



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**

May 7, 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. April 4, Meeting Minutes
  - b. Financials
7. Community and Staff Presentations:
  - a. Public Safety Report by Sheriff's Office
  - b. Development Report by Laura DeJohn, Johnson Engineering (Attachment 2)
  - c. Huey Magoos PL20230016299- Matthew Walker & Greg Lampert (Attachment 3)
8. Old Business
  - a. Priority List Update (Attachment 4)
  - b. Lighting update on Commercial Drive (Attachment 5)
9. New Business
10. Advisory Board and General Communications
  - a. Code Enforcement (Attachment 6)
  - b. Correspondence
  - c. CRA Staff
    - i. Projects Report (Attachment 7)
    - ii. Monthly Meeting
  - d. Advisory Board
11. Next Meeting
  - a. June 4, 2024 @ 6 p.m.
12. Adjournment



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**April 4, 2024, Meeting Minutes**

**Item 6a-Attachment 1**

**BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD  
COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY (CRA) MINUTES  
OF THE APRIL 4, 2024, MEETING**

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board (CRA) was called to order by Chairwomen, Karen Beatty, at 6:00 p.m.

1. **Meeting Called to Order:** Meeting called to order by Karen Beatty.
2. **Roll Call:** Advisory Board Members Present: Karen Beatty, Maurice Gutierrez, Al Schantzen, Kristin Hood, Kathi Kilburn, Mike Sherman, Steve Rigsbee, James Talano (Zoom). Sam Saad, had an excused absence.
3. **Invocation & Pledge of Allegiance:** Led by Karen Beatty.
4. **Adoption of the Agenda:** Motion made by Al Schantzen to adopt the agenda as written; second by Kathy Kilburn; approved unanimously.
5. **Public to be Heard (Non-Agenda Items):** Mr. Ferrari, Manager, Pavorotti Foundation and Theatre Department – within the next four weeks we should have a completed offer to bring to you regarding the 17 acres.
6. **Consent Agenda:**  
Al Schantzen makes a motion for Jim Talano to be a voting member via Zoom; Kristin Hood seconds the motion. Approved unanimously.
  - a. **Adoption of the March 6, 2024, Joint Meeting Minutes:** Kristin Hood notes a correction in 6B regarding lights not in the medium.
  - b. **Financials**

Al Schantzen makes a motion to accept the consent agenda as revised; second by Maurice Gutierrez. Approved unanimously.

7. **Community & Staff Presentations:**
  - a. **Public Safety Report by Sheriff's Office:** Sgt. Tuff – at the Target on Pine Ridge taking pantry donations from 9:00 a.m. to 1:00 p.m. Al Schantzen – need for extra traffic control for the Naples Pickleball Center on Thomasson. Karen Beatty – Areca Street/Coco – another bicycle was stolen. Al Schantzen – Canal Street with a vacant house has squatters. Kristin Hood – information on the fire on Davis last Friday, behind Shadowlawn Elementary and CVS, it is under investigation (abandoned barn fire).



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**b. Live Local Act, Growth Management Division, Mike Bosi, Director, Cormac Giblin, Director of Economic Development and Housing**

Kathi Kilburn: How affordable are these really going to be?

Mike Bosi: 40% of the residential units within that multifamily development are going to be allocated affordable for a 30-year period. They must satisfy only 120% of AMI. And then the next is for the provision where Collier County can't restrict the density of the proposed development authorized under the subsection below the highest density on any incorporated land in the county where residential development is allowed. With the application of that, do you know where we're finding the highest density allowed within Collier County? It's a big building that you can see from here - - 91.77 units an acre that these projects are entitled to because of the Live Local Act.

Kathi Kilburn: Do you find that it's not hitting the target?

Mike Bosi: Yes, completely. That is the statute that has been adopted by the state legislator. Very challenging.

Mike Bosi: It is not a great piece of legislation in terms of promoting an overall continuity within individual communities.

Al Schantzen: Made a motion to draft correspondence to the Board of County Commissioners in our support of recognizing PUDs as a limiting factor; Karen Beatty seconds the motion. Approved unanimously.

James Talano: Made a motion to extend an invitation to Senator Kathleen Passidomo to come in and explain her perspective on the legislation for the Live Local Act; Al Schantzen seconds the motion. Approved unanimously.

Shirley Garcia: Will forward Mike Bosi's slides to the Board and draft a letter for the advisory board with Chairs signature.

**c. Stormwater Project, Phase I & II, Update; Eric Montalvo, Project Manager, Road Maintenance: Becca, Pine and Weeks – design plans at 85%; change order in process with Blot Engineering due to wastewater conflicts.**

Shirley Garcia: Dan Rodriguez would like to encourage Eric to get the new figures to him next week because public utilities is in the middle of doing their budget.

Eric Montalvo: City of Naples Water and Construction Improvements would like to partner up with this project so that they can improve some of their water lines underneath the neighborhood since we are digging up the street. The engineer is also handling the design for Bayshore Area One and will combine these projects together. This will extend the timeline. Mr. Montalvo will discuss with Mr. Blot and get back

to you on a revised timeline. Instead of being at 90%, it will probably go down to 75%.

Marshall Miller: We are trying to make sure these projects don't get put on the back burner like many other projects have in the past. We are trying to make sure that we provide project management and give you updated timelines because I know time and time again, you guys have been promised certain things by previous project managers, division directors, whoever. What Eric is trying to do is keep this moving in a forward direction. But we're also making sure that the designs are of a stature that are going to work.

We are 100% on Becca. We installed a backflow preventer, I believe, two years ago. It caused a different set of issues that we've identified with Blot that will be in the upcoming projects. Hopefully, nothing like that will ever happen again, to make sure that these mistakes and or oversights in the past aren't going to repeat themselves in the future.

Eric Montalvo: Linwood and Bayside – currently at 60% and still in review. Once the review is over, we will look over the conflicts and see where we will need to make changes to either design or move any assets to install these stormwater improvements.

Jim Talano: Are there any estimates on the rainfall and tidal capacity of these streets currently and what you project at the end of the project?

Eric Montalvo: I have not seen any detail like that. I would have to get back to you. I would need to contact engineering and look back through prior information. I'll send that over to Shirley as soon as possible.

**f. Development Report, Abe Elizarraraz, Johnson Engineering:**

Presented the April Development Report – four new projects were added.

- # 9 Columbia Sussex – look at compatibility to the surrounding area; third application is that they oriented the building towards 41 instead of the residence homes; two pickleball courts; they are only allowed to build to 57 feet – but they are trying to rezone it and get a PUD plan unit development – to create their own zoning, density, height, etc.
- Kristen Hood: Motion that the CRA Board sends a letter not recommending the allowance of rezoning for this development due to the intensity and detriment to the residential neighboring properties. There is reasonable accommodation for their development. But they must do it within reasonable means or a redesign for the neighborhood and for the lot that they're trying to build it on. Maurice Gutierrez seconds the motion. Approved unanimously.
- Shirley Garcia: Will draft a letter and email a copy to the Board members for changes/review.

- #19 Shadowlawn Drive; mark the trees that you want saved; talk with the developer and make recommendations; need for buffer information – same developer that cleared 20 acres without having permits.
- Al Schantzen: The Live Local Act queries – if there's no chance of it passing, then there's no sense for us to track it and keep it in this report.
- Shirley Garcia: Bayview Drive, Naples Marina rezone request – residential neighbors are concerned. Perhaps next month you can provide additional information.

**g. Letter of Intent to Purchase, Harry Bandinel (and Ted Mabry), Pacific Development Corp.:** Presentation for Sugden Park and the 17 acres. The conceptual design incorporated live music venue and an amphitheater to be built onto Sugden Park property with parking for the outdoor dining area and music venue all on the County Parks property, the 17 acres conceptual had a design for residential condominiums and possibly partnering with the CRA to build a garage for their residential parking requirements and allow the public to access the parking garage as depicted.

- Shirley Garcia: Sugden Park is through Parks and Recreation. CRA does not own this land. The County Managers Office is not interested in combining projects for a theatre or outdoor music venue at this time or allowing any type of outdoor Amphitheatre to be built on this property because this is a passive park. The boardwalk will not be moved and will continue to be built for pedestrian access into Sugden Park as designed. The consensus of the board was not in favor of this conceptual design and would like to continue building the pedestrian path as planned.

## 8. Old Business:

### a. **Priority List 3.23.24 Workshop**

Priorities list to be revised and brought back at the next meeting.

## 9. New Business:

### a. **Advisory Board Reappointments**

- (1) **Maurice Gutierrez**
- (2) **Mike Sherman**
- (3) **James Talano**
- (4) **Kathi Kilburn**

Al Schantzen: Recommends that Maurice Gutierrez be kept on the Board; Karen Beatty seconds. Approved unanimously.

Maurice Gutierrez: Motion made to keep Mike Sherman; second by Kathi Kilburn. Approved unanimously.

James Talano and Kathi Kilburn – voting done by ballot to extend/reappointment of one member. Vote result: James Talano was recommended to be reappointed and the Davis



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Blvd Business owner will be solicited by staff to encourage more participation within the Gateway Triangle.

**10. Advisory Board and General Communication:**

- a. Code Enforcement** – John Johnson  
Maurice Gutierrez: 2793 Bayview, two-story yellow house is being used for commercial use. Shirley to open a case on this.
- b. Correspondence**
  - (1) Homeless Camping Bill Article**- Attached as informational.
  - (2) Sidewalk to Shelters Article** - Attached as informational.
- c. CRA Staff**
  - (1) Projects Report** – Ms. Scott provided the projects update, if anyone had any questions.
- d. Advisory Board**

Karen Beatty: Send an email to Mike Sherman, Joel Toledo and Siobhan Cleveland congratulating them for being honored and celebrated by the Bayshore Arts Group at their inaugural annual event on April 5. On behalf of the CRA Advisory Board we want to congratulate them and honor them for what they have contributed to the community. Shirley Garcia to send a draft to Karen.

**11. Next Meeting:** May 7, 2024, Tuesday, 6:00 p.m.

**12. Adjournment:** Meeting adjourned at 9:50 p.m.

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**Chair, 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>131,286.99</b>	<b>546,049.96-</b>	<b>414,762.97</b>
<b>1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP</b>			<b>131,286.99</b>	<b>546,049.96-</b>	<b>414,762.97</b>
<b>REVENUE Sub Total</b>	<b>3,835,700.00-</b>	<b>3,852,426.00-</b>		<b>3,617,425.99-</b>	<b>235,000.01-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>20,000.00-</b>	<b>20,000.00-</b>		<b>33,325.99-</b>	<b>13,325.99</b>
361170 OVERNIGHT INTEREST				27,658.17-	27,658.17
361180 INVESTMENT INTEREST	20,000.00-	20,000.00-		5,667.82-	14,332.18-
<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>131,286.99</b>	<b>3,071,376.03</b>	<b>649,762.98</b>
<b>PERSONAL SERVICE</b>	<b>581,900.00</b>	<b>581,900.00</b>	<b>15,529.25</b>	<b>201,959.44</b>	<b>364,411.31</b>
<b>OPERATING EXPENSE</b>	<b>543,200.00</b>	<b>559,926.00</b>	<b>115,757.74</b>	<b>221,916.59</b>	<b>222,251.67</b>
631990 OTHER PROFESSIONAL FEES				762.00	762.00-
634210 IT OFFICE AUTOMATION ALLOCATION	14,800.00	14,800.00	3,700	11,100.00	
634970 INDIRECT COST REIMBURSEMENT	68,400.00	68,400.00		68,400.00	
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		233.59	12,766.41
634999 OTHER CONTRACTUAL SERVICES	88,400.00	105,126.00	84,448.00	31,440.66	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		567.33	1,232.67
641700 CELLULAR TELEPHONE	2,200.00	2,200.00		914.46	1,285.54
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	1,057.77	442.23	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	875.00	2,625.00	
645260 AUTO INSURANCE	500.00	500.00	125.00	375.00	
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	5,600.00	7,000.00	2,400.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	200.00	200.00		96.00	104.00
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	5,410.09		2,910.09-
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		2,711.80	1,711.80-
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	101.85	1,502.55	395.60
651210 COPYING CHARGES	2,600.00	2,600.00	1,461.67	1,738.33	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	14,519.57	18,611.12-
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	419.88	14.99	65.13
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>1,192,374.71</b>	<b>2,576,869.54-</b>	<b>1,384,494.83</b>
<b>1021000000 BAYSHORE CRA PROJECT FUND</b>			<b>1,192,374.71</b>	<b>2,576,869.54-</b>	<b>1,384,494.83</b>
<b>REVENUE Sub Total</b>	<b>2,670,900.00-</b>	<b>14,965,653.61-</b>		<b>2,819,232.01-</b>	<b>12,146,421.60-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>24,600.00-</b>	<b>24,600.00-</b>		<b>171,732.01-</b>	<b>147,132.01</b>
361170 OVERNIGHT INTEREST				137,078-	137,078
361180 INVESTMENT INTEREST	24,600.00-	24,600.00-		31,653.89-	7,053.89
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>1,192,374.71</b>	<b>242,362.47</b>	<b>13,530,916.43</b>
<b>OPERATING EXPENSE</b>	<b>720,900.00</b>	<b>4,098,907.13</b>	<b>1,029,012.21</b>	<b>201,566.19</b>	<b>2,868,328.73</b>
631401 ENGINEERING FEES DESIGN	511,200	463,097.54	104,145.23	105,294.31	253,658.00
634980 INTERDEPT PAYMENT FOR SERV				13,728.77	13,728.77-
634999 OTHER CONTRACTUAL SERVICES	209,700	3,520,841.26	863,127.76	29,314.00	2,628,399.50
639990 OTHER CONTRACTUAL SERVICE		114,968.33	61,739.22	53,229.11	
<b>CAPITAL OUTLAY</b>	<b>1,750,000.00</b>	<b>8,561,322.45</b>	<b>163,362.50</b>	<b>10,796.28</b>	<b>8,387,163.67</b>
762200 BUILDING IMPROVEMENTS		9,230.00		9,230.00	
763100 IMPROVEMENTS GENERAL	1,750,000	8,552,092.45	163,362.50	1,566.28	8,387,163.67
<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	265,290.53	134,608.31	3,439,650.00
50203 BAYSHORE CRA PROJECT FUND	961,200.00	3,839,548.84	265,290.53	134,608.31	3,439,650.00
EXPENSE Sub Total	961,200.00	3,839,548.84	265,290.53	134,608.31	3,439,650.00
OPERATING EXPENSE	511,200.00	699,714.84	265,290.53	134,608.31	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	161,145.30	29,314.00	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	61,739.22	63,645.48	3,589,129.27
50208 BAYSHORE CRA PROJECT FUND	1,000,000.00	3,714,513.97	61,739.22	63,645.48	3,589,129.27
EXPENSE Sub Total	1,000,000.00	3,714,513.97	61,739.22	63,645.48	3,589,129.27
OPERATING EXPENSE		803,275.93	61,739.22	63,645.48	677,891.23
634980 INTERDEPT PAYMENT FOR SERV				13,728.77	13,728.77
634999 OTHER CONTRACTUAL SERVICES		691,620.00			691,620.00
639990 OTHER CONTRACTUAL SERVICE		111,655.93	61,739.22	49,916.71	
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	218,324.50		791,375.50
50258 BAYSHORE CRA PROJECT FUND	509,700.00	1,009,700.00	218,324.50		791,375.50
EXPENSE Sub Total	509,700.00	1,009,700.00	218,324.50		791,375.50
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	141,000.00		409,000.00
763100 IMPROVEMENTS GENERAL	300,000.00	550,000.00	141,000.00		409,000.00

**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

# May 2024 Development Update

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. **2632 Andrew Dr (RZ): PL20240004382\*** & **3091 Tamiami Trl. E Workforce Housing (GMPA): PL20240004385\***

Location: 2632 & 2647 Andrew Drive & 3091 Tamiami Trail E.

Owner: Nicks Rest & Houka Lounge Inc. & I-75 Naples Properties LLC (2647 Andrew Dr)

Status: **Pre-app meeting scheduled for 5/15/2024.**

See also page 5, *Site Development Plan (SDP) PL20240004191* and page 13, *Zoning Verification Letter (ZLTR) PL20230016985* for 3091 Tamiami Trl. E Workforce Housing

The owner/developer is looking to help meet the need for workforce housing in Naples through the Florida Live Local Act. The proposed project is for a 1st floor restaurant and lobby with +/-54 workforce housing units (525-725 square feet) on the above floors. Requesting rezone from RMF-6-GTZO-R on 2632 Andrew Drive. On-street parallel parking is proposed on Andrew Drive to increase the number of parking spaces. The lot across the street, 2647 Andrew Drive, will be used for parking. The project will include associated drainage, utilities, landscaping, etc.



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

Location: 1950 Mayfair Street

Owner: Naples Triangle Dev JV PROPCO LLC

Status: Pre-application meeting held on 4/17/2024.

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



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

Location: 2998 Poplar Street  
 Owner: Steven Veneziano Jr. (per Property Appraiser records on 5/1/2024)  
 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. 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.



**5. 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 12, 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.

**6. 3313 Captains Cove (LDBPA): PL20230014997**

Location: 3313 Captains Cove  
 Owner: Larsons Green LLC  
 Status: Zoning Verification Letter issued (PL20220005608) on 9/20/2022 and revised on 10/19/2023. Pre-application meeting held 10/25/2023. Application submitted on 11/9/2023.

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.

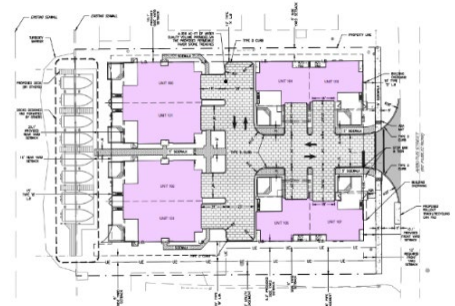
Based on recommendations from Zoning Verification Letter (ZLTR-PL20220005608) density bonus is available to multi-family projects that are less than 2 acres and based on staff review the subject property is eligible to apply. It is the opinion of the staff that if the lot was increased to 0.25 acres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

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

Location: 2766 Arbutus Street

Owner: Arbutus Landing LLC

Status: Pre-application meeting held 8/3/22. First applicant submittal on 5/25/2023. Staff issued first 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 1/11/2024. Third applicant submittal on 3/25/2024. **Staff issued third comment letter on 4/9/2024.**



See also page 9, 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.

**8. Columbia Sussex CPUD (PUDZ): PL20230008099**

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

Owner: T B East Trail LLC sold to CP Naples LLC as of 2/22/2024

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 2/5/2024 at 5:30 pm at the Botanical Garden FGCU/Buehler Auditorium & presented to BGT CRA AB on 2/8/2024. 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."



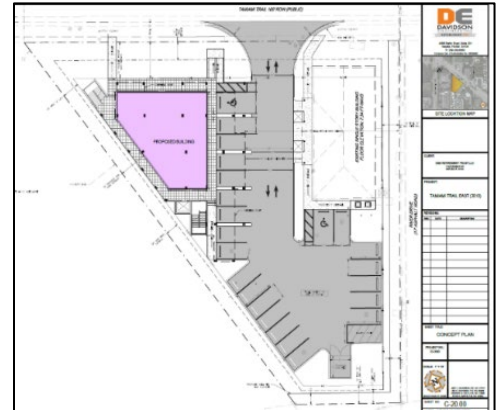
**9. 3010 Tamiami Trl E (MUP): PL20220006931**

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 1/11/2024. Fourth applicant submittal on 1/23/2024. Staff reviews finalized as of 3/22/2024; 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.

64' from top of slab  
56' from finished floor



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

PROJECT: 1122		D & D TRUST PROPERTY 3010 TAMAMIAM TRAIL E NAPLES • FLORIDA
DATE: 12/28/23		
REVISED: 1/25/24		
15.0.0.001		

**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

### 10. Workforce Housing – 3091

#### Tamiami Trl E (SDP): PL20240004191\*

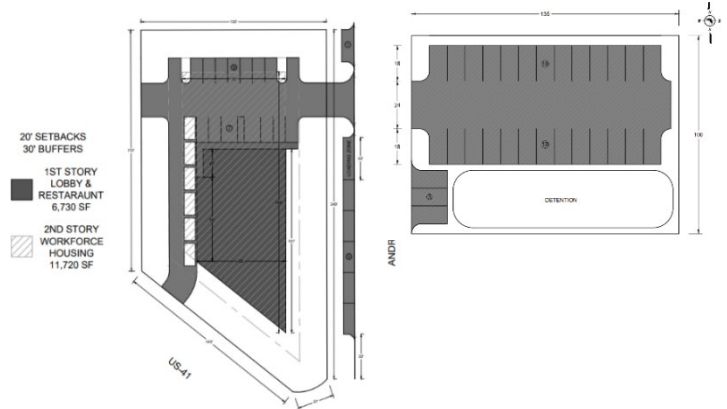
Location: 2632 & 2647 Andrew Drive & 3091 Tamiami Trail E.

Owner: Nicks Rest & Houka Lounge Inc. & I-75 Naples Properties LLC (2647 Andrew Dr)

Status: Pre-app meeting scheduled for 5/16/24.

See also page 1, Rezone and GMPA and page 13, Zoning Verification Letter (ZLTR) PL20230016985.

The owner/developer is looking to help meet the need for workforce housing in Naples through the Florida Live Local Act. The proposed project is for a 1st floor restaurant and lobby with +/-54 workforce housing units (525-725 square feet) on the above floors.



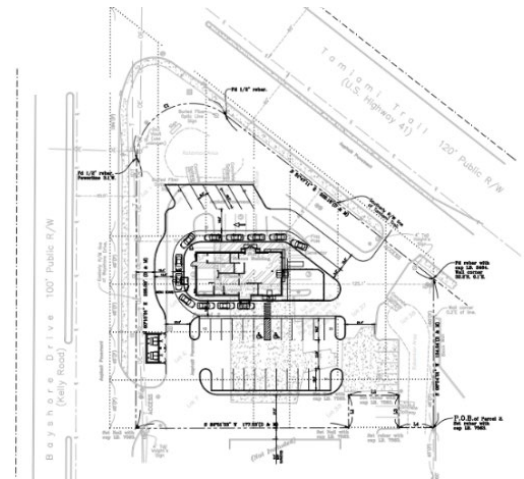
### 11. Huey Magoos (SDP): PL20230016299

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

Owner: NNN TR Inc

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

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



### 12. Village Plaza (SDP): PL20230016406

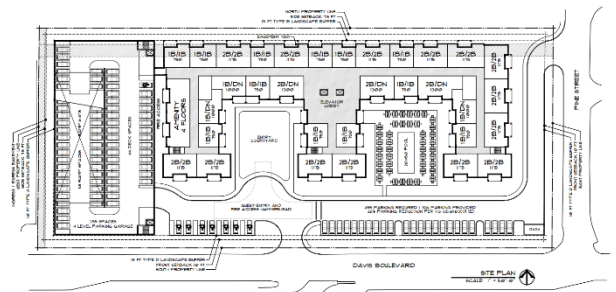
Location: 2377 & 2305 Davis Blvd.

Owner: Katlou, LLC

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

See also page 14, PL20230017151 – Zoning Verification Letter issued 12/12/2023.

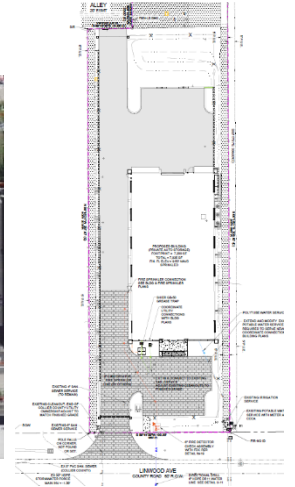
The applicant is proposing a multi-family residential development that may include an affordable housing component consistent with the Live Local Act. Conceptual plan shows a 7-story building with 242 units on 4.5 acres (53.8 units/acre) and 375 parking spaces in a 5-level parking garage. Max. height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



**13. 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. **First staff review letter issued on 4/11/2024.**

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.



**14. 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. **First staff review letter issued on 4/25/2024.**

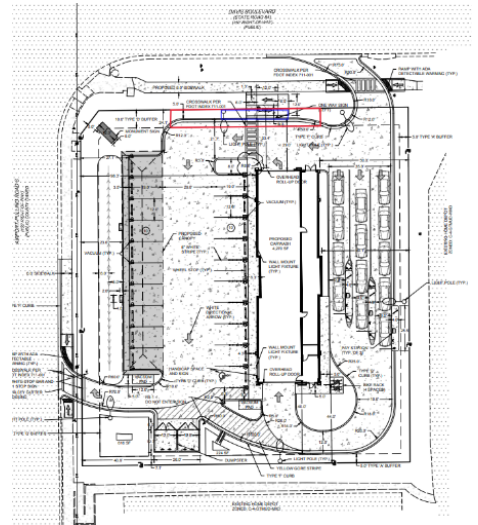
Deviations requested to reduce north buffer from 10' to 5' wide and reduce from a hedge row with trees 30' on center to no hedge row with trees 60' on center to accommodate pedestrian path and ramp through Davis Blvd. buffer. Final decision will be made by Hearing Examiner.

**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.



**15. Justin's Village MF (SDP): PL20230013521**

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

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



**16. 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.



**17. 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 6/15/2023. Staff issued first comment letter on 8/4/2023. Second applicant submittal on 1/29/2024. Staff issued second comment letter on 2/20/2024.

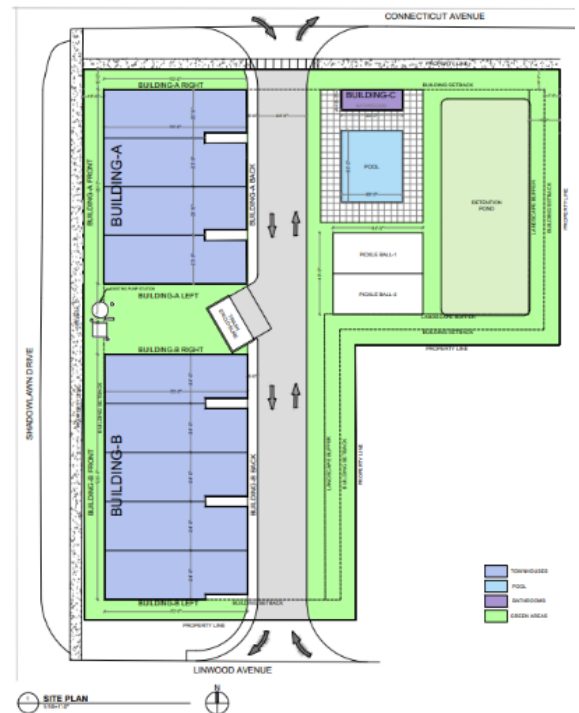
Applicant proposes a 9-unit multi-family development at 1795 Shadowlawn Dr along with associated utility connections, a stormwater system, a parking lot, landscaping & site lighting.

*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. First applicant submittal on 3/19/2024. **Application fee paid on 4/29/24.**

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.



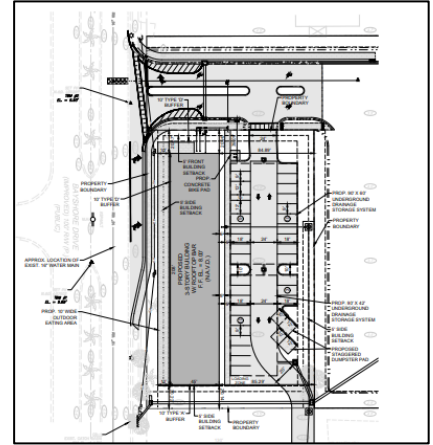
**18. Ybor Mixed Use Development (SDP):  
PL20220007412**

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.



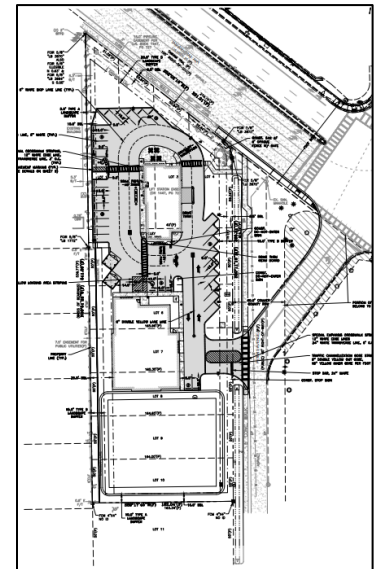
**19. KRB Naples (SDP): PL20220003647\***

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. **Staff issued fourth comment letter on 4/17/2024.**

KRB (Kelley's Roast Beef) Naples requests construction of two restaurants & applicable parking. Request changed to construct Building #1, Restaurant: 3,609 SF; Building #2, Storage/Warehouse: 7,540 SF. Total Building #1 + Building #2 = 11,049 SF



**20. 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.

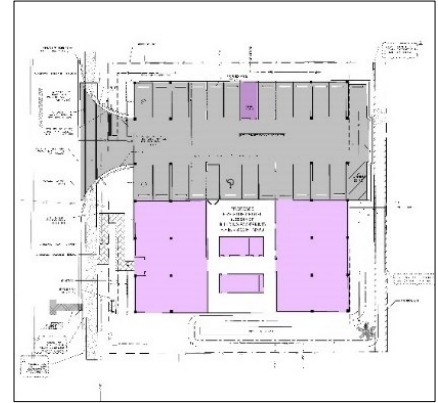


**21. WSA Bayshore Hotel (SDP): PL20200001971**

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.

**7. 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. **Staff issued first comment letter on 4/16/2024.**

*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

### 22. 17-Acre Bayshore Project (SDP): PL20230002535\*

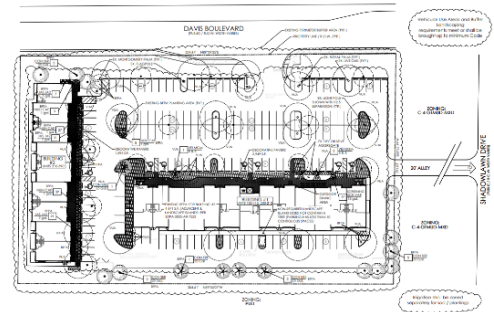
Location: 4315 & 4265 Bayshore Drive  
 Owner: Collier County Bayshore CRA  
 Status: Pre-application meeting held on 3/2/2023. First applicant submittal on 5/5/2023. Additional materials submitted on 5/24/2023. Staff issued first comment letter on 6/15/2023. Second applicant submittal on 10/2/2023. 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 3/4/2024. Fifth applicant submittal on 3/22/2024. **SDP approval issued on 4/23/2024.**



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. 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. Second applicant submittal on 4/22/2024. **SDPI approval issued on 4/26/2024.**



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. Staff issued incomplete submittal letter on 2/23/2024 and 3/8/2024. Additional documents submitted on 3/15/2024. **APR approval issued on 4/12/2024.**

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.

**24. 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 Letter issued on 4/4/2024.

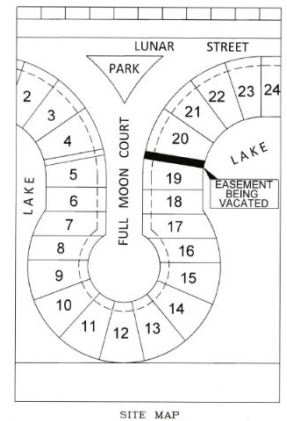


Zoning verification request for an Enterprise Multi-Business Line (MBL) site. The intent is to open an Enterprise Car Sales, Enterprise Rent-A-Car, and Enterprise Truck Rental. No repairing of cars or trucks; simply the selling, renting, and returning of the vehicles, and the cleaning (bucket wash) of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

Staff verified that requested uses are allowed in the GTZO-MXD Subdistrict, noting that LDC Sec. 4.02.16.C.10 has additional standards for Vehicle/Boat/Heavy Equipment Sales, and any future development is subject to the commercial dimensional requirements and design standards per LDC Sec. 4.02.16.B.1.a.ii. As stated in the applicant's request, there will be no repairing or maintenance of cars or trucks in any capacity on the subject property since this activity would require a conditional use petition.

**25. 3987 Full Moon Ct (VAC): PL20230013038**

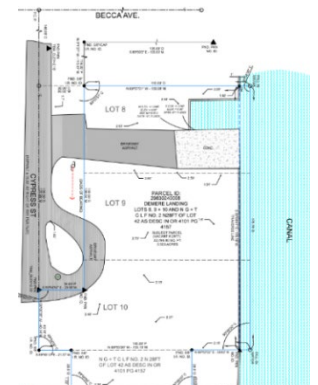
Location: 3987 Full Moon Court (off Lunar Street)  
Owner: Trevor Tedeschi  
Status: First applicant submittal on 8/3/2023. Staff issued first comment letter on 8/29/2023. Second applicant submittal on 10/26/2023. Staff issued second comment letter on 11/17/2023. Third applicant submittal on 12/5/2023. 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.



**5. 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**

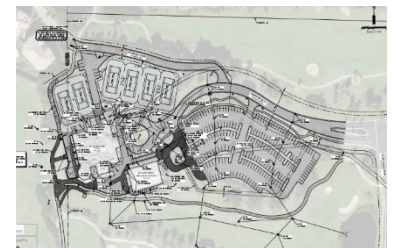
Location: 3200 Barrett Avenue  
Owner: DCS Naples Investments LLC  
Status: First applicant submittal on 12/18/2023; fee payment completed on 1/25/2024. Zoning Verification Letter issued on 2/5/2024.

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.

**10. 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.

See also page 1 for Rezone and GMPA and page 5 for SDP.

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.

At their April 9, 2024 meeting, the BCC determined PUDs are not to be considered for setting the “highest allowed density” in the County and “highest allowed height within one mile of the development.” Based on the new policy to exclude PUDs, the highest density allowed by the Growth Management Plan density rating system would be 25 units per acre, and the highest currently allowed height within one mile of the proposed development would be per conventional zoning districts. The tallest allowed heights of all conventional zoning districts are Residential Tourist (RT) at 10 stories/100 feet; and RMF-16 and C-4 at 75 feet.

**30. 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.

**31. 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.



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

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

Owner: Katlou, LLC

Status: Request for ZVL submitted on 11/16/2023. Zoning Verification Letter issued on 12/12/2023.

See also page 5, PL20230016406 - Village Plaza SDP Pre App meeting held 11/15/23.

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

At their April 9, 2024 meeting, the BCC determined PUDs are not to be considered for setting the “highest allowed density” in the County and “highest allowed height within one mile of the development.” Based on the new policy to exclude PUDs, the highest density allowed by the Growth Management Plan density rating system would be 25 units per acre, and the highest currently allowed height within one mile of the proposed development would be per conventional zoning districts. The tallest allowed heights of all conventional zoning districts are Residential Tourist (RT) at 10 stories/100 feet; and RMF-16 and C-4 at 75 feet.

**32. 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.

**33. 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



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

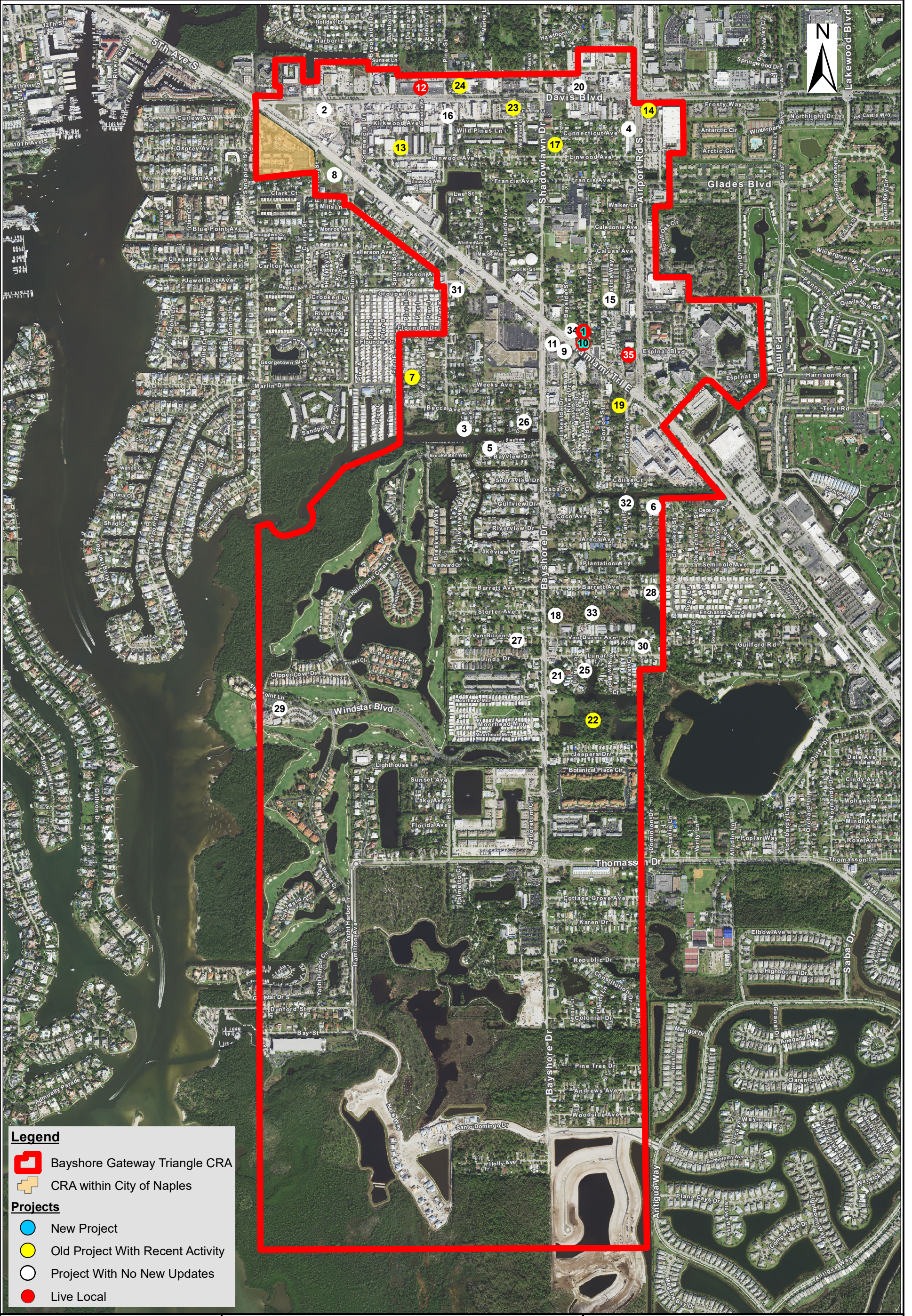
Location: 2670 Airport Road South (+/- 0.5 acres)

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

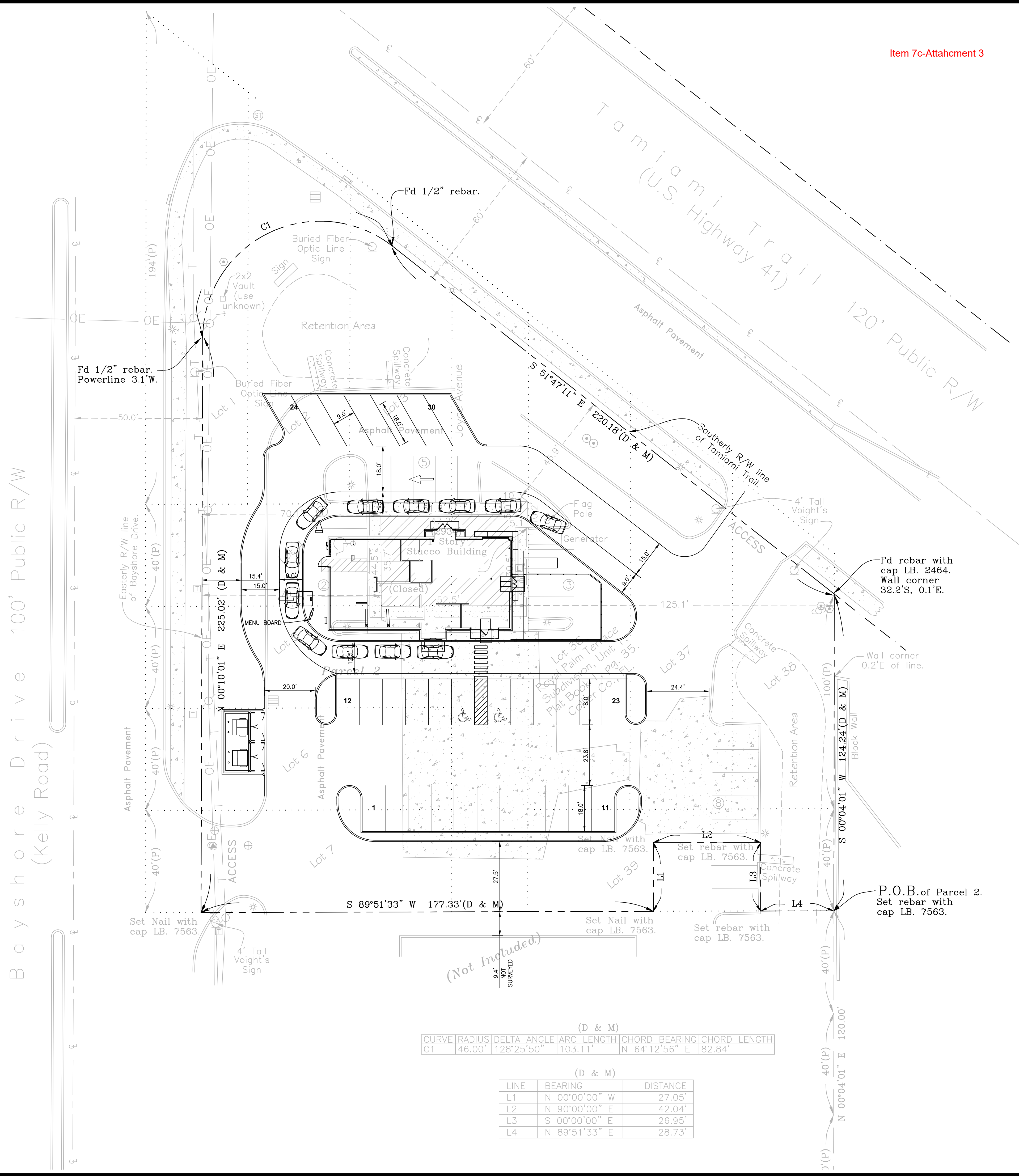
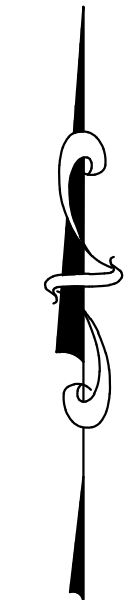
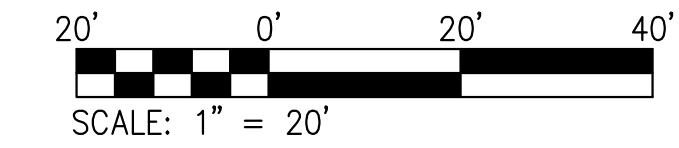
Bayshore Gateway Triangle



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

May Development Update

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
May 2024	20203067-042			16 of 16



(D & M)

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	46.00'	128°25'50"	103.11'	N 64°12'56" E	82.84'	

(D & M)

LINE	BEARING	DISTANCE
L1	N 00°00'00" W	27.05'
L2	N 90°00'00" E	42.04'
L3	S 00°00'00" E	26.95'
L4	N 89°51'33" E	28.73'

**GENERAL NOTES**

- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE PROVIDED BY A TOPOGRAPHIC SURVEY BY BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- TOPOGRAPHIC INFORMATION BY BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.
- THIS PLAN IS FOR THE EXCLUSIVE USE OF OUR CLIENT AND IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTITY TAKE-OFFS. NO UTILITY COORDINATION HAS BEEN PERFORMED BY COLE AND ASSOCIATES. USE OF THIS INFORMATION BY CLIENT IS AT THEIR RISK.
- THIS PLAN IS SUBJECT TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- GENERALLY ACCEPTED DESIGN PRACTICES HAVE BEEN USED IN THE CREATION OF THIS PLAN. NO FINAL ENGINEERING DESIGN, REPORT, AND/OR STUDIES HAVE BEEN COMPLETED.
- SUFFICIENT ENGINEERING DESIGN HAS NOT BEEN COMPLETED TO ENSURE CONSTRUCTABILITY OF THE SITE AS SHOWN.

DEVELOPER/OWNER:  
**CALIDA VENTURES LLC**  
 2539 HYDE PARK RD  
 JACKSONVILLE, FL 32210  
 PHONE #

**HUBY MAGOOS**  
**CHICKEN TENDERS**  
 2934 TAMAMI TRAIL EAST  
 NAPLES, FL 34112

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DESIGN/CALC BY: XXXX  
 DRAWN BY: XXXX  
 CHECKED BY: XXXX  
 DRAWING SCALE: AS NOTED  
 DATE: 10/23/23  
 Job Number: 23-0100  
 Sheet Number: 1.0

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Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

# Memorandum

Item 8b-Attachment 5

To: BGT Local Redevelopment Advisory Board

From: Shirley Garcia, Program Manager

Subject: Commercial Drive Lighting quote

Date: May 7, 2024

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## Background & Analysis

Received multiple complaints on Commercial Drive and Pineland Ave requesting street lighting for safety concerns. CRA Board requested staff look into adding more lighting within those areas. Cost analysis below show the Solar light fixture to be the best cost savings for the CRA and light fixture relocation is minimal cost if in the future it is needed. FPL maintain lights through our agreement on Linwood Ave and has been 6-9 months waiting list for street light repairs.

<u>Solar Light Fixture</u>	<u>Maintenance</u>	<u>Light Fixture</u>	<u>FPL Costs Annual</u>	<u>Maintenance</u>
\$8204.18	5-7 yrs	\$14,883.20	\$25,000-\$30,000	Quarterly

## Recommendations

Staff is recommending purchasing and installing Solar through a piggyback contract with West Palm Beach County, will request approval through the County Procurement to approve piggyback and County Transportation for the compatibility to the current street light program.

Attached are specs for lighting, warranties and quote.

# SEPCO

SOLAR ELECTRIC POWER COMPANY



**Quote # 36624**

Date: 4/24/2024

To:

Bayshore Gateway Triangle CRA  
Shirley Garcia

Project:

FL, Naples Commercial Dr. Roadway  
Lighting

Terms		Earliest Ship	Shipping*	Ship Via	Project Manager
Standard T & C		TBD	Quote Estimated, Prepay & Add	Best Way	Stephanie Holloran
Item No	Qty	Description		Unit Price	Total
1	1	<b>SEPCO-SEPA275-QS-VPR60-MPPT21-SP4-PZ6</b> Solar Electric Power Assembly 275 Watt 328 Amp Hour Battery Assembly Viper Fixture 60 Watt LED Type II or III Distribution 5000K Maximum Power Point Tracker: Dusk to Dawn Operation 4' Side of Pole Bracket 24' Overall Direct Burial Aluminum Pole 6" O.D. x 0.250" Wall x 24' Length Overall  <b>Note: PBC Contract Pricing #SS555583A 7/21/2023 through 7/20/2024</b>		\$7,104.18	\$7,104.18
				Sub Total	\$7,104.18
				Estimated Shipping (Prepay & Add)	\$1,100.00
				Total	\$8,204.18

EIN - 65-0472624

Tax Rate - Exempt

Quote good for 30 days

Authorized Signature

**NOTES:** Lead times are based on production scheduling at the time of quote. If the project is closing more than 60 days from the quote, please consult factory for updated lead times. If your quote is optional please get updated quote once selection is made.  
**SHIPPING:** Any extra services such as Lift Gate, Call Ahead, Appointment or Job Site Delivery will be an extra charge. Notify SEPCO if any of these would be required for your project so we can update the shipping quote.





# SOLAR VIPER

## Commercial Solar LED Lighting System

**SEPCO - SOLAR ELECTRIC POWER COMPANY**

*[www.sepco-solarlighting.com](http://www.sepco-solarlighting.com) | 772-220-6615*

---

# SOLARVIPER

## SOLAR POWERED LIGHTING SYSTEM



The SolarViper high-powered LED solar lighting system comes complete with solar power assembly, fixture, bracket, and all mounting hardware to attach to a pole.



### Light Fixture

Voltage	12 or 24 VDC
Wattage	_____
Efficiency	115-156 LpW _____
CCT	3K, 4K, 5K (IDA using 3K CCT at 0° Tilt)
Distribution	FR, 2, 3, 4F, 4W, 5QW
Finish	Platinum Silver, Dark Bronze, Gray, White, Black

### Solar Power

Power	Current (@12V)	Dimensions	Weight	EPA (sq ft)
30 W	1.61	26.57"L x 14.06"W x 2.1"D	18	2.03
50 W	2.79	21" L x 26.57" W x 1.38" D	23	2.74
100 W	5.56-7.4	41.81"L x 26.57"W x 1.4"D	46	5.45
150 W	8.15-11.1	59.06"L x 26.57"W x 1.4"D	55	7.7
200 W	9.55-14.80	59.06"L x 26.57"W x 1.4"D	55	7.7
<b>275 W</b>	<b>22.25</b>	<b>40"L x 66"W x 2.1"D</b>	<b>95</b>	<b>12.12</b>
300 W	16.3-22.25	52.50"L x 58.25"W x 2.1"D	135	19.92
400 W	19.1-29.62	52.50"L x 58.25"W x 2.1"D	135	19.92
550 W	44.5	78"L x 64.57"W x 2.1"D	180	24.24



### Battery Assembly

Battery	Current (@12V)	Box Dimensions	Weight
XS	36 A.H.	14"H x 14"W x 10"D	39
S	82 A.H.	14"H x 14"W x 10"D	68
M	112 A.H.	14"H x 14"W x 10"D	78
DS	164 A.H.	27"H x 14"W x 10"D	126
DM	224 A.H.	27"H x 14"W x 10"D	146
<b>QS</b>	<b>328 A.H.</b>	<b>30"H x 24"W x 12"D</b>	<b>252</b>
QM	448 A.H.	30"H x 24"W x 12"D	292
HS	492 A.H.	36"H x 24"W x 12"D	378
HM	672 A.H.	36"H x 24"W x 12"D	438

### Fixture Bracket

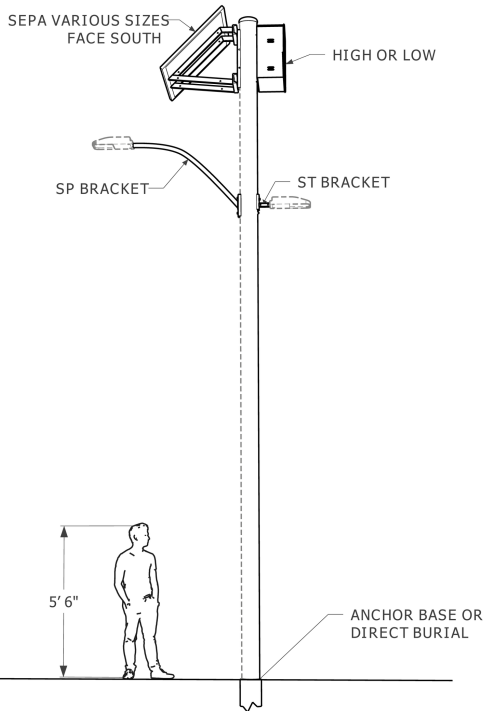
- SP4 - Side of Pole Bracket 4'
- SP6 - Side of Pole Bracket 6'
- SP8 - Side of Pole Bracket 8'
- ST5 - Side of Pole Tenon 5"
- ST24 - Side of Pole Tenon 24"

### Control Options

- ALC1\_\_\_ - See Chart
  - ALC2\_\_\_ - See Chart
  - MPPT2\_\_\_ - See Chart**
  - MS - Motion Sensing
  - RTC - Real Time Clock
  - SLT - Spring Loaded Timer
- 1 - **Dusk to Dawn (DTD)**
  - 2 - Dusk Activated for \_\_\_ Hours (DAT)
  - 3 - Split Time On \_\_\_ Off, On \_\_\_ Dawn
  - 4 - DAT\_\_\_, Dim for Remainder of Night
  - 5 - DAT\_\_\_, Dim, Full Intensity \_\_\_ Dawn
  - 6 - DTD Dim, Motion to Full Intensity
  - 7 - DTD Off, Motion On
  - 8 - Always-On Operation
  - 9 - Custom Configuration

### Pole Options

- PZ1 - PZ8 - Load Category \_\_\_\_\_**
- Pole Type:
  - SG - Steel
  - AL - Aluminum**
  - FC - Fiberglass Composite
  - CP - Concrete
- Pole Base:
  - AB - Anchor Base
  - DB - Direct Burial**
  - TB - Transformer Base
  - CU - Custom
- Pole Height: \_\_\_\_\_
- Pole Finish: \_\_\_\_\_



PROJECT: \_\_\_\_\_  
 PART #: \_\_\_\_\_  
 SALES: \_\_\_\_\_  
 DATE: \_\_\_\_\_

## 328 AMP HOUR BATTERY ASSEMBLY

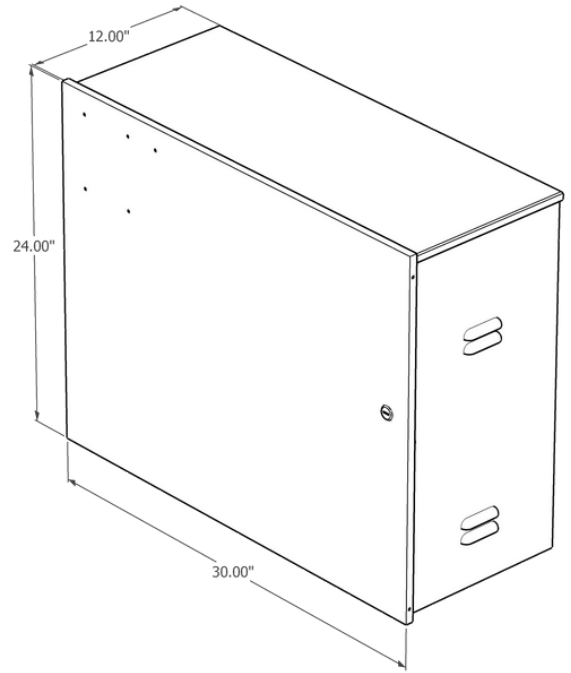
### QS - 328 Amp Hour Battery Assembly

#### Features & Benefits

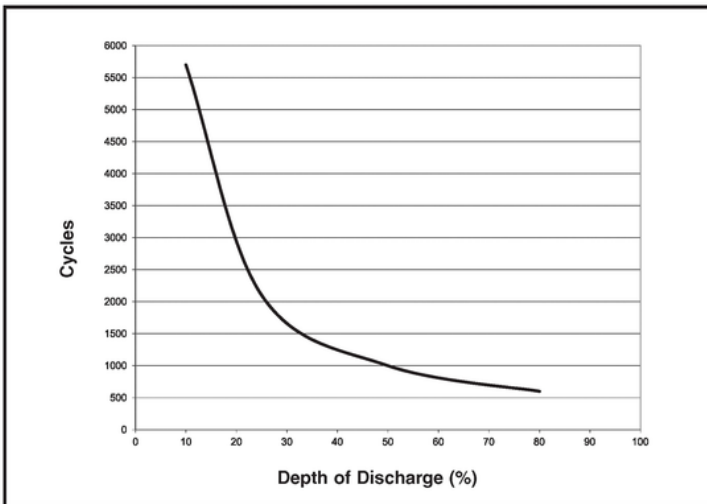
- Maintenance-free Gel-Cell batteries
- NEMA 3R vented aluminum battery box w/ lock
- Welded back mounting channel
- Plug and play wiring
- Through pole wiring for no exposed wires
- Non-Spillable
- 5-year pro-rated warranty

#### Battery Specifications

Bulk Charge	Max Current	30% of 20 Hr Rate
Absorption (Regulation)	Constant Voltage	2.35-2.40 vpc
Float Charge	Constant Voltage	2.25 vpc +/- 0.01
Equalize Charge	Constant Voltage	2.4-2.43 vpc
Temperature Coefficient	0.003 v/°C	
Dimensions Each Battery	In (mm)	10.20 (259) x 6.80 (173) x 9.24 (235)
Dimensions of Cabinet		24 (610) x 30 (762) x 10 (305)

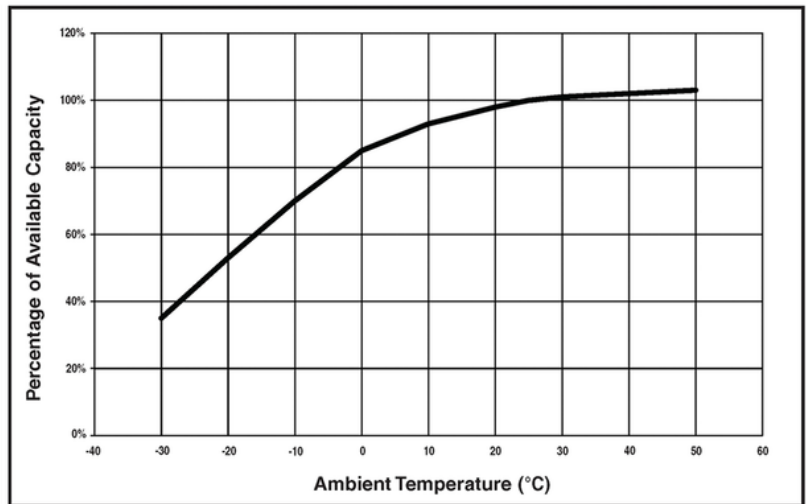


**Cycle Life vs Depth of Discharge at +25°C (77°F)\***



Cycle Chart applies to types with similar design characteristics, ex. 24, 27, 31.

**Capacity vs. Operating Temperature**



**Capacity vs. Operating Temperatures:** Above are the changes in capacity for wider ambient temperature range, giving the available capacity, as a percentage of the rated capacity, at different ambient temperatures. The curves show the behavior of the battery after a number of cycles.



# VPR

## VIPER FIXTURE



VPR - Viper Fixture

### Features & Benefits

- Solid-state LED light source
- 12 VDC electronic dimming drivers
- Die-cast aluminum housing
- Polyester finish
  - **Platinum Silver**, Gray, Dark Bronze, Black and White
- Multiple light distributions
- CCT 3K, 4K, **5K**
- IP65 Rated and DLC Listed

### Viper Specifications

Wattage \_\_\_\_\_

Distribution \_\_\_\_\_

Color\* \_\_\_\_\_

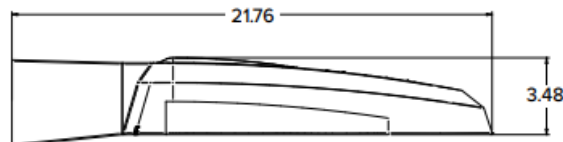
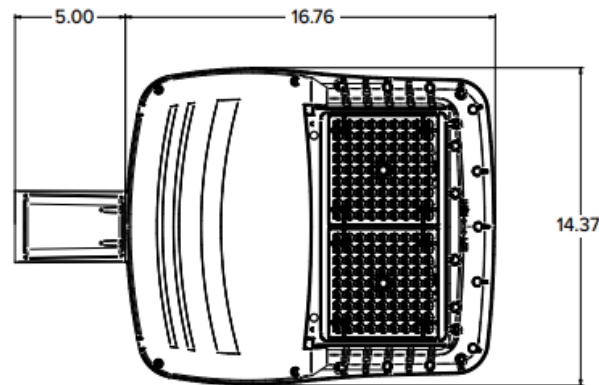
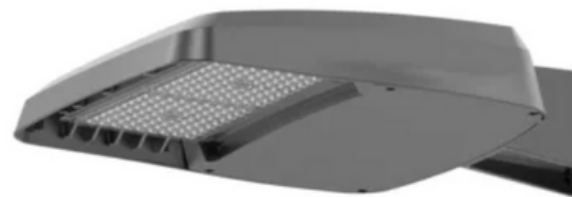
Lumens \_\_\_\_\_

Finish \_\_\_\_\_

Dimensions 16.76" x 14.37" x 3.48"

Weight 13.7 lbs

EPA .67 sq ft



The VPR Viper light fixture assembly is a modern style fixture and comes complete with LEDs, and a driver used to operate the fixture from the solar-charged batteries.

The VPR fixture is typically used for roadways, parking lots, pathways, and perimeters and mounts using the SP - Side of Pole Upsweep bracket in 4', 6', and 8' lengths, or the ST - Side of Pole Tenon bracket in 5" or 24" length, to attach to a pole below the solar power assembly.

SEPCO solar light fixtures are used in our complete solar lighting systems and include the solar power assembly with mounting, battery assembly, fixture, and fixture mounting bracket. SEPCO can also provide a pole to meet wind load specifications.

*\*NOTE: Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt*



### SP - Side of Pole Bracket

#### Features & Benefits

- Solid aluminum with machine welded attachments
- Multiple configurations available
- 2-Foot rise to push the fixture away from the pole
- Through bracket wiring for fixtures
- Keyhole for easy installation
- Easily mounts to poles 4" OD round or larger

#### SP Specifications

Length **4'**

6'

8'

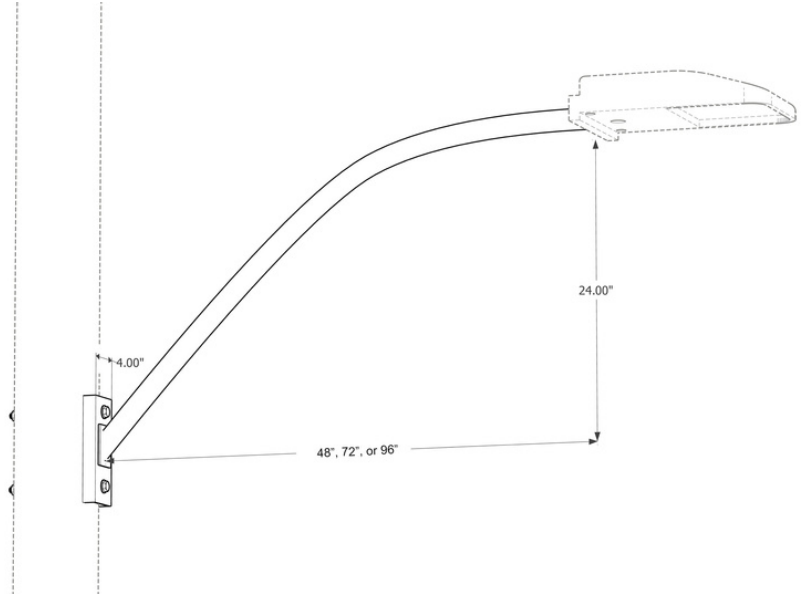
Finish **Brushed Aluminum**

Black

Bronze

White

Gray



SEPCO solar lighting fixture brackets are used with complete solar lighting systems to complete the system and allow for mounting the fixtures to a pole.

The SP bracket allows for installations where the solar is close to the fixture as the arm pushes away from the pole and has a 2' rise to allow for proper mounting heights.

The wire can be routed inside the pole and into the back of the bracket foot for no exposed wiring.

Brackets are standard in brushed aluminum but can be powder coated to match the fixture color.

The fixture bracket is field drilled for proper orientation of the fixture on the pole.



# WARRANTY

## WARRANTY & MAINTENANCE SCHEDULE



### WARRANTY & LIFECYCLE

System Components	Warranty	Lifecycle
Solar Panels	25 Years	30+ Years
SEPCO ALC/MPPT Controller	5 Years	15 Years
Sealed "GEL" Battery (Full/Pro-Rated)	2/5 Years	5-7 Years
LifePO4 Battery (Full/Pro-Rated)	5/10 Years	10-12 Years
SEPCO Light Fixture	5 Years	15 Years
Mounts & Hardware	25 Years	30 Years
SEPCO AC/DC Inverter or DC/DC Converter	2 Years	15 Years

SEPCO™ warrants its systems to be free of defects in material and workmanship for the period of time as shown above from the date of purchase by the original purchaser under normal use and service. Defective products must be expressed with written notification within the time period stated above. Failure to properly test and repair the system within 30 days of initial malfunction will void the warranty.

SEPCO will repair or replace any system or system part returned prepaid to us within the qualifications above so long as there is no evidence that the part has been misused, abused, damaged by lightning, exposed to operation beyond that implied by the system specifications, or altered in any manner without the express written consent of SEPCO. Labor and/or required equipment is excluded from the repair and/or replacement of a SEPCO product.

Installation or deployment in an inconsistent manner from SEPCO written and verbal instructions voids the warranty. Vandalism, theft, lightning, flood, "Acts of God", and other problems beyond the control of SEPCO are not covered. Failure to follow storage, installation, operation, and maintenance instructions presented by SEPCO can also cause a cancellation of the warranty. Storage of equipment for more than 90 days or stored in a location with extreme temperatures or weather conditions will void the warranty.

SEPCO disclaims any warranties expressed or implied, including warranties of merchantability and/or fitness for a particular purpose. In no event shall SEPCO be held liable for incidental or consequential damages, including labor or other charges. Failure to comply with warranty practices, replacement of components with third-party components, or altered in any way without the expressed instruction by SEPCO will void the warranty. Repair or replacement of the product in accordance with the warranty will continue to remain in effect with the remaining balance of the product from the date of purchase.

# WARRANTY

## WARRANTY & MAINTENANCE SCHEDULE



You assume all responsibility for liabilities, loss, and damage resulting from the handling of the product after receipt. Inspection of shipments must be made immediately at the time of arrival and the damaged product should be noted with the shipping company. Shipping costs of items to be tested by SEPCO is handled by the buyer. SEPCO will pay for the return shipping of the item back to the customer.

Warranty claimants must first obtain a return authorization number (RMA) before returning any part to the SEPCO factory. RMA procedures includes calling and speaking to a SEPCO technician with the customer's field technician on-site to troubleshoot the system. The RMA and troubleshooting procedure will determine the problem and determine what part is defective. Warranty will not cover systems without proper troubleshooting procedures. Photos and documentation may be required for verification purposes. Warranty repairs will be handled during normal working hours and returned prepaid by surface transportation. SEPCO has the right to substitute components within the system to perform as specified. Proper testing of the system shall be completed for all warranty claims, and the cause of the failure determines whether or not the battery is replaced under warranty.

### Battery Warranty Customer Responsibility

Warranty	Sealed GEL	LifePO4
0-24 Months	0% (Full Replacement)	0% (Full Replacement)
24-36 Months	50% Standard Cost	0% (Full Replacement)
36-48 Months	65% Standard Cost	0% (Full Replacement)
48-60 Months	85% Standard Cost	50% Standard Cost
60-90 Months	100% Standard Cost	65% Standard Cost
90-120 Months	100% Standard Cost	85% Standard Cost

### Maintenance

The only routine maintenance needed on a SEPCO solar LED lighting and power system is a battery replacement every five to seven years with a sealed GEL cell battery or every 10-12 years with a LifePO4 Battery. This would also be a great time to clean and inspect the solar panel glass and light fixture lens. No additional maintenance is required for the life of the system.



Case Number	Case Type	Date Entered	Location Description	Detailed Description
CEPM2020000363	PM	01/10/2020	2862 Arbutus St - 81780360005	Docks that are failing and starting to fall into the water. Hazard for boats in the area.
CENA20200010414	NA	09/24/2020	50891000007 - 2596 HOLLY AVE Prior cases : CENA	Grass & weeds in excess of 18". Also - vegetative debris. Inclusion to Mandatory lot Mowing program as of today 10/8/2020
CENA20210001924	NA	02/24/2021	81780240002 - Unimproved lot at the west end of Becca Ave	High grass & weeds in excess of 18"
CESD20210004109	SD	04/23/2021	3470 Bayshore Dr	Bayshore CRA has received complaints regarding new boat racks being installed, noise and debris at the Marina located at the corner of Bayshore and Riverview.
CEAU20220000580	AU	01/18/2022	48173680005 - 2649 LAKEVIEW DR	Fence built without a permit (from case # CEPM20210013352)
CESD20220008132	SD	08/26/2022	50891080001 - 2620 HOLLY AVE	Unpermitted mobile home rebuild, see Contractor Licensing Case CECV20220007979.
CESDSD20220010598	SD	11/29/2022	2493 Linwood Ave	Unpermitted interior alterations, see Contractor Licensing Case CECV20220009761.
CESD20230001127	SD	02/07/2023	71120240009 - 1627 SANDPIPER ST	Completing a full interior remodel without permits
CESD20230001721	SD	02/27/2023	2861 Storter Ave - 81730840009	Unpermitted interior and exterior renovations to a single family residence. See case CECV20230001086.
CESD20230001825	SD	03/02/2023	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
CESD20230003798	SD	05/01/2023	2653 Van Buren Ave	Actively completing a full interior remodel without permits, and construction debris piled up around the property.
CESD20230005394	SD	06/16/2023	2701 Lakeview Drive - culvert has been broken and it appears the swale/ditch is being filled with dirt	Unpermitted interior alterations and re-roof, see Contractor Licensing Case CECV20230005156.
CEAU20230005689	AU	06/28/2023	2680 Linda Dr - 55701480000	Installing a fence; possibly without a permit
CELU20230006700	LU	07/28/2023	Folio for Common Area – 70820080007 2800 Davis blvd	Tables, chairs & elevated planters have been placed in the common areas of this commercial plaza
CESD20230006751	SD	07/31/2023	1549 Sandpiper St. Unit 23 - Folio: 71170920007	Unpermitted interior renovations, see Contractor Licensing Case CECV20230006123.
CESD20230007694	SD	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.
CENA20230007867	NA	09/06/2023	2595 Winifred - 76410600008	Vegetative debris, garbage, litter, illegal outside storage, unlicensed/inoperable vehicles
CESD20230008781	SD	10/09/2023	2464 Davis Blvd. - 22720600001	Unpermitted interior renovation, see Contractor Licensing Case CECV20230008645.

CEPM202 30008805	PM	10/10/2023	3139 Caledonia Ave - 61780280008	Partially blue tarped roof
CESD202 30009539	SD	10/27/2023	217 Pier B Parcel ID: 00388200001	Unpermitted interior renovations, see Contractor Licensing Case CECV20230000381.
CEVR202 30009778	VR	11/03/2023	2595 Tamiami Trail E	Missing and damaged landscape for Naples Car Wash, exposing vacuum pumps located near the sidewalk.
CESD202 30009809	SD	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.
CEPM202 30010162	PM	11/16/2023	2315 Shadowlawn Dr - 73281200009	A primary structure and a secondary structure both have compromised roofs that need immediate repair.
CELU202 30010862	LU	12/12/2023	2303 Kirkwood - 22720720004	Vehicles parked blocking the ROW @ 2303 Kirkwood.
CESD202 30010884	SD	12/12/2023	2613 Gulfview Dr - 48171800007	Demolished the house without a permit. Installing a new seawall without permits.
CESD202 30011028	SD	12/15/2023	2831 Storter Ave - 81731000000	Construction is taking place after 6PM, and the complainant does not believe any permits are being pulled.
CESD202 30011263	SD	12/27/2023	2464 Sunset Avenue	Unpermitted exterior windows, see Contractor Licensing Case CECV20230011224.
CESD202 40000168	SD	01/08/2024	2132/2134 Palm Street - 51692160006	Unpermitted interior renovation, see Contractor Licensing Case CECV20230011199.
CESD202 40000245	SD	01/09/2024	3057 Cottage Grove Ave - 23370480007	Unpermitted apartment constructed on the rear of the main house.
CELU202 40000361	LU	01/12/2024	2832 Linda Dr - 55701640002	RV in back yard with people living in it. Blue tarp still on the roof.
CEV20240 000540	V	01/19/2024	Front of 4040 Bayshore Drive.	Inoperable vehicles and or missing / expired tags.
CESD202 40000586	SD	01/22/2024	2505 Barrett	Removed two walls to expand the living room and alterations to the shower without a valid Collier County permit.
CEPM202 40000670	PM	01/23/2024	2832 Linda Dr - 55701640002	Blue tarp partially covering the roof of the primary structure.
CEV20240 001116	V	01/31/2024	2508 Barrett - 81731600002	Vehicles parked on the grass of a residence
CESD202 40001290	SD	02/05/2024	1371 Shadowlawn - 22420080002	Active eagles nest on site of pending building demolition
CESD202 40001423	SD	02/08/2024	2508 Barrett - 81731600002	The interior of a residence is being re-modeled without the required Building Permits.
CEAU202 40001539	AU	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.
CELU202 40001680	LU	02/20/2024	61836280004 – 4040 Bayshore Drive	The accumulation of garbage, debris, & litter was observed while investigating a Vehicles case for this property.
CESD202 40001857	SD	02/26/2024	2059 Monroe Ave - 51691800008	Unpermitted interior renovation, see Contractor Licensing Case CECV20230009404.
CESD202 40002010	SD	02/28/2024	4260 Bayshore Dr - Common Area Parcel ID: 61836360005 - Lift Station is near 89 Moorhead Mnr - a	for this system and a new electrical panel, without permits or a licensed electrician. The residents are managing the septic pit on their own, the complainant claims they need formal

CEVR20240002029	VR	02/29/2024	29830240008 – 2977 Cypress	Complainant: Bayshore CRA: all trees on this parcel have been removed without permits
CESD20240002122	SD	03/04/2024	4962 Palmetto CT, Naples	A 450sq ft garage built in 1985 according to Collier Appraisers without a valid Collier County permit.
CENA20240002123	NA	03/04/2024	Folio: 26880040206 (on Frederick)	Vacant property with overgrown Brazilian pepper.
CESD20240002408	SD	03/13/2024	81731040002 - 2805 Storter	Unpermitted roof and unpermitted addition

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEROW20240002811	ROW	Open	03/23/2024	2464 Sunset Ave	Drainage easement intentionally blocked with gravel preventing drainage and water backing up completely to the high end of street Water is backing up into the neighbors garage and has caused damage im sure you will be hearing from them soon.
CELU2024002824	LU	Closed	03/25/2024	2649 Lakeview Dr - 48173680005	Mess / general disorder in the alley between properties including the improper storage of garbage cans, a car tire, a wheelbarrow, and other various items.
CESD2024002826	SD	Closed	03/25/2024	2649 Lakeview Dr - 48173680005	Black tarp raised along fence line between neighboring properties that is at least ten feet high. Complainant states that nothing should be more than four feet high along that line.
CESD2024002827	SD	Closed	03/25/2024	2649 Lakeview Dr - 48173680005	Neighbor has installed a drain pipe through the seawall that is connected to their roof gutter system to discharge water directly into the canal.
CENA2024002863	NA	Closed	03/25/2024	Alleged violator address: 2740 Linwood Ave - 25080960006	Swale full of weeds & trash
CELU2024002908	LU	Closed	03/27/2024		Illegal tour boat businesses being operated in residential zoning. *Service Request [Request ID #158308]*
CENA2024002939	NA	Closed	03/27/2024	3238 Andrews Ave - 48783000004	No dumpster on site. Food, bottles & various garbage all over. The silt fence is also down.
CEROW20240002970	ROW	Closed	03/28/2024	2232 Curtis St - 23120080000	Neighbor is coming across the street and planting Mexican Petunia in the right-of-way.
CES20240003069	S	Closed	04/01/2024	Champions Billiards - 2624 Tamiami Trl E	Window covering / film exceeding the maximum allowable coverage ***Multi agency operation conducted on 3-29-2024.
CENA2024003070	NA	Closed	04/01/2024	Violator parcel 61835720002	The complainant stated there was demolition of some sort going on. He also stated that there is trash blowing around the area.
CESD2024003110	SD	Closed	04/01/2024	3300 Canal St - 71800000365	The complainant stated that there is heavy equipment on site, and it appears that they are preparing to clear the property, although no permits have been obtained.
CENA2024003139	NA	Closed	04/02/2024	Corner of Becca Ave & Pine Street	Construction site has a port-a-potty that is overturned and is sitting in the canal. The port-a-potty is leaking blue fluid into canal.
CENA2024003164	NA	Closed	04/03/2024	Parcel ID: 71800000420	Grass & weeds in excess of 18"
CENA2024003165	NA	Closed	04/03/2024	Parcel ID: 71800000433	Grass & weeds in excess of 18"
CELU2024003371	LU	Open	04/10/2024	2667 Lakeview Dr - 48173640003	Outside storage of construction materials including (but not limited to) a large black tarp.
CENA2024003395	NA	Open	04/10/2024	3301 Cottage Grove Ave	Overgrown weeds on the property to include the swale that is creating a possible drainage problem.
CESD2024003427	SD	Open	04/11/2024	161 Moorhead Manor - 60587160005	Installed an a/c without permits; unit draining under the home.
CESD2024003428	SD	Open	04/11/2024	109 Pier A Master Parcel for NLYH: 00388200001, 301 Pier C	Unpermitted interior renovations, see Contractor Licensing Case CECV20240003024.
CEROW20240003517	ROW	Closed	04/16/2024	Intersection of Clark Ct & Curtis St	Yellow painted rebar has been installed in the shoulder with a no parking sign, complainant feels it is dangerous and not properly permitted.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

MEMORANDUM

Item 10c.i-Attachment 7

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

**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
- New Bus shelters underway on Bayshore Drive. Two on Bayshore close to completion Thomasson drive locations have not started as of 5-1-2024.
- Curb at roundabout needs repair- schedule for June 2024
- Road maintenance has scheduled several sidewalk repairs. Scheduled for June 2024

WEEKS AVE	BAYSHORE DR	PINE ST	1: At the corner of Bayshore, 5' x 12.5 foot area
BAYSHORE DR	TAMIAMI TRAIL	THOMASSON DR	1: Address 36125.4' x 8' section
BAYSHORE DR	TAMIAMI TRAIL	THOMASSON DR	3: A 5' x 24.5' section just south of Moonlight Irish Drive
BAYSHORE DR	TAMIAMI TRAIL	THOMASSON DR	5' x 16.7' area at address 3555.
LAKEVIEW DR	BAYSHORE DR	END	1) Remove and replace one 5' x 5' section
THOMASSON DR	BAYSHORE DR	HAMILTON AVE	there is one area measuring 5' x 16' right at the intersection of Bayshore that needs to be replaced



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

- Repave and restripe Bayshore drive and Shadowlawn. Work is underway, Bike lanes have been milled and repaved. Staff waiting on date for re-stripping.
- Signaled Cross walks – Meeting with Capital Improvement department on May 10, 2024.
- Flashing speed signs – Quote completed – information sent to transportation department for approval.
- Replace existing irrigation pumps- staff is in discussion with County irrigation approximately \$80,000.00. Staff is waiting on new County Contract approximately one month out as of 5-1-2024.
- New benches and trash can have been ordered. 18-week lead time, anticipate a delivery date of August 26, 2024
- Rework sidewalk pavers on Bayshore – looking at a pilot project in front of 239 hotel. The contractor of the 239 Hotel has expressed his willingness to work with the CRA.
- Staff has ordered and will install 10 new concrete parking stops at Del's lot. On 4-26-2024 staff noticed someone had got on to the lawn and did donuts ripping up the grass.
- Paint bridge and railings – finalizing scope completed staff has reached out to 6 contractors.
  - 1-Declined
  - 3-No response
  - 1-Staff met on site with contractor 4-1-2024 no response with quote
  - 1-Staff met on site with contractor 5-4-2024 and received a quote \$ 97,900.00Staff will continue to search for a contractor, staff painted the bridge the last time it took staff approximately 4 days and a 5-gallon bucket of Sherwin William paint. \$350.00
- Install new lighting on Bayshore- The goal was to simply replace the existing 97 fixtures with new LED's using the same location and footing. Staff anticipated this will cost approximately \$500,000.00. This is going to be a bigger project than staff had hoped, the cost of the project is such that it will require the following:
  - Retain an Engineering firm to provide signed and sealed plan of new fixtures.
  - Solicitation- Request for Quote
  - Award a contract.Retaining an engineer and going out to bid will add approximately 14 months to the process.
- Completed- Median 23 at Bayshore entry re-planted.
- Completed -Scrap metal from CRA shop loaded in recycle dumpster.
- Completed- Miscellaneous construction and horticultural debris from CRA shop loaded in recycle dumpster.
- Completed-Lights at roundabout have been replaced.
- Completed- Plaque at flag poles has been repaired.

**Partnership Projects with Road Maintenance –**  
**Pa Erik Montalvo**  
**Project Manager – Road Maintenance Division**

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

**4800 Davis Boulevard, Naples, FL 34104**

**Phone: (239)-252-1023**

Bayshore Area 1: Pines, Becca, Weeks:

- Current plans are at 85% since 05/01/2024. We have received change order 2, includes 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.
- Total cost of change order 2 is approximately \$150,000. The City of Naples will reimburse the CRA for their part and PUD is willing to work with us on the Force Main.
- The change order and interlocal agreement will add approximately 6 months of time to the process.

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.

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

MEMORANDUM

TO: BBMSTU and CRA ADVISORY BOARD  
VIA: DAN RODRIGUEZ, DEPUTY COUNTY MANAGER  
FROM: TAMI SCOTT, PROJECT MANAGER  
SUBJECT: 17 ACRES BOARDWALK PROJECT  
DATE: MAY 1, 2024

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- **SDPI** - PL20230009235 Approved
  - **SDP** - PL20230002535 Approved
  - **SFWMD** -2030616-39091 Approved
  - **DEP** Permit pending; new application to Army Corps of Engineers in lieu of the DEP
  - **PROCUREMENT PROCESS**

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

As of Wednesday 4-10-2024, Construction Documents were submitted to procurement for solicitation. Staff anticipates the procurement process will take approximately 6-8 months. The contract will be awarded on or about September of 2024.

**Solicitation Number -24-8267**

**Solicitation Title – Bayshore 17 acres pedestrian boardwalk connection to Sugden Park**

**Solicitation Strategist- Trevor Adaline**

Deliverables sent to 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.

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