



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**

April 4, 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. Adoption of the Agenda **Action Item**
5. Public to be Heard (Non-Agenda Items)
6. Consent Agenda (Attachment 1) **Action Item**
  - a. Adoption of the March 6, 2024 Joint Meeting Minutes
  - b. Financials
7. Community and Staff Presentations:
  - a. Public Safety Report by Sheriff's Office
  - b. Live Local Act, Growth Management Division Mike Bosi, Director, Cormac Giblin, Director of Economic Dev & Housing (Attachment 2)
  - c. Stormwater Project, Phase I & II, Updates- Erik Montalvo, Project Manager Road Maintenance
  - d. Danford Street Project Update- Road Maintenance Chris Covert, Project Manager
  - e. 3 Road Update Andrews, Woodside and Pine Tree - Road Maintenance Chris Covert, Project Manager
  - f. Development Report by Abe Elizarraraz, Johnson Engineering (Attachment 3)
  - g. Letter of Intent to Purchase- Harry Bandinel, Pacific Horizon Development Corp (Attachment 4)
8. Old Business
  - a. Priority List 3.23.24 Workshop (Attachment 5)
9. New Business
  - a. Advisory Board Reappointments (**Action Item**)
    - i. Maurice Gutierrez (Attachment 6)
    - ii. Mike Sherman (Attachment 7)
    - iii. James Talano (Attachment 8)
    - iv. Kathi Kilburn (Attachment 9)



*Creativity in Bloom*

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10. Advisory Board and General Communications

- a. Code Enforcement (Attachment 10)
- b. Correspondence
  - i. Homeless Camping Bill Article (Attachment 11)
  - ii. Sidewalk to Shelters Article (Attachment 12)
- c. CRA Staff
  - i. Projects Report (Attachment 13)
- d. Advisory Board

11. Next Meeting

- a. May 7, 2024 @ 6 p.m.

12. Adjournment



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Item 6a Attachment 1

**March 6, 2024, Meeting Minutes**

**COLLIER COUNTY REDEVELOPMENT AGENCY (CRA) BAYSHORE GATEWAY  
TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD**

**AND**

**BAYSHORE BEAUTIFICATION MSTU ADVISORY COMMITTEE  
MINUTES OF THE JOINT MEETING,**

**MARCH 6, 2024**

The meeting was called to order by Chairwomen, Karen Beatty, and Chairman, Maurice Gutierrez, at 5:05 p.m.

- I. **Meeting Called to Order:** Meeting called to order by Karen Beatty and Maurice Gutierrez.
- II. **Invocation & Pledge of Allegiance:** Recited.
- III. **Roll Call:** Present: Karen Beatty, Al Schantzen, Kristin Hood, Kathi Kilburn, James Talano; Maurice Gutierrez, Frank McCutcheon, Joann Talono, Branimir Brankov; and James Cascone, sitting in as a guest.
- IV. **Participation by Board Members via Virtual Attendance:** Motion made by Maurice Gutierrez to accept George Douglas and Susan Crum via Zoom; seconded by Frank McCutcheon; approved unanimously.
- V. **Approval of Agenda:** Road Maintenance staff was unable to attend due to the earlier storm and flooding issues – cancel 8A. Motion made by Al Schantzen to adopt the revised agenda; seconded by Karen Beatty. Motion made by Maurice Gutierrez to adopt the revised agenda; seconded by Branimir Brankov. Approved unanimously.
- VI. **Meeting Minutes:** (1) Kristin Hood referred to the February 8 CRA meeting minutes under section IX Community Presentations (a) Pavorotti Foundation and asked that the name Donna McGinnis be removed. (2) Shirley Garcia provided clarification to the Boards regarding Columbia Essex that there was no vote taken however there was a consensus of no support for a rezone or any deviations (the height) for this project. Motion was made by Kathi Kilburn to accept the revised minutes; seconded by Al Schantzen. Motion was made by Branimir Brankov to accept the February 7 MSTU minutes as written; seconded by Frank McCutcheon. Approved unanimously.



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## VII. Reports:

- a. **Sheriff's Office Patrol Report:** Sgt. Tuff – new reporting system and does not yet have the ability to look up the stats; Pine Street speed trailer sign up a month ago and have been doing weekly operations and are very present in the area; property agreement for the property across from Jackson, if the owners are not present and if transients are on the property we can move them along. Events: Coffee with a Cop every final Friday each month at the Wawa on Tamiami East; the women's shelter is running a little low on their food pantries and I reached out to the Army Recruitment Center and we will accept non-perishable food items; call the Women's Shelter and ask about whether you can drop there instead of at Wawa; St. Matthew's House – there is a connection with the Women's Center and they may need help or partner; a pilot program, the HOT team – Homeless Outreach Team – 2x/month, hinder the transient population but also help them out at the same time; we have CAT bus passes to give them as long as they have a residence to go to – working with St. Matthew's House.
- b. **Development Report by Laura DeJohn:** Attachment provided. Al Schantzen asked that a pickleball court be added to #9, the Columbia Sussex; there is a contentious issue with the neighbors. James Talano would like to add to a future agenda a presentation on the Live Local Act.
- c. **MSTU Landscape Monthly Maintenance and Financial Report by Tami Scott and Shirley Garcia:** Attachment provided. Tami Scott received a developer complaint (Kelly Road) about trees on his property that needed to be cut down. There were three canopy trees and one other tree was on his property. However, he was building on public realm. Board discussion ensued. This should be brought to someone's attention so that it doesn't happen again; staff may be interpreting the definition of a public realm incorrectly. Al Schantzen asked that Tami Scott draft a letter from the CRA to Development Services to (1) look at this property; and (2) the property behind it; I don't see any barrier or buffer, and no landscape plan for the 12 units. There are some rejected permits and some approved permits. He's doing way above the 50% rule. We need verification and oversight between the two properties. Tami Scott will give a draft copy to Karen Beatty. Landscaping has been renewed for another year at the same price.

## VIII. Old Business:

- a. **2023 Annual Report Draft:** Copy provided to all Board members. Send any questions or input to Shirley Garcia.
- b. **Christmas Decorations Scope Discussion:** Combined budget, \$25,000 from CRA and \$25,000 from MSTU, for a total of \$50,000.



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**X. Joint Projects/Priorities – 2024/2025:**

- a. CRA & MSTU Priorities Spreadsheet.** Attachment provided. Short- and long-term priorities were added to the list but not in order by priority.

Will revisit short term priorities by the Board and send them to Ms. Garcia prior to the next meeting. (From the Strategic Planning Workshop)

**XI. Staff Reports:**

- a. CRA Financials:** Ms. Garcia provided the monthly financials and asked if anyone had any questions
- b. MSTU Financials:** Ms. Garcia provided the monthly financials and asked if anyone had any questions

Discussion of light poles being replaced and adding some outlets in some of the mediums. Avalon is not part of Bayshore Beautification. Shirley Garcia explained the movement of money process on the financials.

- c. Project Manager Maintenance Report:**  
Tami Scott discussed on-going projects.

**d. 17 Acre Boardwalk Project Report:**

Tami Scott gave an update. On site, able to use reclaimed instead of portable water. Documents have been approved; project has moved into the procurement process. Still on schedule – Summer of 2025 for a ribbon cutting. A glitch in the system – because our site does not have wetlands, we submitted our project and permit to the DEP, Application 404, who is now being sued for reviewing these types of applications because they may not have the expertise to grant approval. We decided to put an application together, at \$100, the same package to the Army Corps of Engineers.

**XII. Communications:**

**a. Code Enforcement:**

John Johnson will try to clear up the paperwork/determination regarding the dumpster/enclosure on Shoreview and take whatever action. Sent the Board documents regarding Areca regarding four permits approved and another four declined – may have to do with the 50%. There is no site development or landscaping plans, etc. An issue on Cypress – the lots being split up – across from Celebration Park – they removed every tree. A violation was given; another



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violation also for a seawall/clearing the land. The developer did not have any permits.

- b. **360 Market Closing, new Seven South Craft Food:** An Article was attached to provide the community

**XIII. Advisory Board General Communications:** Discussion amongst the board members in regards to where staff is in regards to the placement of the Real Macaw Parrott? The County Manager needs to agree to place it and get the Board to approve it. (2) Radar on our MSTU's cost sharing for the three side streets south of Bayshore. Shirley Garcia will email the Board to give a deadline on giving her the priorities list.

**XIV. Next Meeting Dates:**

- a. CRA – Thursday, April 4, 2024, 6:00 p.m.
- b. MSTU – Wednesday, April 3, 2024, 5:00 p.m.

**XV. Adjournment:** Meeting adjourned at 8:35 p.m.

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**Chairwoman Karen Beatty**

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>Grand Total-Fund/CI</b>			<b>190,695.87</b>	<b>615,484.67-</b>	<b>424,788.80</b>
<b>1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP</b>			<b>190,695.87</b>	<b>615,484.67-</b>	<b>424,788.80</b>
<b>REVENUE Sub Total</b>	<b>3,835,700.00-</b>	<b>3,852,426.00-</b>		<b>3,603,342.53-</b>	<b>249,083.47-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>20,000.00-</b>	<b>20,000.00-</b>		<b>19,242.53-</b>	<b>757.47-</b>
361170 OVERNIGHT INTEREST				15,642.06-	15,642.06
361180 INVESTMENT INTEREST	20,000.00-	20,000.00-		3,600.47-	16,399.53-
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>3,815,700.00-</b>	<b>3,832,426.00-</b>		<b>3,584,100.00-</b>	<b>248,326.00-</b>
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
<b>EXPENSE Sub Total</b>	<b>3,835,700.00</b>	<b>3,852,426.00</b>	<b>190,695.87</b>	<b>2,987,857.86</b>	<b>673,872.27</b>
<b>PERSONAL SERVICE</b>	<b>581,900.00</b>	<b>581,900.00</b>	<b>31,058.50</b>	<b>169,549.35</b>	<b>381,292.15</b>
<b>OPERATING EXPENSE</b>	<b>543,200.00</b>	<b>559,926.00</b>	<b>159,637.37</b>	<b>170,808.51</b>	<b>229,480.12</b>
631990 OTHER PROFESSIONAL FEES				762.00	762.00-
634210 IT OFFICE AUTOMATION ALLOCATION	14,800.00	14,800.00	7,400	7,400.00	
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	93,779.00	22,109.66	10,762.66-
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		446.86	1,353.14
641700 CELLULAR TELEPHONE	2,200.00	2,200.00		762.02	1,437.98
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	1,129.86	370.14	1,500.00
643400 WATER AND SEWER	6,500.00	6,500.00	1,252.95	797.05	4,450.00
644620 LEASE EQUIPMENT	3,500.00	3,500.00	1,113.98	795.70	1,590.32
645100 INSURANCE GENERAL	3,500.00	3,500.00	1,750.00	1,750.00	
645260 AUTO INSURANCE	500.00	500.00	250.00	250.00	
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	6,300.00	6,300.00	2,400.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	200.00	200.00		80.00	120.00
646440 FLEET MAINT ISF PARTS AND SUBLET				36.99	36.99-
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		3,400.00	16,100.00
648174 REGISTRATION FEES	1,000.00	1,000.00		1,560.00	560.00-

**Fund 1020 Bayshore/Gateway Triangle**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
649030 CLERKS RECORDING FEES ETC	1,000.00	1,000.00		2,332.64	1,332.64-
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	114.35	1,383.84	501.81
651210 COPYING CHARGES	2,600.00	2,600.00	2,155.68	1,044.32	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		310.05	689.95
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	14,128.96	18,220.51-
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
<b>CAPITAL OUTLAY</b>	<b>33,500.00</b>	<b>33,500.00</b>			<b>33,500.00</b>
764990 OTHER MACHINERY AND EQUIPMENT	33,500.00	33,500.00			33,500.00
<b>TRANSFERS</b>	<b>2,647,500.00</b>	<b>2,647,500.00</b>		<b>2,647,500.00</b>	
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	2,647,500.00	2,647,500.00		2,647,500.00	
<b>RESERVES</b>	<b>29,600.00</b>	<b>29,600.00</b>			<b>29,600.00</b>
991000 RESERVE FOR CONTINGENCIES	29,600.00	29,600.00			29,600.00



**Fund 1021 Bayshore CRA Projects**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>			<b>1,104,172.62</b>	<b>2,570,752.18-</b>	<b>1,466,579.56</b>
<b>1021000000 BAYSHORE CRA PROJECT FUND</b>			<b>1,104,172.62</b>	<b>2,570,752.18-</b>	<b>1,466,579.56</b>
<b>REVENUE Sub Total</b>	<b>2,670,900.00-</b>	<b>14,965,653.61-</b>		<b>2,758,816.74-</b>	<b>12,206,836.87-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>24,600.00-</b>	<b>24,600.00-</b>		<b>111,316.74-</b>	<b>86,716.74</b>
361170 OVERNIGHT INTEREST				85,762-	85,762
361180 INVESTMENT INTEREST	24,600.00-	24,600.00-		22,554.93-	2,045.07-
369802 REIMBURSE FOR CURRENT YEAR EXPENDITURES				3,000.00-	3,000.00
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>2,646,300.00-</b>	<b>14,941,053.61-</b>		<b>2,647,500.00-</b>	<b>12,293,553.61-</b>
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	2,647,500.00-	2,647,500.00-		2,647,500.00-	
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
<b>EXPENSE Sub Total</b>	<b>2,670,900.00</b>	<b>14,965,653.61</b>	<b>1,104,172.62</b>	<b>188,064.56</b>	<b>13,673,416.43</b>
<b>OPERATING EXPENSE</b>	<b>720,900.00</b>	<b>4,098,907.13</b>	<b>1,081,810.12</b>	<b>147,268.28</b>	<b>2,869,828.73</b>
631401 ENGINEERING FEES DESIGN	511,200	463,097.54	104,145.23	105,294.31	253,658.00
634980 INTERDEPT PAYMENT FOR SERV				12,228.77	12,228.77-
634999 OTHER CONTRACTUAL SERVICES	209,700	3,520,841.26	866,008.96	26,432.80	2,628,399.50
639990 OTHER CONTRACTUAL SERVICE		114,968.33	111,655.93	3,312.40	
<b>CAPITAL OUTLAY</b>	<b>1,750,000.00</b>	<b>8,561,322.45</b>	<b>22,362.50</b>	<b>10,796.28</b>	<b>8,528,163.67</b>
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
<b>GRANTS AND DEBT SERVICE</b>	<b>200,000.00</b>	<b>965,424.03</b>		<b>30,000.00</b>	<b>935,424.03</b>
882100 REMITTANCES PRIVATE ORGANIZATIONS	200,000	450,000.00			450,000.00
884200 RESIDENTIAL REHAB		515,424.03		30,000.00	485,424.03
<b>RESERVES</b>		<b>1,340,000.00</b>			<b>1,340,000.00</b>
998900 RESERVE FOR PROJECT CLOSEOUT		1,340,000.00			1,340,000.00

**Fund 1021 Project 50197 Residential Grants**

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

**Fund 1021 Project 50198 Commercial Grants**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>Grand Total-Fund/CI</b>		<b>319,001.53</b>		<b>30,000.00</b>	<b>289,001.53</b>
<b>50198 BAYSHORE CRA PROJECT FUND</b>		<b>319,001.53</b>		<b>30,000.00</b>	<b>289,001.53</b>
<b>EXPENSE Sub Total</b>		<b>319,001.53</b>		<b>30,000.00</b>	<b>289,001.53</b>
<b>GRANTS AND DEBT SERVICE</b>		<b>319,001.53</b>		<b>30,000.00</b>	<b>289,001.53</b>
884200 RESIDENTIAL REHAB		319,001.53		30,000.00	289,001.53

**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	268,171.73	131,727.11	3,439,650.00
50203 BAYSHORE CRA PROJECT FUND	961,200.00	3,839,548.84	268,171.73	131,727.11	3,439,650.00
EXPENSE Sub Total	961,200.00	3,839,548.84	268,171.73	131,727.11	3,439,650.00
OPERATING EXPENSE	511,200.00	699,714.84	268,171.73	131,727.11	299,816.00
631401 ENGINEERING FEES DESIGN	511,200.00	463,097.54	104,145.23	105,294.31	253,658.00
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES		236,617.30	164,026.50	26,432.80	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	1,000,000.00	3,714,513.97	111,655.93	12,228.77	3,590,629.27
50208 BAYSHORE CRA PROJECT FUND	1,000,000.00	3,714,513.97	111,655.93	12,228.77	3,590,629.27
EXPENSE Sub Total	1,000,000.00	3,714,513.97	111,655.93	12,228.77	3,590,629.27
OPERATING EXPENSE		803,275.93	111,655.93	12,228.77	679,391.23
634980 INTERDEPT PAYMENT FOR SERV				12,228.77	12,228.77
634999 OTHER CONTRACTUAL SERVICES		691,620.00			691,620.00
639990 OTHER CONTRACTUAL SERVICE		111,655.93	111,655.93		
CAPITAL OUTLAY	1,000,000.00	2,911,238.04			2,911,238.04
763100 IMPROVEMENTS GENERAL	1,000,000.00	2,911,238.04			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		125,000.00			125,000.00
50254 BAYSHORE CRA PROJECT FUND		125,000.00			125,000.00
EXPENSE Sub Total		125,000.00			125,000.00
OPERATING EXPENSE		125,000.00			125,000.00
634999 OTHER CONTRACTUAL SERVICES		125,000.00			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	509,700.00	1,009,700.00	77,324.50		932,375.50
50258 BAYSHORE CRA PROJECT FUND	509,700.00	1,009,700.00	77,324.50		932,375.50
EXPENSE Sub Total	509,700.00	1,009,700.00	77,324.50		932,375.50
OPERATING EXPENSE	209,700.00	459,700.00	77,324.50		382,375.50
634999 OTHER CONTRACTUAL SERVICES	209,700.00	459,700.00	77,324.50		382,375.50
CAPITAL OUTLAY	300,000.00	550,000.00			550,000.00
763100 IMPROVEMENTS GENERAL	300,000.00	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**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
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**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
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

**Recommendation to have the Board of County Commissioners review and approve Staff's administrative application process for projects intending to utilize the allowances per Florida Statute 125.01055(7)(a), the Live Local Act (2023).**

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**OBJECTIVE:** To have the Board of County Commissioners (BCC) review Staff's administrative application process developed to address projects submitted under the Live Local Act (Act) per F.S.125.01055(7)(a); staff is seeking concurrence from the BCC on the administrative application process established as described below, modifications as appropriate and direction on eligibility, allowed density, allowed height, and development standards under the Act.

**CONSIDERATIONS:** The application process includes a Zoning Verification Letter (ZVL) request indicating the intent to utilize the provisions of the Live Local Statutes. Staff reviews the ZVL request in relation to the Statutes listed below for compliance and provides an analysis. Staff has issued several ZVLs identifying Live Local projects (two issued ZVL have been provided as attachments), and to date, one Site Development Plan (SDP) application (PL2023-1475 "Naples Greenway") has been submitted utilizing the provisions of the Live Local Statutes. As part of the process, Staff will send the ZVL to the County Attorney's office for review and approval prior to releasing the ZVL.

Chapter 2023-17, Laws of Florida, contains the Live Local Act adopted in 2023. The portion of the Act applicable to zoning was codified in Florida Statutes Section 125.01055.

**Eligibility: Florida Statutes Section 125.01055(7)(a) provides in part:**

**(7)(a)** A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed-use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004.

*Staff interpretation: "zoned for commercial, industrial, or mixed-use" includes C-1 through C-5, Travel Trailer and Recreational Vehicles (TTRV), Industrial (I), Business Park (BP), and the following Planned Unit Development Zoning Districts: CPUD, IPUD, and commercial or industrial tracts of a Mixed-Use Planned Unit Development (MPUD). For example, the NC Square MPUD was created by Ordinance No. 2021-18, to allow development on a commercial area and a residential area. Staff's opinion is the commercial area is eligible for multi-family development under Live Local if the affordable housing criteria are met under s.420.0004.*

**Density: Florida Statutes Section 125.01055(7)(b) provides:**

**(7)(b)** A county may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any unincorporated land in the county where residential development is allowed.

*Staff interpretation: "highest allowed density... in the county where residential development is allowed." In the Mini-Triangle Mixed Use Planned Unit Development Ordinance No. 2022-36 (Growth Management Plan Amendment (GMPA) Ordinance No.2022-37), 91.77 units per acre are allowed.*

**Height: Florida Statutes Section 125.01055(7)(c) provides:**

**(7)(c)** A county may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

Staff interpretation: *Staff measures one mile from the proposed development to identify allowed height in commercial and residential developments, including developments zoned Residential Single Family (RSF), Residential Multi-Family (RMF) 6, RMF-12, RMF-16, Residential Tourist, Village Residential (VR), Mobil Home (MH), RPUD, residential tracts of MPUDs, C-1 through C-5, TTRV, CPUD and commercial tracts of MPUDs.*

**Approval Process: Florida Statutes Section 125.01055(7)(d) provides:**

**(7)(d)** A proposed development authorized under this subsection must be administratively approved and no further action by the Board of County Commissioners is required if the development satisfies the county's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements.

Staff interpretation: *The RMF-16 Zoning District in the Land Development Code (LDC) is most similar to the density associated with a Live Local Act project, and the development standards associated with the RMF-16 must be satisfied, as well as all other LDC requirements associated with a residential SDP application. For RMF-16: The front and rear yard setbacks are 50% of the building height but not less than 30 feet; the side yard setback is 50% of the building height but not less than 15 feet.*

**Parking: Florida Statutes Section 125.01055(7)(e) provides:**

**(7)(e)** A county must consider reducing parking requirements for a proposed development authorized under this subsection if the development is located within one-half mile of a major transit stop, as defined in the county's land development code, and the major transit stop is accessible from the development.

Staff interpretation: *The only form of mass transit available throughout the county is the Collier Area Transit (CAT). A review of the definitions in the County's LDC does not yield a clear definition for a major transit stop; thus, staff has interpreted that this constitutes a bus stop location on a CAT route that either has a covered bench structure or is the intersection of two or more major bus routes. Alternatively, the applicant has the right to apply for an administrative parking reduction, which would provide justification for the reduction. In either case, the County must consider the requested parking reduction based upon the evidence within the application, but the County is not required to grant the request.*

Also, Staff received a question related to density allocated to an MPUD in a recent zoning verification letter and is seeking concurrence from the BCC.

The question raised in the ZVL application is:

**The Live Local Act authorizes residential density on properties that have no entitlement for residential uses or density. Please confirm that the use of the Live Local Act for the development of multi-family units on property designated Business Tract in the Hacienda Lakes MPUD will not reduce or extinguish the approved density in the Hacienda Lakes MPUD.**

Staff interpretation: *Due to the fact that the density allocated to a project utilizing the Live Local Act is established by F.S Section 125.01055 and not through the PUD, Staff would opine that the density of a Live Local project would not reduce or extinguish density approved and allocated to the MPUD. Further, the PUD does not authorize residential density within the commercial or industrial areas of the PUD, another factor that does not*

*support subtracting density from the PUD for a Live Local project. Finally, if another individual owned the commercial component of the PUD rather than the one developing the residential tract, the Live Local project could use all of the approved density, leaving the owner of the residential tract with no units to develop, although the PUD authorizes residential development. For these reasons, Staff does not support the interpretation of subtracting the density of a PUD if a Live Local project was developed within the Industrial or Commercial portions of the PUD.*

It should be noted that the State Legislature, through Senate Bill 328 approved changes to the application of the Live Local Act. Those changes are scheduled to be effective the second week of May. Staff will bring an executive summary highlighting the adopted changes and seek further direction on the application of those changes from the Board.

**FISCAL IMPACT:** The fiscal implications regarding the application of the Live Local Act are unknown at this time. While all applications of the Concurrency Management system are applicable to all Site Development Plans processed under the Live Local Act, proportionate share payments for required improvements may prove insufficient for the total cost of an individual project.

**GROWTH MANAGEMENT IMPACT:** The Live Local Act requires that, with the exception of density, height, and land use described in the Act, the project must satisfy all requirements of the GMP, and with the exception noted for density, the utilization of the Live Local Act will not impact the GMP.

**LEGAL CONSIDERATIONS.** Most counties have taken a conservation approach when interpreting the Live Local Act. The County Attorney's opinion differs from staff's interpretation. The County Attorney has opined that the Live Local Act (2023) does not apply to Planned Unit Developments. This item is approved as to form and legality and requires a majority vote for Board action. (HFAC)

**RECOMMENDATION:** To affirm Staff's administrative application process of issuing ZVLs to address eligibility, density, and development standards for projects submitted per F.S.125.01055(7)(a), the Live Local Act, and affirm staff's interpretation of the review criteria.



# April 2024 Development Update

Item 7f-Attachment 3

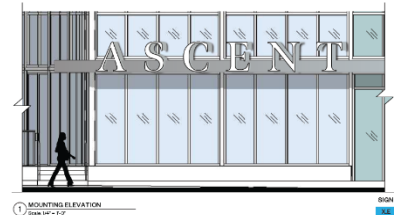
Please Note: Projects with \*and highlight have been updated since the last report  
**Yellow highlight** indicates old project with recent activity; **Blue highlight** indicates new project;  
**Red highlight** indicates Live Local project

## Zoning Petitions

### 1. **Ascent – Metropolitan Naples Triangle (SV): PL20240003081\***

Location: 1950 Mayfair Street  
 Owner: Naples Triangle Dev JV PROPCO LLC  
 Status: Pre-application meeting scheduled for 4/17/24.

Applicant is seeking a sign variance for a 15-story multi-family building.



### 2. **Enterprise Multi-Business Line Site (ZLTR): PL20240002828\***

Location: 2625 Davis Blvd. (Boat House Naples Dealership)  
 Owner: FL City Holdings LLC c/o Ortiz & Associates  
 Status: First applicant submittal on 3/4/2024.

Zoning verification request for an Enterprise Multi-Business Line (MBL) site. The intent is to open an Enterprise Car Sales, Enterprise Rent-A-Car, and Enterprise Truck Rental. No repairing of cars or trucks; simply the selling, renting, and returning of the vehicles, and the cleaning (bucket wash) of vehicles between renting and returning.



### 3. **2998 Poplar St-Dock (VA) PL20240001262 & 2998 Poplar St-Dock (BD) PL20240001265 COMPANION ITEMS**

Location: 2998 Poplar Street  
 Owner: Steven Veneziano Jr. (per Property Appraiser records on 3/27/24)  
 Status: Pre-application meeting held on 2/15/2024.

Applicant is seeking a variance and a boat dock extension to install a 10'x120' floating dock.



**4. 2898 Weeks Ave (RZ): PL20240001490\***

Location: 2898 Weeks Avenue  
 Owner: Richard H. Grimes  
 Status: Pre-application meeting scheduled for 3/27/24  
**CANCELLED per applicant's request on 3/26/24.**

Property consists of 0.25 acres with an existing single-family residence. Project proposes to rezone from BZO-R1 (RMF-6) to BZO-NC (C-3) for the purpose of using the existing building as a jewelry store.



**5. 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, pending fee payment.

The applicant requests a general zoning verification letter.



**6. 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.

See also page 13, 2707 & 2675 Bayview Drive (ZLTR):  
 PL20230017449

Applicant requests 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.



**7. 3313 Captains Cove (LDBPA): PL20230014997**

Location: 3313 Captains Cove

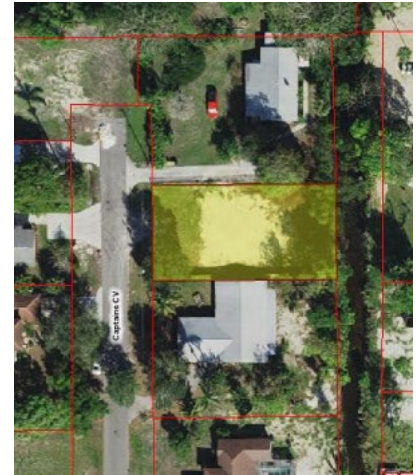
Owner: Larsons Green LLC

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 1,800 square feet under air with single garages.



**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 (survey) 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.

**8. Mangrove Row (LDBPA): PL20220004927\***

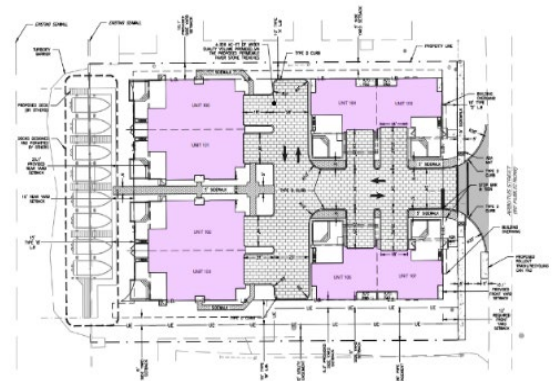
Location: 2766 Arbutus Street

Owner: Arbutus Landing LLC

Status: Pre-application meeting held 8/3/22. First applicant submittal on 5/25/2023. Staff issued first comment letter on 6/26/2023. Second applicant submittal on 9/18/2023. Staff issued second comment letter on 10/4/2023. Presented to BGT CRA AB on 1/11/24. **Third applicant submittal on 3/25/2024.**

See also page 11, Mangrove Row (SDP): PL20220003133

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. Decision will be made by Hearing Examiner.



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

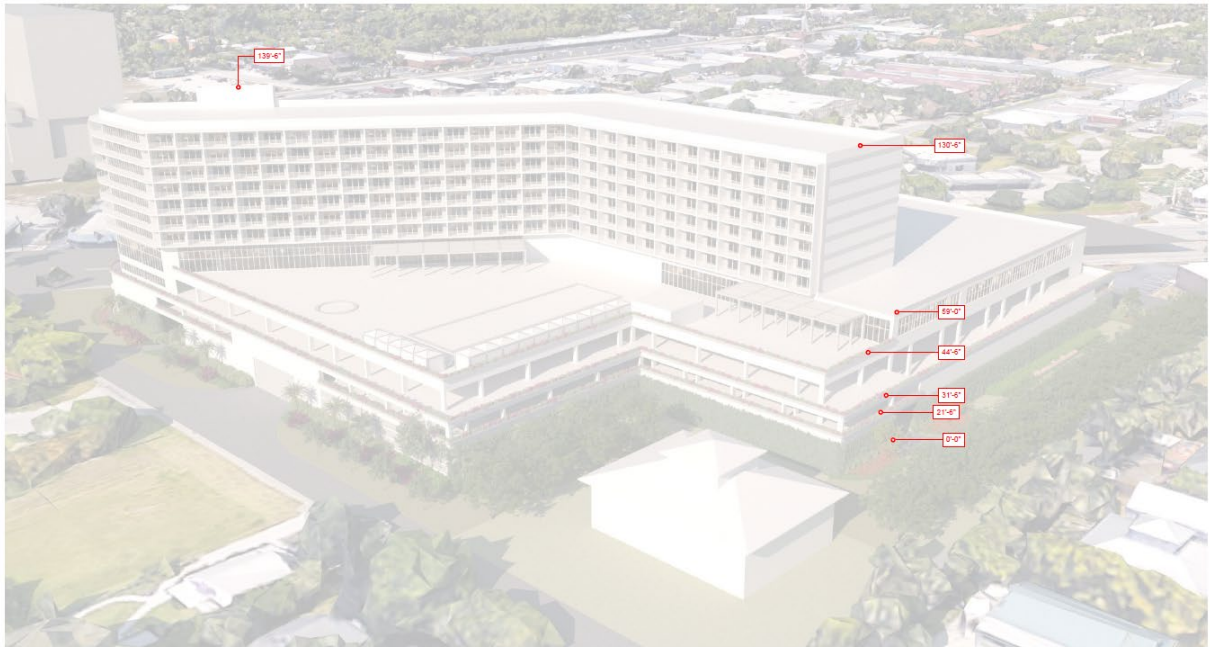
Location: south side of US 41, between Palm Street and Frederick Street (Parcel Nos. 26880200101, 26880240006, 26880280008, 26880320007, 26880400008, 26880440000, 26880480002, 26880560003)

Owner: T B East Trail LLC sold to CP Naples LLC as of 2/22/24

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. Second NIM held on 2/5/24 at 5:30pm at the Botanical Garden FGCU/Buehler Auditorium & presented to BGT CRA AB on 2/8/24. **Third applicant submittal on 3/20/2024.**

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 (actual height 139'-6") 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, a pool deck, and pickle ball.

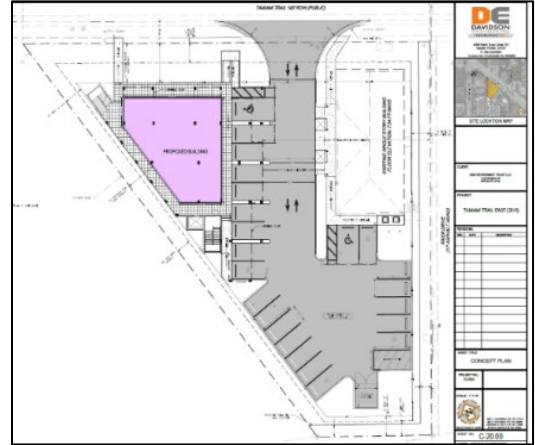
Applicant indicates in third submittal: "the Applicant's architect has undergone a thoughtful redesign... which mitigates any potential adverse impacts on the nearby single-family residential homes... The building has been stepped back away from the residential homes and is oriented towards U.S. 41... the step back has been increased significantly such that is is now 114 feet set back from the property line."

**SITE MODEL SW WITH HEIGHTS**

**10. 3010 Tamiami Trl E (MUP): PL20220006931\***

COMPANION TO 3010 Tamiami Trail (APR): PL20240003118

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. Staff reviews finalized as of 3/22/24; BCC hearing to be scheduled.



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: 12/20/23 revision: 12/20/23 12.10.2023	<b>PIAZZA DESIGN ARCHITECTS, LLC</b> 14545 Sanderson Drive Bonita, Florida • 33022 • 850-490-6726 P.L.L.C. #000097		<b>D &amp; D TRUST PROPERTY</b> 3010 TAMIAMI TRAIL E NAPLES • FLORIDA
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**3010 Tamiami Trl (APR): PL20240003118\***

Location: 3010 Tamiami Trail E.  
 Owner: D&D Retirement Trust, LLC  
 Status: First applicant submittal on 3/8/2024.

A reduction of 7 parking spaces (23% reduction from the 30 space requirement) is requested for the proposed Mixed Use Project. The Mixed Use Project plans indicate 2,545 sf of existing office plus 2,252 sf of proposed office, generating a requirement of 13.7 parking spaces calculated at 1 space per 350 sf. Eight (8) residential units are also proposed, which require 16 spaces at 2 spaces per unit. Total parking requirement equals 30 spaces. 23 parking stalls are currently provided.

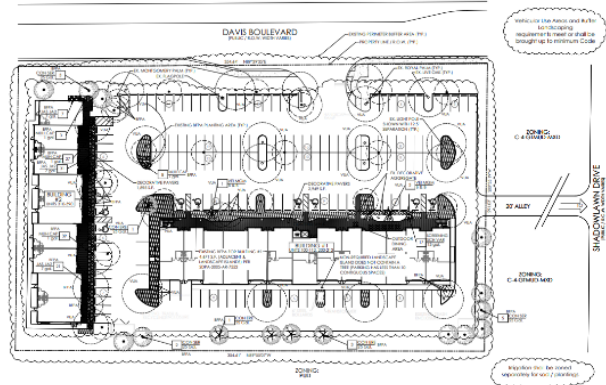
## Development Review Petitions

### 11. 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.



### Davis Village Administrative Parking Reduction (APR): PL20240002201\*

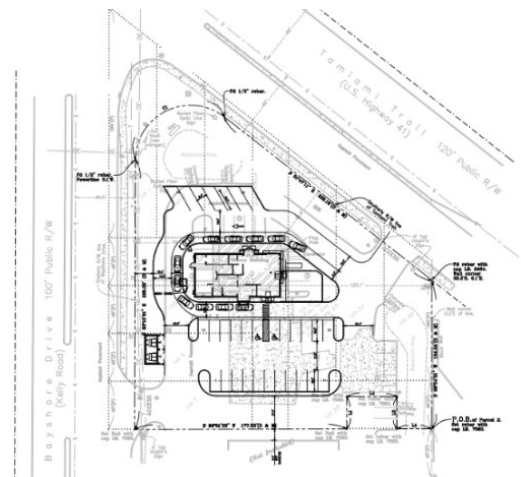
Status: First applicant submittal on 2/20/2024. Additional documents submitted on 3/15/2024.

Midnight Tavern has 32 seats associated with their outdoor dining that was part of the prior restaurant that they purchased. Based on 32 seats, 16 parking spaces are required, which translates into a deficit of 13 parking spaces based on code criteria. Per the applicant, the actual operations of the center demonstrate that there is not in fact a parking issue at Davis Village.

### 12. 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.

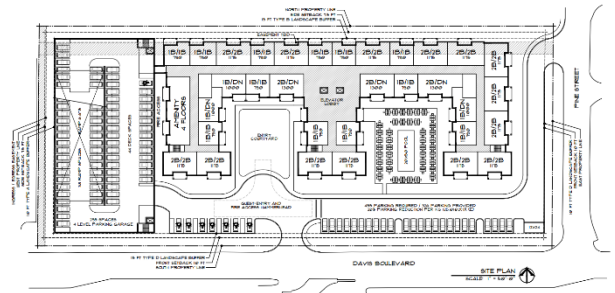


**13. Village Plaza (SDP): PL20230016406**

Location: 2377 & 2305 Davis Blvd.  
Owner: Katlou, LLC  
Status: Pre-application meeting held on 11/15/2023.

See also page 15, PL20230017151 – Zoning Verification Letter issued 12/12/2023.

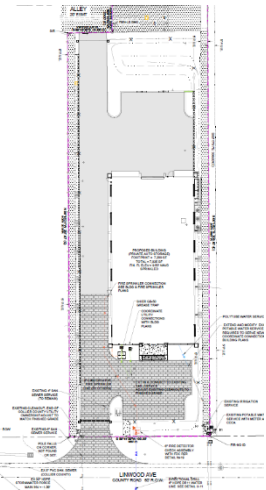
The applicant is proposing a multi-family residential development that may include an affordable housing component consistent with the Live Local Act. Conceptual plan shows a 7-story building with 242 units on 4.5 acres (53.8 units/acre) and 375 parking spaces in a 5-level parking garage. Max. height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



**14. Linwood Shop (SDP): PL20230015697\***

Location: 2365 Linwood Avenue  
Owner: JR Descendants' Trust  
Status: Pre-application meeting held on 10/24/2023. First applicant submittal on 3/12/2024. Additional documents submitted on 3/19/2024.

The existing 5,000 sf storage building and parking lot will be demolished. The project will consist of approximately 8,000 SF of storage space for the property owner's private automobile collection. The project is gated and not open to the public.



**15. Snappy Car Wash (DR): PL20240003066\***

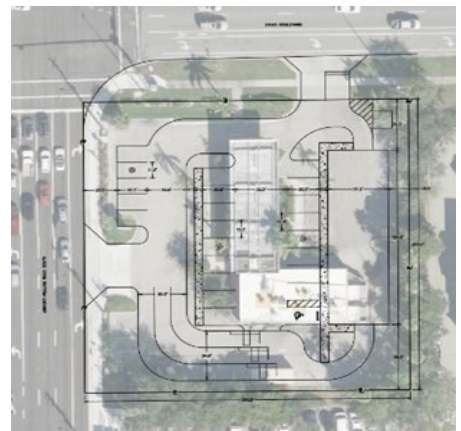
Location: 3300 Davis Blvd.  
Owner: RKDavis Real Est Holdings LLC C/O Michael Duffy  
Status: Pre-application meeting waived. First applicant submittal on 3/8/2024. Additional documents submitted 3/18/2024.

Deviations requested to reduce north buffer from 10' to 5' wide and reduce from a hedge row with trees 30' on center to no hedge row with trees 60' on center to accommodate pedestrian path and ramp through Davis Blvd. buffer. Final decision will be made by Hearing Examiner.

**Snappy Car Wash (SDP): PL20220001088**

Location: 3300 Davis Blvd. at intersection with Airport Rd.  
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.



**16. 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.



**18. 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.

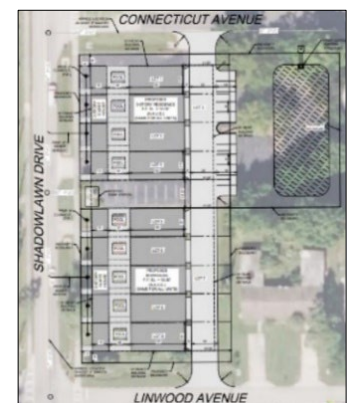


**19. Shadowlawn Drive Multi-Family Development (SDP): PL20220005562**

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. Second applicant submittal on 1/29/24. Staff issued second comment letter on 2/20/2024.

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. Documents submitted on 3/19/2024.

Request for 2 units from the Density Bonus Pool. The property is made up of three lots with a total area of 1.15 acres and will include two (2) new 3-story buildings (13,675 & 17,250 S.F.), a parking lot, and associated site improvements. The first floor will have parking lots with an elevator and stairs per building. The second and third floors will be the 9 proposed units. Final decision will be made by Hearing Examiner.



**20. 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).

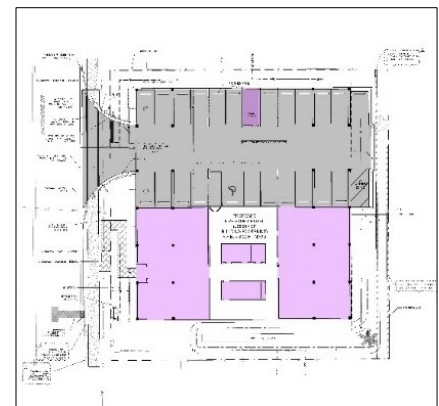


**21. WSA Bayshore Hotel (SDP): PL20200001971**

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. 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. Fourth applicant submittal on 1/31/2024. Staff issued fourth comment letter on 3/4/24. Fifth applicant submittal on 3/22/24. Final review pending.

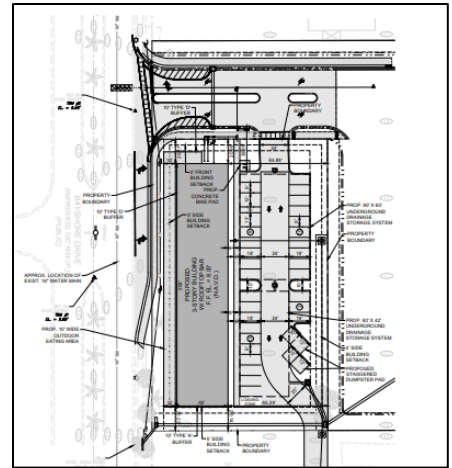


Promenade and boardwalk connection from Bayshore Drive across the eastern lakes and drainage canal to Sugden Park. Additional elements may include parking lots for the boardwalk use on the west end of the project area.

**23. 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.

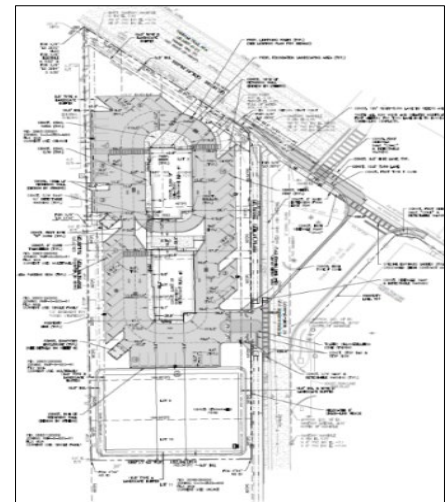
The property is 0.86-acres and will include a new three (3) story building (7,540 S.F.), a parking lot, and associated site improvements. The first floor will include a covered outdoor dining area, restaurant, two offices, and retail stores. The second and third floors will be hotel rooms and the roof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



**24. 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. **Fourth applicant submittal on 3/21/2024.**

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



**25. 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.





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**8. Mangrove Row (SDP): PL20220003133\***

Location: 2766 Arbutus Street

Owner: PJ of Naples LLC

Status: Pre-application meeting held 5/4/22. First applicant submittal on 3/12/2024. Additional documents submitted 3/18/2024.

See also page 3, Mangrove Row (LDBPA): PL20220004927

Request for SDP and Limited Density Bonus Pool Allocation application for a 8-unit townhouse development located on 0.97 acres at 2766 Arbutus Street, Folio 81780400004.

## Approved Projects/Letters Issued

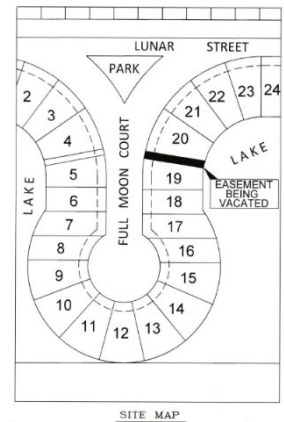
### 17. 3987 Full Moon Ct (VAC): PL20230013038\*

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 12/21/2023. **BCC approved on 2/13/2024 by Resolution 2024-27.**

Vacate 12-ft fire wagon and drainage easement and relocate easement to south of property.



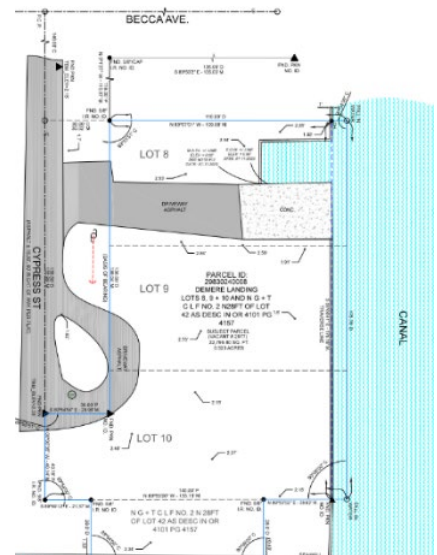
### 26. 2977 Cypress ST (LLA): PL20230015950\*

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. Third applicant submittal on 2/6/2024. **Lot Line Adjustment Approval issued on 3/18/2024.**

Applicant requests a lot line adjustment on three lots that were previously combined.



### 27. 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. **Zoning Verification Letter issued on 3/15/2024.**

Request for verification that a lot split is allowed. The dwelling has been removed, and the owner seeks to revert the lots back to the original individual lots 6 and 7.



It is the determination of zoning staff that the subject property may be separated back into its original platted lots, and a single-family home constructed on each platted lot.

**6. 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. Zoning Verification Letter issued on 2/9/2024.



See also page 2, *Bayview Drive Rezone (RZ): PL20230016022*

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. County Verification Letter indicates 23 of the 27 questions are outside the scope of a zoning verification letter.

**28. 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. Zoning Verification Letter issued on 2/5/2024.



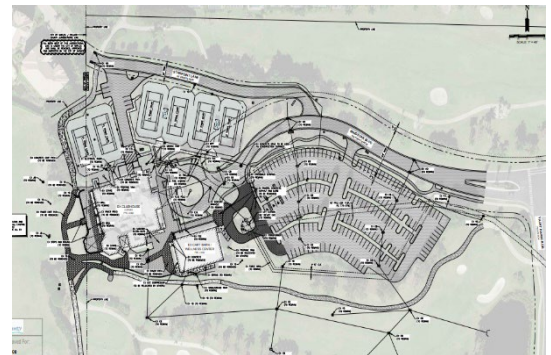
The applicant is making a general request to verify zoning designation, allowable uses, setbacks, and inquiring about filling in lake.

**29. 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.



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.

**30. 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.



**31. 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.

Re-split lots 1 & 2 to the original size platted and approved.

**32. 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.

Staff approved an Administrative Fence Waiver in response to planning review comment dated 11/20/2023 for Application No. PRFW20231043267. Waiver allows a 193 LF 6' tall vinyl fence with landscaping in lieu of LDC section 5.03.02.H.1.a requirements for a 6'-8' masonry concrete or prefabricated concrete wall / fence.



**13. Zoning Verification Letter (ZLTR): PL20230017151**

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

Owner: Katlou, LLC

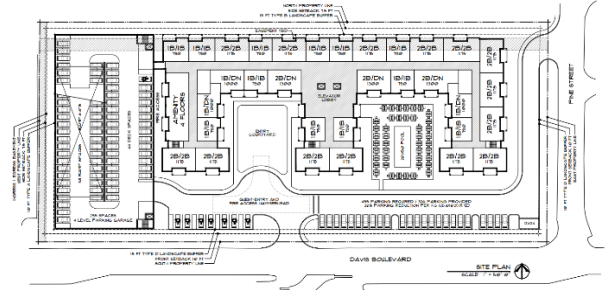
Status: Request for ZVL submitted on 11/16/2023.

Zoning Verification Letter issued on 12/12/2023.

See also page 7, 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.



**33. 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.

**34. 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.



**35. The Grove Bayshore (PPL): PL20210002029**

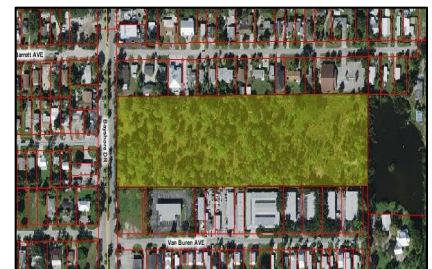
Location: Parcel 61841080008 (on Bayshore Dr. between Barrett Ave. & Van Buren Ave.)

Owner: Gulfview Development, LLC

Status: 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



**36. 2670 Airport Road South (ZLTR): PL20230014400**

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

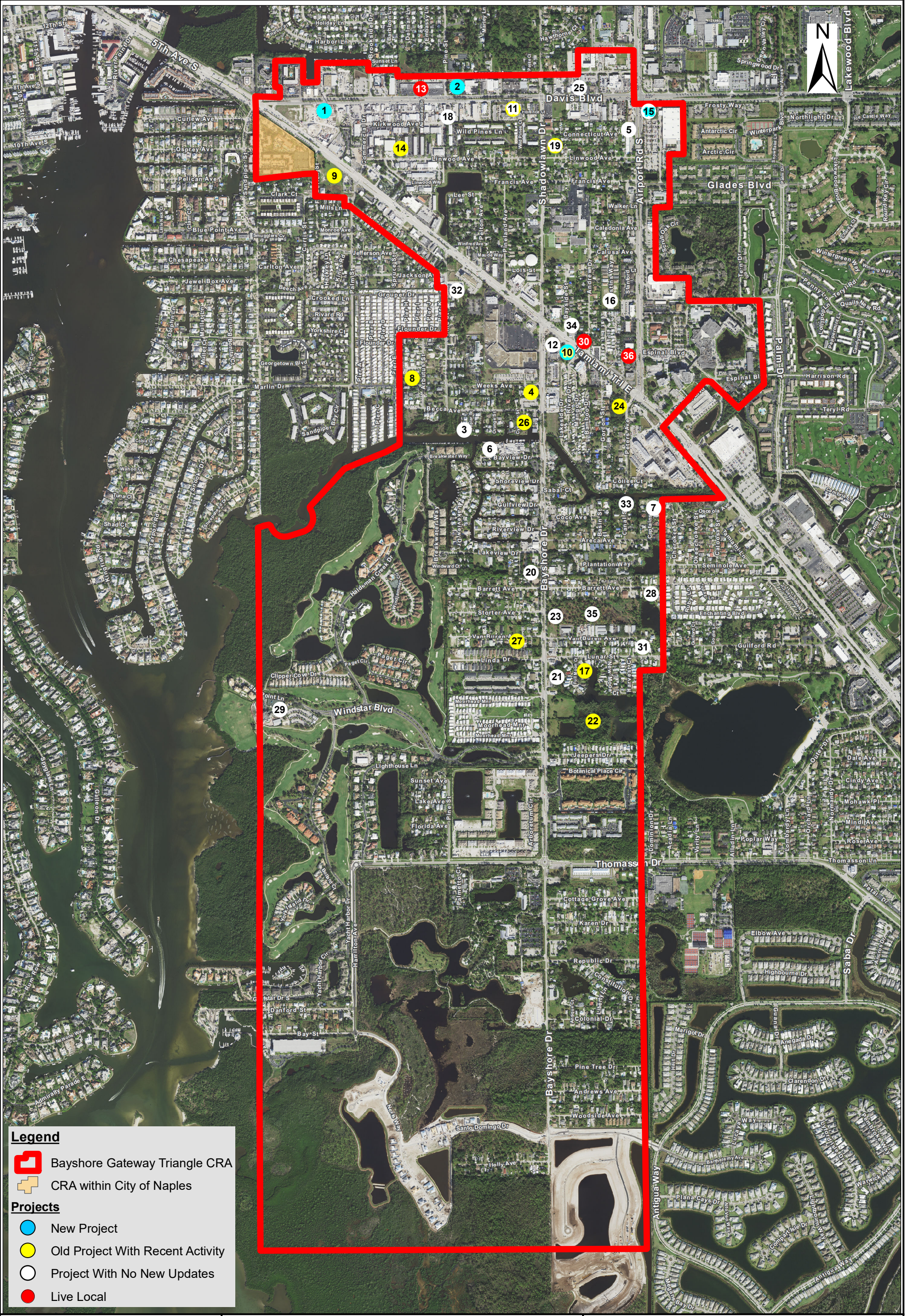
Owner: BDM Professional A Condominium

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.







**Legend**

- Bayshore Gateway Triangle CRA
- CRA within City of Naples

**Projects**

- New Project
- Old Project With Recent Activity
- Project With No New Updates
- Live Local

Bayshore Gateway Triangle



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 E.B. #642 & L.B. #642

April Development Update

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
April 2024	20203067-042			17 of 17



March 22, 2024

To The Bayshore CRA,

My name is Harry Bandinel, and I have been a proud resident of Naples for ten years, dedicating my career to building and real estate development. Alongside my partner, Edward Mabry at Pacific Horizon Development Corporation, we are excited to propose the acquisition and development of the Bayshore 17-Acre Tract.

Our vision is to seamlessly blend these 17 acres with Sugden Park, crafting an unparalleled entertainment, cultural, and sports complex that Naples has yet to experience.

Founded in 2023 by Edward Mabry and myself, Pacific Horizon Development Corporation emerged from our shared commitment to fostering innovative and visionary real estate projects. With this mission at our core, we have gathered a team of exceptionally skilled professionals and funding sources.

In 2017, through Banroc Construction, I led a consortium of seasoned professionals and construction firms to conceptualize a distinctive mixed-use development in Naples' Bayshore area, focusing on the 17-Acre CRA Bayshore property and adjacent Sugden Park. Our current proposal involves acquiring the 17 Acres to refine and expand upon Banroc's original vision, creating a mixed-use village that fully integrates with an enhanced Sugden Park.

Pacific Horizon, in collaboration with MHK Architects of Naples and the DLG Group of New York, proposes a comprehensive development plan for the 17-Acre Tract and the enhancements to Sugden Park as outlined below.

A cornerstone of our proposal is the substantial upgrade of Sugden Park's facilities, merging the park with the 17-Acre CRA mixed-use project. This integration aims to establish a magnificent city park alongside a vibrant entertainment complex.

The proposed mixed-use development on the 17 Acres will feature a diverse array of amenities, including restaurants with outdoor dining, a sports bar, boutique and specialty shops, residential condos, and a spacious open-air town square for cultural and entertainment events.

Significant enhancements to Sugden Park will encompass a wide range of recreational facilities, such as waterfront dining options, an art center, a state-of-the-art playground, a gym and health center, a public pool and aquatic center, sports fields, a large park green, picnic areas, and a large Performing Arts Center.



Incorporating Sugden Park is crucial for providing ample parking for the 17 Acres and improving traffic flow with access from Tamiami Trail and Thomasson Road. This will result in significantly less congestion on Bayshore Drive. Our plan includes linking the 17-Acre Village, Sugden Park, East Naples Community Park/Pickleball Center, and the Botanical Gardens through walkways and a continuous cycle trolley, enhancing each facility's appeal.

Strategically located in the heart of Naples and minutes from Fifth Avenue, this mixed-use village and the upgraded Sugden Park will cater to everyone, becoming Naples premier recreation and entertainment destination for residents and tourists alike. It will be the “Central Park” of Naples.

Naples urgently needs a Central Park, and a significant recreation and entertainment hub. No other real estate parcel in Naples offers the potential of the 17-Acre CRA Tract and Sugden Park.

Pacific Horizon envisions creating an architecturally stunning mixed-use village and a state-of-the-art city park, setting a new standard for recreation and entertainment facilities in Naples.

We propose to lead and manage the funding and redevelopment of Sugden Park's improvements, in coordination with local parks and recreation departments. The enhancements are estimated to cost over twenty million dollars, a sum we are confident in raising through private donations.

The construction of two restaurants within Sugden Park will also be funded by private donations and owned by the park. The facilities will be leased to private restaurateurs, generating rental income for the park. We suggest the proposed Recreation Center and Pool be operated by a third party as an affordable membership facility, akin to a YMCA/YWCA model.

The additional proposed venues will significantly contribute to the park's income through events hosted there. Pacific Horizon believes in order to maximize the use of these new facilities, a full-time event promotion and management office should be considered.

As a final note, some individuals may remember Banroc’s 2017 proposal in which we included Opera Naples and its Opera House in our proposal. I recently had a meeting with Livio from Opera Naples. We shared our respective proposals, and both feel that there is merit in combining both visions into one project.

Pacific Horizon’s position is that the Opera House be built on 5 acres in the northwest corner of Sugden Park along with an adjoining 500 car parking garage. We believe it is a far superior site for the Opera than the south lot of the 17-Acre CRA property.



As part of his option, we're hopeful the CRA strongly considers that the 2.5 million dollars paid for the 17-Acre Tract be donated to Opera Naples for construction of the Opera. Pacific Horizon will also commit to raising an additional 2.5 million dollars for the Opera. Finally, we suggest Sugden Park subordinates the 5 acres for the Opera. This would give Opera Naples free land and 5 million dollars in cash funds.

At our upcoming meeting, we look forward to providing more details about our vision, including a "Proposed Site Plan", which will offer a preliminary overview of our development proposal for the 17 Acres and the improvements to Sugden Park.

Pacific Horizon is eager to purchase the 17-Acre Tract under the following terms:

1. Total purchase price \$2,500,000.
2. A \$50,000 refundable earnest money deposit for an initial 45-day due diligence period.
3. A second refundable earnest money deposit of \$100,000 if an additional 45-day due diligence is needed.
4. Pacific Horizon will also provide proof of funds to purchase the property within the 90-day due diligence period.
5. The earnest money deposits become non-refundable on day 90.
6. Closing on the purchase by day 120.

Please note that due to our funding sources' requirements, our purchase offer is valid for 45 days from the presentation at the CRA meeting on April 4, 2024.

My team and I are eager to address any questions the CRA Board may have at the upcoming meeting. Feel free to contact me directly at 941-716-0720 with any inquiries.

Sincerely,

Harry Bandinel  
President & CEO



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

## Detail by Entity Name

Florida Profit Corporation  
PACIFIC HORIZON DEVELOPMENT CORP.

### Filing Information

<b>Document Number</b>	P24000000153
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	12/26/2023
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

4850 TAMIAMI TRAIL NORTH  
SUITE 301  
NAPLES, FL 34103

### Mailing Address

4850 TAMIAMI TRAIL NORTH  
SUITE 301  
NAPLES, FL 34103

### Registered Agent Name & Address

MABRY, EDWARD A, JR.  
4850 TAMIAMI TRAIL NORTH  
SUITE 301  
NAPLES, FL 34103

### Officer/Director Detail

#### **Name & Address**

Title P

BANDINEL, ROLAND  
4850 TAMIAMI TRAIL NORTH, SUITE 301  
NAPLES, FL 34103

Title VP

MABRY, EDWARD A, JR.  
4850 TAMIAMI TRAIL NORTH, SUITE 301  
NAPLES, FL 34103

Title S

MABRY, EDWARD A, JR.  
4850 TAMIAMI TRAIL NORTH, SUITE 301  
NAPLES, FL 34103

Title T

MABRY, EDWARD A, JR.  
4850 TAMIAMI TRAIL NORTH, SUITE 301  
NAPLES, FL 34103

Title D

BANDINEL, ROLAND  
4850 TAMIAMI TRAIL NORTH, SUITE 301  
NAPLES, FL 34103

Title D

MABRY, EDWARD A, JR.  
4850 TAMIAMI TRAIL NORTH, SUITE 301  
NAPLES, FL 34103

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

[12/26/2023 -- Domestic Profit](#)

[View image in PDF format](#)

# PACIFIC HORIZON DEVELOPMENT CORPORATION



## DEVELOPMENT PROPOSAL BAYSHORE 17 ACRES AND SUGDEN PARK

MARCH 29, 2024

4850 TAMiami TRAIL NORTH  
SUITE 301  
NAPLES, FL 34109

## WHO IS PACIFIC HORIZON

- We are a Florida Corporation, based in Naples, founded in 2023 by Harry Bandinel and Ted Mabry, both full-time residents of Naples.
- Our Mission is to develop innovative and forward-thinking real estate projects that provide significant social and economic benefits for the community and its residents.
- Privately held, for profit company; however, our primary goal is to create projects that significantly improve people's health, happiness, and enjoyment of their community.



# PACIFIC HORIZON'S TEAM APPROACH

- Pacific Horizon creates its unique projects by assembling the best professional teams that share our vision of innovative thought and forward-thinking design.
  
- All our projects must include three guiding principles:
  1. Innovative thought and design.
  2. Benefit communities and their residents.
  3. Promote and foster a healthy lifestyle to unite family and friends.

# CURRENT PROJECTS

4

PHDC MEXICO – we design and build homes in Mexico for Expats.

Example: Expat sells a home in the USA for \$1 million, we build a similar home in Mexico for \$300,000. The expat lives in Mexico on the savings.

VITALITY VILLAGE – a new concept in retirement and elderly care.

Live in your own small home, participate in an active and healthy lifestyle, eliminate excessive medications, eat a healthy diet, continue working, and grow old in the same home and community, keep your friends and care for each other. Share work, activities, and travel together.

SIPS HOMES – new construction method, no wood, minimal concrete.

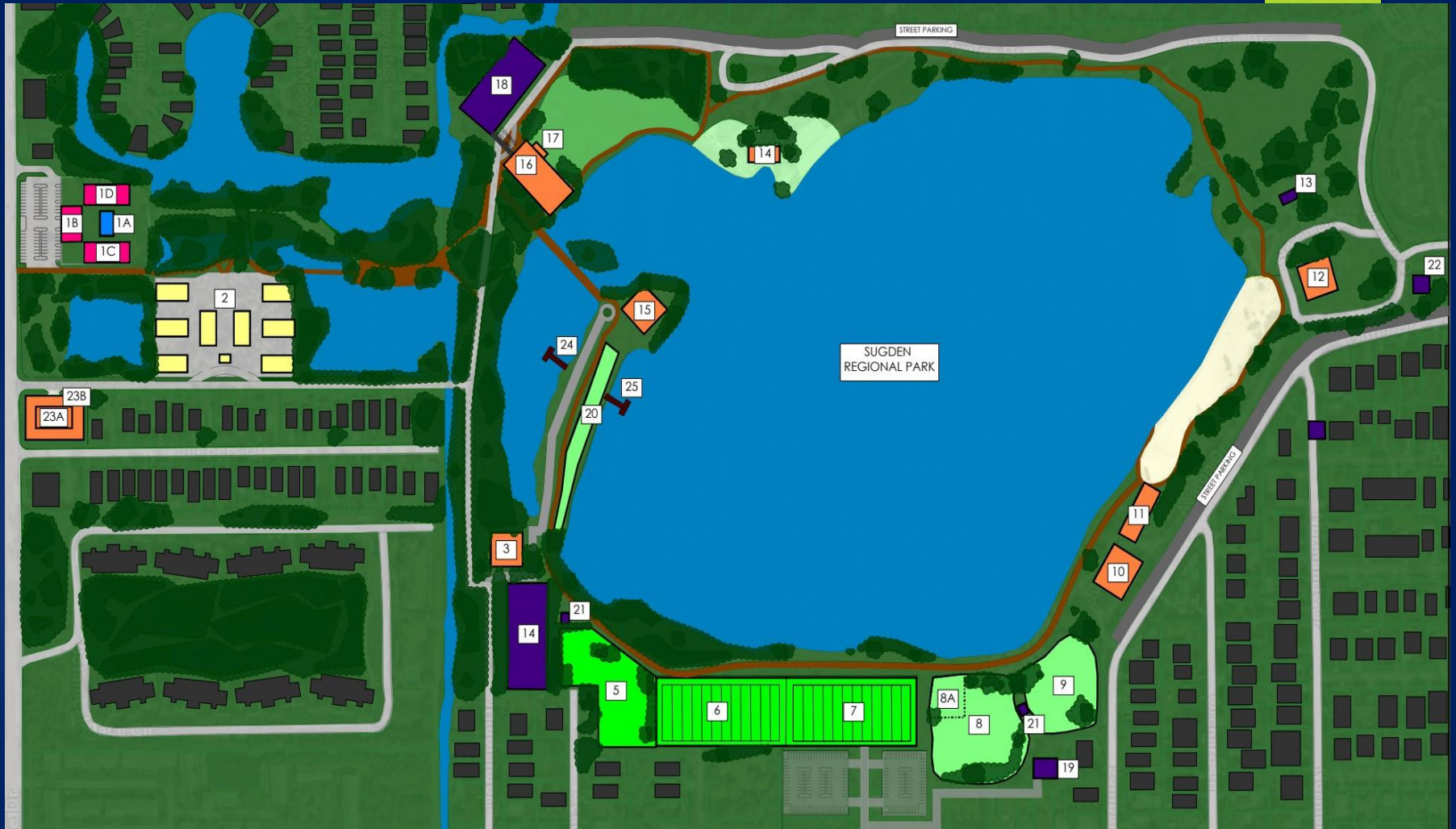
80% less construction waste, 50% more energy efficient, much lower maintenance costs, no termites, less skilled workers needed, and reduces build time in half.

# OUR VISION FOR THE 17-ACRE TRACT

5

- Pacific Horizon's vision for the 17-Acre Tract is to create a low density, architecturally beautiful, mixed use, residential and entertainment village and integrate it with a significantly improved Sugden Park.
  
- This will create a cultural and recreational area like no other in Naples and will be a destination for all ages, interests, and budgets.
  
- The 17-Acre Tract will be divided into three projects:
  1. The Bayshore Drive Lot will have a low-density, uniquely designed Residential Condo Complex. LCR – 62%
  
  2. The Park Side South Lot will host an architecturally beautiful and quaint Mixed-Use Village. LCR – 42%
  
  3. The Jeepers Street Lot will be a Parking Garage and Rooftop Restaurant. LCR – 90%

# OVERALL PROPOSAL SITE PLAN



# PROPOSED INFRASTRUCTURE

7

## LEGEND:

### 1. CONDO BUILDINGS

1A. POOL: 3,330 SF (74' X 45')

1B: 3-STORY CONDO BUILDING: 18,000 SF (100' X 60')

1C: 3-STORY CONDO BUILDING: 25,200 SF (60' X 140')

1D: 3-STORY CONDO BUILDING: 25,200 SF (60' X 140')

2. (6) MIXED USE BUILDINGS AT 5,000 SF EACH (50'X100')

3. ART CENTER: 10,000 SF (100' X 100')

4. 4-STORY PARKING GARAGE W/ 400 PARKING SPACES:  
150,000 SF (300' X 125')

5. OPEN PLAY FIELDS - 62,300 SF

6. FOOTBALL FIELD: 80,000 SF (200' X 400')

7. FOOTBALL FIELD: 80,000 SF (200' X 400')

8. OPEN PLAY FIELD 70,800 SF

8A. DOG PARK: 11,200 SF

9. PLAYGROUND - 49,500 SF

10. 2-STORY YMCA: 25,000 SF (125' X 100')

11. OLYMPIC SIZE SWIMMING POOL: 9,240 SF (165' X 56')

12. FOOD COURT: 10,000 SF (100' X 100')

13. RESTROOM BUILDING: 1,500 SF (30' X 50')

14. HILL TOP RESTAURANT: 5,000 SF (50' X 100')

15. ISLAND RESTAURANT: 10,000 SF (100' X 100')

16. PERFORMING ARTS CENTER: 20,000 SF (100' X 200')

17. STAGE: 1,000 SF (20' X 50')

18. 4-STORY PARKING GARAGE W/ 380 PARKING SPACES:  
130,000 SF (260' X 125')

19. FACILITIES AREA: 4,500 SF (60' X 75')

20. OUTDOOR EVENT AREA: 32,000 SF

21. RESTROOM BUILDING: 750 SF (25' X 30')

22. OFFICE/SECURITY/FIRST AIDE: 2,500 SF (50'X50')

23. ROOF-TOP RESTAURANT W/ OUTDOOR TERRACE OVER  
3-STORY PARKING GARAGE

23A: RESTAURANT: 7,475 SF (65'X115')

23B: TERRACE: 14,400 SF

23C: 3-STORY PARKING GARAGE: 65,625 SF

24. DOCK WITH HOBBY BOATS

25. DOCK WITH RENTALS (PADDLE BOARDS, PEDAL  
BOATS, ETC)



CONDOS



COMMERCIAL



MIXED USED



OUTDOOR SPORTS FIELDS



PARK / PLAYGROUND AREA



MISC. (PARKING GARAGE, RESTROOMS, ETC.)



EXISTING BUILDINGS - NOT IN SCOPE

# BAYSHORE DRIVE CONDOS

8

- Uniquely designed condos, low-density, three-story over parking.
- Unit size between 1,000 and 1,500 Sq. Ft. per unit.
- Total of three buildings – 40 units per building.
- Designed around a large tropical courtyard and pool.
- All condos will have a view of the lake and Sugden Park.
- Ground floor under building parking.
- Lot coverage ratio 62%.

# SITE PLAN – BAYSHORE DRIVE CONDOS



# PARKSIDE LOT VILLAGE

10

- The Village will be designed around an open-air central square/piazza, much like a traditional Italian village of old.
- The Piazza will overlook the lake and provide a venue for outdoor dining, music, and festivities.
- The Village ground floor will consist of restaurants, a coffee shop, an ice cream and a deli shop, and boutique stores. The two floors above the Village will be uniquely designed condos - 1,200 to 1,800 Sq. Ft.
- Village Parking will include a ground floor under the village parking garage, the parking garage on the south Bayshore Lot, and the parking garage in Sugden Park.
- The Village will be connected to Sugden Park via the boardwalk and a southside street running from Bayshore Drive to Sugden Park. Lot coverage ratio 42%.



# SITE PLAN PARKSIDE VILLAGE

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## JEEPERS STREET PARKING / ROOFTOP

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- The Jeepers Drive lot will have a 3-floor 217 car parking garage and a Rooftop Terrace Restaurant and Tropical Bar.
- The parking garage will be a pay-to-park lot for the entire Bayshore area.
- The rooftop restaurant and tropical bar will be visually stunning and innovative in design, have indoor and outdoor dining with amazing views of Bayshore, Naples Bay, and Florida's beautiful sunsets.
- Lot coverage ratio 90%.

# JEEPERS STREET PARKING / ROOFTOP

13



# SUGDEN PARK IMPROVEMENTS

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- A key component of our proposal to develop the 17-Acre Tract will be a major redesign and upgrade of Sugden Park and its facilities.
- We intend to make Sugden Park the “Central Park” of Naples.
- A major goal of our vision for the Village and Sugden Park is to create an amazing entertainment and activities facility for all Naples residents.
- Pacific Horizon will work with MHK Architects of Naples and the DLR Group of New York to create a complete makeover and upgrade of Sugden Park.
- Pacific Horizon will work with local park authorities to spearhead this major renovation. We will also commit to managing the raising of funds for all improvements.

# SUGDEN PARK SITE PLAN

15



# SUGDEN PARK IMPROVEMENTS

16

## LEGEND:

### 1. CONDO BUILDINGS

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- 1B: 3-STORY CONDO BUILDING: 18,000 SF (100' X 60')
- 1C: 3-STORY CONDO BUILDING: 25,200 SF (60' X 140')
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- 7. FOOTBALL FIELD: 80,000 SF (200' X 400')
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  - 8A. DOG PARK: 11,200 SF
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- 16. PERFORMING ARTS CENTER: 20,000 SF (100' x 200')
- 17. STAGE: 1,000 SF (20' x 50')
- 18. 4-STORY PARKING GARAGE W/ 380 PARKING SPACES: 130,000 SF (260' x 125')
- 19. FACILITIES AREA: 4,500 SF (60' X 75')
- 20. OUTDOOR EVENT AREA: 32,000 SF
- 21. RESTROOM BUILDING: 750 SF (25' X 30')
- 22. OFFICE/SECURITY/FIRST AIDE: 2,500 SF (50'X50')
- 23. ROOF TOP RESTAURANT W/ OUTDOOR TERRACE OVER 3-STORY PARKING GARAGE
  - 23A: RESTAURANT: 7,475 SF (65'X115')
  - 23B: TERRACE: 14,400 SF
  - 23C: 3-STORY PARKING GARAGE: 65,625 SF
- 24. DOCK WITH HOBBY BOATS
- 25. DOCK WITH RENTALS (PADDLE BOARDS, PEDAL BOATS, ETC)

-  CONDOS
-  COMMERCIAL
-  MIXED USED
-  OUTDOOR SPORTS FIELDS
-  PARK / PLAYGROUND AREA
-  MISC. (PARKING GARAGE, RESTROOMS, ETC.)
-  EXISTING BUILDINGS - NOT IN SCOPE

# OPERA NAPLES - PAVAROTTI

- Pacific Horizon has met with Livio of Opera Naples and discussed the option of building the Opera House in Sugden Park –as per our site plan. They are open to further discussions.
  
- Many benefits of building the Opera House in Sugden:
  1. More space / reduced construction cost / better site.
  2. Attached parking garage.
  3. Better traffic flow and access for large events.
  4. Design an Opera House for a variety of performances – For example, Van Wezel in Sarasota.
  
- Pacific Horizon's proposal would be as follows:
  1. Construct an Opera House / Performing Arts Center on 5 acres in the NW corner of Sugden.
  2. Donate to the Opera House the \$2.5 million Pacific Horizon is proposing to pay for the 17 Acres.
  3. Pacific Horizon will raise an additional \$2.5 million for the Opera House.
  4. Opera belongs to Sugden Park – lease to Opera Naples / Pavarotti.

# PACIFIC HORIZON PURCHASE PROPOSAL

18

Pacific Horizon proposes to purchase the 17-Acre Tract under the following terms:

- ▶ Total purchase price \$2,500,000.
- ▶ A \$50,000 refundable earnest money deposit for an initial 45-day due diligence period.
- ▶ A second refundable earnest money deposit of \$100,000 if Pacific Horizon deems an additional 45-day due diligence is needed.
- ▶ Pacific Horizon will provide proof of funds to purchase the property within the 90-day due diligence period.
- ▶ The earnest money deposits become non-refundable on day 90.
- ▶ Closing on the purchase by day 120.
- ▶ Our offer is valid until May 15, 2024.



# FOR MORE INFORMATION CONTACT

19

Harry Bandinel  
President & CEO

Pacific Horizon Development Corporation  
4850 Tamiami Trail North, Suite 300  
Naples, FL 34109

Phone: 239 - 290 - 0546



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## Memorandum

Item 8a-Attachment 5

To: BGT Local Redevelopment Advisory Board

From: Shirley Garcia, Program Manager

Subject: Top 7 Priorities

Date: April 4, 2024

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### Background & Analysis

On March 23, 2024 CRA workshop was held to determine the short term priorities;

### Recommendations

1. Stormwater – Next Project through the Stormwater Subcommittee to bring back to CRA
2. Stormwater Maintenance coordinate with Road Maintenance Stormwater Maintenance
3. 17 Acre outparcels, options for affordable work force housing with retail mixed use
4. Del's parcel, options for affordable work force housing with retail mixed use
5. Residential Grant Draft for approval from the County Managers Office, then BCC
6. Safety on the Streets – signage, crosswalks- staff to meet with County Transportation
7. Pocket Park – Pond Improvements, additional green space option with stormwater

Initiate projects for the FY25 Budget cycle, staff will bring back for Advisory Board review

**ADVISORY COMMITTEE APPLICANT  
ROUTING MEMORANDUM**

Item 9a.i Attachment 6

**FROM:** Wanda Rodriguez, Office of the County Attorney

**DATE:** March 21, 2023

**APPLICANT:**

Maurice Gutierrez  
2736 Shoreview Dr.  
Naples, FL 34112

**APPLYING FOR:** Bayshore/Gateway Triangle Local Redevelopment Advisory Board

---

There are four seats expiring in April on the above referenced advisory committee. The pending vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

**TO ELECTIONS OFFICE: Attn: Shavontae Dominique**

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 4

---

**TO STAFF LIAISON: Attn: Shirley Garcia**

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- \_\_\_\_\_ The names of all applicants considered for the vacancy or vacancies.
  - \_\_\_\_\_ The committee's recommendation for appointment or non-appointment.
  - \_\_\_\_\_ The category or area of qualification the applicant is to be appointed in.
  - \_\_\_\_\_ If the applicant is a reappointment, please include attendance records for the past two years.
- 

**TO ADVISORY BOARD COORDINATOR: Attn: Madison Bird**

- \_\_\_\_\_ This applicant is **not** recommended for appointment. –OR–
- \_\_\_\_\_ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

**ADVISORY COMMITTEE APPLICANT  
ROUTING MEMORANDUM**

**FROM:** Madison Bird, Office of the County Attorney

Item 9a.iii Attachment 8

**DATE:** March 8, 2023

**APPLICANT:**

James Talano  
2815 Becca Ave  
Naples, FL 34112

**APPLYING FOR:** Bayshore/Gateway Triangle Local Redevelopment Advisory Board

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The BGTLRAB has two seats expiring in April. The vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

**TO ELECTIONS OFFICE: Attn: Shavontae Dominique**

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter:     Yes                                     Commission District: 4

---

**TO STAFF LIAISON: Attn: Debrah Forester cc: Shirley Garcia**

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

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If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

**ADVISORY COMMITTEE APPLICANT  
ROUTING MEMORANDUM**

**FROM:** Madison Bird, Office of the County Attorney

Item 9a.ii Attachment 7

**DATE:** March 15, 2024

**APPLICANT:**

Michael Sherman  
4535 Lighthouse Dr.  
Naples, FL 34112

**APPLYING FOR:** Bayshore/Gateway Triangle Local Redevelopment Advisory Board

---

We have 4 seats expiring in May on the above referenced advisory committee. The vacancies were advertised, and those interested in serving on this committee were asked to submit an application for consideration.

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Registered Voter: Yes

Commission District: 4

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- 

**TO ADVISORY BOARD COORDINATOR: Attn: Madison Bird**

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If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

**ADVISORY COMMITTEE APPLICANT  
ROUTING MEMORANDUM**

**FROM:** Madison Bird, Office of the County Attorney

Item 9a.iv Attachment 9

**DATE:** March 8, 2023

**APPLICANT:**

Kathi Kilburn  
2805 Linda Drive  
Naples, FL 34112

**APPLYING FOR:** Bayshore/Gateway Triangle Local Redevelopment Advisory Board

---

---

The BGTLRAB has two seats expiring in April. The vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

**TO ELECTIONS OFFICE: Attn: Shavontae Dominique**

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter:     Yes                                     Commission District: 4

---

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Case Number	Type	Description	Date Entered	Location Description	Detailed Description
CEV20240001759	V	Closed	02/22/2024	2905 Karen Dr	People dropping off kids at school are parking on callers grass. They can be seen 8-9 am.
CEN20240001784	N	Closed	02/22/2024	5 Bamboo Dr - 61841680000	I live at 3122 Gordon St Naples FL. I am submitting this complaint in reference to multiple roosters being kept on a residential property behind mine that create a noise nuisance
CEN20240001839	N	Closed	02/23/2024	The sidewalk on Becca Ave at the entrance to Celebration Park.	Loud amplified music continued until 11:00 pm at celebration park. The park's posted hours of operation for closing is 10:00 pm. The Sheriff came and said they have no justification to
CEPE20240001840	PE	Closed	02/23/2024	2880 Becca Ave Celebration Park's annex parking lot on Becca Ave	The Celebration Park parking lot's posted hours of operation is 9:30 am to 10:30 pm. Cars were still in the lot after 11:00 pm and the lot was not chained as required by their permit for use. The
CESD20240001857	SD	Open	02/26/2024	2059 Monroe Ave - 51691800008	Unpermitted interior renovation, see Contractor Licensing Case CECV20230009404.
CESD20240002010	SD	Open	02/28/2024	4260 Bayshore Dr - Common Area Parcel ID: 61836360005 - Lift Station is near 89 Moorhead Mnr - a recreation building.	They have installed a repurposed grill as an enclosure for an inverter that they are using as a back-up system to their lift station. They have also installed a back-up generator for this system
CEVR20240002029	VR	Open	02/29/2024	29830240008 – 2977 Cypress	Complainant: Bayshore CRA: all trees on this parcel have been removed without permits
CEV20240002101	V	Open	03/02/2024	2635 Van Buren Ave - 29281000004	Weeds in excess of 12-16 inches. Rats seen. Boat trailer stored in front yard. Some debris. Homeless people lurking here we had to ask to leave.
CEPE20240002107	PE	Closed	03/02/2024	2880 Becca Ave Celebration Park Annex Parking Lot on Becca Ave	On Saturday, March 2, 2024, at 6:40 PM the Collier County Sheriff Department was called to investigate a public safety concern arising from the overcrowded parking in the Celebration
CEPE20240002108	PE	Closed	03/02/2024	The grassy field adjacent to Rebecca's Wine Bar/The Maddox located at 2955 Bayshore Drive	On Saturday, March 2, 2024, at 6:40 PM the grassy field (not approved parking lot) adjacent to Rebecca's Wine Bar/The Maddox located at 2955 Bayshore Drive was being utilized for
CENA20240002123	NA	Open	03/04/2024	Folio: 26880040206 (on Frederick)	Vacant property with overgrown Brazilian pepper.
CEPM20240002171	PM	Open	03/05/2024	4058 Bayshore - 61836240002	Oceans 52 has exposed irrigation lines and drains flowing causing damage to the properties on the north side of their property. This case is for the drains & the irrigation lines.
CESD20240002200	SD	Open	03/06/2024	2777 Shoreview - 48170680008	(CRA) Illegal dumpster
CELU20240002271	LU	Open	03/07/2024	Parcel 48175080001 - Vacant Lot on left around the turn on Lakeview Dr.	This vacant lot is full of trash and misc. vehicles.
CENA20240002380	NA	Open	03/12/2024	53400360009 116 JEEPERS DR	Litter and misc. debris on the property
CEV20240002384	V	Open	03/12/2024	2632 Weeks Ave - 81270640002	Unlicensed/inoperable blue truck on the grass for approximately 6 months
CESD20240002408	SD	Open	03/13/2024	81731040002 - 2805 Storter	Unpermitted roof and unpermitted addition
CENA20240002482	NA	Open	03/14/2024	2619 Storter Ave - 81731400008	Grass & weeds in excess of 18" on this unimproved parcel
CESD20240002578	SD	Open	03/19/2024	2667 Lakeview Dr - 48173640003	Possible unpermitted obstruction in a canal.

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)	2862 Arbutus St - 81780360005	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	50891000007 - 2596 HOLLY AVE	Grass & weeds in excess of 18". Also - vegetative debris. Inclusion to Mandatory lot Mowing program as of today 10/8/2020
CENA20210001924	NA	Open	02/24/2021	81780240002 - Unimproved lot at the west end of Becca Ave	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	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	48173680005 - 2649 LAKEVIEW DR	Fence built without a permit (from case # CEPM20210013352)
CESD20220008132	SD	Open	08/26/2022	50891080001 - 2620 HOLLY AVE	50891080001 - 2620 HOLLY AVE	Unpermitted mobile home rebuild, see Contractor Licensing Case CECV20220007979.
CENA20220009888	NA	Open	10/28/2022	Preserve that runs from west end of Sunset Ave to west end of Florida Ave.	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	2493 Linwood Ave	Unpermitted interior alterations, see Contractor Licensing Case CECV20220009761.
CESD20230001127	SD	Open	02/07/2023	71120240009 - 1627 SANDPIPER ST	71120240009 - 1627 SANDPIPER ST	Completing a full interior remodel without permits
CESD20230001721	SD	Open	02/27/2023	2861 Storter Ave - 81730840009	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	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
CESD20230003798	SD	Open	05/01/2023	2653 Van Buren Ave	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	3112 Gordon St	Unpermitted renovations.
CESD20230005394	SD	Open	06/16/2023	Homeowner, Ms. Lisa Lopez (786) 457-6768	with dirt	Unpermitted interior alterations and re-roof, see Contractor Licensing Case CECV20230005156.
CEAU20230005689	AU	Open	06/28/2023	2680 Linda Dr - 55701480000	2680 Linda Dr - 55701480000	Installing a fence; possibly without a permit
CESD20230006237	SD	Open	07/15/2023	2295 Palm St, Naples FL 34112-4639 - - -	2295 Palm St, Naples FL 34112-4639 - - -	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	51692880001	Folio for Common Area – 70820080007	Tables, chairs & elevated planters have been placed in the common areas of this commercial plaza
				2800 Davis blvd		



CESD2023 0006751	SD	Open	07/31/2023	1549 Sandpiper St. Unit 23 Folio: 71170920007	Unpermitted interior renovations, see Contractor Licensing Case CECV20230006123.
CESD2023 0007545	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.
CESD2023 0007694	SD	Open	08/29/2023	Royal Bay Villas, 1549 Sandpiper St, Unit #51, Naples, FL 34102	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
CESD2023 0007792	SD	Open	08/31/2023	2534 Windward Ct, Unit 15102, Naples	Complete interior remodel no permit
CENA2023 0007867	NA	Open	09/06/2023	2595 Winifred - 76410600008	Vegetative debris, garbage, litter, illegal outside storage, unlicensed/inoperable vehicles
CESD2023 0008781	SD	Open	10/09/2023	2464 Davis Blvd. - 22720600001	Unpermitted interior renovation, see Contractor Licensing Case CECV20230008645.
CEPM2023 0008805	PM	Open	10/10/2023	3139 Caledonia Ave - 61780280008	Partially blue tarped roof
CESD2023 0009539	SD	Open	10/27/2023	217 Pier B Parcel ID: 00388200001 Name: NAPLES LAND YACHT HARBOR INC	Unpermitted interior renovations, see Contractor Licensing Case CECV20230000381.
CEVR2023 0009778	VR	Open	11/03/2023	2595 Tamiami Trail E	Missing and damaged landscape for Naples Car Wash, exposing vacuum pumps located near the sidewalk.
CESD2023 0009809	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.
CEPM2023 0010162	PM	Open	11/16/2023	2315 Shadowlawn Dr - 73281200009	A primary structure and a secondary structure both have compromised roofs that need immediate repair.
CELU2023 0010551	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.
CELU2023 0010862	LU	Open	12/12/2023	2303 Kirkwood - 22720720004	Vehicles parked blocking the ROW @ 2303 Kirkwood.
CESD2023 0010884	SD	Open	12/12/2023	2613 Gulfview Dr - 48171800007	Demolished the house without a permit. Installing a new seawall without permits.
CESD2023 0011028	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.
CESD2023 0011263	SD	Open	12/27/2023	2464 Sunset Avenue	Unpermitted exterior windows, see Contractor Licensing Case CECV20230011224.

CESD2024 0000168	SD	Open	01/08/2024	2132/2134 Palm Street - 51692160006	Unpermitted interior renovation, see Contractor Licensing Case CECV20230011199.
CESD2024 0000245	SD	Open	01/09/2024	3057 Cottage Grove Ave - 23370480007	Unpermitted apartment constructed on the rear of the main house.
CELU2024 0000361	LU	Open	01/12/2024	2832 Linda Dr - 55701640002	RV in back yard with people living in it. Blue tarp still on the roof.
CEV202400 00540	V	Open	01/19/2024	Front of 4040 Bayshore Drive.	Inoperable vehicles and or missing / expired tags.
CEPM2024 0000670	PM	Open	01/23/2024	2832 Linda Dr - 55701640002	Blue tarp partially covering the roof of the primary structure.
CELU2024 0001053	LU	Open	01/30/2024	3313 Thomasson - 22624720003 (wrong address) Correct Address of Alleged Violation: 22624760005, 3307 Thomasson	Neighboring property is littered with car parts, used tires, and other items. He also states the owner has approximately 10 chickens running loose.
CELU2024 0001112	LU	Open	01/31/2024	2508 Barrett - 81731600002	Shipping container being stored on the front lawn of a residence.
CEV202400 01116	V	Open	01/31/2024	2508 Barrett - 81731600002	Vehicles parked on the grass of a residence
CESD2024 0001290	SD	Open	02/05/2024	1371 Shadowlawn - 22420080002	Active eagles nest on site of pending building demolition
CESD2024 0001423	SD	Open	02/08/2024	2508 Barrett - 81731600002	The interior of a residence is being re-modeled without the required Building Permits.
CEAU2024 0001539	AU	Open	02/13/2024	71580220009 - 2955 BAYSHORE DR	Modifications made to the outdoor seating area of the Wine Bar on the Bayshore Drive side without the required permits and/or SDPI.
CELU2024 0001680	LU	Open	02/20/2024	61836280004 – 4040 Bayshore Drive	The accumulation of garbage, debris, & litter was observed while investigating a Vehicles case for this property.

Advertisement

Item 10b Attachment 11

## DeSantis signs homeless camping bill

\$30M appropriation isn't sufficient, advocates say

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Ana

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### Goñi-Lessan

Tallahassee Democrat USA TODAY NETWORK – FLORIDA

At a Wednesday bill signing, Gov. Ron DeSantis and top Republicans in the Florida Legislature highlighted that their anti-public camping bill would provide what are known as “wraparound services,” including mental health care, for the state’s homeless population.

The legislation requires municipalities to designate a specific public space for camping and sleeping, if the shelters are full, with approval from the Florida Department of Children and Families. They must include security, behavioral health services and bathrooms with running water.

But critics say the state’s \$30 million appropriation for the measure isn’t enough.

DeSantis signed “Unauthorized Public Camping and Public Sleeping” (HB 1365) in Miami Beach, saying “it will help maintain and ensure that Florida streets are clean and that Florida streets are safe for our residents.”

“What we’re saying is, we can do better,” said Sen. Jonathan Martin, R-Fort Myers, who also spoke at the press conference. “We can synergize, we can put everybody in one place, not just the homeless, but we can put the not-forprofits and those that are helping in one location.”

But Megan Sarmiento, an outreach program manager for the Florida Harm Reduction Collective in Tampa, said \$30 million isn’t enough for the kind of outreach the state’s Republican leaders are talking about.

“We’re going to need so much more funding if we’re going to build up these resources,” she said. “Even now, how the system is, we are finding people on the streets and are unable to link them to care because of the lack of resources, including housing and detox.”

### Governor returns to Miami Beach for homeless bill signing

This is the governor’s third appearance in Miami Beach since Feb. 5. At the event, Mayor Steven Meiner called Florida the “law and order state” and Miami the “law and order city.”

House Speaker Paul Renner, R-Palm Coast, was in attendance, as was the bill’s sponsor, Rep. Sam Garrison, RFleming Island, in line to be Florida House speaker in 2026-28.

Garrison earlier told the USA TODAY Network that the state has allocated \$30 million – \$10 million more than the previous year – for what are known as “continuums of care” to prepare for the law. Garrison calls the state funding an “investment” into new state standards.

Continuums of care are the regional bodies that coordinate housing and services for homeless people.

“We’re going to make a real big difference in the lives of Floridians and those who have mental health issues, those who are homeless for economic reasons, or those who are suffering from substance abuse as well,” said Martin, who sponsored the Senate version of bill.

Sarmento works in Hillsborough and Pinellas counties, which in 2023 ranked third and fourth in the number of homeless people, according to the Florida Department of Health. Currently in Hillsborough, there is only one detox facility that takes people without insurance, and it’s always full, she said.

### **‘Resources are either scarce or not allowed,’ advocate says**

“I think the idea of providing wraparound services is great, but the two services that people want the most, detox and medications for opioid use disorder, those resources are either scarce or not allowed,” Sarmento said.

Rep. Anna Eskamani, D-Orlando, responded to the new homeless camp law. In a statement, she said the state should focus on decreasing property insurance rates and affordable housing.

“This law is going to make a bad situation worse and we should be focused on addressing the environment that creates homelessness, not punish people who have fallen into those circumstances,” she said.

The conservative, Texas-based Cicero Institute, a policy research group, has been advocating for states to adopt restrictions like the new Florida law.

Republican megadonor and billionaire tech entrepreneur Peter Thiel has promoted the idea, along with Joe Lonsdale, a tech investor who hosted a Texas fundraiser for DeSantis during his nowsuspended presidential campaign.

DeSantis said the law was Florida’s way of preventing cities looking like San Francisco, a city he has criticized for its “leftist policies” and for allowing parks and sidewalks “to be overwhelmed with tent cities and homeless encampments.”

“These are difficult issues, but you should not be accosted by a homeless, like we see,” DeSantis said at the press conference. “You should be able to walk down the street and live your life.”

*Ana Goñi-Lessan, state watchdog reporter for the USA TODAY Network – Florida, can be reached at [agonilessan@gannett.com](mailto:agonilessan@gannett.com).*

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# Sidewalks to shelters

Florida cities, counties trying to get ready for homeless camping law



Ana Goñi-Lissan Tallahassee Democrat | USA TODAY NETWORK – FLORIDA

**F**or Stephanie Bennett, home is a tent in the woods. • It's there, near a set of railroad tracks in the city of Tampa, that the 41-year-old has lived for the last eight years. • Not too long ago, an outreach worker and the cashier at the nearby 7-Eleven told her about a new law coming, one that would make it illegal for her to live in her tent. • That legislation – “Unauthorized Public Camping and Public Sleeping” (HB 1365) – was signed by Gov. Ron DeSantis on Wednesday in Miami Beach. • It will prohibit local municipalities from allowing people to camp or sleep on public property as of its Oct. 1 effective date. • “Florida will not allow homeless encampments to intrude on its citizens or undermine their quality of life like we see in states like New York and California,” he said in a statement.

See HOMELESS, Page 4A

New legislation signed by Gov. Ron DeSantis will prohibit local municipalities from allowing people to camp or sleep on public property as of its Oct. 1 effective date. GETTY IMAGES



The Area Housing Commission has "Campsite Shelter Removal" notices posted at the Jones Swamp homeless camp off North Navy Boulevard in Pensacola on Feb. 21. GREGG PACHKOWSKI / GREGG@PNJ.COM

## Homeless

Continued from Page 1A

"The legislation I signed today upholds our commitment to law and order while also ensuring homeless individuals have the resources they need to get back on their feet," DeSantis said.

The legislation requires municipalities to designate a specific public space for camping and sleeping with approval from the Florida Department of Children and Families that includes security, behavioral health services and bathrooms with running water.

If they don't, the law allows businesses and residents to hold the local government accountable in court.

Its proponents view it through the lens of compassionate conservatism, pointing to decades of funding for efforts that they say haven't helped reduce the homeless population by attacking the root causes, including poverty, mental health and substance use disorder.

Critics, meantime, have said the legislation will create forced internment camps, shoving homeless people into fenced villages where they will be neither seen nor heard.

"When they told me about this law, I went and told everybody," Bennett said. "I was like, 'Yo, they're trying to pass a law where they're going to make it illegal for us to put our tents up. We're not going to be able to have tents, and they're going to force us into their camps.'"

Across Florida, under the looming threat of potential civil suits, local governments and what are called "continuations of care" are looking at ways to comply — with varying responses.

One county is looking to open an overnight shelter. A city in the Panhandle is hiring a consultant. And a rural continuum of care with one of the highest unsheltered rates in the country has heard nothing from the six counties that it serves.

While the state upped the budget for the continuums of care, the regional bodies that coordinate housing and services for homeless people, advocates for the homeless are wondering if counties and cities will pay for the expansion in services. If there are any.

Bennett believes the support she would get at the camp won't be enough to help her.

"What is keeping you homeless, that is the issue that they need to address. The why, not the aftermath," Bennett said. "Don't just leave us this way, find out why, and help us."

Rep. Sam Garrison, R-Fleming Island, said that was the intent of the bill, to connect the chronically homeless with mental health treatment. He called the new initiative "the Florida model."

"That was the way we tried to address that issue and making sure there was accountability, while also not putting the burden exclusively on the person who's sleeping on the side street," said Garrison, who is in line to be Florida House speaker in 2026-28.

### Some say jail is better alternative

In 2023, the U.S. Department of Housing and Urban Development (HUD) counted 18,815 year-round shelter beds in emergency, safe haven and transitional housing in Florida. That same year, the state had 30,756 people experiencing homelessness, with 15,482 people unsheltered.

The part of the law that requires mu-



A homeless man looks for shelter in Tampa on Aug. 30, 2023, after Hurricane Idalia made landfall. MIGUEL J. RODRIGUEZ CARRILLO/GETTY IMAGES

municipalities to create designated camp sites is only triggered if there aren't enough shelter beds.

"The current status quo of living under an underpass, or on your own somewhere without even a modicum of sanitation, or security, or access to mental health or substance abuse services just isn't going to work," Garrison said.

Megan Sarmento, an outreach program manager for the Florida Harm Reduction Collective in Tampa, said many of the homeless people she works with distrust DCF, the agency in charge of monitoring the encampments. Some of them have lost their children or have been incarcerated because of DCF, she said.

"I feel like: these services need to be voluntary rather than kind of forced, because as soon as somebody feels forced to do something, especially among this population that's found this independence and freedom, then that linkage to care doesn't work," she said.

While the legislation requires 24-hour security at the encampment, Bennett predicted unsheltered people would rather head to a jail cell than risk their safety and camp with people they don't know.

The new law includes an exemption for "fiscally constrained" counties from the requirements of the public camping area if the county can show compliance would "result in fiscal hardship."

Bennett doesn't trust the state or local governments will be able to monitor the camp and offer the support she needs. Bennett said she has untreated bipolar disorder, schizophrenia and attention-deficit/hyperactivity disorder. She said she would need wrap-around services, including self-sufficient skills training and someone to help her sign up for disability.

But "it's like the system has ADD (attention deficit disorder)," she said. "We've gotten started, and we've gotten through one step, but then oh, whoops, the system's dropped us. By the time they pick us back up again, we've got to start over, or we've got some other issue."

There were 29 "fiscally constrained" counties in Florida in 2023, according to the state's Department of Revenue. Most are rural and in north Florida or the interior of South Florida.

Brenda Gray and a staff of five other people lead the continuum of care for six of those counties. Gray, the executive director of Heartland Coalition for the



Leon County Commissioners approve multiple initiatives to fight homelessness. Eleven intersections will be decorated with new blue signs encouraging organizational donations. PHOTO FROM BRIAN WELCH'S FACEBOOK PAGE

Homeless, coordinates services for the homeless in DeSoto, Glades, Hardee, Hendry, Highlands and Okeechobee counties.

In 2023, the Annual Homelessness Assessment Report to Congress by the U.S. Department of Housing and Urban Development found Hardee, Hendry and Highlands counties had the second-highest rate of homelessness in the nation.

Homelessness includes couch surfing, families doubling up in the same apartment, sleeping in a car, living in a hotel or staying at the shelter. But a little over 88% of all the homeless people in these three counties are unsheltered, according to the report.

Gray said the funding the agency gets to help people find housing is from federal and state dollars. None of the counties contributed to the \$723,463 the agency got in grants in fiscal year 2023 (July 1-June 30).

In 2022, the number of homeless people in all six counties totaled 609.

A few weeks ago, Gray had a single mother with children looking for a place to live.

She could put them in a hotel for a week, but that could be over \$1,000.

"The mother just can't ... find a place she can afford," Gray said. "I know nine times out of 10 the landlord's going to say 'I want first, last and security.' OK, I can handle that, but what happens after that? She can probably only afford one more month, so she's in that place for four months, and then she's back homeless again."

She added: "That's crazy. What do you do?"

### What are governments doing?

In the early days of the legislative session that ended March 8, Gray asked each county she serves what they were planning on doing. Her organization does not have land for a designated encampment site. As of earlier this week, she had not heard back from any of the six counties, she said.

A spokesperson for Highlands County said the county started community-wide discussions with local stakeholders last fall and will continue them through the spring to address the increasing unsheltered population, including expanding access to mental health care.

The City of Orlando is currently looking at facilities for an emergency overnight shelter, said spokesperson Ashley

Papagni.

The city will be partnering with the Homeless Services Network of Central Florida, the lead agency designated by the federal government to address homelessness for Orange, Osceola and Seminole counties, according to its website.

The shelter would not require criminal background checks, credit checks or income verification, program participation, sobriety or identification, Papagni said, and it would be open 24 hours a day so residents do not have to leave during the day.

In February, the Homeless Services Network's CEO said she was concerned about the future law and worried about who would pay for the new encampments.

"And without funding available, many jurisdictions are not going to have a viable way to fulfill those requirements," Martha Are told WMFE, the NPR affiliate in Central Florida. "If they do not have the funding to make one of these locations happen, they will find themselves in a position where all they can do is relocate people out of the community — or arrest them."

Leon County isn't planning to change its operations and policies under the new law, said its spokesperson, Mathieu Cavell. That's because, he explained in a memo, the capital county is already in compliance with the law and already has a number of ongoing partnerships, initiatives and funds invested to combat homelessness.

In Pensacola, the city is hiring "housing first" homelessness consultant Jon DeCarmine, the executive director of GRACE Marketplace in Gainesville.

GRACE Marketplace is a low-barrier shelter and support services center that works to help people experiencing homelessness find a permanent place to live.

"How we also adhere to this new legislation is going to have to be a collective effort between us in the county, but we're not going to be able to do that alone," Pensacola Mayor D.C. Reeves said this month.

The state has allocated \$30 million — \$10 million more than the previous year — for continuums of care to prepare for the law. Garrison calls the state funding an "investment" into new state standards.

Some local governments have turned a "blind eye" to the homeless and "shrug their shoulders," he said.

"We're not going to tell you necessarily how to do it, but we're going to say no matter what, these public spaces have to be protected," Garrison said.

At a press conference last week, DeSantis said "the Florida model" is a way to keep cities from looking like San Francisco, a city that he had previously said "collapsed because of leftist policies."

He hinted at the potential of the state helping local governments with mental health support, but stood firm against permitting cities and counties to let people live in public parks and on streets.

"We're basically saying in the state of Florida, a municipality or county is just simply not allowed to embrace San Francisco-style policies," DeSantis said last Friday. "You can make other choices, but you can't make that choice. Why? Because every time that choice has been made, the result has been destructive."

Ana Coñi-Lessan, state watchdog reporter for the USA TODAY Network — Florida, can be reached at [agonilesan@gannett.com](mailto:agonilesan@gannett.com).



*Creativity in Bloom*

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Item 10c-Attachment 13

MEMORANDUM

TO: BBMSTU and CRA ADVISORY BOARD  
VIA: DAN RODRIGUEZ, DEPUTY COUNTY MANAGER  
FROM: TAMI SCOTT, PROJECT MANAGER  
SUBJECT: 17 ACRES BOARDWALK PROJECT  
DATE: MARCH 27, 2024

- 
- **SDPI- ~~Sugden Park review is due February 26, 2024, Monday of next week.~~ Approved**
  - **SDP- ~~17 Acres is due March 6, 2024; Two weeks from yesterday.~~ Approved**
  - **SFWMD- Permit is still pending awaiting DEP approval.**
  - **DEP – Permit pending; new application to Army Corps of Engineers in leu of the DEP**
  - **PROCUREMENT PROCESS**

As of Monday 3-18-2024, County staff consider the majority of tasks 1,2,2A,2B and 3 as described in “SCHEDULE C “completed or near completion with the exception of Task 2C Environmental Services, as of 3-18-2024 we are moving on to task / Item 4- Bidding Services.

Deliverables for Procurement

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

MEMORANDUM

TO: BBMSTU and CRA ADVISORY BOARD  
VIA: DAN RODRIGUEZ, DEPUTY COUNTY MANAGER  
FROM: TAMI SCOTT, PROJECT MANAGER  
SUBJECT: CURRENT PROJECTS  
DATE: MARCH 27, 2024

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**Maintenance Projects**

**Tami Scott - Project Manager**  
**Bayshore CRA and MSTU**  
**Cell 239-778-6598**

- Replace existing electrical control box- PO issued. waiting on parts \$30,840.81
- Repair lights at roundabout- PO issued, Repair scheduled \$4,273.98
- New bus stop structures and accessories have been approved and PO issued Accessories \$38,000, Construction \$108,000 -starting April 2024
- Repave and restripe Bayshore drive and Shadowlawn. Current price for Bayshore is approx. \$140,000 waiting on final number for Shadowlawn.
- Replace existing irrigation pumps- staff is in discussion with County irrigation team waiting on new county contract approximately \$80,000
- Replace benches and trash can throughout Bayshore drive \$29,870.00
- Rework sidewalk pavers on Bayshore – looking at a pilot project in front of 239 hotel.
- Paint bridge and railings – finalizing scope
- Install new lighting on Bayshore- creating final scope \$400,000
- Scrap metal from CRA shop loaded in recycle dumpster and waiting on pick up. 20 yard dumpster
- Miscellaneous construction and horticultural debris from CRA shop loaded in recycle dumpster and waiting on pick up. 20 yard dumpster

**Partnership Projects with Road Maintenance –**

**Pa Erik Montalvo**  
**Project Manager – Road Maintenance Division**  
**4800 Davis Boulevard, Naples, FL 34104**  
**Phone: (239)-252-1023**

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





Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Bayshore Area 1: Pines, Becca, Weeks:

- Current plans are at 85% since 02/29/2024. We are currently waiting for a change order to include the Wastewater Force Main relocation on Weeks Ave and Becca Ave.
- Working with City of Naples to include water main improvements as well. Engineer to estimate design work and depending on cost will be either included in the current change order or Blot Engineering will be directly selected by the City of Naples for the design work.
- Previous point will also determine if an interlocal agreement will be needed for the Construction work or for construction and design work with the City of Naples.

Bayshore Area 4: Linwood Way & Bayside St.

- Current plans are at 60% and has gone for review. Other departments will note any conflicts with their own utilities and City of Naples will look for any potential opportunities to partner with them.
- Once review is complete, we will look over for any potential conflicts and changes needed to the plans.

**Partnership Projects with Transportation and FDOT –**

**Michael Tisch**

**Project Manager II**

**Transportation Engineering**

**Phone: (239)-252-5839**

Sidewalk Project –

- Areca Ave. down to Captains Cove – Design FDOT FY 27(Starts July 2026) Design would start Sept/Oct 2026, it takes 9 to 12 months to complete. Construction would be anticipated to start in late 2028/early 2029, but it is currently NOT in the FDOT Work Program yet, as it is outside the 5-Year Work Program.

Sidewalk Project –

- Pineland Ave to Francis Ave. - Design FDOT FY 27(Starts July 2026) Design would start Sept/Oct 2026, it takes 9 to 12 months to complete. Construction would be anticipated to start in late 2028/early 2029, but it is currently NOT in the FDOT Work Program yet, as it is outside the 5-Year Work Program.