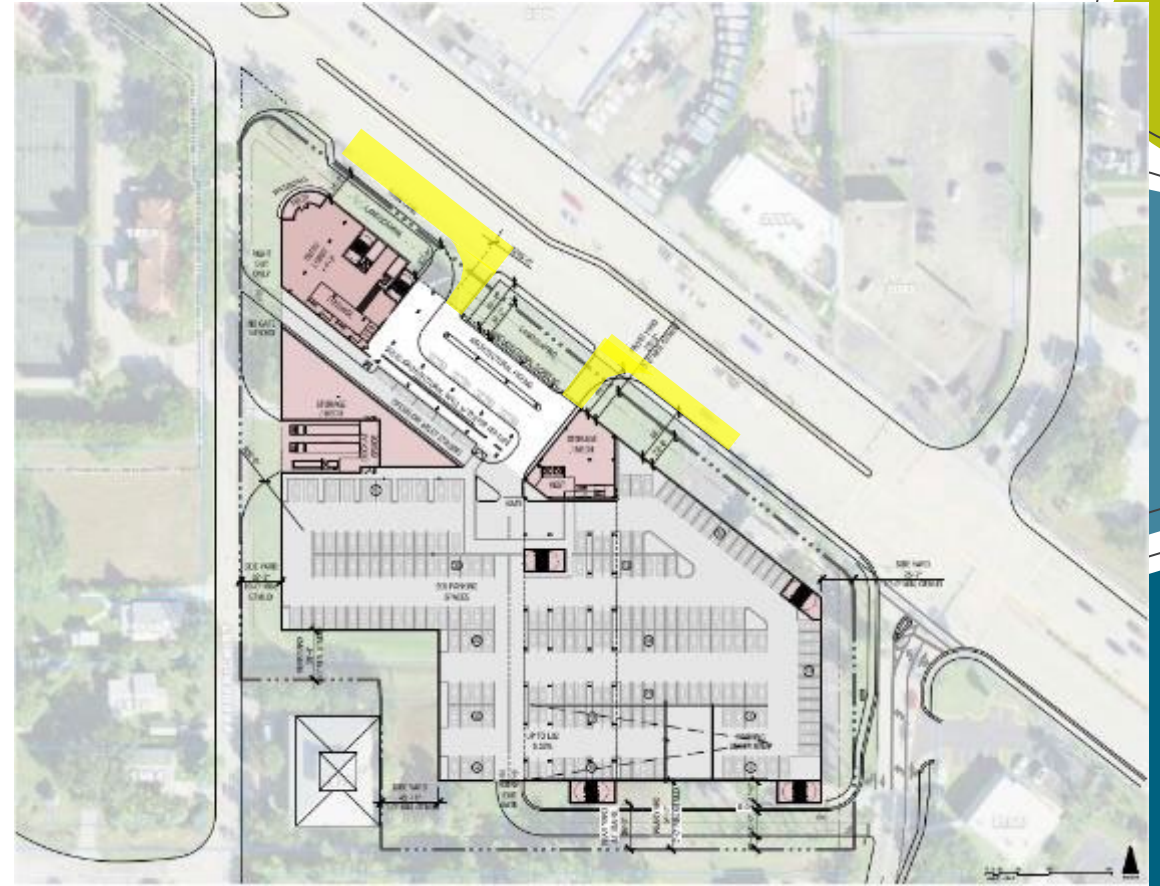
- Right out access on US 41 could be added to reduce project exiting traffic on Frederick and Palm Streets (subject to FDOT and County Staff).

Right Out on US-41

Previous



Revised

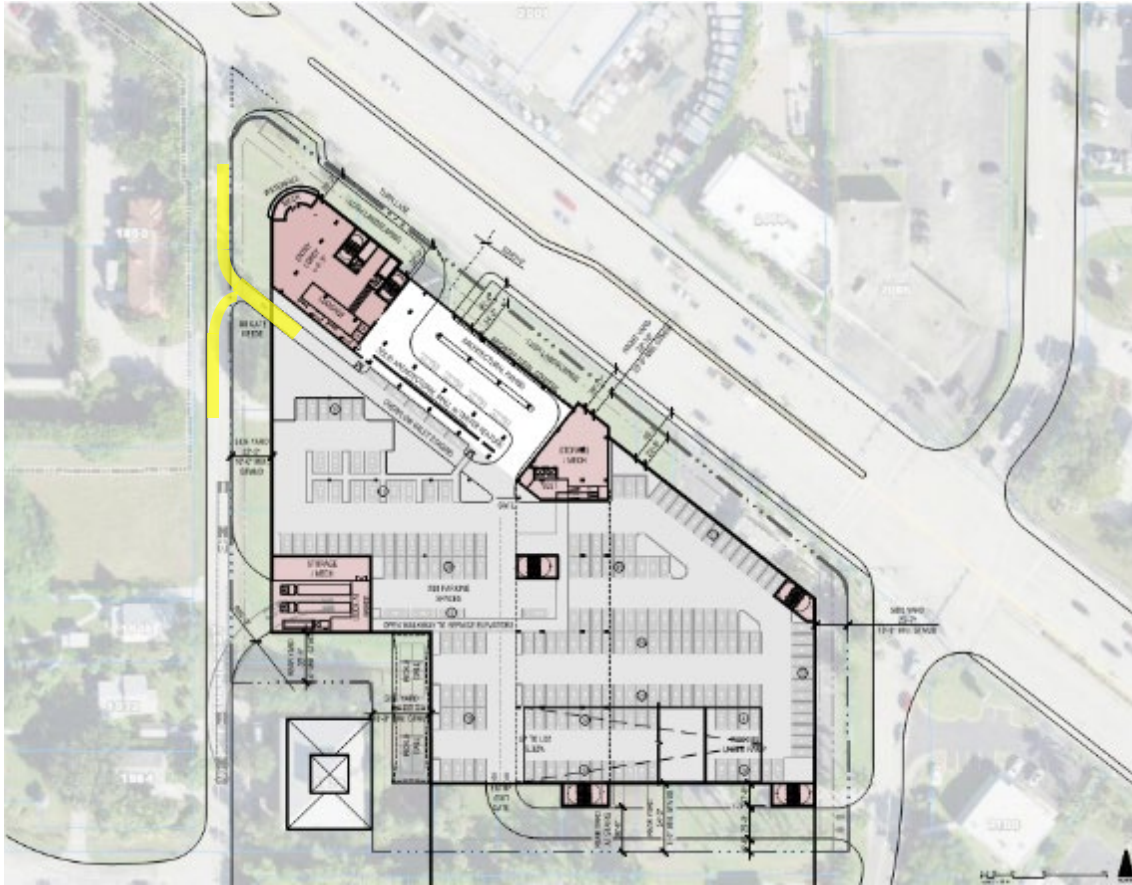


Potential Change Since NIM Frederick Street Right Out Only

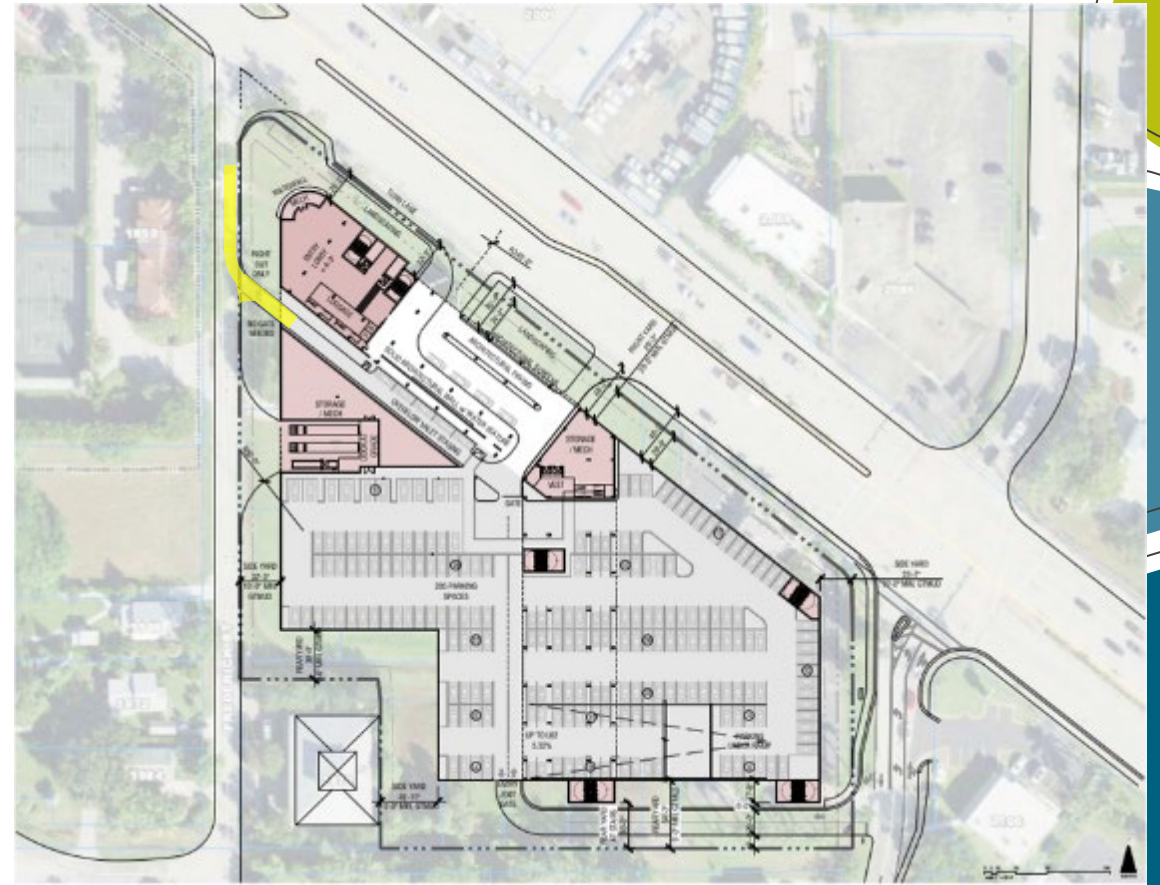
- Frederick Street exit from site could be a right out only to reduce project traffic into the neighborhood.

Frederick Street Right Out Only

Previous



Revised



Potential Change Since NIM Palm Street Improvement Concept

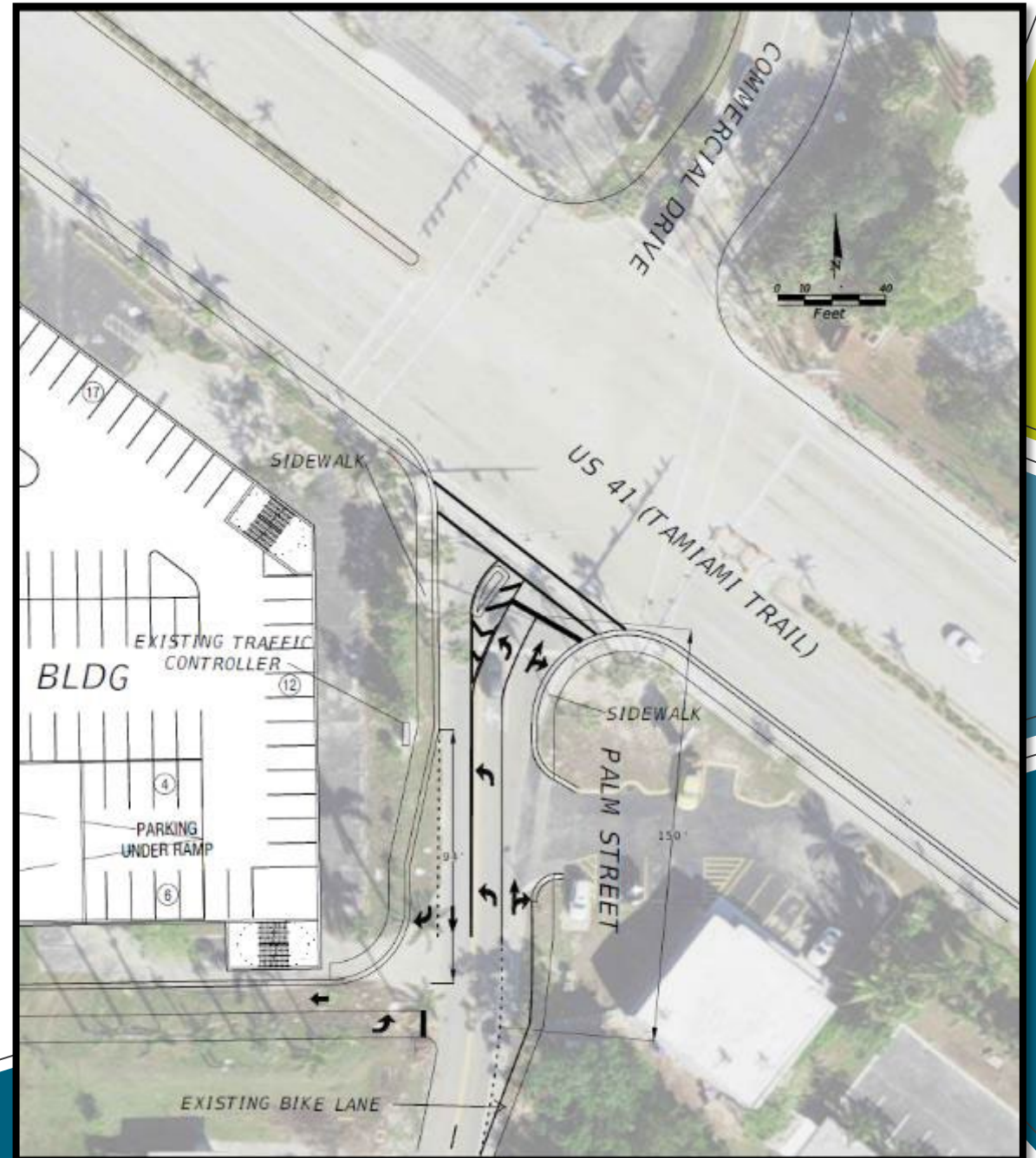
- Palm Street could be improved for better intersection operations for vehicles and pedestrians at US 41 and Palm Street.

Palm Street Improvement Concept



Palm Street Improvement Concept

- Increase Northbound Left Turn Lane (existing condition is limited to 1 to 2 vehicles—proposed will increase it to 6 vehicles).
- Add sidewalk to improve pedestrian connectivity on both sides of the roadway (tie bike lane into US 41 sidewalk).
- Provide separate SB right turn lane to access hotel site.
- Provide compensating ROW.
- Can designate hotel exit onto Palm Street will be left out only to discourage traffic into the Neighborhood.

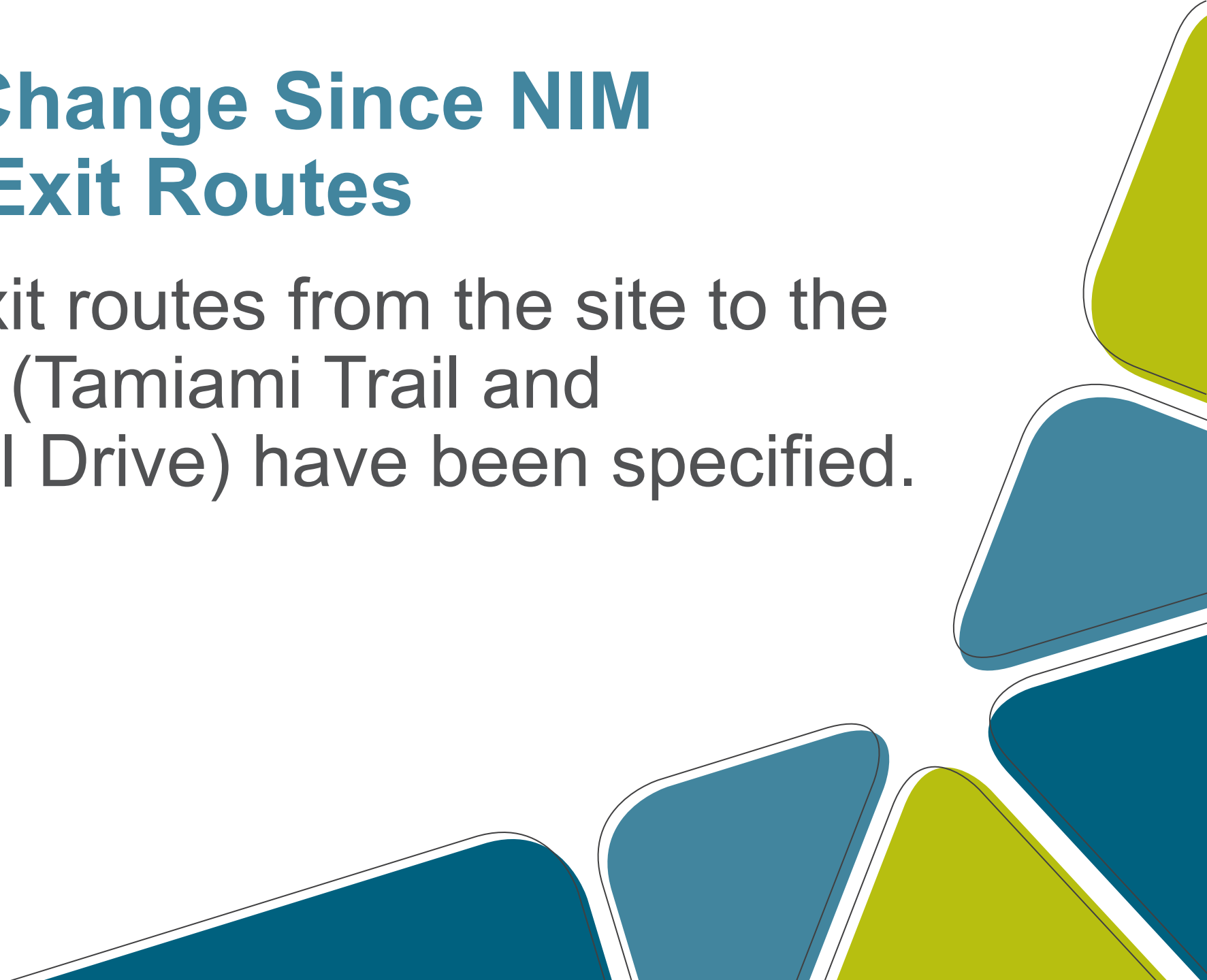


Potential Change Since NIM Palm Street Exit Left Out Only

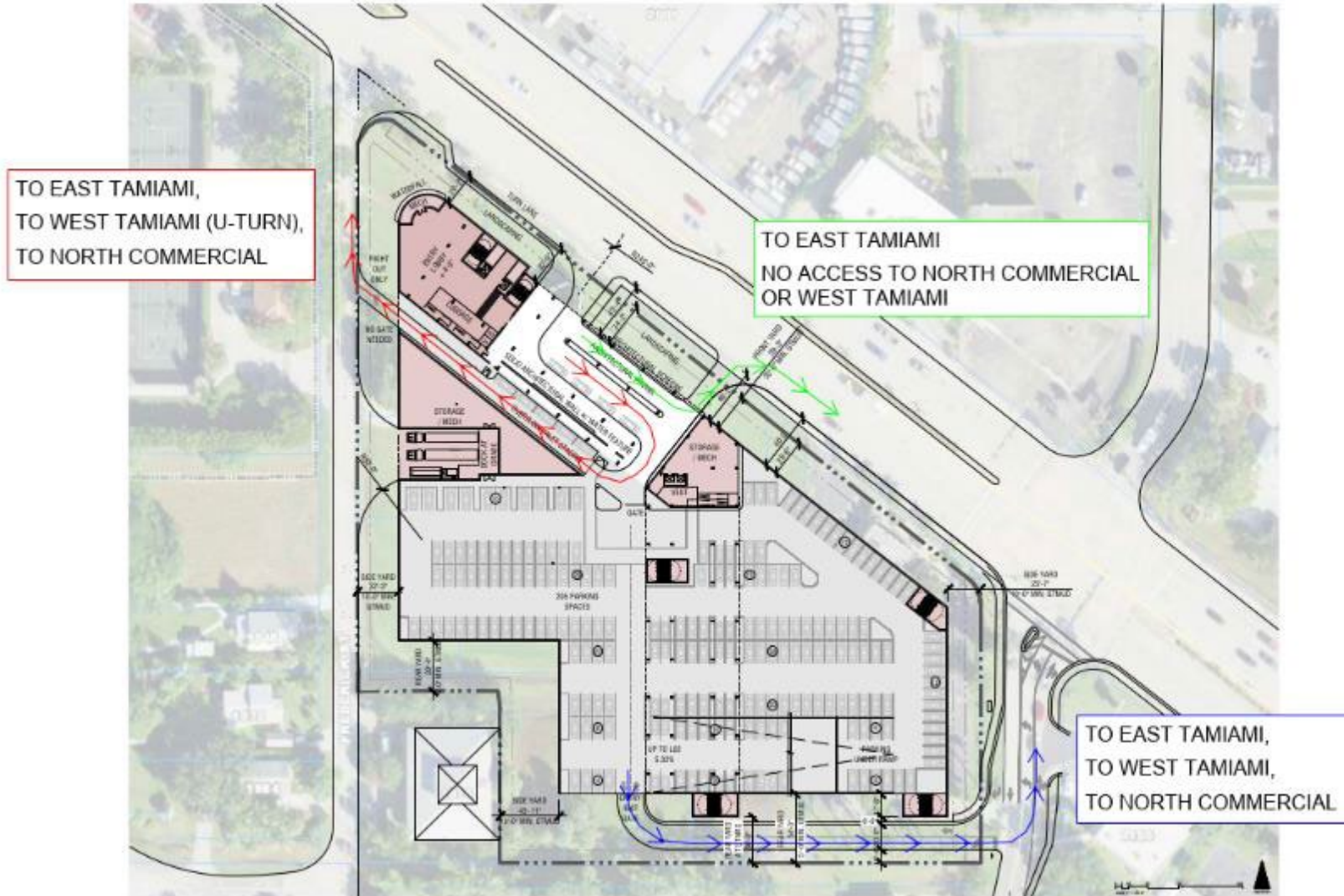
- Palm Street exit could be a left out only to reduce project traffic into the neighborhood.

Potential Change Since NIM Specified Exit Routes

- Potential exit routes from the site to the main roads (Tamiami Trail and Commercial Drive) have been specified.



Specified Exit Routes

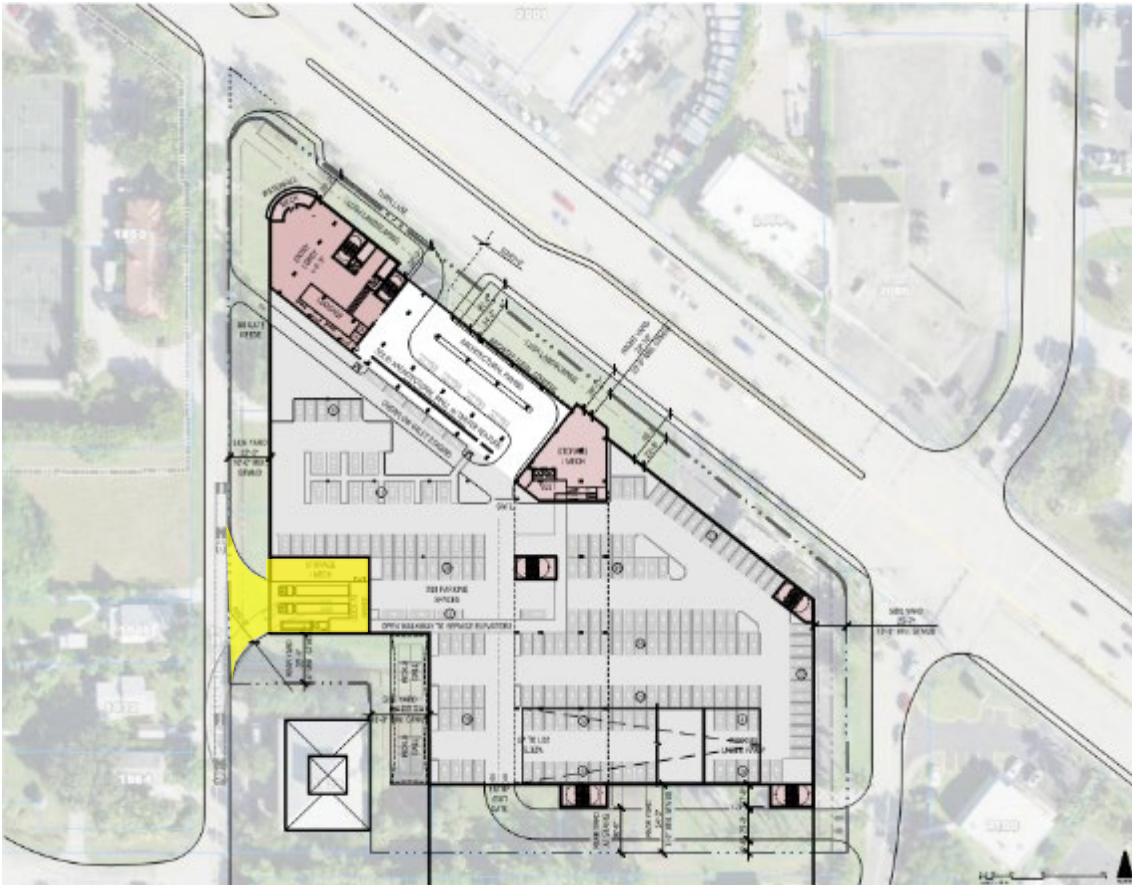


Potential Change Since NIM Truck Dock Relocation

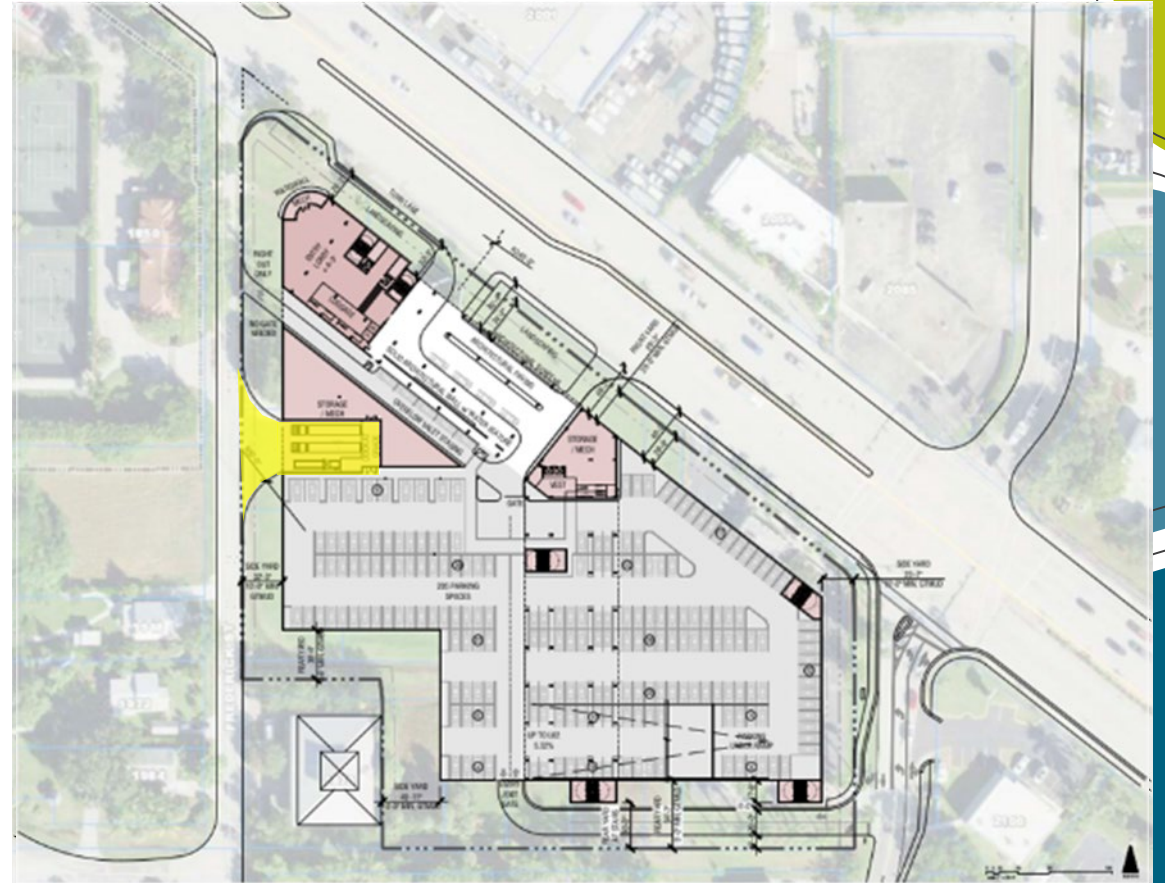
- Truck delivery area on Frederick Street could be moved north of nearby residences and could have a sliding gate to conceal trucks and back of house operations.

Truck Dock Relocation

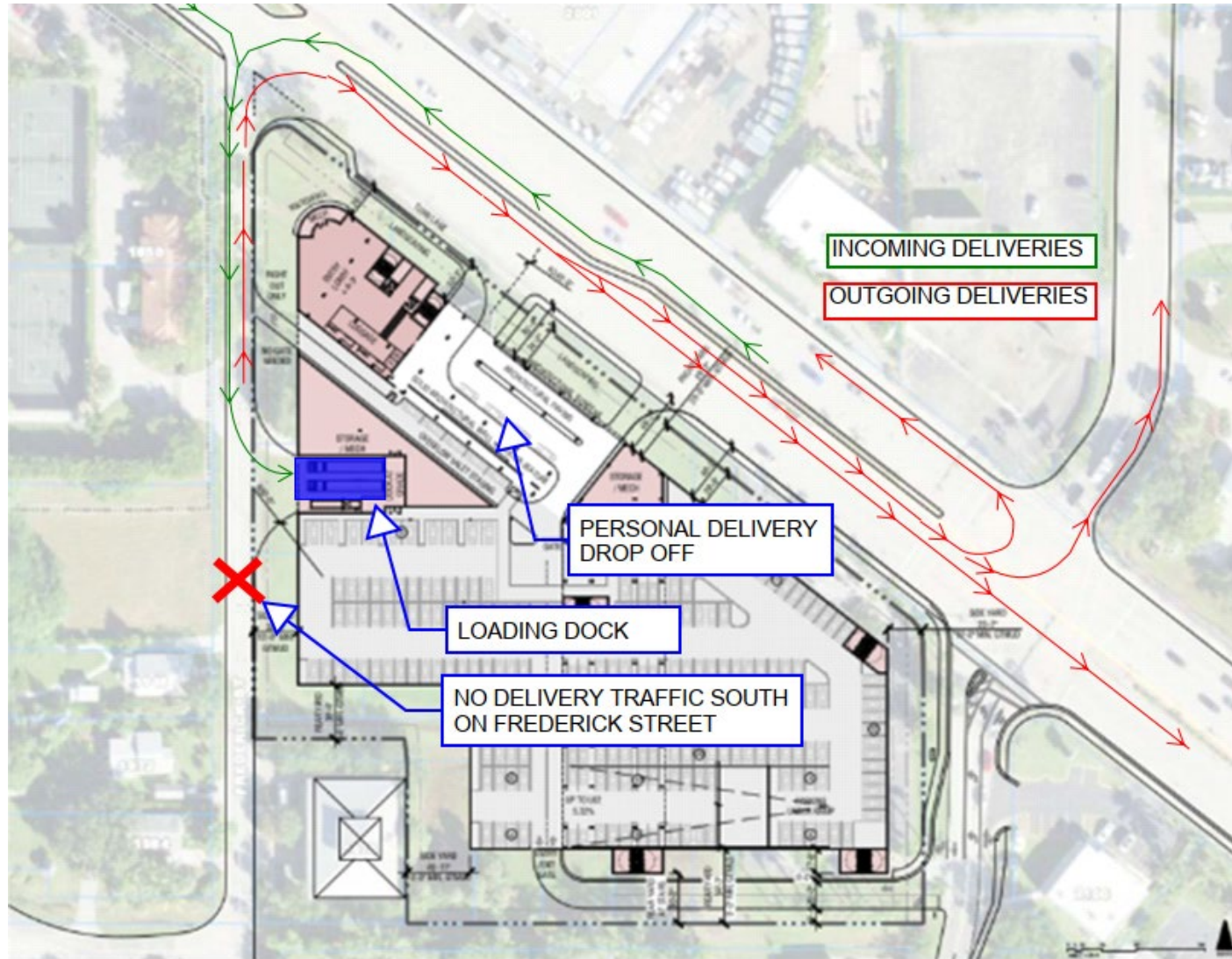
Previous



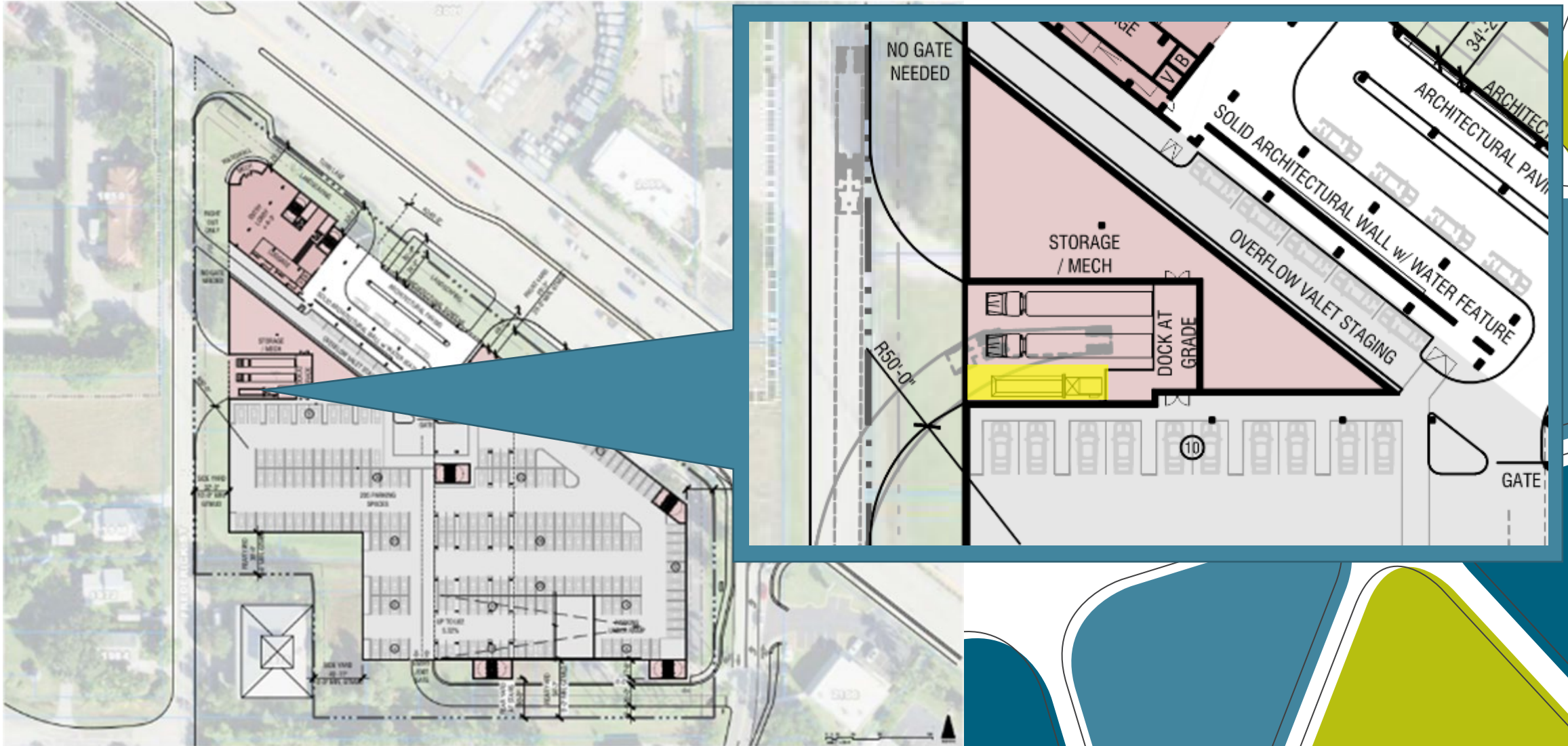
Revised



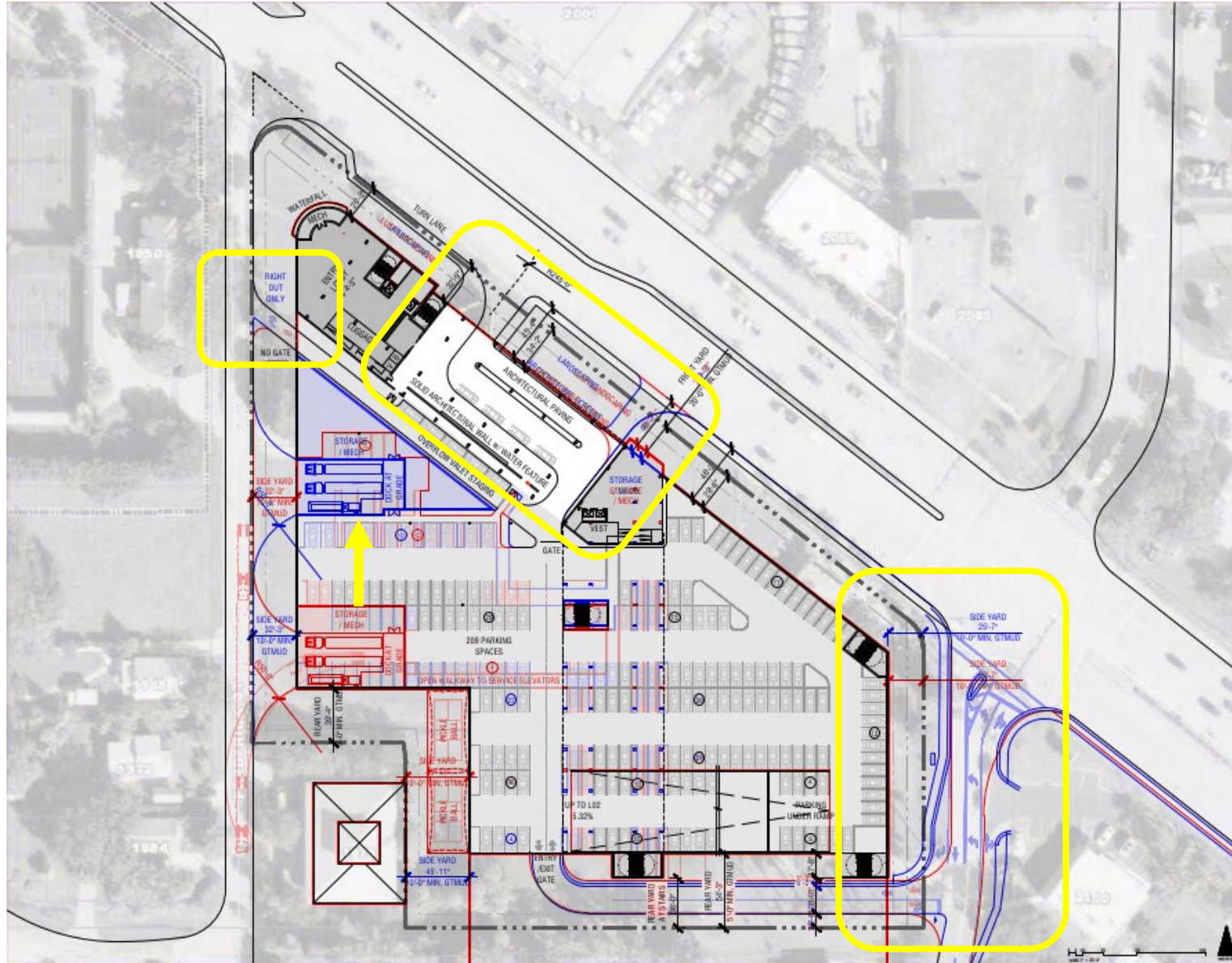
Truck Delivery Plan



Trash Location

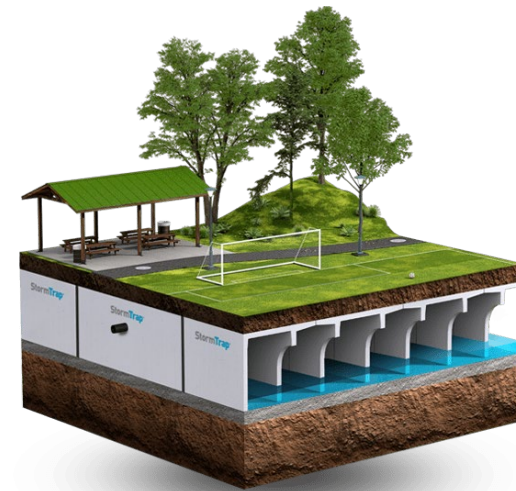


Site Plan Revision Overlay

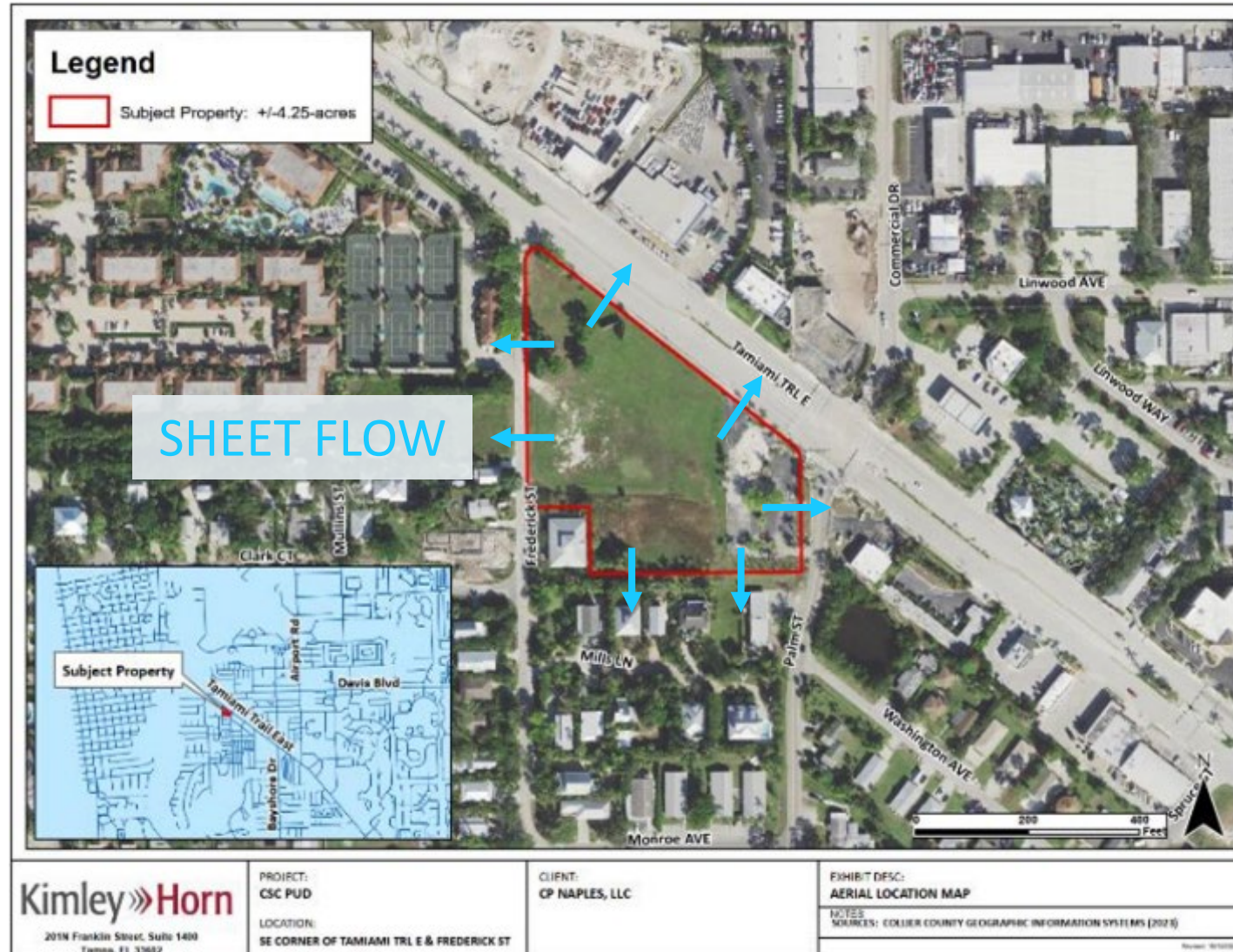


Stormwater

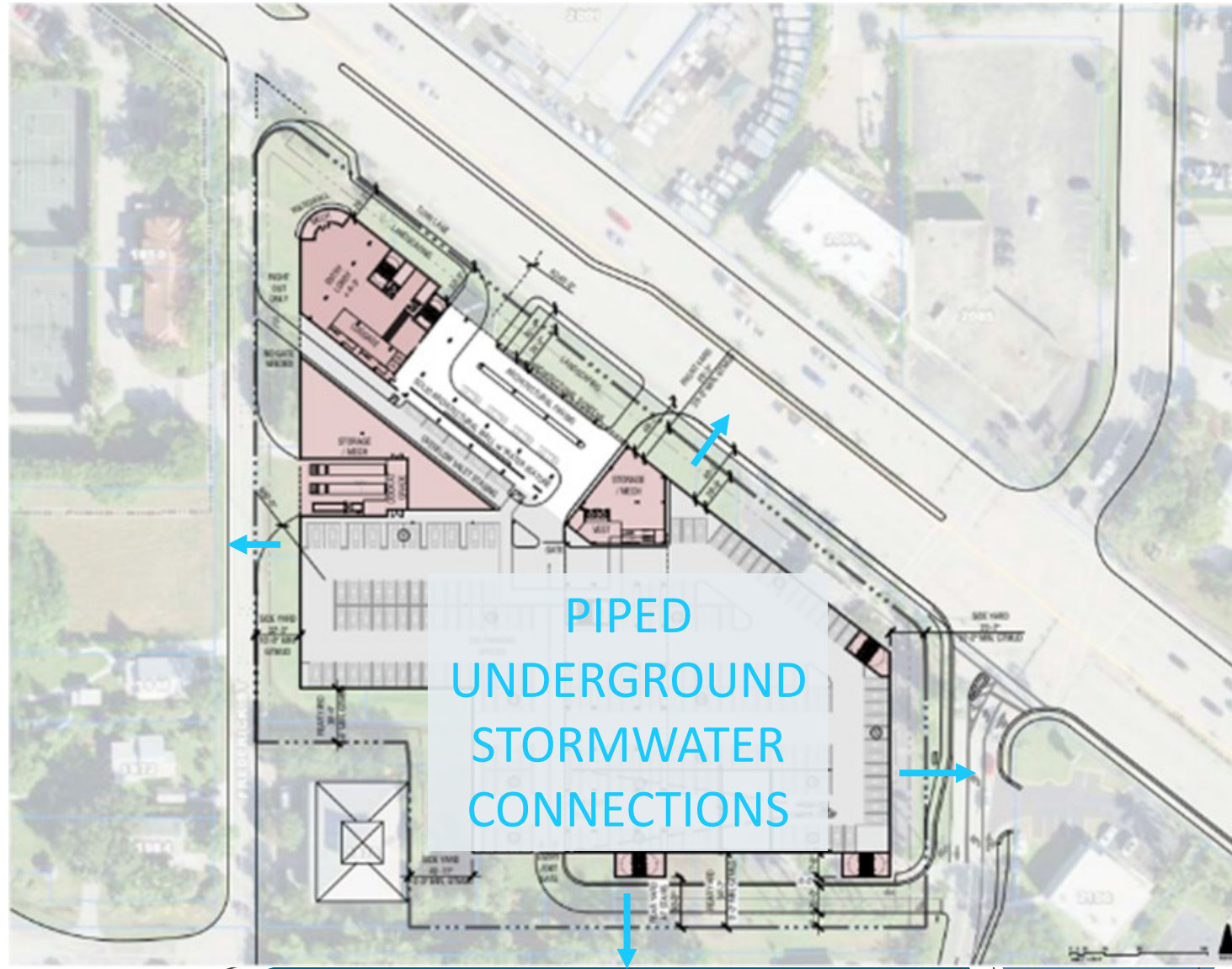
- Required to comply with County, SWFWMD, and FDOT stormwater standards.
- Existing Condition
 - No stormwater management system in place
 - Sheet flow to adjacent right-of-way
- Proposed Condition
 - Stormwater management system in place
 - Piped underground to County/FDOT stormwater system
 - Reduce rate of discharge offsite
 - No adverse impacts to adjacent property



Existing Stormwater



Proposed Stormwater



Questions?

Thank you for your attendance

February 2024 Development Update

Item 9b-Attachment 4

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

Zoning Petitions

1. 1720 Airport Rd S (ZLTR): PL20240000681*

Location: 1720 Airport Road S (Murphy Bed Center at corner of Connecticut Ave)

Owner: Colonial Funding Group LLC

Status: First applicant submittal on 1/18/2024.

The applicant requests a general zoning verification letter.



2. 3200 Barrett Ave (ZLTR): PL20230018266*

Location: 3200 Barrett Avenue

Owner: DCS Naples Investments LLC

Status: First applicant submittal on 12/18/2023; fee payment completed on 1/25/2024.

The applicant is making a general request to verify zoning designation, allowable uses, setbacks, and inquiring about filling in lake.



3. 2808 Van Buren Ave (ZLTR): PL20230018269*

Location: 2808 Van Buren Avenue

Owner: MD Marco Capital LLC

Status: First applicant submittal on 12/18/2023; fee payment completed on 1/19/2024.

The applicant is requesting a lot split of the property. The dwelling has been removed, and would like to revert the lots back to the original individual lots 6 and 7.



4. Bayview Drive Rezone (RZ): PL20230016022

Location: 2643, 2651, 2675 & 2707 Bayview Drive

Owner: 2643 & 2651 Bayview Dr: Joseph A. Buscemi

2675 Bayview Dr: Jack Hail

2707 Bayview Dr: Bloodmoney R/E Holdings LLC

Status: Pre-application meeting held on 11/8/2023.

Applicant is requesting a rezone for four (4) parcels from RSF-4-BZO-R4 to C-4-BZO-W to allow waterfront development in accordance with LDC Section 2.03.07.I. Bayshore Zoning Overlay District. Staff advised applicant to submit for a ZVL outlining the applicant's questions before the rezoning can be processed.



4. 2707 & 2675 Bayview Drive (ZLTR): PL20230017449

Location: 2675 & 2707 Bayview Drive

Owner: 2675 Bayview Dr: Jack Hail

2707 Bayview Dr: Bloodmoney R/E Holdings LLC

Status: First applicant submittal on 11/27/2023.

Applicant Greg Orick is requesting answers to 27 questions, including confirmation that rezoning from RSF-4-BZO-R4 to C-3-BZO-W would allow residential and marina use and would be consistent with the intent stated in II.V.H of the Bayshore/Gateway Triangle Redevelopment Overlay of the Future Land Use Element.



5. 2977 Cypress ST (LLA): PL20230015950*

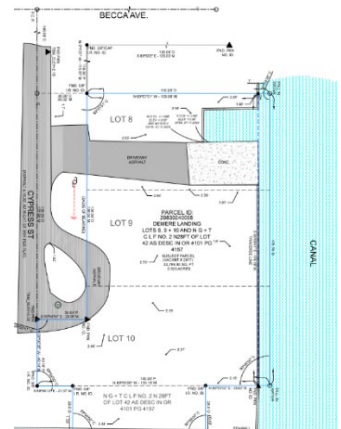
Location: 2977 Cypress Street

Owner: 3 on Cypress LLC

Status: Zoning Verification Letter issued (PL20230006564) on 4/26/2023.

First applicant submittal on 10/16/2023. Staff issued incomplete submittal letter on 10/17/2023. Additional documents submitted on 11/8/2023. Staff issued first comment letter on 11/30/2023. **Second applicant submittal on 1/10/2024. Staff issued second comment letter on 1/26/2024.**

Applicant would like to have a lot line adjustment on three lots that were previously combined.



6. 3313 Captains Cove (LDBPA): PL20230014997

Location: 3313 Captains Cove

Owner: Larsons Green LLC

Status: Zoning Verification Letter issued (PL20220005608) on 9/20/22 and revised on 10/19/2023.

Pre-application meeting held 10/25/23. Application submitted on 11/9/23.

Property is zoned RSF-4-BZO-R1. Applicant owns three parcels at terminus of Captains Cove (3300 Captains Cove is vacant, 3307 Captains Cove is a single family home, 3313 Captains Cove is a cleared lot). Applicant seeks to obtain one unit from the Bonus Pool to construct a duplex at 3313 Captains Cove after lot line adjustment to make the lot +/-0.25 acres. Zoning staff advised a duplex is not eligible for the Bonus Pool, only multifamily or mixed use is eligible.

The intention is to obtain one unit from the Limited Bonus Density Pool. The additional unit would allow for the development of a townhouse/duplex project consisting of 2 units, both multi-story with approximately 1800 square feet under air with single garages. Aesthetically, the project will blend seamlessly into the surrounding area with an Olde Florida architectural style.



6. 3313 Captains CV (LLA): PL20230010051

Location: 3313 Captains Cove

Owner: Larsons Green LLC

Status: First applicant submittal on 6/1/2023. Staff issued first comment letter on 9/5/2023. Second applicant submittal on 10/6/2023. Staff issued incomplete submittal letter on 10/6/2023.

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.

7. Mangrove Row (LDBPA): PL20220004927*

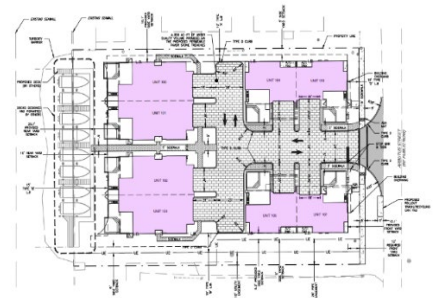
Location: 2766 Arbutus Street

Owner: Arbutus Landing LLC

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

Additional documents submitted 6/26/2023. Staff issued first comment letter on 6/26/2023. Second applicant submittal on 9/18/2023. Staff issued second comment letter on 9/18/2023.

Applicant response to comment letter on 9/18/2023. Staff issued review letter on 10/2/2023. **Presented to BGT CRA AB on 1/11/24.**



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. *Note: Site Development Plan (SDP) Pre-application meeting held on 5/4/22*

8. 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. Staff issued first comment letter on 9/13/2023. Second applicant submittal on 11/27/2023. NIM held on 12/19/2023 at 5:00 pm in the South Regional Library, Meeting Room A (8065 Lely Cultural Pkwy #9005, Naples, FL 34113). Staff issued second comment letter on 1/4/2024.



Rezone 4.28-acres+/- from C-4/GTMO-MXD to CPUD/GTMO-MXD. The CPUD is intended for a 483-room hotel with maximum zoned height of 124 feet or 10 stories (seven floors of hotel rooms above three levels of structured parking), including spa and fitness center, restaurant and bar, conference rooms, ballrooms and a pool deck.

9. 3010 Tamiami Trl E (MUP): PL20220006931*

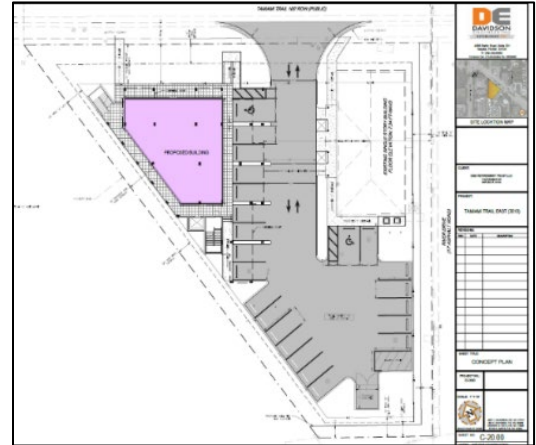
Location: 3010 Tamiami Trail E.

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. Third applicant submittal on 10/27/2023.

Third staff review letter issued on 12/5/2023. Presented to BGT CRA AB on 1/11/24. Fourth applicant submittal on 1/23/2024.



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) is now commercial office space. Applicant seeks to construct 8 dwelling units with commercial space at ground level and 4 stories of residential, with roof level amenities. Requires 8 units from the density bonus pool.

56' from finished floor
64' from top of slab



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

project: 1122
date: 12/06/23
revisions: 1/20/23

PIAZZA DESIGN • ARCHITECTS, LLC
14000 Haldeman Creek
Boca Raton, Florida • 33492 • 855-496-6735
FL LIC: AR000261
email: piazza@piazzaarch.com



D & D TRUST PROPERTY
3010 TAMIAMI TRAIL E
NAPLES • FLORIDA

Development Review Petitions

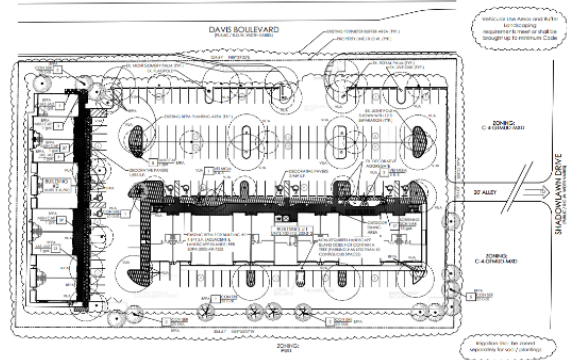
10. Davis Village (SDPI): PL20230018545*

Location: 2800 Davis Blvd.

Owner: Midnight Commercial Investments LLC

Status: First applicant submittal on 12/28/2023.

Additional documents submitted on 1/3/2024. **First staff review letter issued on 1/22/2024.**



The purpose of this SDPI is to address the outdoor dining associated with the Midnight Tavern (Units 108 through 110 within the 2800 Building) with adjacent landscaping. Also, there is supplemental landscaping needed within the project and at the adjacent 2770 Building. Separately an administrative parking reduction (APR) will be needed to verify that there is sufficient parking to support the outdoor dining request. The APR will be submitted following a parking count that will be conducted during the peak season (early February 2024). Outdoor dining has been present at this location for many years, however the prior owner had not obtained county approval and when Midnight Tavern took over a few years ago they were not aware of the lack of a permit, which they are now looking to correct. A notice of violation (NOV) was issued by Collier County Code Enforcement (CELU20230006700) and approval of this SDPI will help address the NOV.

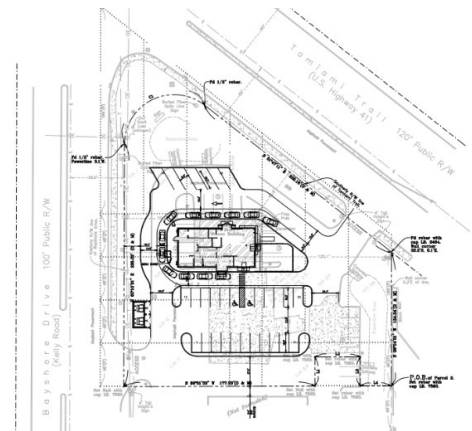
11. Huey Magoos (SDP): PL20230016299

Location: 2934 Tamiami Trail E (former Circle K & Shell)

Owner: NNN TR Inc

Status: Pre-application meeting held on 11/8/2023.

The proposed development includes the demolition of an existing commercial building on 2934 Tamiami Trail East, with the proposed construction of a new ~2,650 S.F. restaurant with a drive-thru, parking, and associated drive aisles on a 1.19-acre lot.



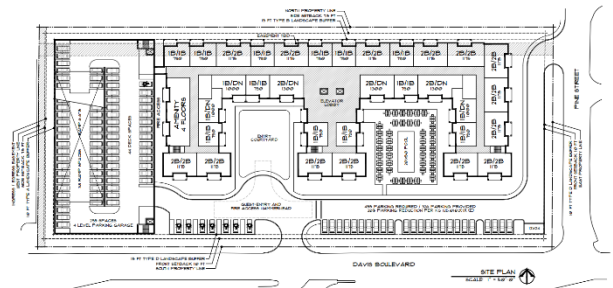
12. Village Plaza (SDP): PL20230016406

Location: 2377 & 2305 Davis Blvd.

Owner: Katlou, LLC

Status: Pre-application meeting held on 11/15/2023.

The applicant is proposing a multi-family residential development that may include an affordable housing component consistent with the Live Local Act. Conceptual plan shows a 7-story building with 242 units on 4.5 acres (53.8 units/acre) and 375 parking spaces in a 5-level parking garage. Max. height per Airport Overlay zone is 158 feet. See also page 12, PL20230017151 – Zoning Verification Letter issued 12/12/2023.



13. Linwood Shop (SDP): PL20230015697

Location: 2365 Linwood Avenue
Owner: Jr Descendants' Trust
Status: Pre-application meeting held on 10/24/2023.

Applicant proposes a 7,500 SF industrial building with associated utilities, stormwater, and landscaping.



14. Snappy Car Wash (SDP): PL20220001088

Location: 3300 Davis Blvd.
Owner: Utopia PROPERTIES LLC, Utopia Properties Two LLC
Status: Pre-application meeting held on 3/15/2022. First applicant submittal on 9/8/2023. Staff issued first comment letter on 10/12/2023.

Applicant seeks to redevelop former Joey D's as a 4,400 square foot car wash facility.



15. 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.

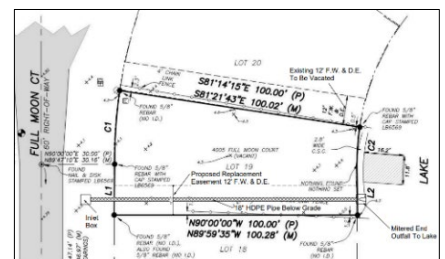
Construction of multi-family units per approved zoning Ordinance 2023-21, allowing up to 28 units on 2.33 acres.



16. 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. Second applicant submittal on 10/26/2023. Staff issued second comment letter on 11/17/2023. Third applicant submittal on 12/5/2023. **Staff issued approval on 12/21/2024, pending BCC hearing process/action.**

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



17. 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.



18. Shadowlawn Drive Multi-Family Development (SDP): PL20220005562

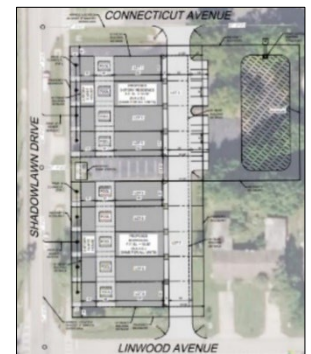
Location: 1795 Shadowlawn Drive

Owner: Paradise Coast Development, LLC

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.



Shadowlawn Drive Multi-Family (LDBPA): PL20230013981

Status: Pre-application meeting held on 9/19/2023.

19. 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).



20. 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.

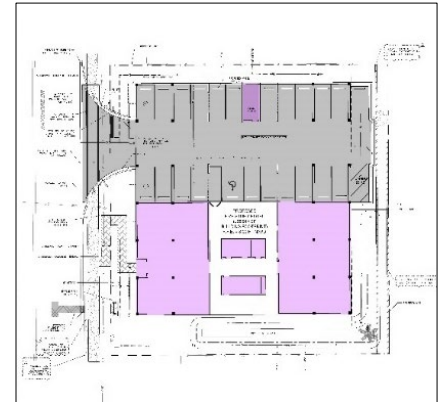


21. WSA Bayshore Hotel (SDP): PL20200001971

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.



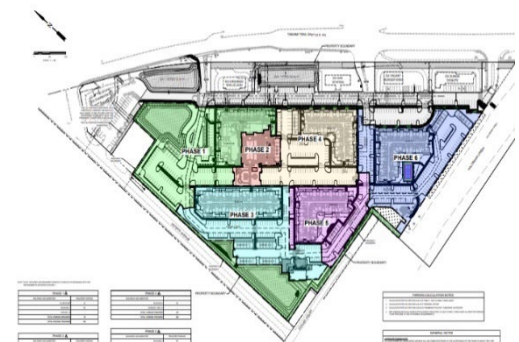
23-room four story 'boutique hotel' (3 stories over parking), with accessory amenities for guests.

22. 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 review comment letter on 8/28/2023.



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

23. 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. Second applicant submittal on 10/2/2023. Staff issued second comment letter on 10/27/2023. Third applicant submittal on 11/3/2023. Staff issued third comment letter on 12/29/2023.

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.



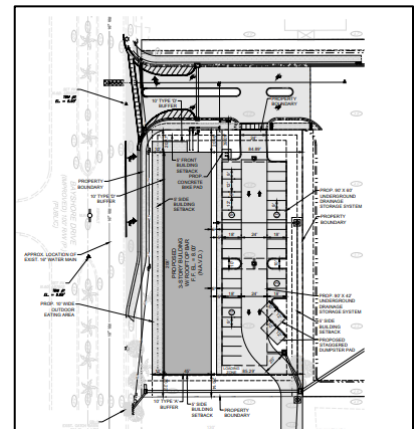
24. Ybor Mixed Use Development (SDP): PL20220007412

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. Staff issued first comment letter on 9/8/2023.

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.



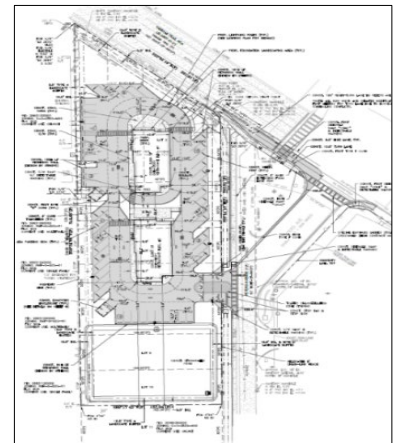
25. KRB Naples (SDP): PL20220003647

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. Applicant third submittal on 12/11/2023. Staff issued third comment letter on 1/9/2024.

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



26. 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 ±1.10 acres at 3045 Davis Blvd. & 3084 Terrace Ave. The southern parcel was included in original SDP-PL20160001805. New 3-story building with a footprint of ±13,748 sf for 30 car condo units. Existing paint and body shop on the northeast will be replaced by a ±4,000 sf storage building, per the deviations approved under HEX No. 2022-23. 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.



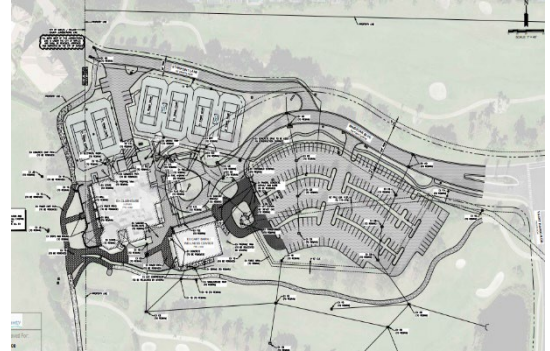
Approved Projects/Letters Issued

27. Windstar on Naples Bay Clubhouse Expansion (SDPA): PL20210001972*

Location: 1700 Windstar Blvd

Owner: Windstar Club Inc

Status: Pre-application meeting held on 9/14/2021. First applicant submittal on 11/4/2021. Staff issued first comment letter on 12/13/2021. Second applicant submittal on 1/6/2022. Staff issued second comment letter on 2/9/2022. Third applicant submittal on 2/9/2022. SDPA approval issued on 3/8/2022. Final Site Acceptance Letter issued on 1/16/2024.



Applicant would like to discuss the proposed clubhouse expansion, demolition of the existing cart barn, new cart barn with second story fitness center, possible additional vehicular parking, and supporting utility and storm drain modifications.

28. 3091 Tamiami Trl. E Workforce Housing (ZLTR): PL20230016985*

Location: 3091 Tamiami Trail E (corner of US 41 & Andrew Drive)

Owner: Nicks Rest & Houka Lounge Inc # 1

Status: Request for ZVL submitted on 11/13/2023. Zoning Verification Letter issued on 1/17/2024.



The applicant requested zoning information in order to proceed with a workforce housing development on this property. Staff verified that a project qualifying under the Live Local Act is allowed a maximum zoned building height of 160 feet and actual height of 162.8 feet, and that the RMF-16 development standards are the most applicable as they are the most similar in density to what is permitted on site. If not qualifying under the Live Local Act, maximum density possible is 16 units per acre in Activity Center #16 or 12 units per acre using the density bonus pool of the BGT Redevelopment Overlay.

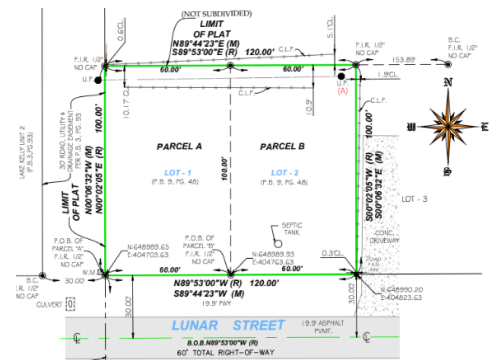
29. 3301 Lunar St. Lot Split: PL20230017467*

Location: 3301 Lunar Street

Owner: Naples Funding LLC

Status: First applicant submittal on 11/27/2023. Staff issued first incomplete submittal letter on 11/28/2023. Additional documents submitted on 1/4/2024. Lot Split Compliance Approval letter issued on 1/18/2024.

Applicant would like to re-split lots 1 & 2, to the original size platted and approved.



30. Pine Street Storage (AVA): PL20230017796

Location: 2447 Pine Street

Owner: 2447 Pine Street a Non-Residential Condominium

Status: Staff issued first incomplete letter on 12/11/2023. First applicant submittal on 12/12/2023. Administrative Fence Waiver AFW letter issued on 1/8/2024.

The applicant is requesting an Administrative Fence Waiver in response to planning review comment dated 11/20/2023 for Application No. PRFW20231043267 stating "Fence does not meet along the south property line per LDC section 5.03.02.H.1.a requirements and must be a 6'-8' masonry concrete or prefabricated concrete wall / fence". We are proposing a 193 LF 6' tall vinyl fence.



12. Zoning Verification Letter (ZLTR): PL20230017151

Location: 2377 & 2305 Davis Blvd. (+/-3.92 acres between Brookside Dr. & Pine St.)

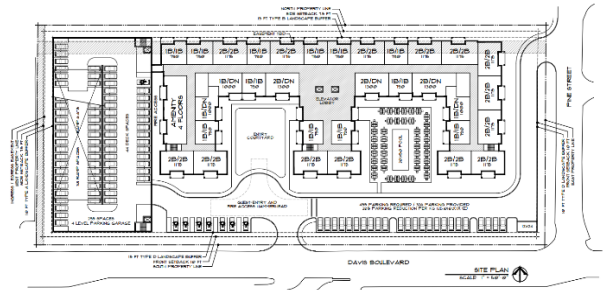
Owner: Katlou, LLC

Status: Request for ZVL submitted on 11/16/2023.

Zoning Verification Letter issued on 12/12/2023.

See also page 14, PL20230014211 & PL20230014212 - ZVL issued on 10/11/23 for same property; See also page 5, PL20230016406 - Village Plaza SDP Pre App meeting held 11/15/23.

Contract purchaser (Old Naples Acquisitions, LLC) requests a supplemental ZVL to clarify which development standards apply to a Live Local Act project, i.e., the RMF-16 or the Overlay development standards. Staff verified that a qualified project with at least 40% of units committed to be affordable for households earning less than 120% of the area median income for at least 30 years can develop at 91.77 units per acre and maximum height of 162.8 feet, and all other development standards of the RMF-16 Zoning District.



31. 3300 and 3308 Canal St (ZLTR): PL20230016994

Location: 3300 & 3308 Canal Street

Owner: Matthew Denison

Status: Request for ZVL submitted on 11/14/2023. Zoning Verification Letter issued on 12/4/2023.

Applicant (Arber Balidemaj) is interested in purchasing both lots that are owned by the same owner. The applicant would like to know what structures are on the properties and would like to know if they can build two individual single family houses and if they can build a luxury two family property here. Staff verified each lot is eligible for a single family home on each lot, and a two-family dwelling is allowed at 3300 Canal St.



32. Women's Care Center Inc (SDPA): PL20220003108

Location: 3015 Tamiami Trail E (US 41 & Bayside St) *former Long John Silvers*

Owner: Women's Care Center Inc

Status: SDPA Approval letter issued on 7/27/2023. Under construction.

3,445-square foot office and fifteen parking spaces.



33. 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. Staff issued sixth comment letter on 9/5/2023. Scheduling for Plat approval by BCC. Seventh applicant submittal on 11/14/2023. PPL approval issued on 11/14/2023.

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



34. Brookside Marina Rezone: PL20190001540

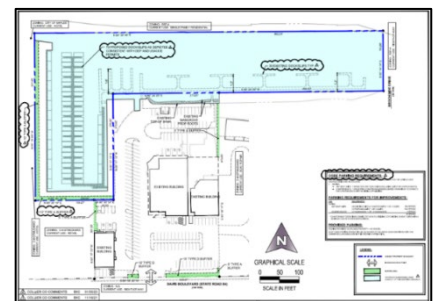
Location: 2015 and 2025 Davis Blvd.

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. Approved at 9/26/2023 Board of County Commissioners hearing (Ordinance 2023-42).

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.



35. 2670 Airport Road South (ZLTR): PL20230014400

Location: 2670 Airport Road South (+/- 0.5 acres)

Owner: BDM Professional A Condominium

Status: First applicant submittal on 9/6/2023. Zoning Verification Letter issued on 10/18/2023.

Applicant seeks verification of the Live Local Act applicability. Staff's letter indicates the site is zoned C-3GTZO-MXD, maximum permissible residential density is 91.77 units per acre, and the maximum permissible building height is 165 feet, if at least 40 percent of the residential units are dedicated to income limitations of 120 percent or below of Area Median Income (AMI), for a period of at least 30 years. All development standards of the RMF-16 district, except for density and height, will apply under the Live Local Act.

**12. 2305-2377 Davis BLVD (ZLTR): PL20230014211 & PL20230014212**

Location: 2377 & 2305 Davis Blvd. (+/- 3.92 acres between Brookside Dr. & Pine St.)

Owner: Katlou, LLC

Status: First applicant submittal on 9/1/2023. Zoning Verification Letters issued on 10/4 & 10/11/2023.

Site is zoned C-4-GTZO-MXD. Applicant requested two different zoning verifications, PL-4212 for general/standard zoning conditions and PL-4211 regarding the Live Local Act and the number of maximum permissible housing units, density and maximum permissible height.

**36. 2190 Kirkwood AVE (ZLTR): PL20230014700**

Location: 2190 Kirkwood Avenue

Owner: 2190 Kirkwood LLC

Status: First applicant submittal on 9/18/2023. Zoning Verification Letters issued on 9/28/2023.

Site is zoned C-5-GTZO-MXD. The owner will use the property as a wholesale distributor selling to licensed pool contractors and licensed pool maintenance contractors. Inventory consists of pool equipment, supplies and pool water maintenance products. There will be three 1800-gallon double encased spill containing sodium hypochlorite tanks located within the fenced yard. Staff determined a retail pool store is permitted and may provide wholesale services as an accessory to the principle permitted retail use.

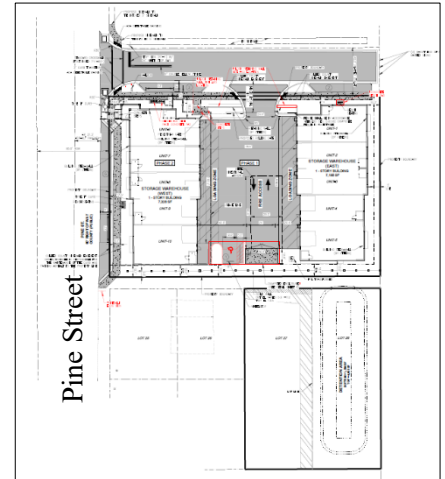
30. **Pine Street Storage Warehouse (SDPA) Final Site Acceptance (FAS): PL20210001598**

Location: 2435 & 2447 Pine Street

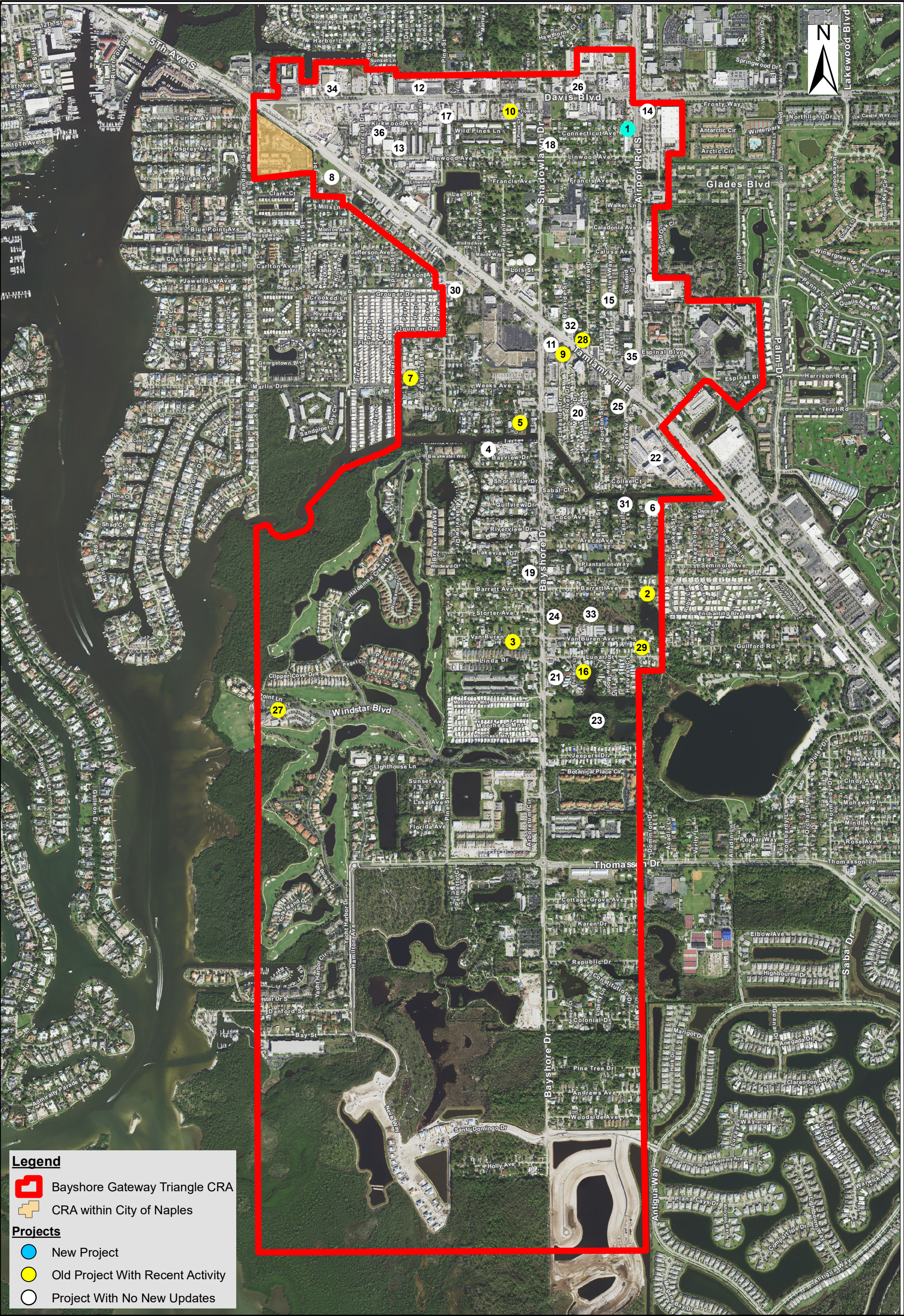
Owner: 2447 Pine St LLC

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. Additional acceptance documents approved 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.



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Bayshore Gateway
Triangle

JOHNSON
ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

February
Development Update

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
February 2024	20203067-042	-	-	SHEET NO.

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CESD20230011263	SD	Open	12/27/2023	2464 Sunset Avenue	Unpermitted exterior windows, see Contractor Licensing Case CECV20230011224.
CELU20240000029	LU	Open	01/02/2024	Behind 2435 Tamiami Trl E	Homeless living behind some businesses. Caller can see them from her home
CELU20240000103	LU	Open	01/04/2024	1972 Frederick St - 26880120003	There is an RV with people living inside of it that's been there since Hurricane Ian. There is also a large shipping container and various piles of junk all over the yard.
CENA20240000135	NA	Open	01/05/2024	2996 Francis Ave - 61482960008	Bed mattress and others garbage on the ground for over 1 month. I called the management company (239) 351-2880 to make it clean, 48 hours later nothing have changed
CELU20240000161	LU	Closed	01/08/2024	US 41 and Bayshore Dr	The complainant was referred by the Sheriff's office. Homeless person has set-up camp here. He is here daily, then pushes his items into the bushes, and goes somewhere else at night.
CESD20240000168	SD	Open	01/08/2024	2132/2134 Palm Street - 51692160006	Unpermitted interior renovation, see Contractor Licensing Case CECV20230011199.
CEV20240000244	V	Closed	01/09/2024	3057 Cottage Grove Ave - 23370480007	Refrigerated 18-wheeled truck being parked on the street, usually there between 4-6 PM but sometimes late at night as well
CESD20240000245	SD	Open	01/09/2024	3057 Cottage Grove Ave - 23370480007	Unpermitted apartment constructed on the rear of the main house.
CELU20240000272	LU	Closed	01/10/2024	Behind 2435 Tamiami Trail E (00387040000) ***** DUPLICATE CASE – CELU20240000029 *****	Homeless camping in the NE corner on the lake. There is a lot of garbage in that area as well.
CENA20240000290	NA	Open	01/11/2024	22624040000	Complainant states the neighboring property is littered with car parts, used tires, and other items. He also states the owner has approximately 10 chickens running loose.

Bayshore CRA
February 2024

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CELU20240000336	LU	Open	01/11/2024	73281000005 - 2447 SHADOWLAWN DR	Expired licensed van parked on the grass in the front yard on an improved residential parcel.
CELU20240000337	LU	Open	01/11/2024	2965 Lunar St - 53353080009	Vehicles parked on a vacant lot
CELU20240000361	LU	Open	01/12/2024	2832 Linda Dr - 55701640002	RV in back yard with people living in it. Blue tarp still on the roof.
CEPM20240000364	PM	Open	01/12/2024	Multi-family complex (off Bayshore Dr) behind 2710 Linda Dr. 61836240002 - Oceans 52	The complainant said that their drain tiles are running off onto her property.
CENA20240000377	NA	Open	01/12/2024	2583 Pine St - 76210560005	High grass and chickens
CELU20240000387	LU	Closed	01/14/2024	3849 Bayshore Folio 29280040007	Excavation equipment parked on a unimproved vacant lot.
CENA20240000450	NA	Open	01/17/2024	SE Corner of Sandpiper St & Marlin Dr Parcel ID: 00388160002	Area hasn't been maintained since hurricane Ian, there are dead branches. Someone has dumped vegetative debris (tree branches, a
CENA20240000469	NA	Open	01/17/2024	Folio: 48173880009	Vacant lot has grass that is at least four to five feet tall in some areas.
CEV20240000516	V	Open	01/18/2024	2832 Linda Dr - 55701640002	Inoperable Van parked at a residence. Tag may also be expired.
CESS20240000536	SS	Closed	01/19/2024	Front of 4040 Bayshore Drive	Snipe Signs ROW
CEV20240000540	V	Open	01/19/2024	Front of 4040 Bayshore Drive.	Inoperable vehicles and or missing / expired tags.
CENA20240000546	NA	Open	01/19/2024	2085 Tamiami Trl E - 61630120001	Vacant building next to complainant has litter in the parking lot and homeless living there.

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Bayshore CRA

Open Cases

February 2024

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEPM2020000363	PM	Open	01/10/2020	2862 Arbutus St - 81780360005 (note: CC Prop Appr. does not recognize these "common area" address points) permit number: PRBD20190522726.	Docks that are failing and starting to fall into the water. Hazard for boats in the area.
CENA20200010414	NA	Open	09/24/2020	50891000007 - 2596 HOLLY AVE	Grass & weeds in excess of 18". Also - vegetative debris.
CENA20210001924	NA	Open	02/24/2021	81780240002 - Unimproved lot at the west end of Becca Ave	Inclusion to Mandatory lot Mowing program as of today 10/8/2020
CESA20210001924	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.
CEAU20220000580	AU	Open	01/18/2022	48173680005 - 2649 LAKEVIEW DR	Fence built without a permit (from case # CEP20210013352)
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	Rec'd call from a DAS officer. Converted shed w/ someone living in it. Looks like a 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 of Sunset Ave.
CESDSD20220010598	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 All units	Unpermitted ongoing repairs in all rental units at all hours day and night.
CESD20230001127	SD	Open	02/07/2023	71120240009 - 1627 SANDPIPER ST	Completing a full interior remodel without permits
CESD20230001721	SD	Open	02/27/2023	2861 Storter Ave - 81730840009	Unpermitted interior and exterior renovations to a single family residence. See case CECV20230001086.
CESD20230001825	SD	Open	03/02/2023	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
CESD20230003373	SD	Open	04/18/2023	1801 Beech Ave. and the other five units at this location. 23120560009	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.
CESD20230003798	SD	Open	05/01/2023	2653 Van Buren Ave	Actively completing a full interior remodel without permits, and construction debris piled up around the property.
CESD20230004371	SD	Open	05/13/2023	3112 Gordon St	Unpermitted renovations.
CESD20230005004	SD	Open	06/05/2023	71800000462 - 3400 Canal St	Home demolition in progress with no permit
CESD20230005394	SD	Open	06/16/2023	2701 Lakeview Drive	Unpermitted interior alterations and re-roof, see Contractor Licensing Case CECV20230005156.
CEAU20230005689	AU	Open	06/28/2023	2680 Linda Dr - 55701480000	Installing a fence; possibly without a permit
CESD20230006237	SD	Open	07/15/2023	2295 Palm St, Naples FL 34112-4639 - - - 51692880001	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.
CELU20230006700	LU	Open	07/28/2023	Folio for Common Area - 70820080007 2800 Davis blvd	Tables, chairs & elevated planters have been placed in the common areas of this commercial plaza
CESD20230006751	SD	Open	07/31/2023	1549 Sandpiper St. Unit 23 - Folio: 71170920007	Unpermitted interior renovations, see Contractor Licensing Case CECV20230006123.
CENA20230007283	NA	Open	08/16/2023	3069 Karen Drive - 61840440102	Exotics encroaching on ROW
CESD20230007545	SD	Open	08/24/2023	3181 Sabal Court - 71780480005	Homeowner is moving a propane tank and a shed but is not abiding by zoning setbacks.

Bayshore CRA

Open Cases

February 2024

					See CECV20230007662 dg On Sunday, August 27th 2023, once again, I was awakened by the sounds of banging and drilling, a common occurrence on Saturdays and Sundays since Hurricane Ian. Now, we have Stop Work Order Signs clearly posted on many doors in Royal Bay Villas, so, I followed the noise to the location of the violation in full action inside Unit #51 at 1549 Sandpiper Street, Naples. Realizing the importance of the county signs posted, I am reaching out with a link to images I took on Sunday August 27th 2023. My understanding is that numerous unlicensed workers have been working over the weekends. In addition, I noticed on the County Portal several units are being worked in without proper permits. Maybe you can help me understand why some owners who violated county laws have their units moved-in ready while others who are following the laws are still displaced.
CESD20230007694	SD	Open	08/29/2023	Royal Bay Villas, 1549 Sandpiper St, Unit #51, Naples, FL 34102	
CESD20230007792	SD	Open	08/31/2023	2534 Windward Ct, Unit 15102, Naples Interior remodeling, no permit posted.	Complete interior remodel no permit
CENA20230007867	NA	Open	09/06/2023	2595 Winifred - 76410600008	Vegetative debris, garbage, litter, illegal outside storage, unlicensed/inoperable vehicles
CESD20230008451	SD	Open	09/25/2023	4900 Palmetto Court 61837000005	Unpermitted interior remodel, see Contractor Licensing Case CECV20230008378.
CESD20230008781	SD	Open	10/09/2023	2464 Davis Blvd. - 22720600001	Unpermitted interior renovation, see Contractor Licensing Case CECV20230008645.
CEPM20230008805	PM	Open	10/10/2023	3139 Caledonia Ave - 61780280008	Partially blue tarped roof
CESD20230009539	SD	Open	10/27/2023	217 Pier B - Parcel ID: 00388200001	Unpermitted interior renovations, see Contractor Licensing Case CECV20230000381.
CEPM20230009739	PM	Open	11/02/2023	2595 Tamiami Trail E	The Naples Car Wash looks terrible. Missing letter from their signage, trash everywhere, landscape a mess, vacuum pumps right next to the sidewalk needs to be hidden.
CEPM20230009740	PM	Open	11/02/2023	2515 Shadowlawn Dr	CVS on 41 needs new signage, the faux shutters on the building have broken and need to be fixed.
CEVR20230009778	VR	Open	11/03/2023	2595 Tamiami Trail E	Missing and damaged landscape for Naples Car Wash, exposing vacuum pumps located near the sidewalk.
CESD20230009809	SD	Open	11/06/2023	2626 holly avenue naples fl 34112 – 50891120000	They added a storage container to the MH to add an extra room with no permit and building a fence in back yard with no permit.
CEPM20230009816	PM	Open	11/06/2023	2440 Davis Blvd - Backside ally - 22720520000	Tires on The Road and on my side of the property. They are rolling off because they have to many
CEPM20230010162	PM	Open	11/16/2023	2315 Shadowlawn Dr - 73281200009	A primary structure and a secondary structure both have compromised roofs that need immediate repair.
CELU20230010171	LU	Open	11/17/2023	2315 Shadowlawn Dr - 73281200009	Multiple illegal outside storage issues including but not limited to furniture, plywood and other building materials, vehicle axles, tires, ironing board, buckets, plastic garbage pails, stacks of lounge chairs, stacks of chairs, storage container, windows, vegetative debris, bed frame, household items, inoperable golf carts & lawn mower, broken trailers, aluminum stanchions, litter, debris etc.
CENA20230010172	NA	Open	11/17/2023	81731520001	Grass & weeds in excess of 18" on this unimproved parcel
CENA20230010175	NA	Open	11/17/2023	61330120000	Grass & weeds in excess of 18" on a vacant parcel.
CELU20230010204	LU	Open	11/17/2023	US 41 - Walmart Parking Lot bridge spanning the east trail to Doanld P Day Law Office	Homeless living under a bridge on US 41 East Trail between the Walmart Parking Lot & the Law Office of Donald P. Day
CELU20230010551	LU	Open	12/02/2023	2479 Andrew Dr, Naples - 82640800002	The front yard grass is two feet tall, the back yard is full of trash with squatters living under tarps in makeshift illegal housing. there's a lot of transient traffic day and night. the person the house is entrusted to has passed away recently. anyone staying on the property doesn't belong there.
CELU20230010623	LU	Open	12/05/2023	1881 Danford St - 61330520008	Neighbor installed a parking spot in their driveway, complainant believes that she may have covered too much of their front yard with concrete.
CENA20230010733	NA	Open	12/07/2023	50890800004 - 2537 Holly Ave	Vacant parcel being used to store vehicles, recreational vehicles, equipment, a canopy, etc.
CENA20230010740	NA	Open	12/07/2023	2557 Holly - 50890760005	Multiple vehicles being stored on a vacant lot. A fence and gate has been installed on this lot without a permit.
CELU20230010862	LU	Open	12/12/2023	2303 Kirkwood - 22720720004	Vehicles parked blocking the ROW @ 2303 Kirkwood.
CELU20230010865	LU	Open	12/12/2023	2347 Kirkwood - 22720800005	Vehicles blocking the ROW @ 2347 Kirkwood
CENA20230010873	NA	Open	12/12/2023	Parcel #23120220103 - to the right on 2285 Carter St.	High grass - it's worse in the backyard.
CESD20230010884	SD	Open	12/12/2023	2613 Gulfview Dr - 48171800007	Demolished the house without a permit. Installing a new seawall without permits.
CESD20230011027	SD	Open	12/15/2023	2789 Storter Ave - 81731080004	Construction is taking place after 6PM, and the complainant does not believe any permits are being pulled.
CESD20230011028	SD	Open	12/15/2023	2831 Storter Ave - 81731000000	Construction is taking place after 6PM, and the complainant does not believe any permits are being pulled.

Honoring a Legend

By Lynn Alexander
Jan 25, 2024



Item11c.i-Attachment 6



1 of 5



It was a quick order to business at the East Naples Civic & Commerce (ENC&C) 2024 Annual Dinner Banquet. Outgoing president Jacob Winge started with the state of the association along with confirming the incoming board members. But the real star and highlight of the evening came when former District One County Commissioner Donna Fiala was given the Lifetime Achievement Award. The 80-plus guests gave Fiala a long, standing ovation with lots of cheers.

Prior to the announcement, a PowerPoint presentation listed all Fiala's accomplishments in her two decades of service to the county, from Bayshore Community Development and median landscaping in East Naples to the US Open Pickleball Championship in East Naples Community Park and the Aquatic Center at Eagles Lake Park, now known as Donna Fiala Eagle Lakes Community Park. (Fiala

was anointed “Queen of Pickleball” by Former Commissioner Tim Nance in 2016, the year of the first US Open Pickleball Championship held in East Naples). Guests were also reminded of over 35 organizations Fiala belonged to and/or supported.

“East Naples would be a lot different – our imprint – everything about us would be different without all of her hard work. All the years of dedication,” said current ENC&C President Pat Sherry. “She didn’t just do a job. She cared about her community and made sure that her job was about her community.”

Winge read the inscription on the Award: “Donna Fiala, former County Commissioner District One, to your tireless commitment to the residents and businesses of East Naples and all of Collier County. Great achievements built a monument that shall endure until the sun grows cold.”

Fiala was joined by son Bob Fiala, daughter Sherri Holcombe, granddaughter Jessica Holcombe, son Todd Fiala and daughter-in-law Jaymee Fiala along with some notable county employees both past and present. Former District Two County Commissioner Frank Halas and Former District Five Commissioner Jim Coletta were in attendance, along with current Supervisor of Elections Melissa Blazier and Crystal Kinzel, Clerk of Courts. And going way back in Fiala’s history in East Naples, Al Schantzen from PBA Airlines was there to celebrate. Fiala and Schantzen started working together in 1974.

Other highlights of the evening included two additional award presentations. The 2023 Business of the Year went to Rebecca Maddox for her contributions to the growth of Bayshore. Winge talked about the importance of Bayshore as an arts and cultural center in East Naples and its impact on the community at large saying, “Rebecca has been a force behind that.” Maddox was unable to attend the event. The 2023 Citizen of the Year went to Coastal Breeze News Publisher Val Simon. “Our community always comes together, and we end up looking out for each other even when we are on opposite sides of the issues. I think to have a business and institution that you built on Marco Island, without forgetting the surrounding communities of Isles of Capri, Goodland, Port of the Isles and East Naples – what happens around Marco Island – is just a testament to your leadership and the strength that you have in our community as a whole.”

Guests also got to look at the new intuitive and interactive ENC&C website, courtesy of Matt Boggan. Winge also discussed the upcoming 75th Anniversary of the East Naples Association in 2025. “There’s only a handful of organizations that go back that far, or further,” said Winge. “The Greater Naples Chamber of Commerce, United Way, NCH, Rod and Gun Club, Woman’s Club of Naples and us.” Winge pointed out that of the hundreds of nonprofit and community organizations, this group has been around the longest.

Fiala was given the mic to address the guests and her message was short and sweet. “What a fun time in our lives we all had,” she said. “We all worked together to make this community what it became. Nobody did it by themselves. Not one of us.



East Naples Civic & Commerce Board Members from left: James Pusateri, Jacob Winge, Lenore Meurer, Jean Kungle, President Pat Sherry, George Danz, Ted E DeGroot, Thomas Cannon, John F. Hooley and Donna Fiala. Absent from the photo are Jeff Mascasevich and Fatima Salazar.

By: Lynn Alexander lynn@coastalbreezenews.com

We all did it together. And it was FUN. Thank you.”



Lifetime Achievement Award recipient Donna Fiala, her son Bob, granddaughter Jessica Holcombe and daughter Sherri Holcombe.

By: Lynn Alexander lynn@coastalbreezenews.com



Collier County Clerk of the Courts, Crystal Kinzel, with Donna Fiala.

By: Lynn Alexander lynn@coastalbreezenews.com

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