



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 Dr Naples Botanical Garden FGCU/Buehler Auditorium

June 3, 2025

6:00 PM

Ron Fowle Jr, Maurice Gutierrez, Kristin Hood,
Steve Rigsbee, Sam Saad, Jr., Al Schantzen, Michael Sherman, James Talano, Vacant

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)- **Note, any item brought up must limit time to 3 minutes or less.**
6. Consent Agenda (Pages 1-8) **Action Item**
 - a. May 6, 2025, Meeting Minutes
 - b. Financial Report – Taxable Values with TIFF
7. County Agencies and Presentations:
 - a. Public Safety Report by Sheriff's Office, Sgt. Allyn Tuff
 - b. Collier County Wastewater Robert Von Holle Director, Anthony Mildren, Chief Operator (Pages 9-10)
 - c. Danford St Residents Concerns (Pages 11-13)
 - d. Collier County Code Enforcement, Adam Collier, E. Naples Supervisor (Pages 14-16)
 - e. Development Report by Laura DeJohn, Johnson Engineering (Pages 17-36)
8. Old Business
 - a. Project Manager Current Projects Update Report (Pages 37)
 - b. CRA/MSTU Manager Update Report (Pages 38)
9. New Business
 - a. Pine Street Car Wash **Action Item**
 - b. FRA Conference 2025 Location: Hilton West Palm Beach, FL
 - c. Christmas Decorations **Action Item**
10. Advisory Board and General Communications
 - a. Public Comments
 - b. Correspondence
11. Next Meeting
 - a. **September 4, 2025 @ 6 p.m. Thursday FGCU/Buehler Auditorium**
12. Adjournment



May 6, 2025, Meeting Minutes

**BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD
MINUTES OF MAY 06, 2025, MEETING**

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

- I. **Meeting Called to Order:** Meeting called to order by Maurice Guterrez @ 6:00pm.
- II. **Roll Call:** Advisory Board Members Present: Steve Rigsbee, Maurice Gutierrez, Al Schantzen, Kristin Hood, James Talano, Sam Saad Jr. and Ron Fowle, Jr. Excused Absence, Mike Sherman.

Staff present in Person:

John Dunnuck, CRA Director
Shirley Garcia, CRA/MSTU Manager
Tami Scott, CRA/MSTU Project Manager
Kizzie Fowler, Administration Assistant
Laura Dejohn, Johnson Engineering
Adam Collier Code Enforcement
Heidi Lieberman, Zoom Participant

- III. **Invocation & Pledge of Allegiance**

Maurice Guterrez led the Pledge of Allegiance

- IV. **Adoption of Agenda:**
Motion made by Al Schantzen to accept the agenda; second by Steve Rigsbee; approved unanimously. 7-0

- V. **Public to be Heard (Non-Agenda Items)**

Marianna Belz (2836 Gulf view) commented on an issue that occurred on Sunday May 4, 2025, regarding parking violation on Bayshore Drive. Mrs. Belz noted that cars were parked in residents' driveways illegally. Mrs. Belz noted she would like to vote to find a street quitted, no curb parking, and designated a dead end. Mrs. Belz noted that numerous people with dogs, bicycles and children were moving through the area that day. Mrs. Belz noted that one vehicle backed into her small bucket she placed at the end of her driveway to prevent cars from making U-turns on her landscaping stones. Mrs. Belz noted that she fears this can be a reoccurring issue. Mrs. Belz noted that she has been met with verbal abuse and disrespectful gestures. Mrs. Belz is asking for stronger traffic and parking management to ensure the safety



and well-being of the bulky-drive residents. Mrs. Belz provided photos and attachments.

Shirley Garcia noted that she did receive several calls on Sunday and open a code case for the incident. Mrs. Garcia noted that code enforcement recommends residents to call the non-emergency number with the sheriff's office. Mrs. Garcia provided the sheriff's office non-emergency number (239) 252-9300.

Shirley Garcia noted that she received an email from the sergeant regarding public safety on Bayview, the district sergeant is going to have deputies on Saturday and Sunday in Bayview. Mrs. Garcia, the noted sergeant, will be asking volunteer community patrols to attend on Saturday and Sunday as well to monitor the farmers market and the cars parking on the right of way on the side of the street and blocking the residents. Mrs. Garcia noted that there is a lack of communication with the farmers market and their patrons. Mrs. Garcia noted that law enforcement will be working with code enforcement to help the residents with the parking issues, and farmers market to encourage more signage.

Branimir Brankov

Mr. Brankov, started out by thanking everyone for allowing Danford Residents a moment to speak on some of their concerns. He expressed his thoughts on how the City of Naples and the CRA did not allow the residents' concerns to prohibit the city using Bayview Park as a staging area to fix up the pier, his second notation is the Danford street design to include sidewalks, lighting and raising of the road to eliminate the rising tides off of the roadway. His concerns of no valve flapper that was never installed even though the engineer said it would work to prevent the sea water from coming through the pipes, and he wants to state on the record they are going to hire an Attorney and provide all these promises that were never completed in their lawsuit. Mr. Dunnuck expressed the CRA Staff will ask GMD Staff, Road Maintenance Staff and Parks and Recreation Staff to come and attend to address some of these issues that have been answered in past meetings but will invite them again to go over why some of these concerns the residents are raising cannot be accomplished, there are mitigating circumstances the other divisional staff have explained to them why these requests by the residents could not be accomplished. The divisions have reviewed all of the documents from Engineers they hired and came to our public meetings to translate their findings on the issues that could not be done.

Kristin Hood commented that at the last meeting the board did decide on the Danford Park project. Mrs. Hood noted that within that code there would be a set of dates that Danford Street to be renovated, because of ongoing projects, the decision would be addressed as soon as the project is moving.

Cathy Shaw (1781 Danford St) noted that Bayview Park is continuing to deteriorate, due to ongoing traffic. Mrs. Shaw noted the neighborhood has waited



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far to long for responsible and local actions from the government and other institutions. Mrs. Shaw is asking the board to protect the public interest, safety and environment within the community. Mrs. Shaw commented that it was a consistent and gross violation of Park Management. Mrs. Shaw requested the existing parking regulations governing Danford Street. Including the plans for development used by the developers. Mrs. Shaw commented that Hamilton Street violations and CRA projects commissions are treating a stormwater system on the east side of Danford Street. Mrs. Shaw is asking the board to investigate the government actions of the traffic on Danford Street, despite local government disagreements. Mrs. Shaw noted there are no sidewalks for people to walk. Mrs. Shaw provided photos and attachments.

John Dunnuck III (CRA Director) noted that Danford Street residents direct the Bayview Park issues to the Parks and Recreation Advisory Board. Mr. Dunnuck noted the CRA does not have any control over the parks.

Cathy Shaw noted the CRA placed extra parking spaces at the end of Danford Street, as an invitation for traffic to drive down their streets.

Shirley Garcia commented that parks and recreation designed and implemented additional Boat Trailer Parking and the Bayshore MSTU put the money toward the project and maintains the landscaping, lighting and irrigation for that project. Ms. Garcia noted the sidewalk project for Danford Street did not get installed because most of the community did not want it on their side of the street, there was discrepancies on which side to put the sidewalk, lighting and mailboxes on. Ms. Garcia noted that CRA is working on expanding the asphalt to make it a pedestrian paved area, where people can walk safely down the street.

Cathy Shaw noted that concrete dots located near Bayview parks is being damaged. Mrs. Shaw commented that parking rules need to be enforced, that it is not good or safe when there's parking on the side of the road near Bayview Park. Mrs. Shaw is requesting all records that involve Bayview Park. Mrs. Shaw noted that the community was promised a valve but never given one to close off water. Mrs. Shaw provided an attachment.

John M. Dunnuck III (CRA Director) noted that he has reached out to Parks and Recreation for an invitation to the next meeting in June.

Cathy Shaw would like the study and records for 10 years for Danford Street.

Oscar Perez asked what can be done about Danford Street drainage issue?

John M. Dunnuck III (CRA Director) noted that backflow preventer that was part of storm drainage project, an engineering study was conducted and showed that they could not do anything, because it comes up to the macros behind it.

John M. Dunnuck III (CRA Director) noted that CRA is putting in the design of the road maintenance project. Mr. Dunnuck noted that if the road on Danford Street is raised to the county standards, it will flood all the houses. Mr. Dunnuck III noted



the sidewalks is valuable and raising the road will impact the residents' driveways. Mr. Dunnuck noted that records will be pulled for the Danford Street residents regarding road issues. Shirley Garcia noted that she will provide the cost of putting lighting on the street at the next meeting or soon after.

Steve Rigsbee made a motion to bring the Danford Street issue back to the board at the next meeting on June 3, 2025.

Shirley confirms that it will be an agenda item at the next meeting.

Al Schantzen recommends having Parks and Recreation included at the next meeting for the Danford Street agenda item.

CRA Action: James Talano made the motion to approve Danford Street as an agenda item for next meeting; second by Kristin Hood: approved unanimously 7-0.

VI. Approval of Consent Agenda:

CRA Action: Motion made by Al Schantzen to accept the April 1, 2025, meeting minutes; second by Kristin Hood.; approved unanimously 7-0.

CRA Action: Motion made by Al Schantzen to accept the Financial Report; second by Kristin Hood; approved unanimously 7-0.

VII. County Agencies and Presentations:

a. Public Safety Report by Sergeant Allen Tuff:

Sergeant Tuff was unavailable to attend the meeting.

Shirley Garcia discussed the public safety report. Mrs. Garcia noted that Harmony Shores trailer park behind Rebecca's, the sheriff's office made 3 arrests, trespassed 29 people and cleared 37 trailers of squatters.

Mrs. Garcia noted that Bayshore drive traffic operations are being conducted weekly. Mrs. Garcia noted that law enforcement is conducting traffic stops for speeders in the area. Mrs. Garcia noted that law enforcement is aware of the homeless gathering under the Haldeman Creek Bridge. Mrs. Garcia noted that law enforcement is working with the owner in the area and is issuing trespass violations to all who violates. Mrs. Garcia noted that the sheriff department is asking everyone to call the non-emergency number at (239) 252-9300 to report any issues on the streets.

Shirley Garcia noted that law enforcement is monitoring Andrew Drive. Mrs. Garcia noted the department has received reports of altered exhaust and loud driving while speeding through the streets off US 41 Airport Pulling through Calusa Avenue. There are speed traps in place for all speeders.

Shirley Garcia noted the sheriff department will be hosting a blood drive at the emergency response center off Layle 8075 Cultural Parkway. It is open to the public. Mrs. Garcia noted that the sheriff department encourages everyone to come out and donate blood. May 28, 2025, at 9:30am to 2:00pm.

Steve Rigsbee commented that CVS has trespassed multiple drunks in the area.



Shirley Garcia commented that she will pass that information on to the Sheriff Department to continue monitoring.

Kristin Hood asks for an incident report that recently occurred on Shadowlawn on Sunday May 4, 2025, at the next meeting.

b. Collier County Wastewater Robert Von Hole Director

Will attend as needed

Any questions will be addressed at the next meeting.

c. Collier County Code Enforcement, Adam Collier E. Naples Supervisor

Adam Collier noted that code enforcement has teams putting red tags on cars that violate parking on Bayshore Drive. Mr. Collier encouraged the community to call the non-emergency number to report any violations.

Adam Collier noted that code enforcement has issued property violations to owners on Harmony Shores. A notice of violations that owners need to clean up and are given 30 days to do it.

d. Development Report by Laura DeJohn, Johnson Engineering

Laura DeJohn provided updates on developments that are currently in progress within the CRA. Ms. DeJohn noted that Naples Workforce Housing MPUD is trying to exceed what the code allows. Mrs. DeJohn noted that Williams Lot Divide (LS), lot split. They received their second zoning verification letter. Bayside Street Duplexes are under a separate name and ask for development potential for the lot. However, they are interested in the lot. Mrs. DeJohn noted that 3226 Van Buren Ave has received their zoning verification letter and is asking questions about what development would be allowed on that property. Mrs. DeJohn noted that MT Pool Distributor Fence came in but got cancelled. Mrs. DeJohn noted that Brookside Marina submitted a sales application. Mrs. DeJohn noted that Huey Magoo's submitted 4 more material for site plan deviation. Mrs. DeJohn noted that Bayview Drive Rezone, boat yard is asking for preapplication for rezone mix use. In preapplication stage. Mrs. DeJohn noted that Palm Street Hotel is continuing to move forward. Mrs. DeJohn noted that Jenson Canopy is in their second round of site review. Mrs. DeJohn noted that 2400 Davis Blvd Commercial Building will be meeting on May 7, 2025, and is awaiting response from code enforcement. Mrs. DeJohn noted that Pine Streetcar Wash are in their 4th application for site plan. Mrs. DeJohn noted that 844059 Verizon is in their second review stage. Mrs. DeJohn noted that Windstar on Naples Bay-Fitness Center continues with fitness center. Mrs. DeJohn noted that Windstar on Naples Bay-Cart Barn/Fitness Center was granted parking. Mrs. DeJohn noted that Snappy Car Wash has received approval from an examiner for landscaping and are in their 4th round of review. Mrs. DeJohn noted that Justin's Village MF are in their 1st round of site development plan. Mrs. DeJohn noted that Mangrove Row site development plan has been approved. Mrs. DeJohn noted that 2280 Linwood Ave would need action, it does not confirm the adopted approval.



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VIII. Old Business:

a. Irrigation Update

Tami Scott discussed the irrigation for Bayshore Drive, which has problems on Bayshore with major breaks, because of the major drought.

b. Sidewalk Paver

Tami Scott noted that a new contractor, (Home Care Pressure Cleaning, LLC), P.O is ready to go out and workers have begun painting the sidewalk.

c. Crosswalk Study

Tami Scott discussed the two crosswalk studies for Shadowlawn and Bayshore. Mrs. Scott noted finally settled with procurement. Mrs. Scott noted that she will be sending out the P.O for each study.

d. Viage Marina

Tami Scott noted that a landscape plan is being developed for the Viage Marina. Mrs. Scott commented that the project is ready to begin its landscaping.

e. Haldeman Creek Survey

Tami Scott noted that P.O is ready to be sent out and move forward with the purchasing process.

f. 17 Acres Boardwalk Project

Tami Scott noted the project is on its 92nd day. Mrs. Scott noted that two payouts have been distributed in the amount of \$250,000. Mrs. Scott noted that 17% of the project has been completed. Mrs. Scott noted that the removal of the exotic and vegetation has been completely removed from the area. Mrs. Scott noted that a silk fence had been placed around the mulch. Mrs. Scott noted that installing pinner is the next step.

IX. New Business

a. CRA/MSTU Manager Memo

CRA Action: Motion made by Al Schantzen to approve the After the Fact Grant Application submittal; second by Ron Fowle; approved unanimously 7-0.

X. Advisory Board and General Communication

a. Public Comments

Shirley Garcia discussed that transportation applied for a grant from MPO, is vetted for FY27/28 from the MPOs grant. This includes Airport Pulling down to Commercial Drive.

Bayshore CRA Office: 3335 Tamiami Trail E, Unit 102, Naples, Florida 34112

Phone: 239-252-8844

Online: www.bayshorecra.com



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Shirley Gracia noted that funding for these projects is not funded by the Bayshore CRA.

b. Correspondence

i. April 7th Neighborhood Cleanup Results

XI. Next Meeting: June 3, 2025 @ 6pm. Tuesday Botanical Garden FGCU/Buehler Auditorium

XII. Adjournment: Meeting adjourned at 7:49 p.m.

Chairman, Maurice Gutierrez

Bayshore Gateway Triangle -TIF Projections - 3.0% Annual Growth FY26 -FY31													
				Taxable	TIF		(0001)	(1011)	Combined			Total	Total
	Fiscal	Tax	Taxable	Value	Tax		County	Other	(0001) & (1011)	(0001)	(1011)	Ad Valorem	TIF
	Year	Year	Value	Change	Base	Increment	Millage	Millage	Millage	Taxes Levied	Taxes Levied	Taxes Levied	Provided
Base	FY00	1,999	288,081,106		288,081,106								
	FY01	2000	317,372,765	10.2%	288,081,106	29,291,659	3.5028	0.8425	4.3453	97,473	23,444	120,917	120,917
	FY02	2001	344,028,693	8.4%	288,081,106	55,947,587	3.9077	0.8425	4.7502	207,695	44,779	252,474	250,600
	FY03	2002	388,101,306	12.8%	288,081,106	100,020,200	3.8772	0.8069	4.6841	368,408	76,671	445,079	445,100
	FY04	2003	431,519,296	11.2%	288,081,106	143,438,190	3.8772	0.8069	4.6841	528,332	109,953	638,285	638,300
	FY05	2004	475,282,882	10.1%	288,081,106	187,201,776	3.8772	0.8069	4.6841	689,528	143,500	833,028	833,000
	FY06	2005	557,503,167	17.3%	288,081,106	269,422,061	3.8772	0.8069	4.6841	992,373	206,527	1,198,900	1,199,000
	FY07	2006	759,031,642	36.1%	288,081,106	470,950,536	3.5790	0.8069	4.3859	1,601,255	361,009	1,962,265	1,962,400
	FY08	2007	917,038,125	20.8%	288,081,106	628,957,019	3.1469	0.6912	3.8381	1,880,302	412,998	2,293,300	2,293,300
	FY09	2008	860,642,928	-6.1%	288,081,106	572,561,822	3.1469	0.6912	3.8381	1,711,705	375,967	2,087,672	2,087,700
	FY10	2009	753,584,795	-12.4%	288,081,106	465,503,689	3.5645	0.7161	4.2806	1,576,324	316,680	1,893,003	1,893,000
	FY11	2010	609,685,265	-19.1%	288,081,106	321,604,159	3.5645	0.7161	4.2806	1,089,040	218,786	1,307,826	1,307,800
	FY12	2011	533,026,785	-12.6%	288,081,106	244,945,679	3.5645	0.7161	4.2806	829,453	166,635	996,089	996,100
	FY13	2012	510,879,526	-4.2%	288,081,106	222,798,420	3.5645	0.7161	4.2806	754,457	151,569	906,025	906,000
	FY14	2013	519,892,199	1.8%	288,081,106	231,811,093	3.5645	0.7161	4.2806	784,976	157,700	942,676	942,700
	FY15	2014	536,405,973	3.2%	288,081,106	248,324,867	3.5645	0.7161	4.2806	840,896	168,934	1,009,830	1,009,800
	FY16	2015	564,523,522	5.2%	288,081,106	276,442,416	3.5645	0.7161	4.2806	936,110	188,062	1,124,172	1,124,200
	FY17	2016	599,334,363	6.2%	288,081,106	311,253,257	3.5645	0.8069	4.3714	1,053,989	238,593	1,292,582	1,292,600
	FY18	2017	664,353,038	10.8%	288,081,106	376,271,932	3.5645	0.8069	4.3714	1,274,160	288,433	1,562,593	1,562,600
	FY19	2018	713,306,651	7.4%	288,081,106	425,225,545	3.5645	0.8069	4.3714	1,439,931	325,959	1,765,889	1,765,900
	FY20	2019	768,618,341	7.8%	288,081,106	480,537,235	3.5645	0.8069	4.3714	1,627,231	368,358	1,995,589	1,995,700
	FY21	2020	824,861,756	7.3%	288,081,106	536,780,650	3.5645	0.8069	4.3714	1,817,687	411,472	2,229,159	2,348,500
	FY22	2021	934,213,928.00	13.3%	288,081,106	646,132,822	3.5645	0.8069	4.3714	2,187,983	495,296	2,683,280	2,683,300
	FY23	2022	1,094,458,228.00	17.2%	288,081,106	806,377,122	3.5645	0.8069	4.3714	2,730,615	618,132	3,348,747	3,348,900
	FY24	2023	1,247,465,721.00	14.0%	288,081,106	959,384,615	3.2043	0.7280	3.9323	2,920,448	663,510	3,583,959	3,584,100
	FY25	2024	1,614,386,845.00	29.4%	288,081,106	1,326,305,739	3.0107	0.6844	3.6951	3,793,453	862,337	4,655,791	4,655,900
Estimates	FY26	2025	1,985,492,189.35	3.0%	288,081,106	1,697,411,083	3.2043	0.728	3.9323	5,167,064	1,173,930	6,340,993	6,023,943
	FY27	2026	2,045,056,955.03	3.0%	288,081,106	1,756,975,849	3.2043	0.728	3.9323	5,348,384	1,215,124	6,563,508	6,235,333
	FY28	2027	2,106,408,663.68	3.0%	288,081,106	1,818,327,558	3.2043	0.728	3.9323	5,535,144	1,257,555	6,792,699	6,453,064
	FY29	2028	2,169,600,923.59	3.0%	288,081,106	1,881,519,818	3.2043	0.728	3.9323	5,727,506	1,301,259	7,028,765	6,677,327
	FY30	2029	2,234,688,951.30	3.0%	288,081,106	1,946,607,845	3.2043	0.728	3.9323	5,925,640	1,346,274	7,271,914	6,908,318
	FY31	2030	2,301,729,619.84	3.0%	288,081,106	2,013,648,514	3.2043	0.728	3.9323	6,129,717	1,392,639	7,522,357	7,146,239
Total													50,882,391
FY00 to FY24 Actual TIF Revenues- FY25 Budgeted based on July 1st TV													
Estimates based on conservative 3% increase in property values.													
Average growth over the past 24 years is 7.8% annual increase													



Memorandum

To: CRA Local Redevelopment Agency Board & Bayshore Beautification MSTU Committee

From: Anthony Milden, Chief Operator Wasterwater

CC: Robert VonHolle, Director Wastewater

Subject: Danford St June 3rd CRA and June 4th Bayshore Beautification MSTU Public Meetings

Date: Danford St Residents concerns

1. What guarantees do you have to ensure the pump station will not go out during a hurricane

- **Wastewater cannot make guarantees for events out of our control, such as natural disasters. However, we do take steps to minimize impacts such as:**
 - **Monthly operational inspections of all pump stations with correction action activities being promptly addressed to ensure continuous compliant operation.**
 - **Manually pumping down wastewater systems prior to an impending storm to increase storage capacity until it is safe for District staff to respond.**
 - **Maintaining backup batteries in pump station control panels which allow remote monitoring of well levels for post-event response prioritization purposes.**
 - **Reallocation of non-Wastewater Public Utilities staff to conduct post-event pump station inspections immediately following a storm so damage can be assessed and addressed as quickly as possible.**
 - **Maintain a fleet of portable generators for post-event response to operate pump stations during utility power outages.**
 - **Maintenance of multiple contracts for portable generator and tanker truck rental if the size/scope of post-event response is greater than our ability to respond with District resources.**

2. What guarantees do you have that the sewage will not come up their shower drains like it did before during the storms

- **Wastewater cannot make guarantees for events out of our control, such as natural disasters. Some ways that these events can be minimized, outside of severe flooding or storm surge events, are as follows:**

- **Do not open wastewater system access points in an attempt to drain flood waters; these include manholes, cleanouts, and/or pump station wet wells.**
 - **The wastewater collections system serving your community is not a stormwater system. It is meant to be a semi-sealed system and is unable to pump the large volumes of water that stormwater systems are designed to handle.**
- **Reduce water usage before and after a storm event to limit the likelihood of sewer systems serving your community from filling up before District staff can safely respond.**
 - **Remember, just because your home has power that doesn't mean your neighborhood sewer pump station has utility power.**
- **Heed evacuation warnings to avoid being at home during severe localized flooding and/or storm surge when utility services are likely to be negatively impacted.**

Note: If your community experiences severe flooding and/or storm-surge that is near or above your homes foundation, it is likely that the area wastewater collections is flooded as well. In these scenarios, home drains may not work until flood/storm surge waters recede and the neighborhood sewer station is pumped down.

3. Is Waste Water partnering with the CRA for any improvements on Danford St (CRA is working on a design right now, will you upgrade the forcemain at the same time?)

- **Wastewater completed an inspection of its assets on Danford St within the last six-months and found no defects impacting the system's ability to convey sewer reliably.**
 - **No sewer system improvements are recommended at this time.**

Note: Danford Street is located in a low-lying area within 1,000' feet of Naples Bay and is at an increased risk of coastal impacts from tropical cyclones. Impacts from localized flooding and/storm surge would not be alleviated by sewer system replacement.

Respectfully,

To:

Bayshore Gateway Triangle Community Redevelopment Agency (CRA)

Collier County Commissioners and County Manager

City of Naples Council Members

Park Management, Collier County

Subject: Urgent Concerns Regarding Mismanagement and Neglect at Bayview Park and Danford Street, Naples, FL

From: Residents of Danford Street, Naples, Florida

Date: May 6, 2025

Dear Officials,

We, the residents of Danford Street, are writing to express our deep concern and growing frustration regarding the persistent and worsening mismanagement of Bayview Park and the surrounding infrastructure, which is within the administrative borders of the City of Naples, and particularly Danford Street where one half is in the City of Naples and the other half is in South Naples, Collier County District 4. For years, the issues we share with this letter have not only gone unaddressed but have also escalated and negatively impacting our environment, our safety and that of the public, and the quality of life of the local community.

1. Violation of Park Management Regulations.

Bayview Park is increasingly being misused in clear violation of the existing park-use regulations. Unauthorized commercial operations are taking place in the park, including but not limited to loading and offloading of building materials, heavy equipment, workers, trash, and debris. New boats for sale are brought to the park to show to potential customers, private companies are renting jet skis and boats to clients, shrimp companies pumping sea water and very likely even dumping used sea water in the bay on the territory of the park, to mention a few. All these and other activities continue 24/7 with limited oversight and complete disregard of the park operating hours from sunrise to sunset. This not only violates the existing park regulations but also directly contributes to environmental degradation, public safety issues, and negatively impact on the quality of life of Danford Street residents. We request the immediate enforcement of the existing laws and regulations governing public parks use, thus Bayview Park, and the discontinuation of all violations that were documented and reported to the City of Naples and Collier County relevant authority's multiple times.

2. Negligence in the Management of Bayview Park and Danford Street Leads to Unsafe Traffic and Infrastructure Deterioration.

Danford Street, which is a narrow, sidewalk-less road, was turned into a high-traffic zone for trucks, trailers, boats, cars, and construction equipment driving to Bayview Park. The situation deteriorated after Bayshore CRA built additional parking lots on Hamilton Avenue despite the concerns and protests of the local community. Now families with children, elderly people, runners, and cyclists, including residents are forced to navigate unsafe traffic conditions daily, with little to no traffic calming measures in place.

The situation will become even more dangerous and completely unacceptable with the planned use of heavy equipment in Bayview Park for offloading and transporting removed cement blocks and debris from Naples' pier renovation project. The local community strongly objected the plans, and the Bayshore CRA initially voted against the use of Bayview Park for the City-of-Naples-Pier renovation project. However, under the direct pressure of Government officials participating in the CRA meeting the vote was repeated and the result changed in favor of using Bayview Park for the Naples pier project.

3. Environmental and Private Property Damage on Danford Street after Collier County Storm Water Management Actions.

Danford Street's frequent flooding with bay water during high tide continues to severely damage the environment, private properties, and the infrastructure along the street. Danford street's flooding issue have begun after street residents formally complained to Collier County Storm Water Management about the street's long-years neglect as related to the stormwater system. Instead of improving the situation by fixing the stormwater infrastructure of Danford street the stormwater department cleaned old ditches in the Bayview Park and connected Danford street with an old pipe hooked up to the bay. This began flooding Danford street with salty sea water on a regular basis. As a result of these floodings Danford street started to sink in the central section of the street braking water supply pipes of the nearby houses and flooding the houses and cars of residents. The Storm Water Management recognized the implications of their actions and promised swiftly to install a valve to stop the flooding of our street with salty water, but this plan was never executed. The street continued to be flooded with salty water regularly.

Despite the existing multiple detailed surveys of the street and engineering and architectural plans that were discussed with the local community to address these issues, they remain unimplemented. The apparent inaction is unacceptable, especially given the direct safety risk to residents and public by the passing heavy vehicles and the negative impact on the local community.

4. Mismanagement, Negligence or Retaliation for Speaking Up.

We, the residents of Danford street in multiple occasions brought these issues to the attention of the local authorities. We were led to believe that engineering plans were developed and resources allocated to address multiple issues on our street, but nothing has been done so far for unknown to us reasons.

We do not know if this is a mismanagement, negligence, or retaliation by Government officials for community members 'speaking out, but in any case, this led us to the unacceptable situation where multi-generational homes on our street were left behind, and people abandoned their houses helpless, disappointed, and in tears.

If some of these concerns prove to be true, this would not only be unethical but also be a gross misuse of governmental power to force people to leave their generational homes.

Because of the above, we the residents of Danford street respectfully request the following actions be taken without further delay:

- Enforcement of the existing park regulations governing the Bayview Park:
 - enforce strictly the park's open hours (sunrise to sunset).
 - prohibit unauthorized commercial activities (jets and boats renting) and use of the park as a base for enabling private and public construction activities.
 - enforce environmental protection standards.

Unless and until proper management, supervision and safety measure are implemented, we kindly request that Bayview Park is effectively closed to the public.

- Begin renovation of Danford Street:
 - Urgently close the water-storm drain-pipe that is flooding Danford street regularly for no reason with salty water during each high tide.
 - Begin implementation of the existing plans for comprehensive street renovation of Danford: address the sinking sections of the street, elevate the road, build sidewalks, bike lanes, storm water management system, water supply and sewerage, lights etc.
- Initiate a thorough investigation of possible:
 - abuse of power and forcing traffic on Danford street despite local community disagreement and neglecting public safety
 - possible retaliation from government institutions toward Danford street residents
 - profiteering for individuals and/or organizations from continued unlawful commercial activities in Bayview Park

Our neighborhood has waited far too long for responsible and lawful actions. We ask you to honor your duty to protect public interest, safety, and the environment.

Sincerely,

Residents of Danford Street

Naples, Florida

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20250004761	NA	Closed	04/22/2025	Locations of new construction: Folio 29830240202, 29830240105, 29830240008 Next to 2880 Becca Ave, Celebration park.	New construction not abating concrete dusk while building. I'm here with my kids and they are breathing concrete dust cause they r not watering down there area Changed case type from CEPM to CENA
CEPF20250004844	PF	Open	04/23/2025	2730 Pine St, Naples	Permit PRBD20180101046 has expired with fees due.
CESD20250005069	SD	Open	04/28/2025	3140 Caledonia AVE, Naples	Unpermitted garage to guest house transition with plumbing & electrical
CEV20250005092	V	Closed	04/28/2025	20 Moorhead Manor	Recreational vehicle (boat). Stored on Lot 20 Moorhead Manor, Naples,Florida.
CENA20250005165	NA	Closed	04/29/2025	3140 Caledonia Ave	Junk in carport
CENA20250005311	NA	Closed	05/01/2025	2754 Shoreview Dr	6ft tall grass on sides and rear of this house Too many boats being stored on slips overnight, 14 boats tied up on docks
CESD20250005314	SD	Open	05/01/2025	2891 Bayview Drive	***Changed case type from accessory use to site development*** No permits for floating docks, storing/attaching multiple boats overnight, tying up and storing boats on the sides of the park, not a marina type use allowed. They are also renting boats from this location.
CESD20250005315	SD	Open	05/01/2025	2880 Becca Ave	No permits for floating docks, storing/attaching multiple boats overnight, tying up and storing boats on the sides of the park, not a marina type use allowed. They are also renting boats from this location.
CEPE20250005390	PE	Open	05/04/2025	Farmer's Market at 3200 Bayshore Dr. and all surrounding streets in Bayshore neighborhood	9AM - 1PM New (?) Farmer's Market has opened on Sundays (According to the website). All the people attending the farmer's market park around and in the neighboring streets, which make it difficult for residents to get in and out. Caller had a discussion with the people running the market but nothing was done to prevent this.
CESD20250005417	SD	Open	05/05/2025	2380 Jackson Ave, South side of the building	Very large mound of dirt (8-10 feet) has been brought into the neighbor's rear yard, which the complainant is concerned about causing drainage issues.
CEPF20250005454	PF	Open	05/05/2025	107 Pier K, Naples	Permit PRBD20190310736 has expired with fees due.
CES20250005483	S	Closed	05/06/2025	3531 Plantaion Way - Naples 701 Apartments Folio 61841280002	Multiple signs in right of way, flutter flag and banner located along Bayshore Dr.
CENA20250005593	NA	Closed	05/08/2025	2471 Pine St	Grass and weeds over 18 inches
CELU20250005649	LU	Open	05/09/2025	2547 Barrett Ave	Neighbors misc garbage up against callers fence. ***Changed case type from nuisance abatement to land use after initial inspection*** Opened Site Development Case 5/27/25
CEV20250005697	V	Open	05/10/2025	61835000201	Multiple vehicles without current registration in parking lot
CENA20250005728	NA	Open	05/12/2025	Vacant lot possibly 1863 Beech Ave. Corner of Beech Ave & Curtis St.	Overgrown weeds probably over 8' tall
CEPM20250005729	PM	Open	05/12/2025	Knights Bridge MHP off Palm St folio 388120000	Lakes and ponds are not draining properly. Water is collecting near the Knights Bridge MHP. Caller is concerned of water eventually coming over to her property
CEPM20250005739	PM	Closed	05/12/2025	Before 2658 Mangrove St	Neighbor disconnected their downspout & put it in between the fence towards callers property
CEPF20250005791	PF	Open	05/13/2025	4000 Bayshore DR, Building, Unit #: A, Naples	Permit PREL20130820656 has expired with fees due.
CEAU20250005826	AU	Closed	05/13/2025	2546 Storter Ave	Building a wooden privacy fence without a permit. Cityview indicates that a permit application was entered in April, but has been rejected.
CELU20250005931	LU	Open	05/16/2025	2516 Weeks Ave	There is a communication box lying down w/ 'thousands' of exposed wires.
CESD20250005999	SD	Open	05/17/2025	4029 Lighthouse Lane	Unpermitted pool screen renovation to include aluminum work and new fasteners. See Contractor Licensing Case CECV20250005839.
CESD20250006035	SD	Open	05/19/2025	2833 Storter Ave	Unpermitted demolition, multiple construction vehicles on site.
CEN20250006080	N	Closed	05/20/2025	3367 Bayshore Dr.	Pressure Washing at 1:30 AM See attached email from complainant

Case Number	Case Type	Date Entered	Location Description	Detailed Description
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"
CEAU20220000580	AU	01/18/2022	48173680005 - 2649 LAKEVIEW DR	Fence built without a permit (from case # CEPM20210013352) □ No pool fence.
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
CESD20230001825	SD	03/02/2023	3131 Tamiami Trail E Lot 52 - 61842240009	Unpermitted repairs to roof and additions to mobile home without permit.
CESD20230005394	SD	06/16/2023	2701 Lakeview Drive	Unpermitted interior alterations and re-roof, see Contractor Licensing Case CECV20230005156.
CESD20230007694	SD	08/29/2023	Royal Bay Villas, 1549 Sandpiper St, Unit #51, Naples, FL 34102 217 Pier B Parcel ID: 00388200001	***See CECV20230007662*** On Sunday, August 27th 2023, once again, I was awakened by the sounds of banging and drilling, a common occurrence on Saturdays and Sundays since Hurricane Ian. Now, we have Stop Work Order Signs clearly posted on many doors in Royal Bay Villas, so, I followed the noise to the location of the violation in full action inside Unit #51 at 1549 Sandpiper Street, Naples. Realizing the importance of the county signs posted, I am reaching out with a link to images I took on Sunday August 27th 2023. My understanding is that numerous unlicensed workers have been working over the weekends. In addition, I noticed on the County Portal several units are being worked in without proper permits. Maybe you can help me understand why some owners who violated county laws have their units moved-in ready while others who are following the laws are still displaced.
CESD20230009539	SD	10/27/2023	Street# & Name: 301 PIER C	Unpermitted interior renovations, see Contractor Licensing Case CECV20230000381.
CEVR20230009778	VR	11/03/2023	2595 Tamiami Trail E	Missing and damaged landscape for Naples Car Wash, exposing vacuum pumps located near the sidewalk.
CESD20230010884	SD	12/12/2023	2613 Gulfview Dr - 48171800007	Demolished the house without a permit. Installing a new seawall without permits.
CESD20230011028	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.
CEV20240001116	V	01/31/2024	2508 Barrett - 81731600002	Vehicles parked on the grass of a residence
CESD20240001423	SD	02/08/2024	2508 Barrett - 81731600002	The interior of a residence is being re-modeled without the required Building Permits.
CEAU20240001539	AU	02/13/2024	71580220009 - 2955 BAYSHORE DR 2059 Monroe Ave - 31691800008 2071 Monroe Ave	Modifications made to the outdoor seating area of the Wine Bar on the Bayshore Drive side without the required permits and/or SDPL.
CESD20240001857	SD	02/26/2024	2083 Monroe Ave	Unpermitted interior renovation, see Contractor Licensing Case CECV20230009404.
CESD20240002010	SD	02/28/2024	4260 Bayshore Dr - Common Area Parcel ID: 61836360005 - Lift Station is near 89 Moorhead Mnr - a recreation building.	They have installed a repurposed grill as an enclosure for an inverter that they are using as a back-up system to their lift station. They have also installed a back-up generator for this system 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 training to do this.
CESD20240002408	SD	03/13/2024	81731040002 - 2805 Storter	Unpermitted roof and unpermitted addition
CELU20240004544	LU	05/15/2024	3929 Bayshore Dr - "The Med" Restaurant	Two possible food trailers being stored inside a fenced area of "The Med" restaurant. Verify that they are approved to be there.
CEPM20240006595	PM	07/19/2024	2439 Bayside St - 73280200000	(Witnessed while investigating NA Case at this location) - Multiple property maintenance issues witnessed on 6/26 - photos taken - as part of an investigation on NA case.
CESD20240006620	SD	07/22/2024	3339 Canal Street - 71800000307	Unpermitted interior remodel, see Contractor Licensing Case CECV20240006149.
CESD20240010501	SD	10/31/2024	3270 Bayshore Drive	SDP violation, pavers installed, change of uses, Drainage pipe from Laundromat draining into Haldeman Creek- drainage pipe located on north side of building in between the 3270 & 3350 Bayshore Drive. Canopy installed and doors changed out from original. Other interior improvements without building permits.
CESD20240011530	SD	12/02/2024	3979 Harvest Ct - 53352240002	Complainant stated that no permit was obtained for their previously constructed driveway. They also have cameras and lighting fixtures pointed directly at the complainant's home.
CESD20240011601	SD	12/02/2024	4650 Yacht Harbor Dr #124 - 82740800203	Unpermitted bathroom renovation, see Contractor Licensing Case CECV20240010955.
CELU20250000661	LU	01/16/2025	Folio 71580250008 - vacant lot bordering 2955 Bayshore to the south next to Rebecca's Wine bar.	Bayshore CRA 239-252-8844 stated they are parking vehicles on this unimproved vacant lot as a public valet parking business. Sheriff's dept. Mattis issues citation and they continue to park onsite. Everyday specially Friday and Saturday 6-9PM. Over 40 Vehicles and its a Reaccuring issue.
CEPM20250000975	PM	01/26/2025	2703 Holly Ave □ Come int...	A travel travel is on 2703 holly ave has wires with a meter hook up not done by FPL has power cords running from a nother trailer running water with a hose this is not safe electricity has not been done by FPL Steve kokenos and Trish Silva live in said travel trailer it is hidden behind the main trailer witch is in bad shape also this really needs to be looked into asap I only will be here until Friday the 30th
CELU20250001272	LU	02/03/2025	61835000201	Outdoor storage and litter. People living on the lot. See original case CELU20240010852
CEV20250001934	V	02/21/2025	2045 Danford ST, Naples □	Witnessed an unlicensed red vehicle parked in the grass in the front yard and a boat on a trailer with a flat tire parked in the driveway while performing an on site visit for case CENA20240006844.
CESD20250002081	SD	02/24/2025	2495 Bayside St (duplex)	Big green tent on side of home with wood around it...like a private room
CELU20250002176	LU	02/27/2025	2854 Becca Ave	Running a boat rental business (customers leaving at end of day after docking there) □ Changed case type from Occupational Licensing to Land Use

CESD20250002373	SD	03/03/2025	3470 Bayshore	No Type D buffer located around the property per site development plan. ☐ Originated from case CELU20240010843.
CESD20250003159	SD	03/20/2025	76410800002	Follow-up on original reported case. CESD20240009887 Created a driveway and added parking spaces. One of the parking spaces they are using is on top of the stormwater drainage grate.
CEOCC20250003218	OCC	03/21/2025	3270 Bayshore DR, Naples	In the last couple months, there is a pontoon boat rental business that started operating out of the canal adjacent to 3270 Bayshore Dr., Naples, FL. I could not find any business license for this company to operate at that location. Also, I do not believe a permit was pulled to install the stairs and dock that were installed around 2024. Prior to 2023, the canal was not accessible from the parking lot and was blocked by vegetation which was removed to install the dock. The boat renters are often loud and noisy, including blaring music when they go down the canal past my home. There was not a previous commercial business operating down the canal past all the residences. I recently dredged the canal next to my home and the dredge company said that all the commercial boat traffic will cause the dredging to deteriorate quickly. Also, the dock and pontoon boats are sticking very far out into the turnaround area of the canal and blocking other boats from being able to turnaround.
CELU20250003369	LU	03/25/2025	2761 Storter AVE, Naples	On site for case CEAU20240006380 - witnessed 4 tires stored in the rear of propety.
CEPM20250003372	PM	03/25/2025	2833 Storter AVE, Naples	On site visit for case CENA20250002092 - observed tampered exposed electric wires with no meter, possible squatters
CELU20250003620	LU	03/27/2025	*** 2865 RIVERVIEW DR *** location of complaint after site visit ☐ (initial location of complaint - 3350 Bayshore Dr)	boat excursions from rear of Bays Inn, the charter boats are also speeding in the creek, the waves are an issue for residents who have their boats tied due to waves it is causing scratches on tied boats on the docks. "The Bayshore motel is operating like a marina loading and unloading from a seawall! I've watched them come in at 4:30 and leave at 6pm and come back at 8:30pm" ☐
CESD20250003892	SD	04/01/2025	2775 Barrett AVE, Naples	Unpermitted structures in back yard.
CENA20250004180	NA	04/07/2025	61841680000	Dangerously dilapidated mobile homes causing litter.
CESD20250004228	SD	04/08/2025	2761 Storter AVE, Naples	unpermitted carports, a shed and chicken coop in rear of yard
CESD20250004595	SD	04/17/2025	2030 Monroe Ave - All units in building	Demolition,Electrical, AC, plumbing, concrete block work, dry wall, installation of new doors all being done and I don't see any permits. Spoke with Johnson and he said I should call it in and refer to contractor licensing. This is in a 12 unit apartment building that flooded and has been for sale since right after Ian.

June 2025 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. Bayshore RPUD (PUDZ): PL20250003046*

Location: Parcel ID 61838000004 & 61837960006 71.5 Acre site south of Holly Ave and West of Bayshore Dr
Current Zoning: RSF-3 & A
Owner: Forrest G Amaranth Land Trust C/O Holms Fraser PA
Status: Pre-application meeting held on 4/23/2025. First applicant submittal pending.
Request to rezone 71.5 acres generally from Rural Agricultural (A) and Residential Single-Family (RSF-3) Zoning Districts to RPUD to allow for 60 single-family detached residential units and private on-site amenities.



Bayshore RPUD (PPL): PL20250003048*

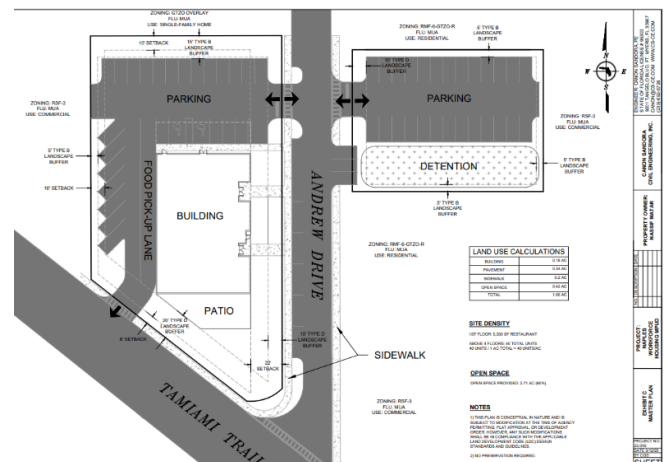
Status: Pre-application meeting held on 4/16/2025. First applicant submittal pending.

Subdivision to create 60 single-family lots and off-site improvements/design relating to roadway and utilities.

2. Naples Workforce Housing MPUD (PUDZ): PL20240010093

Location: 2632 & 2647 Andrew Drive; 3091
Tamiami Trail E
Current Zoning: RMF-6-GTZO-R; C-3-GTZO-MXD
Owner: Nicks Restaurant & Houka Lounge, Inc.
Status: PUD Pre-application meeting held on
9/11/2024. First applicant submittal on 3/17/2025.
Additional documents submitted on 4/25/2025 &
5/06/2025.

Request to rezone 2632 Andrews Drive and 2647 Andrew Drive from RMF-6-GTZO-R and 3091 Tamiami Trail E from C-3 to MPUD. Seeking to allow a 5,500-square foot restaurant and a total of 40 apartments on 4 floors above the restaurant. COMPANION GMPA-PL20240010942 Naples Workforce Housing Mixed-Use Building was entered in system on 9/17/2024, then cancelled.



3. Williams Lot Divide (LS) : PL20250004479

Location: 2415 & 2439 & Lot 5 Bayside St

Current Zoning: RFM-6-GTZO-R

Owner: Roger & Rita Williams; Applicant: Barbara Salinas

Status: First application submitted on 4/14/2025. Staff issued an incomplete letter on 4/16 /2025.

Request for a zoning verification letter for a purchaser of all 3 sites who seeks to divide the 2 double lots into 4 single lots and then build a total of 5 single family homes on 5 single lots. This was entered in the system as a "Lot Split" application, but the request is for Zoning Verification Letter only.



Bayside Street Duplexes (ZLTR) : PL20250004641

Location: 2415 & 2439 & Lot 5 Bayside St

Current Zoning: RFM-6-GTZO-R

Owner: Roger & Rita Williams; Applicant: Charles J. Thomas

Status: First application submitted on 4/17/2025.

The applicant requests a zoning verification letter to verify that the property is located within the Urban Mixed Use District, the Bayshore Zoning Overlay district, the RMF-6 base zoning and is subject to the Bayshore Gateway Triangle Redevelopment Overlay. They also want to verify the uses, densities and intensities. The applicant wants to verify if the property is eligible for an Affordable Housing Density Bonus as well as the Limited Density Bonus Pool Allocation.

4. The Grove (VA) : PL20250000077

Location: 3771 Bayshore Dr.

Current Zoning: RMF-6-BZO-R1

Owner: Naples Groves Lot 113 LLC

Status: Pre application meeting held on 1/30/2025.

First applicant submittal is pending.

The applicant requests a variance to increase the height of entry feature gates from 42" to 11'-6".

Requires a public hearing; decision will be made by the Hearing Examiner.



5. Schilling Lot Line Adjustment (LLA) : PL20250000656*

Location: 2800 & 2818 Shoreview Dr
Current Zoning: RMF-6-BZO-R2
Owner: Gregory M Schilling
Status: First applicant submittal on 1/20/2025. Staff issued first comment letter on 2/11/2025. Second applicant submittal on 3/14/2025. Incomplete letter issued on 3/19/2025. **Third applicant submittal on 5/01/2025. Staff issued comment letter on 5/16/2025. Applicant resubmitted survey on 5/16/2025.**



The applicant requests to adjust the lot line between Lots 19 and 20, Block 2, Gulf Shores Subdivision by moving the line five feet to the east.

6. 3370 Canal St, Naples Florida (ZLTR): PL20240012009

Location: 3370 Canal St
Current Zoning: RMF-6-BZO-R1
Owner: Queen Bee LLC
Status: Applicant requested Zoning Verification Letter on 10/21/2024. Staff requested completion of updated application form on 10/22/2024.

The applicant inquired about single family or multi-family development potential.



7. Brookside MPUD (PUDZ): PL20240010963*

Location: 1933 Davis Blvd; 1949 & 2015 Davis Blvd
Current Zoning: C-4-GTZO-MXD and C-4 (submerged lands)
Owners: 1933 Davis LLC; Naples Marina Holdings LLC
Status: Pre-application meeting held on 10/17/2024. First applicant submittal on 11/12/2024. Applicant submitted additional documents on 11/21/2024. Staff issued first comment letter on 12/31/2024. Second applicant submittal on 1/23/2025. Staff issued second comment letter on 3/4/2025. Applicant presented to BGT CRA Adv Board on 3/6/2025. Third applicant submittal on 3/19/2025. NIM held on 3/24/2025. **Additional documents submitted on 5/13/2025.**



Folio # 00386320006 is 1933 Davis Blvd (westernmost property) owned by 1933 Davis LLC. Folio #s 00386120002, 00386080003, 00386200003 are submerged lands owned by Naples Marina



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Holdings LLC; these were rezoned from RSF-4 to C-4 by Ordinance 2023-42, allowing a maximum of 120 wet slips. Folio #s 00386160004 & 00386280007 are 1949 & 2015 Davis Blvd owned by Naples Marina Holdings LLC.

Request is to rezone to a Mixed Use PUD to permit 66 multi-family units and a 120-boat slip marina. Eligibility for the residential density is per Growth Management Plan commercial conversion policy, which allows up to 16 units/acre on the 4.1-4.25 acres of upland when converting from commercial to residential use on properties deemed "Consistent by Policy" per the Zoning Re-evaluation Program.

Brookside Marina (SDP) : PL20250002817

Status: Pre-application meeting held on 3/26/2025.

The site consists of six parcels totaling approximately ±8.27 acres. This application is for 66 multi-family residential units, amenities, and associated infrastructure.

Brookside Marina (SIP) : PL20250003315*

Status: First applicant submittal on 3/18/2025 with additional documents submitted on 4/24/2025.

Staff issued an incomplete submittal letter on 5/02/2025. Second applicant submittal on 5/08/2025.

Brookside Marina is a 66-unit multifamily residential and marina development. This application seeks approval for the construction of a sales facility at 1933 Davis Blvd (Capital Pawn).

8. Huey Magoos (DR): PL20240009817*

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

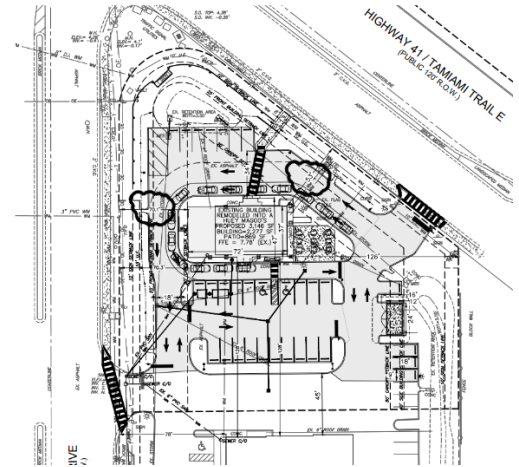
Current Zoning: C-4-BZO-NC

Owner: NNN TR Inc

Status: Pre-application meeting waived based on the previous SDP discussions. First applicant submittal on 9/13/2024. Staff issued first comment letter on 10/14/2024.

Second applicant submittal on 4/18/2025. Staff issued second comment letter on 5/20/2025.

The applicant seeks deviations from maximum setbacks for redevelopment of the existing building into a Huey Magoo's. Required setbacks are 5' minimum & 20' maximum; the building is setback 53' from US 41 and 70' from Bayshore Drive. The location of the existing building was previously approved under SDP #99-014. The Site Plan with Deviations (DR) request is decided at a Hearing Examiner hearing.



Huey Magoos (SDP): PL20230016299

Status: Pre-application meeting held on 11/8/2023. Applicant introduced the project at the 5/7/2024 BGT CRA Advisory Board Meeting. First applicant submittal on 5/31/2024.

Staff issued incomplete submittal letter on 6/6/2024. Supplemental documents submitted on 6/19/2024 and 7/14/2024 for First review. Staff issued first comment letter on 8/12/2024.

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.

**9. 2998 Poplar St-Dock (VA)
PL20240001262 &
2998 Poplar St-Dock (BD)
PL20240001265**

Location: 2998 Poplar Street
Current Zoning: RMF-6-BZO-R1
Owner: Steven Veneziano Jr. (per
Property Appraiser records on 7/3/2024)
Status: Pre-application meeting held for
companion Variance and Boat Dock
Extension on 2/15/2024. First applicant
submittal for Boat Dock Extension on
9/12/2024. Updated drawings submitted
on 10/28/24. Staff issued first comment
letter on 11/21/2024 with one rejection
from County Attorney's Office indicating
that ownership issues remain.

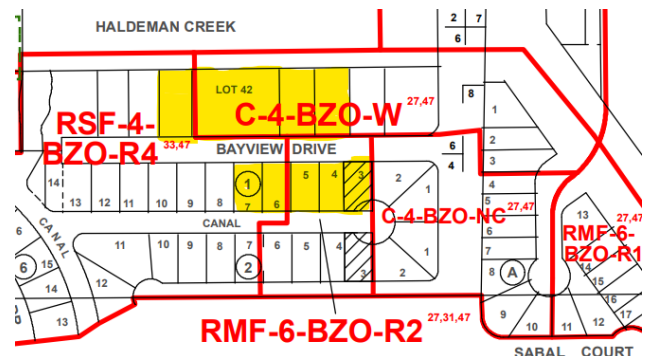
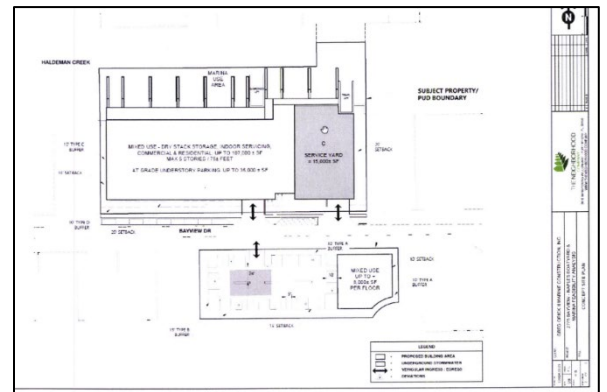
Applicant seeks a boat dock extension to allow a proposed 31-foot extension over the allowed 20 feet. See prior plan at top right; updated plan at lower right.



10. **Bayview Boatyard MPUD (PUDZ):
PL20250016022***

Location: 2707 & 2775 Bayview Dr (Boat Yard)
2754, 2772, 2800, 2836 Bayview Dr (south side)
Current Zoning: 2707 (RSF-4-BZO-R4); 2775 (C-4-BZO-W); 2754 & 2772 (RSF-4-BZO-R4); 2800 (RMF-6-BZO-R2); 2836 (RMF-6-BZO-R2-APZ)
Owner: 2707 & 2775 (Bloodmoney R/E Holdings LLC)
2754, 2772, 2800 (Bayview Inn, LLC) & 2836 (Gregory L Orick II Rev Trust)
Status: Pre-application meeting held on 5/14/2025.

Applicant proposes marina and boat storage on north side of street and mixed use building and parking on south side of street.





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11. **Palm Street Hotel (formerly Naples Hotel) (SDP): PL20240007366***

Status: Pre-application meeting held on 7/3/2024. First applicant submittal on 9/9/2024. Applicant submitted additional documents on 10/17/2024. Staff issued first comment letter on 11/21/2024. Second applicant submittal on 01/22/2025. Staff issued second comment letter on 2/24/2025. Third applicant submittal on 03/18/2025 & additional documents submitted on 4/17/2025. Staff issued comment letter on 4/29/2025. Fourth applicant submittal on 5/09/2025. Staff issued an incomplete submittal letter on 5/12/2025. Applicant hosted community meeting at BCC Chambers on 5/21/2025.

A six-story hotel with 351 keys is proposed with ancillary amenities and parking garage. Offsite improvements include widening Frederick Street from 10- to 11-foot lanes, a right turn lane on Palm Street for access to the development, widening of Palm Street to include an extended northbound approach to Tamiami Trail, and construction of a right turn lane on Tamiami Trail for access to the development.

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)

Current Zoning: C-4-GTZO-MXD

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. Staff issued third comment letter and signed 2/8/2024 CRA AB meeting minutes on 5/2/2024. On 2/20/2025 staff granted the applicant's request for extension until 5/01/2025.



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 it is now 114 feet set back from the property line."

12. Jenson Canopy (BLC) : PL20250001596

Location: 2620 Riverview Dr.

Current Zoning: RSF-4-BZO-R4

Owner: Kevin Jensen

Status: First applicant submitted on 2/10/2025.

Staff issued comment letter on 4/11/2025. Second applicant submittal on 4/29/2025.

Applicant seeks to install a 40'X18' removable boat lift canopy. This exceeds the standard 35' length.



13. Shadley Property (ZTLR): PL20240007872

Location: Bayshore Drive (surrounded by the CRA 17-acre site)

Current Zoning: C-2BZO-NC and MH-BZO-NC

Owner: Clyde O Shadley Trust

Applicant: Pacific Horizon Development Corp / Harry Bandinel

Status: Applicant submitted request for Zoning Verification Letter on 6/27/2024. Staff issued a letter on 7/9/2024 requesting resubmittal to document the applicant's additional questions per conference call on 7/8/2024.

See also page 8, Bayshore Dr Single Family Homes (PPL): PL20240009862 & Shadley Property (SDP): PL20240006510



Site is 2.5 acres (roughly 1.5 acres of lake), zoned C-2 / BZO-NC (dry land) which allows mixed use and MH / BZO-NC (lake). Applicant seeks to verify if subdivision of the parcel into 7 fee simple townhome lots is allowed. Proposing 3 story townhomes, approximately 3,000 square feet under air and new turn lane from Bayshore Drive.

Development Review Petitions

13. Bayshore Dr Single Family Homes (PPL) : PL20240009862*

Location: Bayshore Drive (surrounded by the CRA 17-acre site)

Current Zoning: C-2-BZO-NC and MH-BZO-NC

Owner: Clyde O Shadley Trust

Applicant: Noel J. Davies

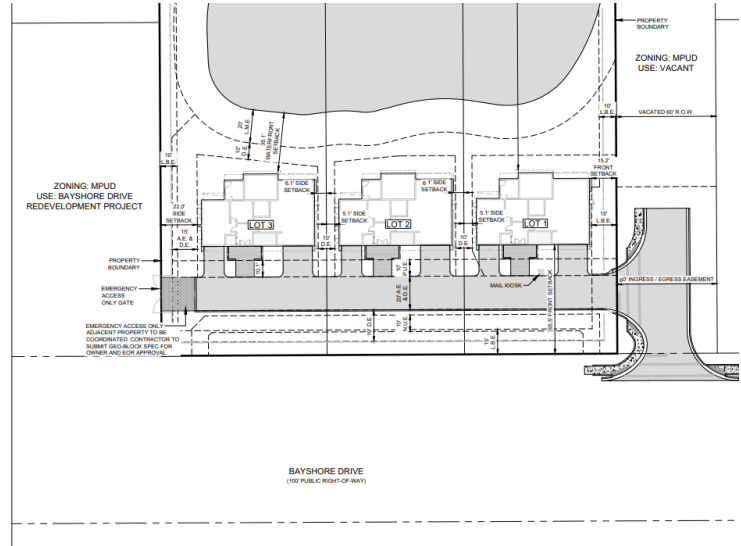
Status: Pre-application meeting held on 10/01/2024. **First applicant submittal on 5/09/2025.**

See also page 7, Shadley Property (ZLTR): PL20240007872

Construction Plans and Plat (PPL)

Application for three (3) fee-simple

single-family lots. The site will include a centralized mail kiosk, one (1) entrance per adjacent PUD zoning, a surface water management system including a stormwater collection system, a potable water (City of Naples Utilities) system, and a sanitary wastewater services (Collier County). A separate right of way permit is being sought concurrently for the driveway extension at the vacated Kelly Court.



Per pre-application meeting notes, the access condition in Ord. 92-43 states: *The property is limited to a single access along the southern boundary abutting the vacated Kelly Court. No additional access points shall be permitted onto Bayshore Drive.*

14. 2400 Davis Blvd Commercial Building (SIP) : PL20250003737*

Location: 2400 Davis Blvd

Current Zoning: C-5-GTZO-MXD

Owner: 2400 DAVIS BLVD LLC

Status: Pre-application meeting held on 5/23/2025.

The owner proposes to remove the grassed area on the south side of the building for car/merchandise display area for tenants of the existing building.

As a result of the pre-application meeting discussion, the owner described an alternate idea of using "excess" parking spaces along Davis Boulevard for car display.



15. Pine Street Car Wash (SDP) : PL20230001721*

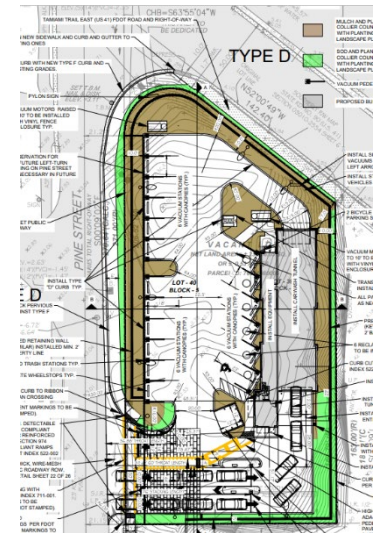
Location: 2100 Tamiami Trl E

Current Zoning: C-4-GTZO-MXD

Owner: Cul-Germain, Inc and East Trail Management, LLC.

Status: Initial pre-application site plan submitted on 1/31/2023. Staff issued an incomplete submittal letter on 5/13/2024. Applicant first submittal on 7/19/2024. Staff issued a review comment letter on 7/24/2024 and an incomplete letter on 8/8/2024. Applicant submitted additional documents on 8/9/2024 and 9/13/2024. Second applicant submittal on 12/06/2024. Staff issued a third comment letter on 1/10/2025. Third applicant submittal on 1/15/2025. Staff issued a fourth comment letter on 2/18/2025 with a revised comment letter on 3/20/2025. Fourth applicant submittal on 3/28/2025. Applicant submitted a revised site plan, and transportation deviation request memo submitted on 5/09/2025. Deviations and Site Dev. Plan approved on 5/21/2025.

This project proposes an automated tunnel express car wash with free vacuum parking spaces.


16. Plantation Way - DBPR Shed 12x30 (SDPI) : PL20250002906

Location: 3531 Plantation Way

Current Zoning: PUD

Owner: Naples 701 Owner LLC

Status: First applicant submittal on 3/10/2025. Staff issued an incomplete letter on 3/14/2025.

Request to permit an anchored gable 12x30 DBPR Storage Shed with flood vents and no electrical.


17. Areca Ave Hotel & Condos (SDP) : PL20250002662

Location: 3000 Areca Ave. (Lots 3, 4, 5 & 6 of Sabal Shores)

Current Zoning: RMF-6-BZO-NC & RMF-6-BZO-R1(APZ)

Owner: 3467 Bayshore Drive LLC

Status: Pre-application meeting held on 3/19/25.

This project proposes a three-story hotel building (12 rooms) and a two story condo building (5 units) with parking underneath (+/- 35 spaces), utility connection, and associated site improvements.



18. 844059 Verizon (SDPI) : PL20250000302*

Location: 2370 Kirkwood Ave.

Current Zoning: C-5-GTZO-MXD

Owner: NCWPCS MPL 27 YEAR SITES TOWER HOLDINGS LLC

Status: First applicant submittal on 1/09/2025. Applicant submitted additional documents on 2/24/2025. Staff issued comment letter on 4/01/2025. **Second applicant submittal on 4/24/2025 & 5/13/2025.**



Request for Insubstantial Change for ground work only, to install Verizon concrete pad and stairs, 60 KW LP generator, propane tank, and HVAC at the existing cell tower site.

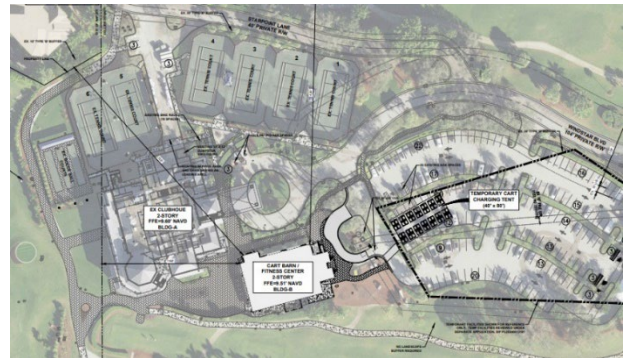
19. Windstar on Naples Bay - Fitness Center (SDPA) : PL20240013453*

Location: 1700 Windstar Blvd.

Current Zoning: PUD

Owner: Windstar Club, Inc.

Status: Pre-application meeting waived as of 11/21/2024. First applicant submittal on 12/5/2024. Staff Issued first comment letter on 1/09/2025. Second applicant submittal on 2/28/2025. Staff issued second comment letter on 3/25/25. **Third applicant submittal on 4/21/2025. Staff issued third comment letter on 5/14/2025. Fourth applicant submittal on 5/14/2025.**



Request to add a Fitness Center as a second story to the existing Cart Barn building at Windstar County Club.

Windstar on Naples Bay – Cart Barn/Fitness Center (APR) : PL20250002545

Status: First applicant submittal on 3/03/2025. APR Letter issued on 4/4/2025.

Request to reduce the required parking for the proposed Fitness Center Expansion, reducing from 323 required parking spaces per LDC requirements to allow the existing 203 parking spaces to continue serving the Windstar clubhouse and associated facilities. An APR for similar site modifications was approved under PL20210002095. This APR is a modification to previously approved reductions.

20. **Harmony Shores (PSP): PL20240009879 & Harmony Shores (PPL): PL20240009881**

Location: 5 Bamboo Drive
Current Zoning: MH-BZO-R1
Owner: Harmony Shores Venture II LLC
Applicant: Toll Brothers
Status: Pre-application meeting held on 9/12/2024.

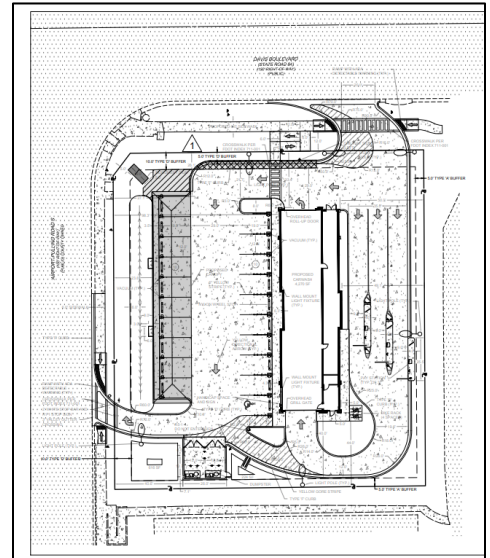
Applicant proposes Harmony Shores Preliminary Subdivision Plat (PSP) and Subdivision Construction Plans and Plat (PPL) for 36 single family detached units on 9.4 acres. The scope of the project includes roadway, utility, drainage, surface water management infrastructure, landscape, and lighting improvements.



21. **Snappy Car Wash (DR): PL20240003066**

Location: 3300 Davis Blvd.
Current Zoning: C-4-GTZO-MXD
Owner: RK Davis 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. Second applicant submittal on 7/5/2024. Staff issued second comment letter on 8/5/2024. Third applicant submittal on 11/14/2024. Applicant submitted revised letter, deviations narrative, and site plan on 12/06/2024. Applicant presented to CRA Advisory Board on 2/6/25. Hearing Examiner hearing scheduled for 2/13/2025. HEX approval issued on 3/11/25.

Deviation 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. Compensating buffer area is proposed along the entry drive. Final decision will be made by Hearing Examiner.



Snappy Car Wash (SDP): PL20220001088

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. Second applicant submittal on 7/1/2024. Staff issued second comment letter on 7/29/2024. Third applicant submittal on 12/04/2024. Staff issued third comment letter on 1/02/2025. Fourth applicant submittal on 3/19/25. Staff issued fourth comment letter on 4/18/2025.

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

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

Location: 3163 Justins Way (off Calusa Ave)
Current Zoning: RMF-12-GTZO
Owner: SMH PROPERTIES OF SWFL INC (St. Matthew's House)
Status: Pre-application meeting held on 8/24/2023. First applicant submittal on 3/27/2025. **Additional site and architectural plans submitted on 5/06/2025.**

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



Justin's Village Replat (FP): PL20240007734*

Status: Pre-application meeting held on 7/30/2024. First applicant submittal on 2/14/2025. Additional items submitted on 3/14/2025. **Staff issued first comment letter on 4/28/2025.**

Applicant requests a Replat of Justin's Village to support the Multifamily SDP.

23. 9 South (formerly Shadowlawn Drive Multi-Family Development) (SDP): PL20220005562

Location: 1795 Shadowlawn Drive
Current Zoning: RMF-6-GTZO-R
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. Third applicant submittal on 5/3/2024. Staff issued third comment letter on 5/31/2024. Fourth applicant submittal on 8/8/2024. Staff issued fourth comment letter on 9/4/2024. Applicant presented to CRA Advisory Board on 2/6/25. Fifth applicant submittal on 4/28/2025.

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.

Shadowlawn Drive Multi-Family (LDBPA): PL20230013981*

Status: Pre-application meeting held on 9/19/2023. Application fee paid on 4/29/2024. First applicant submittal on 6/19/2023. Staff issued first comment letter on 6/19/2024. Second applicant submittal on 1/29/2024. Third applicant submittal on 5/03/2024. Staff issued third comment letter on 5/31/2024. Hearing Examiner hearing on 3/27/25. Applicant fourth submittal on 8/08/2024. Staff issued incomplete letter on 8/08/2024. Applicant submittal on 8/09/2024. Staff issued comment letter on 9/04/2024. Hearing Examiner Approval issued on 4/28/2025.

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.

1795 Shadowlawn Drive Administrative Parking Reduction (APR): PL20240004639

Status: First applicant submittal on 4/9/2024. Staff issued APR approval on 5/14/2024.

Staff approved reducing the required parking for the pool from 3.5 spaces to 0 spaces.

Final Actions/Letters Issued

24. Isles of Collier Preserve Phase 16 (ICP):

PL20250004753*

Location: 8807 Nevis Way

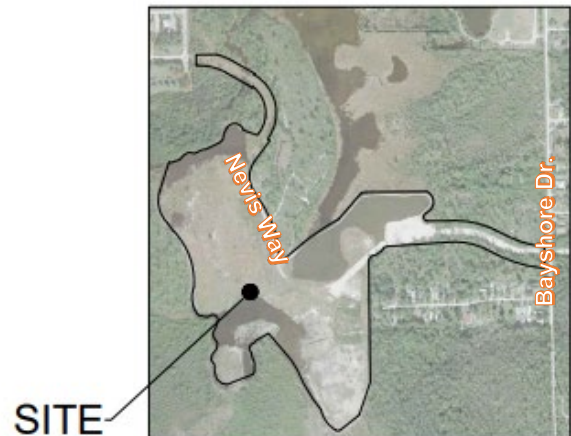
Current Zoning: MPUD

Owner: Isles of Collier Preserve Property Owners Assoc Inc.

Status: First applicant submittal on 4/21/2025. Staff issued comment letter on 5/07/2025. Second applicant submittal on 5/15/2025. ICP Approval letter issued on 5/15/2025.

Approval granted for a modified landscape plan, that is a code minimum variation, in order to accommodate the SAF closeout procedures.

LOCATION MAP



25. 2625 Davis Blvd (ZLTR) : PL20250004509*

Location: 2625 Davis Blvd (at Pine Street); The Boat House Naples

Current Zoning: C-4-GTZO-MXD

Owner: FL City Holdings LLC

Status: Request submitted on 4/14/2025. Zoning Verification letter issued on 5/17/2025.

Request for verification of the setbacks for the lots, building density requirements, allowable uses and restrictions, and what can be built on the lots.



26. 3226 Van Buren Ave (ZLTR) : PL20250002219*

Location: 3226 Van Buren Ave

Current Zoning: RSF-5-BZO-NC & RSF-5-BZO-R3

Owner: Van Buren Community, LLC

Status: Request submitted on 2/22/2025, and revised application submitted on 4/22/2025. Zoning Verification letter issued on 4/29/2025.



Charles Thomas requests verification of the Future Land Use designation, current zoning overlays, densities and intensities, and eligibility for a limited density bonus pool allocation as well as eligibility for affordable housing density bonus.

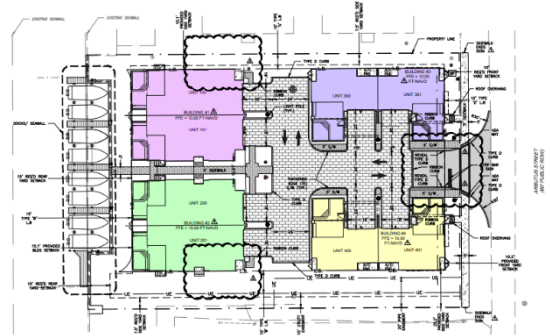
27. Mangrove Row (LDBPA): PL20220004927

Location: 2766 Arbutus Street

Current Zoning: RMF-6-BZO-R1

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. Fourth applicant submittal on 8/27/2024. Staff issued fourth comment letter on 10/7/2024 with one comment on buffering. Fifth applicant submittal on 11/15/2024. Presented to BGT CRA Advisory Board on 1/9/2025. Hearing Examiner date: 2/13/2025. Hearing Examiner Approval with Conditions issued on 2/28/2025.



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.

Mangrove Row (SDP): PL20220003133

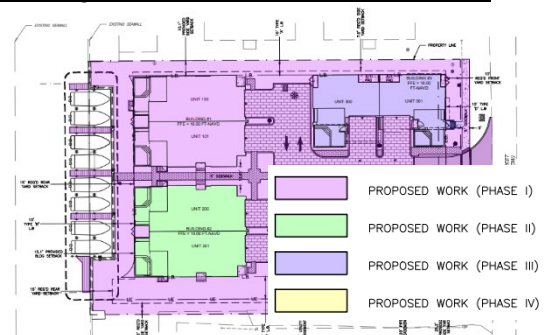
Status: Pre-application meeting held 5/4/22. First applicant submittal on 3/12/2024. Additional documents submitted 3/18/2024. Staff issued first comment letter on 4/16/2024. Second applicant submittal on 8/27/2024. Staff issued second comment letter on 9/30/2024. Third applicant submittal on 11/15/2024. Staff issued third comment letter on 11/26/2024. Fourth applicant submittal on 2/04/2025. Staff issued fourth comment letter on 2/14/2024. Fifth applicant submittal on 3/19/2025. SDP Approval letter issued on 4/04/2025.

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.

Mangrove Row (CPP) : PL20250001693

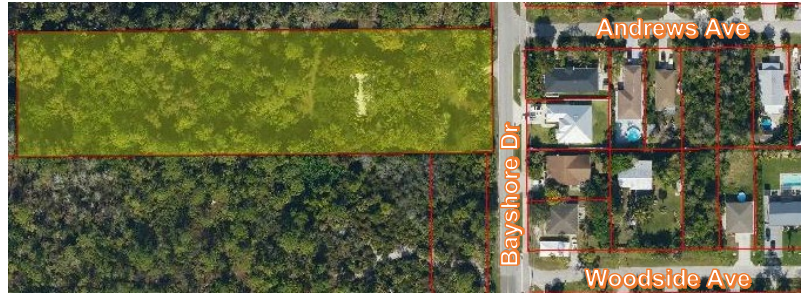
Status: First applicant submittal on 2/18/2025. Construction Phasing Plan Approval letter issued on 03/11/2025.

The project is four (4) three-story buildings containing 2-units each located at 2766 Arbutus Street. The project is permitted under SDP PL20220003133 and will be phased and constructed in four (4) phases.



28. 8080 Bayshore Dr (ZLTR) : PL20250002064

Location: 8080 Bayshore Dr
 Current Zoning: RMF-6-BZO-R1 & PUD & RSF-3-BZO-R1
 Owner: Thomas Dwight and Susan Oakley
 Status: Request submitted on 02/21/2025. Staff issued comment letter requesting a boundary survey on 3/26/2025. Zoning Verification letter issued on 3/28/2025.



Thomas Dwight Oakley requests verification of current zoning designation and how to register the parcel as one use that provides highest potential land values per the BZO.

29. 3030 and 3050 Thomasson Drive (ZLTR) : PL20250002100

Location: 3030 and 3050 Thomasson Dr
 Current Zoning: RMF-6-BZO-R2
 Owner: 3030 Thomasson Dr LLC
 Status: Request submitted on 02/20/2025.
Zoning Verification letter issued on 4/08/2025.

Michelle Blankenship, CBRE (Cleveland, OH) requests verification of current zoning and abutting zoning designations, and records of variances, exceptions, conditional use permits, or current code violations, and if the property is part of a PUD or pre-approved site plan.


30. Wild Pines Apartments (ZLTR) : PL20250002313

Location: 2580 Wild Pines Ln
 Current Zoning: PUD
 Owner: WILD PINES OWNER LLC
 Status: Request for Zoning Verification Letter submitted on 3/04/2025. Zoning Verification letter issued on 4/08/2025.

Lindsey McQuiddy of Armada Analytics (Greenville, SC) requests verification of the current zoning of the site.



31. 2280 Linwood Ave (ZLTR) : PL20250001752

Location: 2280 Linwood Ave.

Current Zoning: C-5-GTZO-MXD

Owner: Reisman, LLC

Status: Request submitted on 2/13/2025. Zoning Verification letter issued on 3/31/2025.

Zoning verification is requested for occupancy of property by a Florida Used Motor Vehicle Dealer with a VI license. Proposed tenant, West Coast Florida Exotics, LLC will sell exotic cars at this location by appointment only.


32. Bayshore Warehouse (ZLTR) : PL20250000597

Location: 3270 Bayshore Dr

Current Zoning: C-4-BZO-NC

Owner: Bayshore Tomorrow LLC

Status: Request for Zoning Verification Letter submitted on 1/17/2025. Zoning Verification Letter issued on 3/4/2025.

Seeking to allow an event space for small private events; parking is proposed onsite and at the free CRA parking lot. Specific questions relate to: maximum number of attendees, prohibited event types, and applicable noise ordinances.


33. 2891 Bayview Dr (APR) : PL20240013928

Location: 2891 Bayview Dr. (former Three60 Market)

Current Zoning: C-4-BZO-W

Owner: Maddox & Partners LLC

Status: Waiver of pre application meeting on 12/12/2024. First applicant submittal on 02/25/2025. Staff issued approval letter on 3/13/2025.

The applicant seeks parking exemption approval associated with commercial building alterations for Seventh South Waterfront Building Permit # PRCS20240626991. Applicant proposes 120 restaurant seats (formerly 155 seats in Three60 Market) and indicates parking supply of 41 on-site (including 2 handicapped, 16 motorcycle, 10 bike, 2 boat) and 56 spots across Bayview Drive. Approval granted for reduction of 5 off-street parking spaces from the 30 required parking spaces.

Seventh South Waterfront Restaurant (EWA) : PL20250000381

Status: First applicant submittal on 1/21/2025. Staff approval issued on 2/13/2025.

Seeking Early Work Authorization to renovate the existing restaurant. All site utilities are to remain. The project includes approximately 2,003 existing square feet under air and 1,119 square feet of outdoor deck. Area of work includes the renovation of the existing restaurant, kitchen, and the adjacent decks. The scope consists of erecting a wall to separate the dining and kitchen spaces, while also modifying the seating layout. The addition of a bar will be a part of the project scope as well.

34. Linwood Shop (SDPI): PL20250000704

Location: 2365 Linwood Avenue

Current Zoning: C-5-GTZO-MXD

Owner: JR Descendants' Trust

Status: First applicant submittal on 1/21/2025. First staff review letter issued on 2/11/2025. Second applicant submittal on 2/19/2025. SDPI approval issued on 3/03/2025.

Request for minor adjustments to the approved site plans for Private Car Storage building. Adjustments are for consistency with the City of Naples utility plans and to relocate the propane tank to meet requirements for separation from parking spaces.



17. 3000 Areca Ave (ZLTR) : PL20250000221

Location: 3000 Areca Ave. (Lots 3, 4, 5 & 6 of Sabal Shores)

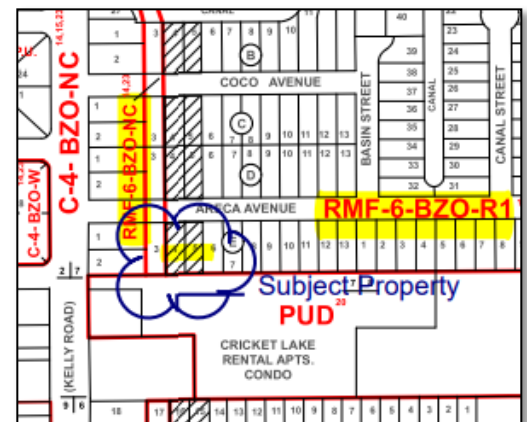
Current Zoning: RMF-6-BZO-NC & RMF-6-BZO-R1(APZ)

Owner: 3467 Bayshore Drive LLC

Status: Zoning Verification Letter issued on 2/14/2025.

See also *Areca Ave Hotel and Condos (SDP)*:
 PL20250002662 on page 9

The applicant requests verification of the current zoning and how many units are allowed on the property. Staff indicates that four 50-foot wide single family lots are allowed per the original 1955 Sabal Shores Subdivision. Staff also advised that base density is 6 units/acre (0.62 acres x 6 units/acre = 4 units). Options for increased density are the limited density bonus pool (additional 2 units/acre, or 0.62 acres x 8 units/acre = 5 units) and the affordable housing density bonus program which can allow for up to 12 units/acre, or 0.62 acres x 12 units/acre = 7 units. Lot 3 is zoned RMF-6-BZO-NC and can be incorporated with the adjacent hotel and is qualified for the Live Local Act. Lots 4, 5, and 6 are zoned for residential use.

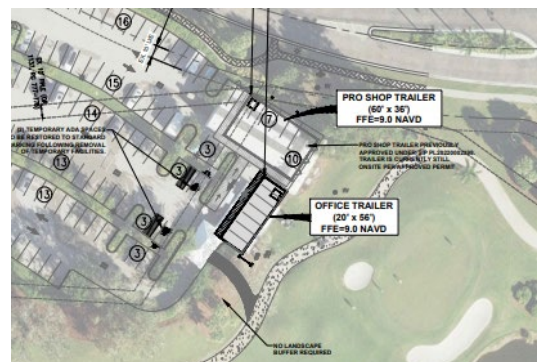


19. Windstar on Naples Bay – Temporary Facilities (SIP) : PL20240013181

Status: Pre-application meeting waived as of 11/21/2024.

First applicant submittal on 11/22/2024. Application approved on 1/07/2025.

Request to modify temporary facilities approved for Windstar clubhouse under PL20220002398, including removal of the restroom trailer and a new temporary office trailer.





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35. 2076 Airport Rd S (ZLTR): PL20240010768

Location: 2076 Airport Rd S.

Current Zoning: C-4-GTZO-MXD

Owner: Stacks & Racks LLC Ph3

Status: Applicant requested Zoning Verification Letter & staff issued incomplete submittal letter on 9/13/2024. Applicant submitted additional questions on 11/25/2024. Staff issued Zoning Verification Letter on 1/14/2025.



The applicant requests answers to general zoning and development questions, considering a mixed-use commercial and residential building with commercial use on the first floor and residential on the second floor. Staff advised that a 4,000 square foot mixed use building is possible on the site; and the maximum eligible density is 12 dwelling units/acre, or 4 units. At least 60 percent of all commercial uses within a mixed-use project must include retail, office, and/or personal service uses to meet the needs of the project and the surrounding residential neighborhoods.

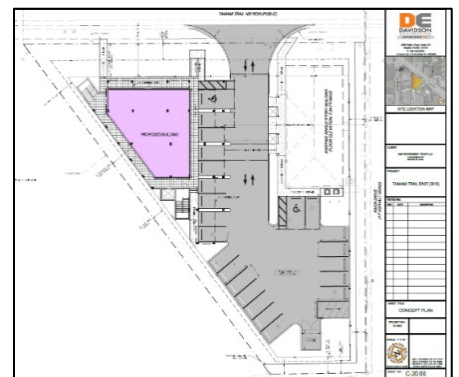
36. 3010 Tamiami Trl E (MUP): PL20220006931

Location: 3010 Tamiami Trail E.

Current Zoning: C-3-GTZO-MXD

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. Second NIM held on 9/05/2024. Planning Commission recommended approval on 11/21/2024. Board of County Commissioners approved on 1/14/2025.



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 7 dwelling units with commercial space at ground level and 4 stories of residential, with roof level amenities. Requires 7 units from the density bonus pool.



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Haldeman Creek MSTU

37. **KRB Naples (SDP): PL20220003647**

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

Current Zoning: C-3-GTZO-MXD

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. Fifth applicant submittal on 10/21/2024. Staff issued fifth comment letter on 11/20/2024 with one comment to submit the TIS review fee; fee paid by applicant on 11/26/2024. Approval letter issued on 12/05/2024.

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

38. **Gulf Gate Plaza (ZLTR): PL20240012728**

Location: 2900 Tamiami Trl E.

Current Zoning: C-4-GTZO-MXD

Owner: GULF GATE PLAZA, LLC

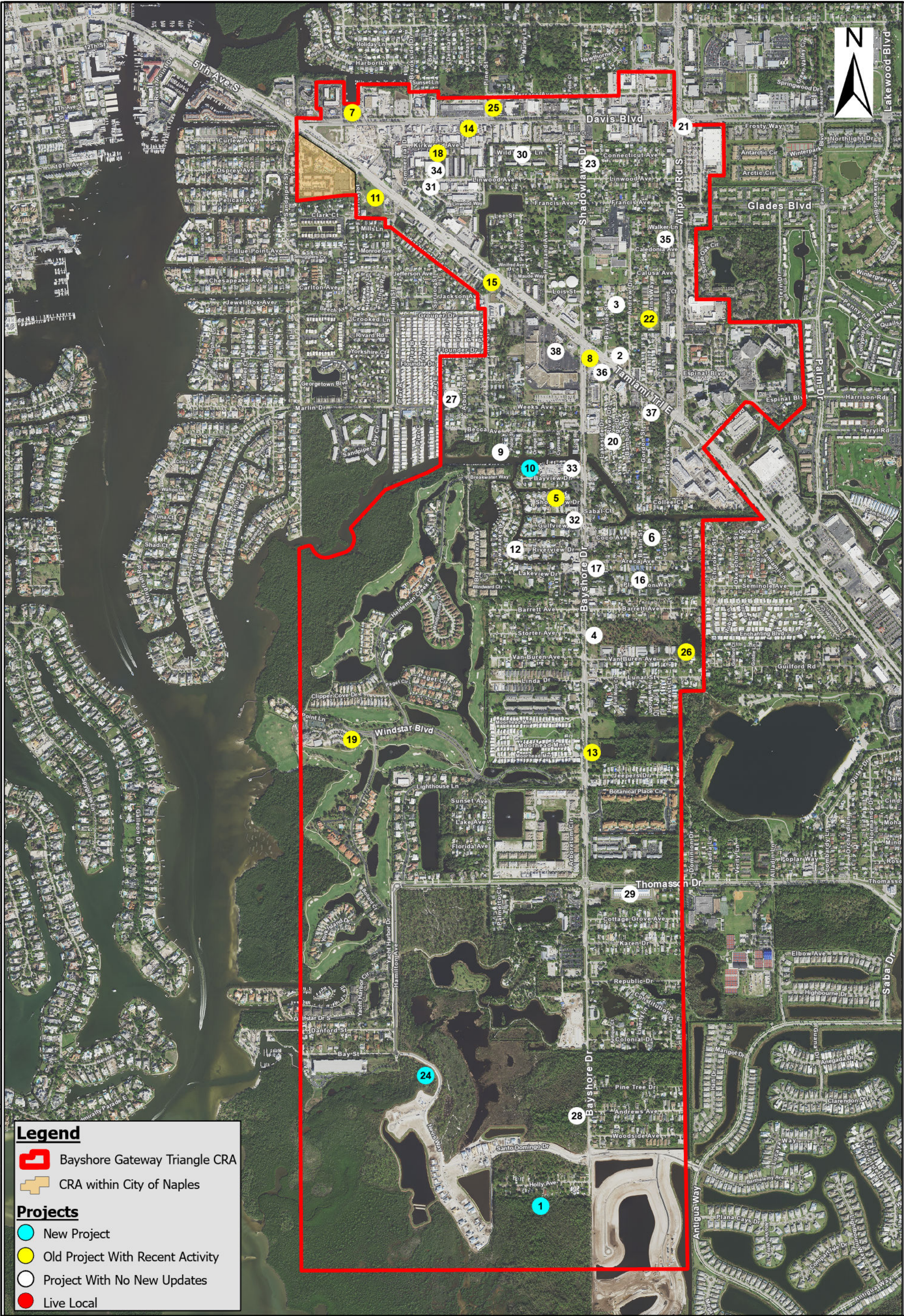
Status: Applicant requested Zoning Verification Letter on 11/12/2024.

Zoning Verification letter issued on 12/13/2024.

The applicant requested verification that multi-family over commercial would be allowed on this parcel, zoned C-4 and GTZO overlay, and requested information on maximum multi-family density and commercial intensity. Staff advised that mixed use projects are allowed; LDC 4.02.16.C.8.j states that a mix of uses are required so that any one use (residential or nonresidential) does not exceed 80 percent of the gross building square footage; and maximum density is 12 units per acre.



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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
— An Apex Company —

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

June
Development Update

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
June 2025	20203067-042	-	As Shown	20 of 20



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Haldeman Creek MSTU

MEMORANDUM

TO: BBMSTU and CRA ADVISORY BOARD
VIA: JOHN DUNNUCK, CRA DIRECTOR
FROM: TAMI SCOTT, PROJECT MANAGER
SUBJECT: CURRENT PROJECTS
DATE: JUNE 3, 2025

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

- **Irrigation**
 - Staff has received both quotes for the irrigation pumps and controllers. staff is working on opening the purchase orders, both vendors have contracts with Collier County and should reduce the review time with purchasing.
 - North Irrigation pump has been fixed, pressure valve was seized.
- **Bridge Painting**
 - PO has been opened and issued to Contractor, waiting for a date to start.
- **Sidewalk Pavers**
 - Home Care Pressure Cleaning, LLC. Area to be address this month will be the North east side of Bayshore adjacent to the Gulf Gate Plaza If anyone should see any area that needs attention, please contact tamiscott @colliercountyfl.gov
- **Crosswalk Study**
 - Atkins Engineering has been given the go ahead to state the projects, Notice to Proceed for Task 1 has been issued . Atkins is currently collecting the traffic data. Stakeholder meetings will be scheduled for both Bayshore Drive and Shadowlawn Drive.
- **Viage Marina**
 - New landscaping ready to go waiting on a start date for A & M landscaping and a start schedule.
- **Haldeman Creek Survey**
 - Staff has moved forward with the purchasing process and awaiting the PO to issue a Notice to Proceed
- **17 Acres Boardwalk Project**
 - Start date January 28, 2025, currently 127 days in.
 - Exotic vegetation is complete, heavy equipment has been removed from the site.
 - Team is working on solutions for the concrete piling installation at the bridge area, contractor has identified some logistic issues we are working out.

To: CRA Advisory Board & Bayshore Beautification MSTU Advisory Committee

From: Shirley Garcia, CRA/MSTU Manager

CC: John Dunnuck Facilities/Redevelopment Executive Director

Subject: Project update Report and Follow Ups from May Meetings

Date: June 3, 2025

Follow up from May Meetings and Project Updates:

1. Road Paving is scheduled for Fiscal year of 2027 (October 1 starts fiscal year)
Gulfview Drive
Coco Ave
East side of Barrett Ave
Other streets in Bayshore will be identified closer to that starting year
2. Light/Electric cost on Gulfview Drive will be brought back at the September CRA Meeting waiting on FPL to send installation and monthly electric costs vs. Solar costs
3. CDBG Grant Agreement on BCC/CRAB Agenda 6/10
4. 17 Acre Outparcel Survey in process, Invitation to Negotiate will be sent to procurement as soon as survey is completed, work schedule is 120 days
5. Woodside, Pine Tree and Andrews is at 90% design
6. Danford St Road Maintenance contract to design Utility improvements should be submitted to begin by next week
7. No report on sidewalks grant will bring back update at Sept meetings
8. DAS intern will stay at CRA owned duplex on Francis Ave for 11 days in June under CMA 5330
9. Could not find an incident Report for Kristin Hoods request on Shadowlawn Dr for 5/4